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

CITY COMMISSION AGENDA

Regular Meeting - Monday, May 18, 2026 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   A. Approval of minutes from the May 4, 2026 Regular Meeting.

6. **PROCLAMATIONS**

   A. Trauma Survivor Day, HCA Florida Lawnwood Hospital

   B. Lupus Awareness Month, Lupus Foundation of America's Southeast Region

   C. Platts Backus House's 130th Anniversary, Main Street Fort Pierce

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**

A. Second Quarter Financial Report

11. **CONSENT AGENDA**

A. Approval of expenditure for Solid Waste Annual Purchase Order with Elpex Tires for refuse truck tires, service, and warranty repairs in an amount not to exceed $200,000.00, utilizing Florida Sheriffs Association Contract FSA25-TRS27.0.

B. Approval of Culpepper & Terpening's Specific Authorization No. 3 in an amount not to exceed $112,340.00 for the associated professional engineering services of the S. Depot Drive Corridor improvements.

C. Approval of Culpepper and Terpening, Inc., Specific Authorization No. 5 for the Jetty Park Pier Survey at an amount of $6,200

D. Approval to increase Purchase Order No. 260503 with The Peterbuilt Store, Fort Pierce, FL, to provide parts and repairs for Solid Waste refuse trucks from $50,000 to $100,000.

E. Approval to increase purchase order 260364 from $46,410.00 to $71,910.00 (an additional $25,500.00) with RDK Truck Sales, Tampa, FL to cover the cost of refuse truck rentals.

F. Approval of an additional expense of $9,775 to complete the Sunrise Theatre AC Chiller Replacement Project.

G. Approve and execute the Supplemental Agreement No. 1 to FDOT Contract G-2X21 for a time extension to December 31, 2027.

H. Approval of Specific Authorization No. 1 for Consor North America, Inc. under RFQ 2025-022 for Construction Engineering and Inspection Services for the Nebraska Avenue Sidewalk project from Lawnwood Circle to S 13th Street in the amount of $96,633.80.

I. Approval of expenditure to increase Purchase Order No. 260699 with Burch Construction to provide residential rehabilitation services for a resident on Avenue H from $60,255.00 to $73,780.00; total change order amount of $13,525.00 due to unforeseen site conditions and necessary plumbing repairs identified during rehabilitation construction activities.

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Quasi-Judicial Hearing - Application for Major Site Plan Amendment to existing Conditional Use has been submitted by property owner, Bishop of Diocese Plam Beach and Representative McCarty & Associates Land Planning, to add an additional 45,159 sq. ft building on John Carroll High School, located at 407 S. 33rd St. and 3402 Delaware Ave., Fort Pierce, FL. The property is zoned Medium Density Residential, R-4.

B. Quasi-Judicial Hearing - Ordinance 26-010 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Amending the Pulte Cornerstone Planned Development Zone in respect of two (2) parcels containing approximately 49.92 acres, more or less, and being located at or near 2721 South Jenkins Road in Fort Pierce, Florida; To approve the Pulte Cornerstone Final Site Plan; Approving the first amendment to the Planned Development Zoning Agreement; Providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; providing for an effective date.
Subject Property: Parcel (IDs): 2324-413-0000-000-9 and 2324-431-0001-000-2. FIRST READING

13. **CITY COMMISSION**

A. Resolution 26-R31 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Depot Drive Parking Lot Project

B. Resolution 26-R32 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Jetty Park West Improvements Project

C. Discussion regarding renewal of City Attorney Sara Hedges contract.

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. PO Report

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: 05/18/2026

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the May 4, 2026 Regular Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

5.04.2026 minutes

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, MAY 4, 2026.

1. CALL TO ORDER

Mayor Hudson called this meeting to order at 5:05pm.

2. OPENING PRAYER - DeVoshay Johnson, Deputy City Manager

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Chris Dzadovsky; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

5. APPROVAL OF MINUTES

A. Approval of minutes from the April 20, 2026 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve the minutes from the April 20, 2026 regular meeting.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

6. PROCLAMATIONS

A. National Small Business Week, U.S. Small Business Administration South Florida District Office.

B. Student Leadership Week, Fort Pierce Central High School

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Commissioner Arnold Gaines requested to pull item 13A due to the Letter of Intent the City was served.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to pull item 13A from the agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

NAY: Commissioner Chris Dzadovsky

Passed

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

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., 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 comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

A. Approval of Specific Authorization No. 4 for Kimley Horn and Associates under Continuing Contract RFQ 2025-022 for Professional Engineering Services for completion of plans, construction documents, and estimates of the South 13th Street Improvements from Georgia Avenue to Orange Avenue.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Quasi-Judicial Hearing - Review and Approval of an application for Major Site Plan Amendment submitted by property owner, Scannell Properties #533 LLC and Representative Jeff Iravani, Inc., to construct a 1.1 million sq. ft. refrigerated warehouse and office building at 2300 S. Kings Highway, Fort Pierce, FL. The property is zoned Commercial Parkway (CP-1). Parcel ID: 2324-210-0000-000-6.

City Clerk Linda Cox introduced the application for Major Site Plan Amendment submitted by property owner, Scannell Properties #533 LLC and Representative Jeff Iravani, Inc., to construct a 1.1 million sq. ft. refrigerated warehouse and office building at 2300 S. Kings Highway, Fort Pierce, FL.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings. City Attorney Sara Hedges reviewed the Quasi-Judicial hearing rules and procedures.
Mayor Linda Hudson called the proceeding to order.
City Clerk Linda Cox confirmed that the city complied with the advertisement and

notice requirements.

Ex parte communications:
Commissioner Broderick – No
Commissioner Dzadovsky – No
Commissioner Gaines – No
Commissioner Johnson – No
Mayor Hudson – Yes, watched the Planning Board meeting discussing this item and spoke with FPUA Staff.

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

Staff presentation: Christopher Suneson, Assistant Planning Director, presented the Major Site Plan amendment for the Amazon Distribution Center located at 2300 S. Kings Highway. The project is to include the construction of a 1.1 million sq. ft. refrigerated warehouse with accessory office use and associated site improvements on 69.19 acres. Amazon Distribution Center is expected to generate approximately 745 jobs. Mr. Suneson highlighted the three lakes and bio retention areas that will be surrounding the facility and shared that there will also be sidewalks along the entire perimeter of the grounds. Mr. Suneson shared the bio swells will have foliage planted to help filter stormwater. At the April 13th, 2026, Planning Board meeting, it was recommended for approval with the following five (5) conditions:

1. All signage will be reviewed and permitted separately through building permits.
2. A final review of the tree survey and tree mitigation calculations will be performed at the time of Vegetative Removal/Land Clearing Permit.

3. a gopher tortoise survey shall be provided a minimum of 90 days prior to issuance of Land Clearing Permit.
4. All required State and Federal agency permits shall be required prior to issuance of a Land Development Permit.
5. A Saint Lucie County right-of-way permit will be required prior to issuance of a building permit for vertical construction of the building.

Commission questions to Staff: Commissioner Curtis Johnson Jr. voiced concern about the semi-trucks coming from the South with no direct entrance into the facility and asked if there has been any discussion for that matter. Mr. Suneson deferred the question for the applicant. Mayor Linda Hudson questioned if an entrance off of Peters Road will be included in later phases; Mr. Suneson provided the project is to have an internal circulation with the one entrance off of Kings Highway. Commissioner Michael Broderick questioned if the applicant has been unwilling to provide anything for this development. Kev Freeman, Planning Director, provided that the applicants have been very cooperative. Mr. Freeman shared that the Planning Board has considered this project as an economic development project without review. Commissioner Chris Dzadovsky questioned if a traffic study has been conducted; Mr. Freeman affirmed and stated the study is included in the agenda item's packet.

Applicant presentation: Jeff Iravani with JHI Inc. Consulting Engineers representing the applicant, Scannell Properties #533 LLC, was available for questions. Mr. Iravani provided clarity regarding the concern with the semi-truck traffic. Mr. Iravani stated the trucks coming southbound would turn into the facility from the right-turn only lane which has 400 feet of storage and the trucks coming northbound would turn from the existing FDOT left-turn lane that has a 400 feet storage. Mr. Iravani provided that these turn lanes will remove the trucks from the active traffic as they make their turns. Additionally, the trucks are currently unable to turn left out of the facility's exit due to an existing median however, FDOT has approved to remove the median so that the trucks can make the left turn. The applicant is going to apply for a bond with St. Lucie County to install a traffic light signal there. Mr. Iravani shared that the lakes will have fountains installed to make the facility more visually attractive with a water feature. Commissioner Chris Dzadovsky questioned if the applicant is planning to reconstruct the parcel by Peters Road; Mr. Iravani shared that the work for that parcel was completed a few years prior. Mr. Iravani clarified that the Amazon Distribution Center and the project on parcel II will share the entrance off of Kings Highway rather than creating a new entrance off of Peters Road. Commissioner

Dzadovsky raised concern regarding not having two entrances in case the fire departments need access to the facility. Mr. Iravani shared that the St. Lucie County Fire District has reviewed the project and signed off on the site plan and if the fire district needs access, they can enter through White Road.

Public comments: No additional comments.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 12A with the 5 staff conditions.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

13. CITY COMMISSION

A. PULLED BY VOTE OF COMMISSION Clarification of roles of City Manager and City Attorney.

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.

Delores Johnson

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess shared a few upcoming events. The 2026 Law Enforcement Memorial Service is on May 5th, 2026, at 7:00pm at St. Bernadette Catholic Church in Port Saint Lucie. The Annual Law Enforcement Torch Run for Special Olympics Florida is at 9:00 to 10:00am on May 9th at 4001 S. 25th Street. On May 8th, the Fishing Frenzy at Fort Pierce Marina and the Captain's Party at Square Grouper. As well as the Tournament Weigh-In is on May 9th at the Fort Pierce Marina. Additionally, the third Lincoln Park Workship is on May 5th at 5:30 to 7:30pm.

City Clerk Linda Cox shared an update that the City leases are available for the public to search on the City's website. The City leases can be found on the City Clerk page or the Open Government page under the "Minutes, Ordinances, Resolutions, and Leases." Ms. Cox shared that the GIS Hub also has a map of all City-owned and FPRA-owned properties that links directly to St. Lucie County Property Appraiser's website.

City Attorney Sara Hedges had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Michael Broderick had no comments. Commissioner Curtis Johnson, Jr. encouraged the community to go to the Lincoln Park Workshop on May 5th, 2026. Commissioner Johnson wished the community in advance a Happy Mother's Day. Commissioner Arnold Gaines provided clarification as to his decision to request for item 13A to be pulled. Commissioner Gaines wants the Commission to be a proactive board and to have ample time to meet with the City Manager, City Attorney, and City Clerk for discussion on the matters. Additionally, Commissioner Gaines shared that this should allow the Commission the time needed to receive opinion from outside counsel so that they are able to make decisions that are best for the City of Fort Pierce. Commissioner Gaines stated the Commission has a duty to protect the City. Commissioner Chris Dzadovsky expressed appreciation of Commissioner Gaines' explanation and agreed that seeking an opinion from outside counsel will be beneficial to guide the Commission on certain matters. Mayor Linda Hudson stated it is the best for the City at this moment.

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 Hudson adjourned this meeting at 6:10pm.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. A.**

Meeting Date: 05/18/2026

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Trauma Survivor Day, HCA Florida Lawnwood Hospital

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Trauma Survivor Day Proclamation

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, traumatic injury remains a leading cause of death and disability nationwide and represents a significant public health concern impacting individuals, families, and communities throughout St. Lucie County; and

WHEREAS, trauma survivors exemplify resilience, courage, and perseverance as they navigate recovery following life-threatening injury; and

WHEREAS, survival from traumatic injury depends upon a coordinated system of care involving emergency medical services, law enforcement, fire rescue personnel, trauma surgeons, nurses, rehabilitation specialists, and healthcare professionals committed to rapid response and lifesaving treatment; and

WHEREAS, HCA Florida Lawnwood Hospital serves as the region's designated trauma center, delivering advanced trauma care while leading community injury prevention and outreach programs focused on reducing preventable injuries, violence, and fatalities; and

WHEREAS, Trauma Survivor Day recognizes not only survivors but also the dedicated professionals and community partners whose collaboration strengthens the regional trauma system and improves patient outcomes; and

WHEREAS, community education initiatives such as injury prevention programs and public safety awareness efforts play a vital role in protecting residents and saving lives;

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim May 20, 2026 as:

Trauma Survivor Day

in the City of Fort Pierce and encourage all residents to recognize trauma survivors, honor those who provide lifesaving care, and support ongoing efforts to promote injury prevention, safety, and community wellness.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 18th day of May, 2026.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. B.**

Meeting Date: 05/18/2026

Re:

SUBJECT:

Lupus Awareness Month, Lupus Foundation of America's Southeast Region

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Lupus Awareness Month proclamation

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, lupus is an unpredictable and misunderstood autoimmune disease that can result in damage to any system in the body, can cause debilitating lifelong illness and can result in death; and

WHEREAS, more than five million people worldwide suffer the devastating effects of this mysterious disease and each year over a hundred thousand young women, men and children around the world are newly diagnosed, the great majority of whom are woman between the ages of 15- 44; and

WHEREAS, many physicians worldwide are unaware of symptoms and health effects of lupus, causing people with lupus to suffer for an average of 6 years before they obtain a correct diagnosis and medical treatment; and

WHEREAS, medical research efforts into lupus and the discovery of safer, more effective treatments for lupus patients, but are still under-funded in comparison with diseases of comparable magnitude and severity; and

WHEREAS, there is a deep, unmet need worldwide to educate and support individuals and families affected by this disease; and

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim May 2026 as:

Lupus Awareness Month

in the City of Fort Pierce and call for increases in public and private sector funding for medical research, targeted education programs for health professionals, patients, and the public, and recognition of lupus as a significant public health issue.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 18th day of May 2026.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. C.**

Meeting Date: 05/18/2026

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Platts Backus House's 130th Anniversary, Main Street Fort Pierce

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Platts Backus House's 130th Anniversary proclamation

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, the Platts Backus House stands as one of Fort Pierce's most treasured historic landmarks, reflecting the architectural character, cultural & civic heritage, and enduring spirit of our community; and

WHEREAS, constructed in 1896, the Platts Backus House has reached the remarkable milestone of its 130th anniversary, serving for generations as a symbol of Fort Pierce's rich history and continued growth; and

WHEREAS, the home is closely associated with the pioneering families and cultural leaders who helped shape the development of Fort Pierce and the Treasure Coast during Florida's formative years; and

WHEREAS, throughout its long and storied history, the Platts Backus House has served not only as a private residence, but also as a church, cafe and an art gallery, reflecting the evolving spirit, creativity, and community values of the City of Fort Pierce; and

WHEREAS, the Platts Backus House was purchased by Main Street Fort Pierce, Inc. in 2005, and a multi-year project to restore and preserve the home was undertaken with community support; and

WHEREAS, through preservation efforts and community stewardship, the Platts Backus House continues to educate residents and visitors about the cultural and historical significance of early Fort Pierce, inspiring appreciation for the city's heritage and architectural legacy; and

WHEREAS, historic preservation strengthens community identity, promotes civic pride, and ensures that future generations may experience and learn from the places that tell the story of our past; and

WHEREAS, the celebration of the 130th anniversary of the Platts Backus House provides an opportunity to recognize the individuals, organizations, historians, and preservation advocates whose dedication has helped safeguard this important landmark for the benefit of all.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce,

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

Florida, do hereby issue this proclamation in honor of:

Platts Backus House's 130th Anniversary

in the City of Fort Pierce and encourage all residents to join in celebrating the enduring legacy, historical significance, artistic heritage, and continued preservation of this cherished community landmark.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 18th day of May 2026.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **10. A.**

Meeting Date: 05/18/2026

Re: Second Quarter Financial Report

Submitted For: Johnna Morris, Finance Director, Finance Department

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SUBJECT:

Second Quarter Financial Report

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending March 31, 2026, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building, Code Enforcement, Animal Shelter, and FPRA Funds.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format or contents

ALTERNATIVES:

This report can be enhanced or changed completely.

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

Finance Department and City Manager

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2026

OTHER INFORMATION:

Report on FY 2026 budgeted Revenue and Expenditures

Attachments

2nd Quarter Financial Report

THE SUNRISE CITY

FORT PIERCE *Florida*

FY 2025/26



SECOND QUARTER FINANCIAL REPORT

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
March 31, 2026

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Animal Shelter	Building & Code
The revenue projections for the fund are on target.	YES	NO	YES	YES	YES	NO	NO
The expense budget is on target.	YES	NO	YES	YES	YES	YES	NO
Positive Net Operating Income	YES	YES	YES	YES	NO	NO	YES
The fund cash balance is positive.	YES	YES	YES	NO	NO	NO	YES
The fund current financial position is stable.	YES	YES	YES	YES	NO	NO	YES

Evaluation Criteria	104 FPRA	103 CDBG	105 SHIP	Storm Water
The revenue projections for the fund are on target.	YES	NO	YES	YES
The expense budget is on target.	YES	NO	YES	YES
The fund cash balance is positive.	YES	YES	YES	YES
The fund current financial position is stable.	YES	YES	YES	YES

City of Fort Pierce
Financial Position/Resources and Uses
March 31, 2026
2nd Quarter Fiscal Year 2026

	001 General		401 Marina		402 Solid Waste		405 Golf Course		406 Sunrise Theatre		407 Animal Shelter		420 Building Code	
Avail. Resources Sept. 30, 2025	**18,772,730**		**4,333,166**		**(161)**		**(711,911)**		**998,259**		**(1,390,985)**		**13,492,476**	
Less:														
10% Budget Reserve	(6,778,721)													
2026 Budget Appropriation	0		(1,826,927)		(754,888)		0		(917,313)		0		0	
10/01/2025 Unrestricted Resources	**11,994,009**		**2,506,239**		**(755,049)**		**(711,911)**		**80,946**		**(1,390,985)**		**13,492,476**	
2nd Quarter Revenues	46,314,634	68%	2,870,945	37%	5,808,022	49%	971,298	55%	2,467,118	53%	157,575	16%	1,954,696	29%
2025 Budget Appropriation	0		0		0		0		0		0		0	
2026 Budget Appropriation	(600,000)		0		0		0		0		0		0	
10/01/25 thru 03/31/2026 Resources	45,714,634		2,870,945		5,808,022		971,298		2,467,118		157,575		1,954,696	
2nd Quarter Expenses	36,469,291	55%	2,796,000	32%	4,133,145	33%	1,019,066	50%	2,933,496	56%	490,744	49%	1,379,451	20%
Less Accum. Depreciation	0		(567,563)		(240,954)		(125,333)		(295,683)		(1,147)		(38,291)	
Total Uses	36,469,291		2,228,438		3,892,191		893,733		2,637,813		489,598		1,341,159	
FY 2026 Net Resources	**9,245,343**		**642,507**		**1,915,831**		**77,566**		**(170,695)**		**(332,022)**		**613,537**	
Total Resources Available	**21,239,352**		**3,148,746**		**1,160,782**		**(634,346)**		**(89,748)**		**(1,723,007)**		**14,106,013**	

City of Fort Pierce
Special Revenue Funds
Financial Position/Resources and Uses
31-Mar-26
2nd Quarter Fiscal 2026
***

	104 CRA		103 CDBG		105 SHIP		403 Storm Water	
Estimated Avail. Resource Sept. 30, 2025	**7,514,402**		**1,249**		**674,059**		**3,804,955**	
Less:								
Reserve	0		0		0		0	
Budget Appropriation	0		0		0		0	
10/01/2026 Restricted (***) and Unrestricted Resources	**7,514,402**		**1,249**		**674,059**		**3,804,955**	
1st Quarter Revenues	15,104,142	103%	811,707	24%	248,131	70%	5,808,022	89%
10/01/25 thru 12/31/25 Resources	15,104,142		811,707		248,131		5,808,022	
1st Quarter Expenses	14,342,609	98%	464,847	14%	234,305	66%	4,133,145	52%
Total Uses	14,342,609		464,847		234,305		4,133,145	
FY 2026 Net Resources	**761,533**		**346,861**		**13,826**		**1,674,877**	
Total Resources Available	**8,275,935**		**348,110**		**687,885**		**5,479,832**	

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

GENERAL FUND - REVENUE DETAIL

		2025/26 Proposed	FYTD Actual	YR Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Taxes							
311 010	Current Ad Valorem	$33,697,722	$29,028,390	86.14%	$ 16,848,861	$ 12,179,529	$ 4,669,332
311 015	Ad Valorem Adjustment Amount	(1,684,886)	0	0.00%	(842,443)	842,443	(1,684,886)
311 020	Delinquent Ad Valorem	50,000	7,076	14.15%	25,000	(17,925)	42,925
312 410	Local Option Gas Tax	1,425,000	696,786	48.90%	712,500	(15,714)	728,214
312 420	New Local Option Gas Tax	1,000,000	488,984	48.90%	500,000	(11,016)	511,016
314 100	Public Service Electricity	2,900,000	1,398,631	48.23%	1,450,000	(51,369)	1,501,369
314 101	Electricity FPL	575,000	332,857	57.89%	287,500	45,357	242,143
315 200	Telecommunications Tax	1,585,000	777,207	49.04%	792,500	(15,293)	807,793
314 300	Public Service Water	475,000	155,403	32.72%	237,500	(82,097)	319,597
319 900	Misc. Taxes	900	0	0.00%	450	(450)	900
	Total Taxes	$ 40,023,736	$ 32,885,334	82.16%	$ 20,011,868	$ 12,873,466	$ 7,138,402
Licenses and Permits							
316 000	Certificates of Use	$335,000	$134,246	40.07%	$167,500	($33,254)	$200,754
322 910	Planning & Zoning Fees	140,000	55,392	39.57%	70,000	(14,608)	84,608
322 920	Amendments	25,000	14,695	58.78%	12,500	2,195	10,305
322 930	Sign Fees	8,000	7,105	88.81%	4,000	3,105	895
322 940	Miscellaneous	125,000	36,468	29.17%	62,500	(26,032)	88,532
329 501	Animal Licenses	6,500	2,725	41.92%	3,250	(526)	3,776
329 502	Lot Clearing Permits	10,000	730	7.30%	5,000	(4,270)	9,270
329 503	Demolition Permits	15,000	0	0.00%	7,500	(7,500)	15,000
329 505	Special Event	250	0	0.00%	125	(125)	250
329 506	Vendor Permit/Application Fees	250	0	0.00%	125	(125)	250
329 599	Other Licenses/Permits	500	0	0.00%	250	(250)	500
	Total Licenses and Permits	$ 665,500	$ 251,360	37.77%	$ 332,750	($81,390)	$ 414,140
Intergovernmental Revenues							
331 000	Other Revenue/Federal	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
331 200	Other Public Safety/Federal	0	(411)	0.00%	0	(411)	411
331 510	Disaster Relief/Federal	0	588,392	0.00%	0	588,392	(588,392)
331 392	Physical Environment	0	1,172,070	0.00%	0	1,172,070	(1,172,070)
334 510	Disaster Relief/State	0	29,891	0.00%	0	29,891	(29,891)
335 125	State Revenue Sharing	2,250,000	1,065,867	47.37%	1,125,000	(59,133)	1,184,133
335 180	Half Cent Sales Tax	2,800,000	1,226,938	43.82%	1,400,000	(173,062)	1,573,062
335 140	Mobile Home License	66,000	50,131	75.96%	33,000	17,131	15,869
335 150	Beverage License	55,000	7,159	13.02%	27,500	(20,341)	47,841
335 630	Infrastructure Sales Tax	3,000,000	1,418,330	47.28%	1,500,000	(81,670)	1,581,670
312 520	Casualty Premium Tax	575,000	0	0.00%	287,500	(287,500)	575,000
335 450	Fuel Tax Refund	55,000	12,314	22.39%	27,500	(15,186)	42,686
338 020	County Shared Occup. License	55,000	20,003	36.37%	27,500	(7,497)	34,997
339 010	Payments in Lieu of Tax-Hsg Auth	34,500	53,636	155.47%	17,250	36,386	(19,136)
	Total Intergovernmental Rev.	$ 8,890,500	$ 5,644,322	63.49%	$ 4,445,250	$ 1,199,072	$ 3,246,178

GENERAL FUND - REVENUE DETAIL

		2025/26 Proposed	FYTD Actual	YR Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Charges for Services							
341 341	Sale Maps and Publications	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
341 310	Certified Copying & Rec Search	45,000	27,177	60.39%	22,500	4,677	17,823
341 315	Reproduction-City Hall	7,500	2,076	27.68%	3,750	(1,674)	5,424
341 320	Application Fee	15,000	0	0.00%	7,500	(7,500)	15,000
341 321	Nuisance Admin. Fee	0	300	0.00%	0	300	(300)
341 322	Lien Reduction Fee	0	3,750	0.00%	0	3,750	(3,750)
341 325	Investigative Surcharge	27,500	8,368	30.43%	13,750	(5,382)	19,132
341 330	Jury Duty and Fees	100	0	0.00%	50	(50)	100
341 334	Recording Fees	0	37	0.00%	0	37	(37)
341 335	Qualifying Fees	500	325	0.00%	250	75	175
343 910	Lot Clearing-Admin. Charge	28,500	11,199	39.29%	14,250	(3,051)	17,301
343 920	Rotation Towing-Admin. Charge	30,000	13,925	46.42%	15,000	(1,075)	16,075
354 010	Parking Fines	50,000	2,456	4.91%	25,000	(22,544)	47,544
354 015	Traffic Fines	40,000	22,443	56.11%	20,000	2,443	17,557
345 910	Vacation Rental Reg Fee	100,000	30,225	30.23%	50,000	(19,775)	69,775
347 415	Community Center/Bus. Social	115,000	47,258	41.09%	57,500	(10,242)	67,742
347 420	Comm. Center Special Events	35,000	18,001	51.43%	17,500	501	16,999
347 425	Comm. Center Rental Fees	35,000	15,425	44.07%	17,500	(2,075)	19,575
347 430	Comm. Center Events	17,750	10,407	58.63%	8,875	1,532	7,343
347 435	Comm. Center Insurance & Other	12,000	4,712	39.26%	6,000	(1,288)	7,288
347 950	Youth Activity Funds	55,000	8,577	15.59%	27,500	(18,923)	46,423
	Total Charges for Services	$ 613,850	$ 226,662	36.92%	$ 306,925	($80,263)	$ 391,238
Fines and Forfeitures							
351 910	Court Fines	$ 4,500	$ 1,090	24.22%	$ 2,250	($1,160)	$ 3,410
351 920	Police Education	6,500	2,696	41.47%	3,250	(554)	3,804
354 055	Alarm Permit Violations	160,000	76,772	47.98%	80,000	(3,228)	83,228
354 030	License Penalties	10,000	0	0.00%	5,000	(5,000)	10,000
354 040	Animal Control	10,000	3,644	36.44%	5,000	(1,356)	6,356
354 050	Property Code Violations	150,000	234,604	156.40%	75,000	159,604	(84,604)
	Total Fines & Forfeitures	$ 341,000	$ 318,806	93.49%	$ 170,500	$ 148,306	$ 22,194
Miscellaneous Revenues							
361 100	Interest on Investments	$ 15,000	$ 80,656	537.71%	$ 7,500	$ 73,156	($65,656)
361 101	Other Interest Earnings	5,000	0	0.00%	2,500	(2,500)	5,000
362 013	Rent - Little Jim	31,200	15,830	50.74%	15,600	230	15,370
362 014	Rental	45,000	22,500	50.00%	22,500	0	22,500
362 015	Misc. Rental	3,000	1,473	49.10%	1,500	(27)	1,527
325 210	Liens	125000	29,860	23.89%	62,500	(32,640)	95,140
325 220	Demolition Lien	5,000	7,916	158.33%			(2,916)
325 230	Lot Clearing	75,000	44,836	59.78%	37,500	7,336	30,165
325 240	Interest on Assessments	100	1	0.84%	50	(49)	99
325 250	Emergency Repair Liens	5,000	5,592	111.83%	2,500	3,092	(592)
364 005	Sale of Surplus Equipment	25,000	198,658	794.63%	12,500	186,158	(173,658)
366 000	Other Contributions/Donations	2,500	0	0.00%	1,250	(1,250)	2,500
361 400	Gain/Loss on Sale of Investments	0	786	0.00%	0	786	(786)
369 903	Nuisance Abatement	0	3,008	0.00%	0	3,008	(3,008)

GENERAL FUND - REVENUE DETAIL

		2025/26 Proposed	FYTD Actual	YR Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Unrealized
Miscellaneous Revenues contd.							
369 904	Reimbursement of Expenditures	275,000	190,242	69.18%	137,500	52,742	84,758
369 905	Purchasing Card Rebate	48,500	47,005	96.92%	24,250	22,755	1,495
369 909	Wellness Program	3,000	2,055	68.50%	1,500	555	945
	Reimbursement Contractual Services						
369 928	Community Dev. Block Grant	0	0	0.00%	$ 0	$ 0	$ 0
369 915	Stormwater	625,000	220,179	35.23%	312,500	(92,321)	404,821
369 942	Golf Course	33,000	16,500	50.00%	16,500	0	16,500
369 913	Sunrise Theatre	0	0	0.00%	0	0	0
369 924	Other Misc Revenues	100,000	0	0.00%	50,000	(50,000)	100,000
	Administrative Reimbursement						
369 940	Ft. Pierce Redevelopment Agcy	186,500	93,250	50.00%	93,250	0	93,250
369 952	Marina	48,000	24,000	50.00%	24,000	0	24,000
369 921	Solid Waste	85,000	42,500	50.00%	42,500	0	42,500
369 922	Retirement & Benefit System	275,000	137,500	50.00%	137,500	0	137,500
369 953	Police Department/Detail Work	199,500	0	0.00%	99,750	(99,750)	199,500
369 906	Building Department	319,500	159,750	50.00%	159,750	0	159,750
	Other Miscellaneous Reimbursements						
369 917	St. Lucie County	0	0	0.00%	0	0	0
369 916	State of Florida	600,000	26,116	4.35%	300,000	(273,884)	573,884
369 300	Settlement	75,000	63,536	84.71%	37,500	26,036	11,464
369 990	Other Misc. Revenues	125,000	136,261	109.01%	62,500	73,761	(11,261)
	Total Miscellaneous Revenues	$ 3,334,800	$ 1,570,009	47.08%	$ 1,664,900	($102,807)	$ 1,764,791
Interfund Transfers							
381 089	Restricted Fund	975,000	58,968	6.05%	487,500	(428,532)	916,032
381 091	FPRA	4,290,825	4,579,476	106.73%	2,145,413	2,434,064	(288,651)
381 092	CDBG/Grants	500,000	392,196	78.44%	250,000	142,196	107,804
381 098	Building	0	0	0.00%	0	0	0
	Total Interfund Transfers	$ 5,765,825	$ 5,030,641	87.25%	$ 2,882,913	$ 2,147,728	$ 735,184
Contribution from Enterprise Funds							
382 010	Electricity	$ 4,635,222	$ 0	0.00%	$ 2,317,611	($2,317,611)	$ 4,635,222
382 020	Water	1,706,777	0	0.00%	853,389	(853,389)	1,706,777
382 030	Gas	351,617	0	0.00%	175,809	(175,809)	351,617
382 040	Sewer	1,282,737	0	0.00%	641,369	(641,369)	1,282,737
382 045	UA Other	647	0	0.00%	324	(324)	647
382 050	Solid Waste Transfer	500,000	250,000	50.00%	250,000	0	250,000
382 060	Marina Transfer	275,000	137,500	50.00%	137,500	0	137,500
382 090	Building Department	0	0	0.00%	0	0	0
	Total Contribution from Enterprise	$ 8,752,000	$ 387,500	4.43%	$ 387,824	($324)	$ 388,147
	Total Revenue	$ 68,387,211	$ 46,314,634	67.72%	$ 17,096,803	$ 29,217,831	$ 22,072,577
	Appropriated Fund Balance	0	0	0.00%	0	0	0
	Restricted Revenue	(600,000)	0	0.00%	(150,000)	150,000	(600,000)
	Unrestricted Fund Balance	0	0	0.00%	0	0	0
TOTAL GENERAL FUND RESOURCES		**$ 67,787,211**	**$ 46,314,634**	**68.32%**	**$ 16,946,803**	**$ 29,367,831**	**$ 21,472,577**

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
City Commission							
10 00	Personnel Services	$ 274,546	$ 104,598	38.10%	$ 137,273	($32,675)	$ 169,948
	Operating Expense	51,163	21,972	42.95%	25,582	(3,609)	29,191
	Capital Outlay	0	0	0.00%	0	0	0
		$ 325,709	$ 126,570	38.86%	$ 162,854	($36,284)	$ 199,139
City Manager							
13 00	Personnel Services	$ 1,120,850	$ 462,797	41.29%	$ 560,425	($97,628)	$ 658,053
	Operating Expense	62,549	36,650	58.59%	31,275	5,375	25,900
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,183,399	$ 499,447	42.20%	$ 591,700	($92,253)	$ 683,952
City Attorney							
14 00	Personnel Services	$ 982,888	$ 407,208	41.43%	$ 491,444	($84,236)	$ 575,680
	Operating Expense	127,600	68,169	53.42%	63,800	4,369	59,431
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,110,488	$ 475,377	42.81%	$ 555,244	($79,867)	$ 635,111
City Clerk							
16 00	Personnel Services	$ 561,257	$ 247,820	44.15%	$ 280,629	($32,809)	$ 313,437
	Operating Expense	52,273	147,008	281.23%	26,137	120,871	(94,735)
	Capital Outlay	0	0	0.00%	0	0	0
		$ 613,530	$ 394,828	64.35%	$ 306,765	$ 88,063	$ 218,702

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Human Resources							
22 00	Personnel Services	$ 677,775	$ 330,310	48.73%	$ 338,888	($8,578)	$ 347,465
	Operating Expense	96,241	48,362	50.25%	48,121	241	47,880
	Capital Outlay	0	0	0.00%	0	0	0
		$ 774,016	$ 378,671	48.92%	$ 387,008	($8,337)	$ 395,345
Finance							
24 00	Personnel Services	$ 1,302,159	$ 601,656	46.20%	$ 651,080	($49,423)	$ 700,503
	Operating Expense	63,535	22,503	35.42%	31,768	(9,264)	41,032
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,365,694	$ 624,159	45.70%	$ 682,847	($58,688)	$ 741,535
Grants Administration							
24 05	Personnel Services	$ 510,863	$ 177,291	34.70%	$ 255,432	($78,140)	$ 333,572
	Operating Expense	11,000	2,189	19.90%	5,500	(3,311)	8,811
	Capital Outlay	0	0	0.00%	0	0	0
		$ 521,863	$ 179,481	34.39%	$ 260,932	($81,451)	$ 342,383
Information Technology							
25 00	Personnel Services	$ 1,507,998	$ 586,949	38.92%	$ 753,999	($167,050)	$ 921,049
	Operating Expense	1,520,774	539,329	35.46%	759,887	(221,707)	981,445
	Capital Outlay	0	5,910	100.00%	0	5,910	(5,910)
		$ 3,028,772	$ 1,132,188		$ 1,513,886	($382,847)	$ 1,896,584
Purchasing							
26 00	Personnel Services	$ 377,589	$ 182,021	48.21%	$ 188,794	($6,774)	$ 195,568
	Operating Expense	26,335	7,703	29.25%	13,168	(5,464)	18,632
	Capital Outlay	0	0	0.00%	0	0	0
		$ 403,924	$ 189,724	46.97%	$ 201,962	($12,238)	$ 214,200
Community & Economic Development							
28 00	Personnel Services	$ 576,284	$ 282,021	48.94%	$ 288,142	($6,121)	$ 294,263
	Operating Expense	26,345	9,242	35.08%	13,173	(3,930)	17,103
	Capital Outlay	0	0	0.00%	0	0	0
		$ 602,629	$ 291,264	48.33%	$ 301,315	($10,051)	$ 311,365

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Planning							
29 01	Personnel Services	$ 792,713	$ 379,142	47.83%	$ 396,357	($17,215)	$ 413,571
	Operating Expense	162,100	75,184	46.38%	81,050	(5,866)	86,916
	Capital Outlay	0	0	0.00%	0	0	0
		$ 954,813	$ 454,325	47.58%	$ 477,407	($23,081)	$ 500,488
Community Response/Code Enforcement							
29 03	Personnel Services	$ 1,216,786	$ 375,565	30.87%	$ 608,393	($232,828)	$ 841,221
	Operating Expense	445,133	142,326	31.97%	222,567	(80,241)	302,808
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,661,919	$ 517,891	31.16%	$ 830,960	($313,069)	$ 1,144,029
Police							
Combined	Personnel Services	$ 20,569,429	$ 9,759,074	47.44%	$ 10,284,715	($525,640)	$ 10,810,355
	Operating Expense	2,286,842	915,458	40.03%	1,143,421	(227,963)	1,371,384
	Capital Outlay	0	81,500	100.00%	0	81,500	(81,500)
		$ 22,856,271	$ 10,756,033	47.06%	$ 11,428,136	($672,103)	$ 12,100,239
Public Works/Director							
40 02	Personnel Services	$ 85,230	$ 41,009	48.12%	$ 57,459	($1,606)	$ 44,221
	Operating Expense	25,800	6,158	23.87%	12,900	(6,742)	19,642
	Capital Outlay	0	0	0.00%	0	0	0
		$ 111,030	$ 47,167	42.48%	$ 70,359	($8,348)	$ 63,863
Public Works/Fleet Maintenance							
40 03	Personnel Services	$ 910,981	$ 419,091	46.00%	$ 455,490	($36,400)	$ 491,890
	Operating Expense	47,150	17,949	38.07%	23,575	(5,626)	29,201
	Capital Outlay	0	20,448	0.00%	0	20,448	(20,448)
		$ 958,131	$ 457,488	47.75%	$ 479,065	($21,577)	$ 500,643
Public Works/Facilities Maintenance							
40 04	Personnel Services	$ 1,016,881	$ 424,093	41.71%	$ 508,441	($84,347)	$ 592,788
	Operating Expense	607,650	170,473	28.05%	303,825	(133,352)	437,177
	Capital Outlay	0	0	0.00%	0	0	0
		$ 1,624,531	$ 594,566	36.60%	$ 812,266	($217,700)	$ 1,029,965

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Public Works/Parks & Grounds							
40 05	Personnel Services	$ 2,010,834	$ 856,203	42.58%	$ 1,005,417	($149,214)	$ 1,154,631
	Operating Expense	921,000	235,443	25.56%	460,500	(225,057)	685,557
	Capital Outlay	0	186,888	0.00%	0	186,888	(186,888)
		$ 2,931,834	$ 1,278,534	43.61%	$ 1,465,917	($187,383)	$ 1,653,300
Public Works/Streets & Drainage							
40 06	Personnel Services	$ 1,523,377	$ 694,803	45.61%	$ 761,689	($66,885)	$ 828,574
	Operating Expense	1,262,000	517,384	41.00%	631,000	(113,616)	744,616
	Capital Outlay	0	0	0.00%	0	0	0
		$ 2,785,377	$ 1,212,187	43.52%	$ 1,392,689	($180,501)	$ 1,573,190
Leisure Services							
45 04	Personnel Services	$ 526,012	$ 187,175	35.58%	$ 263,006	($75,831)	$ 338,837
	Operating Expense	294,347	43,308	14.71%	148,674	(100,914)	252,588
	Capital Outlay	0	0	0.00%	0	0	0
		$ 820,359	$ 230,484	28.10%	$ 411,680	($176,745)	$ 591,425
Engineering							
44 00	Personnel Services	$ 1,408,961	$ 619,033	43.94%	$ 704,481	($85,448)	$ 789,928
	Operating Expense	588,250	114,523	19.47%	294,125	(179,603)	473,728
	Capital Outlay	0	296,976	0.00%	0	296,976	(296,976)
		$ 1,997,211	$ 1,030,532	51.60%	$ 998,606	$ 31,926	$ 966,680

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Administrative							
60 00	Personnel Services	$ 750,000	$ 26,488	3.53%	$ 375,000	($348,512)	$ 723,512
	Operating Expense	10,322,940	9,434,989	91.40%	5,161,470	4,273,519	887,951
	Capital Outlay	4,148,026	600,334	14.47%	2,074,013	(1,473,679)	3,547,692
	Grants and Aid	595,500	367,944	61.79%	297,750	70,194	227,557
	Non-Oper. Transfer	5,339,242	5,865,993	109.87%	2,669,621	3,196,372	(526,750)
		$ 21,155,709	$ 16,295,748	77.03%	$ 10,577,854	$ 5,717,894	$ 4,859,961
All Departments							
	Personnel Services	$ 38,703,412	$ 16,611,491	42.92%	$ 19,366,550	($2,187,359)	$ 21,539,065
	Operating Expense	19,001,030	12,431,807	65.43%	9,501,515	3,078,109	6,426,257
	Capital Outlay	4,148,026	1,192,056	28.74%	2,074,013	(881,957)	2,955,970
	Grants and Aid	595,500	367,944	61.79%	297,750	70,194	227,557
	Non-Oper. Transfer	5,339,242	5,865,993	109.87%	2,669,621	3,196,372	(526,750)
TOTAL GENERAL FUND EXPENDITURES		**$ 67,787,211**	**$ 36,469,291**	**53.80%**	**$ 33,909,450**	**$ 3,275,359**	**$ 30,622,098**

Fund Title: General **Department: City Commission**
Fund/Division Number: 1000 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Mayor/Commissioner	1
Commissioners	4
Total Budgeted Staffing Level	5

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages-Mayor	$ 42,588	$ 23,877	56.07%	$ 21,294	$ 2,583	$ 18,711
1010	Salaries and Wages-Commissioners	131,040	42,210	32.21%	65,520	(23,310)	88,830
1030	Accrued Compensation	0	0	0.00%	0	0	0
2010	FICA	15,348	5,413	35.27%	7,674	(2,262)	9,936
2020	Retirement Contributions	25,867	8,469	32.74%	12,934	(4,465)	17,398
2030	Life & Health Insurance	57,833	23,721	41.02%	28,917	(5,196)	34,112
2035	Dental Insurance	1,522	547	35.93%	761	(214)	975
2040	Workers' Compensation	347	361	104.12%	174	188	(14)
	Total Personnel Services	$ 274,546	$ 104,598	38.10%	$ 137,273	($32,675)	$ 169,948
Operating Expense							
4010	Car Allowance	$ 27,000	$ 11,700	43.33%	$ 13,500	($1,800)	$ 15,300
4030	Conferences	18,918	7,806	41.26%	9,459	(1,653)	11,112
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	0	0	0.00%	0	0	0
4710	Reproduction	0	0	0.00%	0	0	0
4810	Advertising	895	0	0.00%	448	(448)	895
4990	Miscellaneous Expense	1,000	0	0.00%	500	(500)	1,000
5110	Office Supplies	1,000	435	43.50%	500	(65)	565
5150	Miscellaneous Equipment	0	481	0.00%	0	481	(481)
5250	Uniforms	500	0	0.00%	250	(250)	500
5410	Books, Pubs, Subscriptions & Mbrshp	1,850	1,550	83.78%	925	625	300
	Total Operating Expense	$ 51,163	$ 21,972	42.95%	$ 25,582	($3,609)	$ 29,191
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 325,709**	**$ 126,570**	**38.86%**	**$ 162,854**	**($36,284)**	**$ 199,139**

Fund Title: General **Department: City Manager**
Fund/Division Number: 1300 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
City Manager	1
Deputy City Manager	2
Executive Assist/City Manager	1
Administrative Assistant	1
Special Projects Coordinator	1
Total Budgeted Staffing Level	6

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 806,202	$ 264,833	32.85%	$ 403,101	($138,268)	$ 541,369
1030	Accrued Compensation	15,000	83,199	554.64%	7,500	75,699	(68,199)
1040	Overtime	0	2,900	100.00%	0	2,900	(2,900)
2010	FICA Taxes	64,061	26,743	41.75%	32,031	(5,287)	37,318
2020	Retirement Contributions	162,105	57,963	35.76%	81,053	(23,090)	104,142
2030	Life & Health Insurance	68,557	24,445	35.66%	34,279	(9,833)	44,112
2035	Dental Insurance	3,281	1,004	30.59%	1,641	(637)	2,277
2040	Workers' Compensation	1,642	1,710	104.11%	821	889	(67)
	Total Personnel Services	$ 1,120,850	$ 462,797	41.29%	$ 560,425	($97,628)	$ 658,053
Operating Expense							
3490	Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	19,176	0.00%	0	19,176	(19,176)
4010	Car Allowance	16,200	5,400	33.33%	8,100	(2,700)	10,800
4020	Travel and Education	10,400	2,304	22.15%	5,200	(2,896)	8,096
4030	Conferences	0	0	0.00%	0	0	0
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	600	26	4.37%	300	(274)	574
4410	Equipment Rental	5,000	1,393	27.86%	2,500	(1,107)	3,607
4651	Vehicle Parts	350	550	157.32%	175	375	(200)
4660	Equipment Maintenance	500	0	0.00%	250	(250)	500

Fund Title: General **Department: City Manager**
Fund/Division Number: 1300 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4675	Software Maintenance	2,500	0	0.00%	1,250	(1,250)	2,500
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	3,000	833	27.77%	1,500	(667)	2,167
4810	Advertising	4,000	0	0.00%	2,000	(2,000)	4,000
4990	Miscellaneous Expense	6,000	3,763	62.72%	3,000	763	2,237
5110	Office Supplies	5,500	1,177	21.40%	2,750	(1,573)	4,323
5120	EDP Supplies	0	25	0.00%	0	25	(25)
5150	Misc. Equipment Expense	0	0	0.00%	0	0	0
5210	Gas & Oil	1,200	201	16.76%	600	(399)	999
5250	Uniforms	800	0	0.00%	400	(400)	800
5410	Books, Pubs, Subscriptions & Mbrshp	6,500	1,801	27.71%	3,250	(1,449)	4,699
	Total Operating Expense	$ 62,549	$ 36,650	58.59%	$ 31,275	$ 5,375	$ 25,900
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,183,399**	**$ 499,447**	**42.20%**	**$ 591,700**	**($92,253)**	**$ 683,952**

Fund Title: General **Department: City Attorney**
Fund/Division Number: 1400 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
City Attorney	1
Senior Assistant City Attorney	1
Asst. City Attorney	1
Legal Assistant/Paralegal	1
Risk Manager	1
Risk Manager Admin. Specialist	1
Total Budgeted Staffing Level	6

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 709,291	$ 288,931	40.74%	$ 354,646	($65,715)	$ 420,360
1030	Accrued Compensation	2,000	3,782	189.09%	1,000	2,782	(1,782)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	54,826	20,389	37.19%	27,413	(7,024)	34,437
2020	Retirement Contributions	140,408	57,252	40.78%	70,204	(12,952)	83,156
2026	Retirement Contributions/ICMA	10,198	4,703	46.12%	5,099	(396)	5,495
2030	Life & Health Insurance	62,368	30,067	48.21%	31,184	(1,117)	32,301
2035	Dental Insurance	3,039	1,296	42.63%	1,520	(224)	1,743
2040	Workers' Compensation	757	788	104.11%	379	410	(31)
	Total Personnel Services	$ 982,888	$ 407,208	41.43%	$ 491,444	($84,236)	$ 575,680
Operating Expense							
3100	Professional Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3120	Legal Fees	0	0	0.00%	0	0	0
3125	Trial Extra Ordinary Services	0	0	0.00%	0	0	0
3136	Outside Attorney/Consultants	50,000	22,669	45.34%	25,000	(2,331)	27,331
3140	Paralegal Fees	0	0	0.00%	0	0	0
3490	Contractual Fees	0	0	0.00%	0	0	0
3495	Temporary Employee Services	0	21,653	0.00%	0	21,653	(21,653)
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4020	Travel & Education	5,000	220	4.41%	2,500	(2,280)	4,780
4030	Conferences	5,000	4	0.08%	2,500	(2,496)	4,996
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	100	58	58.20%	50	8	42
4410	Equipment Rental	3,000	1,400	46.68%	1,500	(100)	1,600

Fund Title: General **Department: City Attorney**
Fund/Division Number: 1400 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4675	Software Maintenance	10,000	0	0.00%	5,000	(5,000)	10,000
4710	Reproduction	1,500	0	0.00%	750	(750)	1,500
4720	Outside Printing	100	0	0.00%	50	(50)	100
4810	Advertising	1,000	0	0.00%	500	(500)	1,000
4947	Wellness	35,000	15,256	43.59%	17,500	(2,244)	19,744
4990	Miscellaneous Expense	500	368	73.69%	250	118	132
5110	Office Supplies	2,000	504	25.18%	1,000	(496)	1,496
5120	EDP Supplies	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	9,000	3,336	37.07%	4,500	(1,164)	5,664
	Total Operating Expense	$ 127,600	$ 68,169	53.42%	$ 63,800	$ 4,369	$ 59,431
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,110,488**	**$ 475,377**	**42.81%**	**$ 555,244**	**($79,867)**	**$ 635,111**

Fund Title: General **Department: City Clerk**
Fund/Division Number: 1600 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
City Clerk	1
Records Management Coordinator	1
Deputy City Clerk II	1
Deputy City Clerk I	2
Total Budgeted Staffing Level	5

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 391,636	$ 167,019	42.65%	$ 195,818	($28,799)	$ 224,617
1030	Accrued Compensation	3,500	3,346	95.60%	1,750	1,596	154
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	30,641	12,831	41.88%	15,320	(2,489)	17,810
2020	Retirement Contributions	78,000	33,675	43.17%	39,000	(5,325)	44,325
2030	Life & Health Insurance	54,287	28,594	52.67%	27,143	1,451	25,692
2035	Dental Insurance	2,404	1,532	63.71%	1,202	330	872
2040	Workers' Compensation	790	823	104.12%	395	428	(33)
	Total Personnel Services	$ 561,257	$ 247,820	44.15%	$ 280,629	($32,809)	$ 313,437
Operating Expense							
3480	Election Fees	$ 0	$ 132,360	0.00%	$ 0	$ 132,360	($132,360)
3490	Contractual Fees	4,000	1,447	36.18%	2,000	(553)	2,553
3495	Temporary Employee Svcs.	0	0	0.00%	0	0	0
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4020	Travel and Education	12,000	6,101	50.84%	6,000	101	5,899
4110	Communications	4,620	0	0.00%	2,310	(2,310)	4,620
4120	Freight and Postage	2,750	40	1.44%	1,375	(1,335)	2,710
4410	Equipment Rental	3,590	1,360	37.88%	1,795	(435)	2,230
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	495	0	0.00%	248	(248)	495
4720	Outside Printing	400	0	0.00%	200	(200)	400
4810	Advertising	1,000	790	79.02%	500	290	210

Fund Title: General **Department: City Clerk**
Fund/Division Number: 1600 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4960	Administrative Charges	14,633	139	0.95%	7,317	(7,178)	14,495
4990	Miscellaneous Expenses	0	2	0.00%	0	2	(2)
5110	Office Supplies	1,400	1,225	87.49%	700	525	175
5120	EDP Supplies	500	0	0.00%	250	(250)	500
5410	Books,Pubs,Subscriptions & Mbrshp	1,485	845	56.90%	743	103	640
	Total Operating Expense	$ 52,273	$ 147,008	281.23%	$ 26,137	$ 120,871	($94,735)
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 613,530**	**$ 394,828**	**64.35%**	**$ 306,765**	**$ 88,063**	**$ 218,702**

Fund Title: General **Department: Human Resources**
Fund/Division Number: 2200 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Human Resources Manager	1
Assistant Manager'	1
Employee Relations Spec.	1
Information System Specialist	1
Human Resources Specialist	1
Human Resources Assistant	1
Total Budgeted Staffing Level	6

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 483,966	$ 231,643	47.86%	$ 241,983	($10,340)	$ 252,323
1030	Accrued Compensation	8,000	1,219	15.24%	4,000	(2,781)	6,781
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	38,048	17,422	45.79%	19,024	(1,602)	20,626
2020	Retirement Contributions	97,114	45,977	47.34%	48,557	(2,580)	51,137
2030	Life & Health Insurance	47,669	31,661	66.42%	23,835	7,826	16,008
2035	Dental Insurance	1,994	1,363	68.35%	997	366	631
2040	Workers' Compensation	984	1,024	104.11%	492	532	(40)
	Total Personnel Services	$ 677,775	$ 330,310	48.73%	$ 338,888	($8,578)	$ 347,465
Operating Expense							
3120	Legal Fees	$ 12,500	$ 12,653	101.22%	$ 6,250	$ 6,403	($153)
3180	Medical Services	25,000	12,667	50.67%	12,500	167	12,333
3190	Consultant Fees	6,000	2,220	37.00%	3,000	(780)	3,780
3490	Misc. Contractual Fees	5,500	0	0.00%	2,750	(2,750)	5,500
3495	Temporary Employee Svcs.	0	0	0.00%	0	0	0
4010	Car Allowance	0	0	0.00%	0	0	0
4020	Travel and Education	10,000	2,210	22.10%	5,000	(2,790)	7,790
4110	Communications	0	0	0.00%	0	0	0

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General **Department: Human Resources**
Fund/Division Number: 2200 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4120	Freight and Postage	500	118	23.69%	250	(132)	382
4410	Equipment Rental	4,000	1,981	49.52%	2,000	(19)	2,019
4651	Vehicle Parts	0	0	0.00%	0	0	0
4675	Software Maintenance	3,741	0	0.00%	1,871	(1,871)	3,741
4720	Outside Printing	0	0	0.00%	0	0	0
4810	Advertising	5,000	3,273	65.46%	2,500	773	1,727
4850	Service Awards	12,000	5,126	42.72%	6,000	(874)	6,874
4990	Miscellaneous Expenses	3,500	5,593	159.79%	1,750	3,843	(2,093)
5110	Office Supplies	3,500	2,178	62.23%	1,750	428	1,322
5120	EDP Supplies	500	0	0.00%	250	(250)	500
5150	Misc. Equipment Expense	500	0	0.00%	250	(250)	500
5210	Gas & Oil	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	4,000	343	8.57%	2,000	(1,657)	3,657
	Total Operating Expense	$ 96,241	$ 48,362	50.25%	$ 48,121	$ 241	$ 47,880
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 774,016**	**$ 378,671**	**48.92%**	**$ 387,008**	**($8,337)**	**$ 395,345**

Fund Title: General **Department: Finance**
Fund/Division Number: 2400 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Director of Finance	1
Chief Accountant	1
Accountant	1
Senior Accounting Analyst	4
Payroll & Benefits Coordinator	1
Pension Analyst	1
Executive Assistant	1
Budget Analyst	1
Total Budgeted Staffing Level	11

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 943,015	$ 424,005	44.96%	$ 471,508	($47,503)	$ 519,010
1030	Accrued Compensation	10,000	10,977	109.77%	5,000	5,977	(977)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	73,319	32,392	44.18%	36,659	(4,267)	40,926
2020	Retirement Contributions	130,489	60,578	46.42%	65,244	(4,666)	69,910
2030	Life & Health Insurance	136,341	68,290	50.09%	68,171	119	68,051
2035	Dental Insurance	7,090	3,430	48.38%	3,545	(115)	3,660
2040	Workers' Compensation	1,906	1,984	104.11%	953	1,031	(78)
	Total Personnel Services	$ 1,302,159	$ 601,656	46.20%	$ 651,080	($49,423)	$ 700,503
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4020	Travel and Education	13,500	8,488	62.87%	6,750	1,738	5,012
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	3,000	1,628	54.26%	1,500	128	1,372
4660	Equipment Maintenance	3,000	0	0.00%	1,500	(1,500)	3,000
4720	Outside Printing	1,500	0	0.00%	750	(750)	1,500
4810	Advertising	3,100	127	4.09%	1,550	(1,423)	2,973
4960	Administrative Charges	14,550	1,308	8.99%	7,275	(5,967)	13,242
4990	Miscellaneous Expenses	5,000	3,960	79.20%	2,500	1,460	1,040

Fund Title: General **Department: Finance**
Fund/Division Number: 2400 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, contd.							
5110	Office Supplies	5,000	2,696	53.92%	2,500	196	2,304
5120	EDP Supplies	4,985	446	8.95%	2,493	(2,046)	4,539
5410	Books,Pubs,Subscriptions & Mbrshp	4,500	1,150	25.56%	2,250	(1,100)	3,350
	Total Operating Expense	$ 63,535	$ 22,503	35.42%	$ 31,768	($9,264)	$ 41,032
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,365,694**	**$ 624,159**	**45.70%**	**$ 682,847**	**($58,688)**	**$ 741,535**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title:	**General**	**Department:**	**Financial Services**
Fund/Division Number:	**2405**	**Division:**	**Grants Administration**

	2025/26 Proposed
Budgeted Staffing Level	
Grants Divison Manager	1
Grants Writer	1
Grants Reporting Specialist	1
Community Resource Specialist	1
Environmental Specialist/Admin. Assistant	1
Total Budgeted Staffing Level	5

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 357,701	$ 124,399	34.78%	$ 178,851	($54,451)	$ 233,302
1030	Accrued Compensation	500	0	0.00%	250	(250)	500
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	27,402	8,979	32.77%	13,701	(4,722)	18,423
2020	Retirement Contributions	70,709	24,792	35.06%	35,355	(10,563)	45,917
2030	Life & Health Insurance	51,644	17,493	33.87%	25,822	(8,329)	34,151
2035	Dental Insurance	2,191	883	40.28%	1,096	(213)	1,308
2040	Workers' Compensation	716	745	104.12%	358	387	(29)
	Total Personnel Services	$ 510,863	$ 177,291	34.70%	$ 255,432	($78,140)	$ 333,572
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temp Employee Svc	0	0	0.00%	0	0	0
4020	Travel and Education	5,000	1,718	34.36%	2,500	(782)	3,282
4120	Freight and Postage	500	0	0.00%	250	(250)	500
4410	Equipment Rental	1,000	0	0.00%	500	(500)	1,000
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4810	Advertising	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	2,000	471	23.56%	1,000	(529)	1,529
5110	Office Supplies	1,500	0	0.00%	750	(750)	1,500
5120	EDP Supplies	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment	0	0	0.00%	0	0	0
5210	Gas and Oil	500	0	0.00%	250	(250)	500
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	250	(250)	500
	Total Operating Expense	$ 11,000	$ 2,189	19.90%	$ 5,500	($3,311)	$ 8,811
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 521,863**	**$ 179,481**	**34.39%**	**$ 260,932**	**($81,451)**	**$ 342,383**

Fund Title: General **Department: Information Technology**
Fund/Division Number: 2500 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
IT Network Administrator	1
IT Support Division Manager	1
Systems Analyst II	2
Systems Analyst I	1
GIS Division Manager	1
GIS Analyst II	1
ERP Business System Administrator	1
ERP Business Systems Analyst	1
IT Communications & Marketing Manager	1
IT Media Specialist	1
Executive Assitant	1
Total Budgeted Staffing Level	12

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 1,038,189	$ 380,389	36.64%	$ 519,095	($138,706)	$ 657,800
1030	Accrued Compensation	10,000	7,499	74.99%	5,000	2,499	2,501
1040	Overtime	15,000	20,691	137.94%	7,500	13,191	(5,691)
2010	FICA Taxes	81,334	30,392	37.37%	40,667	(10,275)	50,942
2020	Retirement Contributions	209,874	80,765	38.48%	104,937	(24,172)	129,109
2030	Life & Health Insurance	144,307	61,871	42.87%	72,154	(10,283)	82,436
2035	Dental Insurance	7,168	3,129	43.65%	3,584	(455)	4,039
2040	Workers' Compensation	2,126	2,213	104.11%	1,063	1,150	(87)
	Total Personnel Services	$ 1,507,998	$ 586,949	38.92%	$ 753,999	($167,050)	$ 921,049
Operating Expense							
3190	Consultant Fees	$ 176,799	$ 17,830	10.08%	$ 88,400	($70,570)	$ 158,969
3490	Misc. Contractual Fees	3,000	8,208	273.60%	1,500	6,708	(5,208)
3495	Temporaty Employee Services	0	5,177	0.00%	0	5,177	(5,177)
4010	Car Allowance	0	0	0.00%	0	0	0
4020	Travel and Education	25,000	3,581	14.32%	12,500	(8,919)	21,419
4110	Communications	300,000	65,246	21.75%	150,000	(84,754)	234,754
4120	Freight and Postage	500	0	0.00%	250	(250)	500
4410	Equipment Rental	20,000	1,081	5.41%	10,000	(8,919)	18,919

Fund Title: General **Department: Information Technology**
Fund/Division Number: 2500 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4651	Vehicle Parts	0	0	0.00%	0	0	0
4660	Equipment Maintenance	500	0	0.00%	250	(250)	500
4670	Computer Maintenance	30,000	0	0.00%	15,000	(15,000)	30,000
4675	Software Maintenance	936,000	430,092	45.95%	468,000	(37,908)	505,908
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0.00%	0	0	0
4810	Advertising	15,000	2,695	17.97%	7,500	(4,805)	12,305
4990	Miscellaneous Expenses	1,500	1,488	99.19%	750	738	12
5110	Office Supplies	1,200	631	52.62%	600	31	569
5120	EDP Supplies	9,950	1,259	12.65%	4,975	(3,716)	8,691
5150	Miscellaneous Equipment	0	862	100.00%	0	862	(862)
5210	Gas & Oil	325	29	9.05%	163	(133)	296
5410	Books,Pubs,Subscriptions & Mbrshp	1,000	1,149	114.90%	500	649	(149)
	Total Operating Expense	$ 1,520,774	$ 539,329	35.46%	$ 759,887	($221,707)	$ 981,445
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 5,910	0.00%	$ 0	$ 5,910	($5,910)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6490	SBITA	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 5,910	100.00%	$ 0	$ 5,910	($5,910)
	TOTAL APPROPRIATIONS	**$ 3,028,772**	**$ 1,132,188**	**37.38%**	**$ 1,513,886**	**($382,847)**	**$ 1,896,584**

Fund Title: General **Department: Purchasing**
Fund/Division Number: 2600 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Purchasing Manager	1
Purchasing Agent	2
Purchasing Specialist	1
Total Budgeted Staffing Level	4

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 274,965	$ 125,159	45.52%	$ 137,483	($12,323)	$ 149,806
1030	Accrued Compensation	3,500	2,612	74.62%	1,750	862	888
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	21,303	9,660	45.35%	10,652	(991)	11,643
2020	Retirement Contributions	54,969	25,250	45.94%	27,485	(2,234)	29,719
2030	Life & Health Insurance	21,020	18,022	85.74%	10,510	7,512	2,998
2035	Dental Insurance	1,275	737	57.79%	638	99	538
2040	Workers' Compensation	556	580	104.23%	278	302	(24)
	Total Personnel Services	$ 377,589	$ 182,021	48.21%	$ 188,794	($6,774)	$ 195,568
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4020	Travel and Education	7,000	0	0.00%	3,500	(3,500)	7,000
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	1,500	123	8.23%	750	(627)	1,377
4410	Equipment Rental	4,685	2,079	44.38%	2,343	(263)	2,606
4651	Vehicle Parts	0	0	0.00%	0	0	0
4810	Advertising	6,500	2,388	36.74%	3,250	(862)	4,112
4990	Miscellaneous Expenses	1,500	1,003	66.84%	750	253	497
5110	Office Supplies	2,500	843	33.71%	1,250	(407)	1,657

Fund Title: General **Department: Purchasing**
Fund/Division Number: 2600 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, contd.							
5120	EDP Supplies	150	26	17.33%	75	(49)	124
5150	Miscellaneous Equipment Expense	0	0	0.00%	0	0	0
5210	Gas & Oil	500	171	34.22%	250	(79)	329
5410	Books,Pubs,Subscriptions & Mbrshp	2,000	1,070	53.50%	1,000	70	930
	Total Operating Expense	$26,335	$7,703	29.25%	$13,168	($5,464)	$18,632
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 403,924**	**$ 189,724**	**46.97%**	**$ 201,962**	**($12,238)**	**$ 214,200**

Fund Title: General **Department:** Community & Economic Development
Fund/Division Number: 2800 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Community & Economic Development Directo	1
Redevelopment Specialist	3
Redevelopment Assistant	1
Total Budgeted Staffing Level	5

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 404,163	$ 190,838	47.22%	$ 202,082	($11,243)	$ 213,325
1030	Accrued Compensation	4,500	6,267	139.27%	2,250	4,017	(1,767)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	31,676	14,605	46.11%	15,838	(1,233)	17,071
2020	Retirement Contributions	80,670	38,821	48.12%	40,335	(1,514)	41,849
2030	Life & Health Insurance	51,315	28,913	56.34%	25,658	3,256	22,402
2035	Dental Insurance	3,143	1,726	54.91%	1,572	154	1,417
2040	Workers' Compensation	817	851	104.12%	409	442	(34)
	Total Personnel Services	$ 576,284	$ 282,021	48.94%	$ 288,142	($6,121)	$ 294,263
Operating Expense							
3490	Misc. Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temp Employee Svc	0	0	0.00%	0	0	0
4020	Travel and Education	12,125	3,027	24.97%	6,063	(3,035)	9,098
4110	Communications	0	0	0.00%	0	0	0
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4120	Freight and Postage	0	0	0.00%	0	0	0
4410	Equipment Rental	0	182	0.00%	0	182	(182)
4410	Equipment Maintenace	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4810	Advertising	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	0	174	0.00%	0	174	(174)
5110	Office Supplies	4,850	2,940	60.62%	2,425	515	1,910
5120	EDP Supplies	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment	0	0	0.00%	0	0	0
5210	Gas and Oil	970	0	0.00%	485	(485)	970
5410	Books,Pubs,Subscriptions & Mbrshp	3,000	220	7.33%	1,500	(1,280)	2,780
	Total Operating Expense	$ 26,345	$ 9,242	35.08%	$ 13,173	($3,930)	$ 17,103
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 602,629**	**$ 291,264**	**48.33%**	**$ 301,315**	**($10,051)**	**$ 311,365**

Fund Title: General **Department: Planning**
Fund/Division Number: 2901 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Planning Director	1
Assistant Planning Director	1
Senior Planner	1
Planner	1
Senior Planner/Historic Preservation Officer	1
Planning & Development Asministrator	1
Growth Management Coordinator	0
Total Budgeted Staffing Level	6

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 552,634	$ 261,016	47.23%	$ 276,317	($15,301)	$ 291,618
1030	Accrued Compensation	3,500	2,540	72.58%	1,750	790	960
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	42,957	19,568	45.55%	21,479	(1,911)	23,389
2020	Retirement Contributions	109,781	52,162	47.51%	54,891	(2,728)	57,619
2030	Life & Health Insurance	79,424	40,987	51.61%	39,712	1,275	38,437
2035	Dental Insurance	3,275	1,679	51.28%	1,638	42	1,596
2040	Workers' Compensation	1,142	1,189	104.11%	571	618	(47)
	Total Personnel Services	$ 792,713	$ 379,142	47.83%	$ 396,357	($17,215)	$ 413,571
Operating Expense							
3140	Contractual Planning	$ 100,000	$ 57,500	57.50%	$ 50,000	$ 7,500	$ 42,500
3490	Contractual Fees	0	0	0.00%	0	0	0
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4020	Travel and Education	6,000	4,036	67.27%	3,000	1,036	1,964
4110	Communications	0	0	0.00%	0	0	0

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General **Department: Planning**
Fund/Division Number: 2901 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4120	Freight and Postage	1,500	339	22.58%	750	(411)	1,161
4410	Equipment Rental	7,000	1,843	26.33%	3,500	(1,657)	5,157
4651	Vehicle Parts	500	0	0.00%	250	(250)	500
4720	Outside Printing	500	0	0.00%	250	(250)	500
4810	Advertising	30,000	7,328	24.43%	15,000	(7,672)	22,672
4990	Miscellaneous Expenses	1,000	1,227	122.72%	500	727	(227)
5110	Office Supplies	4,000	179	4.47%	2,000	(1,821)	3,821
5120	EDP Supplies	200	0	0.00%	100	(100)	200
5210	Gas and Oil	500	31	6.28%	250	(219)	469
5232	Other Supplies	500	0	0.00%	250	(250)	500
5410	Books,Pubs,Subscriptions & Mbrshp	5,000	0	0.00%	2,500	(2,500)	5,000
	Total Operating Expense	$ 162,100	$ 75,184	46.38%	$ 81,050	($5,866)	$ 86,916
Capital Outlay							
6410	Office Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 954,813**	**$ 454,325**	**47.58%**	**$ 477,407**	**($23,081)**	**$ 500,488**

Fund Title: General | **Department: Community Response**
Fund/Division Number: 2903 | **Division: Code Enforcement**

	2025/26 Proposed
Budgeted Staffing Level	
Director of Community Response	1
Deputy Director of Community Response	1
Senior Code Enforcement Officer	1
Code Enforcement Officer	4
Code Enforcement/Parking Specialist (PT)	1
Executive Assistant	1
Administrative Assistant II	0
Administrative Assistant I	1
Animal Control Officer	4
Total Budgeted Staffing Level	14

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 804,519	$ 215,224	26.75%	$ 402,260	($187,035)	$ 589,295
1030	Accrued Compensation	3,500	4,853	138.66%	1,750	3,103	(1,353)
1040	Overtime	10,000	21,272	212.72%	5,000	16,272	(11,272)
2010	FICA Taxes	62,992	18,238	28.95%	31,496	(13,258)	44,754
2020	Retirement Contributions	161,477	47,278	29.28%	80,739	(33,460)	114,199
2030	Life & Health Insurance	147,838	45,870	31.03%	73,919	(28,049)	101,968
2035	Dental Insurance	6,484	2,031	31.32%	3,242	(1,211)	4,453
2040	Workers' Compensation	19,976	20,798	104.11%	9,988	10,810	(822)
	Total Personnel Services	$ 1,216,786	$ 375,565	30.87%	$ 608,393	($232,828)	$ 841,221
Operating Expense							
3440	Demolition	$ 2,500	$ 0	0.00%	$ 1,250	($1,250)	$ 2,500
3449	Nuisance Abatement	20,000	717	3.59%	10,000	(9,283)	19,283
3490	Contractual Fees	12,000	11,841	98.68%	6,000	5,841	159
3492	Spay/Neuter Vouchers	0	0	0.00%	0	0	0
3495	Temp Employee Svc	0	11,073	100.00%	0	11,073	(11,073)
4010	Car Allowance	5,400	0	0.00%	2,700	(2,700)	5,400
4020	Travel and Education	7,500	3,327	44.37%	3,750	(423)	4,173
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	14,000	7,750	55.36%	7,000	750	6,250

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General			**Department:**	**Community Response**			
Fund/Division Number: 2903			**Division:**	**Code Enforcemen**			
		2025/26 Proposed	**FYTD Actual**	**Yr. Lapse 50%**	**FYTD Estimated**	**FYTD Variance**	**FYTD Balance**
Operating Expense contd.							
4410	Equipment Rental	5,000	1,945	38.90%	2,500	(555)	3,055
4650	Vehicle Maintenance	500	0	0.00%	250	(250)	500
4651	Vehicle Parts	5,000	2,510	50.20%	2,500	10	2,490
4675	Software Maintenance	25,000	0	0.00%	12,500	(12,500)	25,000
4720	Outside Printing	2,000	0	0.00%	1,000	(1,000)	2,000
4810	Advertising	1,000	0	0.00%	500	(500)	1,000
4960	Administrative Fees	59,733	36,901	61.78%	29,867	7,034	22,832
4990	Miscellaneous Expenses	2,000	2,050	102.49%	1,000	1,050	(50)
5110	Office Supplies	4,000	1,157	28.94%	2,000	(843)	2,843
5120	EDP Supplies	0	99	0.00%	0	99	(99)
5150	Miscellaneous Equipment	2,500	122	4.89%	1,250	(1,128)	2,378
5210	Gas and Oil	18,000	6,684	37.13%	9,000	(2,316)	11,316
5221	Animal Control Supplies	1,500	726	48.43%	750	(24)	774
5222	Animal Care & Services	0	0	0.00%	0	0	0
5223	Medical/Pharmaceutical Supplies	0	0	0.00%	0	0	0
5224	Animal Registrations	500	0	0.00%	250	(250)	500
5231	Safety Supplies	500	0	0.00%	250	(250)	500
5232	Other Supplies	2,000	0	0.00%	1,000	(1,000)	2,000
5250	Uniforms	2,000	184	9.20%	1,000	(816)	1,816
5253	Clean & Safe Initiative	250,000	54,742	21.90%	125,000	(70,258)	195,258
5410	Books,Pubs,Subscriptions & Mbrshp	2,500	496	19.84%	1,250	(754)	2,004
	Total Operating Expense	$ 445,133	$ 142,326	31.97%	$ 222,567	($80,241)	$ 302,808
Capital Outlay							
6410	Equipment & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6450	Radios	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,661,919**	**$ 517,891**	**31.16%**	**$ 830,960**	**($313,069)**	**$ 1,144,029**

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Chief of Police	1
Deputy Chief of Police	2
Police Major	2
Captian	2
Lieutenant	7
Sergeant	18
Police Officer	103
Public Information Officer	1
Comm. Service Officers	5
Crime Scene Investigator	3
Crime Analyst	4
Evidence Technician	1
Accreditation Specialist	1
Executive Assistant	1
Administrative Assistant	3
Grant Writer	1
Records Specialists	4
Records Supervisor	1
School Crossing Guard (p/t)	8
Senior Accounting Clerk	3
Information System Administrator	1
Information Systems Analyst II	1
Information Systems Analyst I	1
Digital Evidence Specialist II	1
Digital Evidence Specialist I	1
Total Budgeted Staffing Level	176

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 13,405,163	$ 5,372,988	40.08%	$ 6,702,582	($1,329,594)	$ 8,032,175
1020	Incentive Pay	90,000	115,085	127.87%	45,000	70,085	(25,085)
	Housing Allowance	0	26,000	100.00%	0	26,000	(26,000)
1030	Accrued Compensation	60,000	158,956	264.93%	30,000	128,956	(98,956)
1040	Overtime	400,000	490,409	122.60%	200,000	290,409	(90,409)
1050	Holiday Overtime	200,000	463,610	231.81%	100,000	363,610	(263,610)
2010	FICA Taxes	1,082,870	495,007	45.71%	541,435	(46,428)	587,863
2020	Retirement/General	549,524	180,839	32.91%	274,762	(93,923)	368,685
2025	Retirement/Police Officers	2,097,527	1,039,685	49.57%	1,048,764	(9,079)	1,057,842
2026	Retirement/ICMA	0	0	0.00%	0	0	0
2030	Life & Health Insurance	2,189,312	958,220	43.77%	1,094,656	(136,436)	1,231,092
2035	Dental Insurance	95,760	42,577	44.46%	47,880	(5,303)	53,183
2040	Workers' Compensation	399,273	415,699	104.11%	199,637	216,063	(16,426)
	Total Personnel Services	$ 20,569,429	$ 9,759,074	47.44%	$ 10,284,715	($525,640)	$ 10,810,355
Operating Expense							
3130	Professional Services	$ 35,000	$ 12,649	36.14%	$ 17,500	($4,851)	$ 22,351
3180	Medical Services	0	0	0.00%	0	0	0
3190	Consultant Fees	6,000	615	10.25%	3,000	(2,385)	5,385
3490	Misc. Contractual Fees	4,000	1,124	28.10%	2,000	(876)	2,876
3510	Crime Lab	248,458	124,229	50.00%	124,229	0	124,229
3530	Investigative Supplies	38,000	11,791	31.03%	19,000	(7,209)	26,209
4030	Conferences	0	0	0.00%	0	0	0
4110	Communications	315,125	120,121	38.12%	157,563	(37,441)	195,004
4120	Freight & Postage	5,500	2,838	51.60%	2,750	88	2,662
4310	Utilities	110,000	43,067	39.15%	55,000	(11,933)	66,933
4410	Equipment Rental	30,000	19,735	65.78%	15,000	4,735	10,265
4420	Vehicle Rental & Towing	14,100	1,445	10.25%	7,050	(5,605)	12,655
4430	Equipment Lease	0	0	0.00%	0	0	0
4610	Building Maintenance	20,000	3,799	18.99%	10,000	(6,201)	16,201
4650	Vehicle Maintenance	37,500	24,615	65.64%	18,750	5,865	12,885
4651	Vehicle Parts	45,500	24,785	54.47%	22,750	2,035	20,715
4652	Tires, Tubes & Batteries	25,000	17,321	69.28%	12,500	4,821	7,679
4660	Equipment Maintenance	22,000	5,112	23.24%	11,000	(5,888)	16,888
4670	Computer Maintenance	20,000	10,751	53.76%	10,000	751	9,249
4675	Software Maintenance	300,000	168,941	56.31%	150,000	18,941	131,059
4680	Radio Maintenance	20,000	0	0.00%	10,000	(10,000)	20,000

Fund Title: General **Department: Police**
Fund/Division Number: 3000 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4720	Outside Printing	10,000	688	6.88%	5,000	(4,312)	9,312
4820	Crime Prevention	9,000	165	1.83%	4,500	(4,335)	8,835
4830	Public Relations	35,000	10,917	31.19%	17,500	(6,583)	24,083
4930	Citizen Volunteer Program	0	0	0.00%	0	0	0
4980	Contingency	50,000	10,000	20.00%	25,000	(15,000)	40,000
4990	Miscellaneous Expenses	5,000	415	8.30%	2,500	(2,085)	4,585
5110	Office Supplies	20,000	4,842	24.21%	10,000	(5,159)	15,159
5120	EDP Supplies	11,000	666	6.05%	5,500	(4,834)	10,334
5150	Misc. Equipment Exp.	10,000	3,044	30.44%	5,000	(1,956)	6,956
5210	Gas and Oil	434,500	166,896	38.41%	217,250	(50,354)	267,604
5220	K-9 Operations	30,000	10,263	34.21%	15,000	(4,737)	19,737
5230	Cleaning Supplies	1,500	0	0.00%	750	(750)	1,500
5232	Other Supplies	3,000	717	23.89%	1,500	(783)	2,283
5250	Uniforms	200,000	60,603	30.30%	100,000	(39,398)	139,398
5251	Military Supplies	90,000	9,751	10.83%	45,000	(35,249)	80,249
5410	Books,Pubs,Subscriptions & Mbrshp	8,000	5,248	65.60%	4,000	1,248	2,752
5420	Educ Reimbursement	10,000	311	3.11%	5,000	(4,689)	9,689
5430	Law Enforcement Educ	63,659	37,994	59.68%	31,830	6,165	25,665
	Total Operating Expense	$ 2,286,842	$ 915,458	40.03%	$ 1,143,421	($227,963)	$ 1,371,384
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Improvements Other Than Bldg.	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	0	81,500	0.00%	0	81,500	(81,500)
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0.00%	0	0	0
6450	Radios	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 81,500	100.00%	$ 0	$ 81,500	($81,500)
	TOTAL APPROPRIATIONS	**$ 22,856,271**	**$ 10,756,033**	**47.06%**	**$ 11,428,136**	**($672,103)**	**$ 12,100,239**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General		**Department:**	**Public Works**
Fund/Division Number: 4002		**Division:**	**Director's Office**

		2025/26 Proposed
Budgeted Staffing Level		
Executive Assistant		1
Total Budgeted Staffing Level		1

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 57,353	$ 26,019	45.37%	$ 28,677	($2,657)	$ 31,334
1030	Accrued Compensation	1,300	1,324	101.81%	650	674	(24)
1040	Overtime	0	662	0.00%	0	662	(662)
2010	FICA Taxes	4,487	2,137	47.64%	2,244	(106)	2,350
2020	Retirement Contributions	11,578	5,548	47.92%	5,789	(241)	6,030
2030	Life & Health Insurance	10,395	5,198	50.00%	5,198	0	5,197
2035	Dental Insurance	0	0	0.00%	0	0	0
2040	Workers' Compensation	117	122	104.10%	59	63	(5)
	Total Personnel Services	$ 85,230	$ 41,009	48.12%	$ 57,459	($1,606)	$ 44,221
Operating Expense							
3490	Contractual Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4020	Travel and Education	5,000	0	0.00%	2,500	(2,500)	5,000
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	100	2	1.56%	50	(48)	98
4410	Equipment Rental	4,500	2,475	54.99%	2,250	225	2,025
4675	Software Maintenance	0	0	0.00%	0	0	0
4810	Advertising	2,000	0	0.00%	1,000	(1,000)	2,000
4990	Miscellaneous Expenses	2,500	190	7.61%	1,250	(1,060)	2,310

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General	**Department:**	**Public Works**	
Fund/Division Number: 4002	**Division:**	**Director's Office**	

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
5110	Office Supplies	4,000	714	17.85%	2,000	(1,286)	3,286
5120	EDP Supplies	100	0	0.00%	50	(50)	100
5150	Miscellaneous Equipment	0	0	0.00%	0	0	0
5210	Gas and Oil	2,100	140	6.68%	1,050	(910)	1,960
5231	Safety Supplies	1,500	0	0.00%	750	(750)	1,500
5232	Other Supplies	1,000	495	49.47%	500	(5)	505
5410	Books,Pubs,Subscriptions & Mbrshp	3,000	2,143	71.43%	1,500	643	857
	Total Operating Expense	$25,800	$6,158	23.87%	$12,900	($6,742)	$19,642
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 111,030**	**$ 47,167**	**42.48%**	**$ 70,359**	**($8,348)**	**$ 63,863**

Fund Title: General **Department: Public Works**
Fund/Division Number: 4003 **Division: Fleet Maintenace**

	2025/26 Proposed
Budgeted Staffing Level	
Fleet Manager	1
Garage Foreman	1
Auto Mechanic	3
Diesel Mechanic	1
Master Mechanic	2
Senior Storekeeper	1
Service Advisor	1
Total Budgeted Staffing Level	10

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 590,149	$ 260,831	44.20%	$ 295,075	($34,244)	$ 329,318
1030	Accrued Compensation	6,500	4,585	70.54%	3,250	1,335	1,915
1040	Overtime	7,500	2,909	38.79%	3,750	(841)	4,591
2010	FICA Taxes	46,217	20,050	43.38%	23,109	(3,058)	26,167
2020	Retirement Contributions	119,259	53,030	44.47%	59,630	(6,600)	66,230
2030	Life & Health Insurance	119,434	57,792	48.39%	59,717	(1,925)	61,642
2035	Dental Insurance	5,026	2,303	45.83%	2,513	(210)	2,723
2040	Workers' Compensation	16,895	17,590	104.11%	8,448	9,143	(695)
	Total Personnel Services	$ 910,981	$ 419,091	46.00%	$ 455,490	($36,400)	$ 491,890
Operating Expense							
3490	Contractual Fees	$ 4,500	$ 2,066	45.91%	$ 2,250	($184)	$ 2,434
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4020	Travel and Education	0	0	0.00%	0	0	0
4410	Equipment Rental	2,750	1,349	49.05%	1,375	(26)	1,401
4651	Vehicle Parts	12,000	223	1.86%	6,000	(5,777)	11,777
4652	Tires, Tubes, & Batteries	500	396	79.21%	250	146	104
4660	Equipment Maintenance	1,500	0	0.00%	750	(750)	1,500

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General		**Department:**	**Public Works**	
Fund/Division Number: 4003		**Division:**	**Fleet Maintenace**	

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4990	Miscellaneous Expenses	1,000	832	83.24%	500	332	168
5120	EDP Supplies	150	0	0.00%	75	(75)	150
5150	Miscellaneous Equipment Expense	0	0	0.00%	0	0	0
5210	Gas and Oil	7,500	1,461	19.48%	3,750	(2,289)	6,039
5230	Cleaning Supplies	750	492	65.61%	375	117	258
5231	Safety Supplies	1,500	246	16.39%	750	(504)	1,254
5232	Other Supplies	5,000	4,465	89.30%	2,500	1,965	535
5250	Uniforms	7,500	4,161	55.48%	3,750	411	3,339
5260	Expendable Tools	2,000	1,989	99.44%	1,000	989	11
5410	Books,Pubs,Subscriptions & Mbrshp	500	269	53.78%	250	19	231
	Total Operating Expense	$ 47,150	$ 17,949	38.07%	$ 23,575	($5,626)	$ 29,201
Capital Outlay							
6410	Office Equipment & Mach.	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6430	Heavy Equipment & Machinery	0	20,273	0.00%	$ 0	$ 20,273	($20,273)
6440	Other Improvements	0	175	0.00%	0	175	(175)
	Total Capital Outlay	$ 0	$ 20,448	0.00%	$ 0	$ 20,448	($20,448)
	TOTAL APPROPRIATIONS	**$ 958,131**	**$ 457,488**	**47.75%**	**$ 479,065**	**($21,577)**	**$ 500,643**

Fund Title: General | **Dep Department: Public Works**
Fund/Division Number: 4004 | **Div Division: Facilities Maintenace**

	2025/26 Proposed
Budgeted Staffing Level	
Supervisor	1
Facilities Administrative Assistant	1
Foreman II	1
Electrician	1
Facilities Maint Technician	2
Facilities Maint Technician Asst.	3
Facilities Maint Repair Worker	3
Total Budgeted Staffing Level	12

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 650,742	$ 245,188	37.68%	$ 325,371	($80,183)	$ 405,554
1030	Accrued Compensation	5,500	4,094	74.43%	2,750	1,344	1,406
1040	Overtime	7,500	23,668	315.57%	3,750	19,918	(16,168)
2010	FICA Taxes	50,776	21,167	41.69%	25,388	(4,221)	29,609
2020	Retirement Contributions	131,023	55,115	42.06%	65,512	(10,397)	75,908
2030	Life & Health Insurance	143,466	49,923	34.80%	71,733	(21,810)	93,543
2035	Dental Insurance	6,510	2,696	41.41%	3,255	(559)	3,814
2040	Workers' Compensation	21,364	22,243	104.11%	10,682	11,561	(879)
	Total Personnel Services	$ 1,016,881	$ 424,093	41.71%	$ 508,441	($84,347)	$ 592,788
Operating Expense							
3490	Contractual Fees	$ 250,000	$ 103,533	41.41%	$ 125,000	($21,467)	$ 146,467
3495	Temporary Employee Services	15,000	0	0.00%	7,500	(7,500)	15,000
4020	Travel & Education	1,500	0	0.00%	750	(750)	1,500
4410	Equipment Rental	4,000	1,559	38.98%	2,000	(441)	2,441
4610	Building Maintenance	70,000	3,248	4.64%	35,000	(31,752)	66,752
4620	Building Repair Supplies	150,000	37,810	25.21%	75,000	(37,190)	112,190
4630	Air Condition Maintenance	15,000	1,335	8.90%	7,500	(6,165)	13,665

Fund Title: General **Department: Public Works**
Fund/Division Number: 4004 **Division: Facilities Maintenace**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4651	Vehicle Parts	5,000	0	0.00%	2,500	(2,500)	5,000
4652	Tires, Tubes & Batteries	1,000	209	20.87%	500	(291)	791
4680	Radio Maintenance	1,000	0	0.00%	500	(500)	1,000
4990	Miscellaneous Expenses	150	0	0.00%	75	(75)	150
5110	Office Supplies	1,000	35	3.50%	500	(465)	965
5120	EDP Supplies	0	40	0.00%	0	40	(40)
5210	Gas and Oil	23,000	6,078	26.43%	11,500	(5,422)	16,922
5230	Cleaning Supplies	50,000	12,300	24.60%	25,000	(12,700)	37,700
5231	Safety Supplies	1,500	201	13.42%	750	(549)	1,299
5232	Other Supplies	4,000	797	19.93%	2,000	(1,203)	3,203
5250	Uniforms	3,000	2,330	77.68%	1,500	830	670
5260	Expendable Tools	2,500	17	0.68%	1,250	(1,233)	2,483
5310	Paint and Sign Supplies	10,000	980	9.80%	5,000	(4,020)	9,020
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0.00%	0	0	0
	Total Operating Expense	$ 607,650	$ 170,473	28.05%	$ 303,825	($133,352)	$ 437,177
Capital Outlay							
6320	Other Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,624,531**	**$ 594,566**	**36.60%**	**$ 812,266**	**($217,700)**	**$ 1,029,965**

Fund Title: General | **Department: Public Works**
Fund/Division Number: 4005 | **Division: Parks & Grounds**

	2025/26 Proposed
Budgeted Staffing Level	
Supervisor	1
Foreman II	1
Foreman I	4
Equipment Operator III	2
Equipment Operator II	2
Maintenance Worker	5
Chief Tree Trimmer	1
Tree Trimmer	1
Ground Maintenance Specialist	6
Irrigation Specialist	2
Total Budgeted Staffing Level	25

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 1,303,494	$ 527,457	40.46%	$ 651,747	($124,290)	$ 776,037
1030	Accrued Compensation	3,500	2,480	70.86%	1,750	730	1,020
1040	Overtime	25,000	10,864	43.45%	12,500	(1,636)	14,136
2010	FICA Taxes	101,898	40,316	39.56%	50,949	(10,633)	61,582
2020	Retirement Contributions	242,162	97,723	40.35%	121,081	(23,357)	144,438
2030	Life & Health Insurance	281,157	129,347	46.01%	140,579	(11,231)	151,810
2035	Dental Insurance	13,664	6,412	46.93%	6,832	(420)	7,252
2040	Workers' Compensation	39,960	41,604	104.11%	19,980	21,624	(1,644)
	Total Personnel Services	$ 2,010,834	$ 856,203	42.58%	$ 1,005,417	($149,214)	$ 1,154,631
Operating Expense							
3490	Contractual Fees	$ 200,000	$ 52,053	26.03%	$ 100,000	($47,947)	$ 147,947
3495	Temporary Employee Services	30,000	0	0.00%	$ 15,000	($15,000)	$ 30,000
4020	Travel and Education	8,000	250	3.13%	4,000	(3,750)	7,750
4310	Utilities	400,000	126,231	31.56%	200,000	(73,769)	273,769
4410	Equipment Rental	4,000	1,262	31.54%	2,000	(738)	2,738
4650	Vehicle Maintenance	500	175	35.00%	250	(75)	325

Fund Title: General **Department: Public Works**
Fund/Division Number: 4005 **Division: Parks & Grounds**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4651	Vehicle Parts	40,000	5,571	13.93%	$ 20,000	($14,429)	$ 34,429
4652	Tire, Tubes & Batteries	2,500	3,307	132.28%	1,250	2,057	(807)
4990	Miscellaneous Expenses	500	0	0.00%	250	(250)	500
5210	Gas and Oil	75,000	19,213	25.62%	37,500	(18,287)	55,787
5231	Safety Supplies	3,000	509	16.97%	1,500	(991)	2,491
5232	Other Supplies	35,000	6,611	18.89%	17,500	(10,889)	28,389
5241	Horticultural Supplies	50,000	2,956	5.91%	25,000	(22,044)	47,044
5242	Chemicals	10,000	0	0.00%	5,000	(5,000)	10,000
5250	Uniforms	7,000	4,033	57.62%	3,500	533	2,967
5270	Parks Supplies	55,000	13,272	24.13%	27,500	(14,228)	41,728
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	250	(250)	500
	Total Operating Expense	$ 921,000	$ 235,443	25.56%	$ 460,500	($225,057)	$ 685,557
Capital Outlay							
6320	Other Improvements	$ 0	$ 145,714	0.00%	$ 0	$ 145,714	($145,714)
6430	Heavy Equipment	0	41,174	0.00%	$ 0	$ 41,174	($41,174)
6440	Vehicles	0	0	0.00%	0	0	0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 186,888	0.00%	$ 0	$ 186,888	($186,888)
	TOTAL APPROPRIATIONS	**$ 2,931,834**	**$ 1,278,534**	**43.61%**	**$ 1,465,917**	**($187,383)**	**$ 1,653,300**

Fund Title: General **Department: Public Works**
Fund/Division Number: 4006 **Division: Streets**

	2025/26 Proposed
Budgeted Staffing Level	
Supervisor	1
Foreman II	1
Foreman I	2
Equipment Operator IV	1
Equipment Operator III	6
Maintenance Repair Worker	4
Maintenance Worker	2
Sign Maintenance Technician	1
Total Budgeted Staffing Level	18

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 966,186	$ 375,593	38.87%	$ 483,093	($107,500)	$ 590,593
1030	Accrued Compensation	4,500	18,184	404.09%	2,250	15,934	(13,684)
1040	Overtime	35,000	28,472	81.35%	17,500	10,972	6,528
2010	FICA Taxes	76,935	31,137	40.47%	38,468	(7,331)	45,798
2020	Retirement Contributions	171,818	70,220	40.87%	85,909	(15,689)	101,598
2030	Life & Health Insurance	182,713	86,223	47.19%	91,357	(5,133)	96,490
2035	Dental Insurance	8,284	3,827	46.19%	4,142	(315)	4,457
2040	Workers' Compensation	77,941	81,148	104.11%	38,971	42,177	(3,207)
	Total Personnel Services	$ 1,523,377	$ 694,803	45.61%	$ 761,689	($66,885)	$ 828,574
Operating Expense							
3490	Contractual Fees	$ 30,000	$ 4,912	16.37%	$ 15,000	($10,088)	$ 25,088
3495	Temporary Employee Services	0	0	0.00%	0	0	0
4020	Travel & Education	5,000	400	8.00%	2,500	(2,100)	4,600
4110	Communications	0	0	0.00%	0	0	0
4310	Utilities	425,000	112,058	26.37%	212,500	(100,442)	312,942
4320	Street Light Energy	575,000	300,439	52.25%	287,500	12,939	274,561
4410	Equipment Rental	25,000	6,554	26.22%	12,500	(5,946)	18,446
4651	Vehicle Parts	40,000	41,641	104.10%	20,000	21,641	(1,641)
4652	Tires, Tubes & Batteries	2,500	170	6.81%	1,250	(1,080)	2,330

Fund Title: General **Department: Public Works**
Fund/Division Number: 4006 **Division: Streets**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4990	Miscellaneous Expenses	3,500	850	24.30%	1,750	(900)	2,650
5210	Gas and Oil	50,000	19,974	39.95%	25,000	(5,026)	30,026
5231	Safety Supplies	3,000	526	17.52%	1,500	(974)	2,474
5232	Other Supplies	6,000	3,154	52.57%	3,000	154	2,846
5242	Chemicals	1,000	0	0.00%	500	(500)	1,000
5250	Uniforms	2,500	3,356	134.23%	1,250	2,106	(856)
5260	Expendable Tools	3,000	1,843	61.43%	1,500	343	1,157
5310	Paint & Sign Supplies	12,000	2,941	24.51%	6,000	(3,059)	9,059
5330	Surface Patching	18,000	6,567	36.48%	9,000	(2,433)	11,433
5340	Street Supplies	35,000	9,957	28.45%	17,500	(7,543)	25,043
5350	Sidewalk/Curb Supplies	15,000	2,043	13.62%	7,500	(5,457)	12,957
5360	Stormwater Maintenance Supplies	10,000	0	0.00%	5,000	(5,000)	10,000
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	250	(250)	500
	Total Operating Expense	$ 1,262,000	$ 517,384	41.00%	$ 631,000	($113,616)	$ 744,616
Capital Outlay							
6430	Heavy Equipment	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 2,785,377**	**$ 1,212,187**	**43.52%**	**$ 1,392,689**	**($180,501)**	**$ 1,573,190**

Fund Title: General | **Department: Administratice Services/Recreation**
Fund/Division Number: 4504 | **Division: Leisure Services**

	2025/26 Proposed
Budgeted Staffing Level	
Leisure Services Manager	1
Special Events Permit Coordinator	1
Reservation Specialist	1
Programs Coordinator	1
Programs Specialist	1
Tram Operator (PT)	1
Recreation Programs Aide (PT)	1
Total Budgeted Staffing Level	7

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 356,555	$ 107,077	30.03%	$ 178,278	($71,200)	$ 249,478
1030	Accrued Compensation	2,500	0	0.00%	1,250	(1,250)	2,500
1040	Overtime	0	17,036	0.00%	0	17,036	(17,036)
2010	FICA Taxes	27,468	9,060	32.98%	13,734	(4,674)	18,408
2020	Retirement Contributions	70,877	24,560	34.65%	35,438	(10,878)	46,316
2030	Life & Health Insurance	62,154	24,365	39.20%	31,077	(6,712)	37,789
2035	Dental Insurance	2,592	1,051	40.54%	1,296	(245)	1,541
2040	Workers' Compensation	3,867	4,026	104.11%	1,934	2,093	(159)
	Total Personnel Services	$ 526,012	$ 187,175	35.58%	$ 263,006	($75,831)	$ 338,837
Operating Expense							
3490	Contractual Services	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	7,866	0.00%	0	7,866	(7,866)
4020	Travel & Education	7,500	857	11.42%	3,750	(2,893)	6,643
4110	Communications	0	0	0.00%	0	0	0
4120	Postage & Freight	100	60	59.99%	50	10	40
5441	Equipment Rental	5,000	1,710	34.20%	2,500	(790)	3,290
4540	Insurance/Liability & Property	10,000	0	0.00%	5,000	(5,000)	10,000
4560	Insurance/Special Events	16,500	2,796	16.95%	8,250	(5,454)	13,704
4610	Building Maintenance	5,000	0	0.00%	2,500	(2,500)	5,000
4611	Janitorial Services	20,897	962	4.61%	10,449	(9,486)	19,935
4620	Building Supplies	1,000	0	0.00%	500	(500)	1,000
4651	Vehicle Parts	500	1,379	275.88%	250	1,129	(879)
4675	Software Maintenance	1,000	0	0.00%	500	(500)	1,000
4810	Advertising	750	0	0.00%	375	(375)	750
4960	Administrative Charge	15,000	4,554	30.36%	7,500	(2,946)	10,446
4990	Miscellaneous Expenses	1,500	90	6.00%	750	(660)	1,410
4992	Youth Activities	200,000	19,968	9.98%	100,000	(80,032)	180,032

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General	**Department:**	**Administratice Services/Recreation**	
Fund/Division Number: 4504	**Division:**	**Leisure Services**	

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
5110	Office Supplies	3,000	1,549	51.64%	3,000	3,000	3,000
5120	EDP Supplies	500	0	0.00%	250	(250)	500
5150	Misc. Equipment Exp.	1,500	160	10.67%	750	(590)	1,340
5210	Gas & Oil	600	617	102.86%	300	317	(17)
5232	Other Supplies	2,500	126	5.02%	1,250	(1,124)	2,374
5250	Uniforms	1,000	614	61.40%	500	114	386
5410	Books,Pubs,Subscriptions & Mbrshp	500	0	0.00%	250	(250)	500
	Total Operating Expense	$ 294,347	$ 43,308	14.71%	$ 148,674	($100,914)	$ 252,588
Capital Outlay							
6320	Other Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 820,359**	**$ 230,484**	**28.10%**	**$ 411,680**	**($176,745)**	**$ 591,425**

Fund Title: General **Department: Engineering**
Fund/Division Number: 4400 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
City Engineer	1
Asst. City Engineer/Manager	1
Stormwater Engineer Supervisor	1
Projects Coordinator	2
Chief Design Drafter	1
Engineering Inspector Supervisor	1
SMU Technical Assistant/GIS	1
Executive Assistant	1
Traffic Operations Administrator	1
Engineering Services Specialist	1
Total Budgeted Staffing Level	11

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 993,073	$ 424,292	42.73%	$ 496,537	($72,245)	$ 568,781
1030	Accrued Compensation	3,500	1,762	50.35%	1,750	12	1,738
1040	Overtime	5,000	0	0.00%	2,500	(2,500)	5,000
2010	FICA Taxes	77,446	31,765	41.02%	38,723	(6,958)	45,680
2020	Retirement Contributions	169,486	71,339	42.09%	84,743	(13,404)	98,146
2030	Life & Health Insurance	130,510	61,858	47.40%	65,255	(3,397)	68,652
2035	Dental Insurance	5,591	2,659	47.55%	2,796	(137)	2,932
2040	Workers' Compensation	24,356	25,358	104.11%	12,178	13,180	(1,002)
	Total Personnel Services	$ 1,408,961	$ 619,033	43.94%	$ 704,481	($85,448)	$ 789,928
Operating Expense							
3490	Contractual Fees	$ 190,000	$ 32,694	17.21%	$ 95,000	($62,306)	$ 157,306
3492	FDOT/Closed Loop	285,000	66,098	23.19%	142,500	(76,402)	218,902
4010	Car Allowance	10,800	5,400	50.00%	5,400	0	5,400
4020	Travel and Education	1,000	0	0.00%	500	(500)	1,000
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	500	0	0.00%	250	(250)	500

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General **Department: Engineering**
Fund/Division Number: 4400 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
4410	Equipment Rental	8,000	3,499	43.74%	4,000	(501)	4,501
4650	Vehicle Maintenance	500	0	0.00%	250	(250)	500
4651	Vehicle Parts	500	0	0.00%	250	(250)	500
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	500	0	0.00%	250	(250)	500
4810	Advertising	500	0	0.00%	250	(250)	500
4990	Miscellaneous Expenses	100	355	354.96%	50	305	(255)
5110	Office Supplies	4,500	934	20.75%	2,250	(1,316)	3,566
5120	EDP Supplies	100	131	130.96%	50	81	(31)
5210	Gas and Oil	4,500	848	18.85%	2,250	(1,402)	3,652
5231	Safety Supplies	500	258	51.55%	250	8	242
5232	Other Supplies	0	0	0.00%	0	0	0
5250	Uniforms	1,000	1,005	100.53%	500	505	(5)
5260	Expendable Tools	0	0	0.00%	0	0	0
5320	Traffic Signal Materials	80,000	2,818	3.52%	40,000	(37,183)	77,183
5410	Books,Pubs,Subscriptions & Mbrshp	250	484	193.58%	125	359	(234)
	Total Operating Expense	$ 588,250	$ 114,523	19.47%	$ 294,125	($179,603)	$ 473,728
Capital Outlay							
6320	Other Improvements	$ 0	$ 296,976	0.00%	0	296,976	(296,976)
	Total Capital Outlay	$ 0	$ 296,976	0.00%	$ 0	$ 296,976	($296,976)
	TOTAL APPROPRIATIONS	**$ 1,997,211**	**$ 1,030,532**	**51.60%**	**$ 998,606**	**$ 31,926**	**$ 966,680**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salary & Wages	$0	$0	0.00%	$ 0	$ 0	$ 0
1030	Accrued Compensation	0	0	0.00%	0	0	0
2010	FICA Taxes	0	0	0.00%	0	0	0
2020	Retirement/General Members	0	0	0.00%	0	0	0
2025	Retirement/Police Officers	575,000	0	0.00%	287,500	(287,500)	575,000
2030	Life & Health Insurance	175,000	26,488	15.14%	87,500	(61,012)	148,512
	Total Personnel Services	$ 750,000	$ 26,488	3.53%	$ 375,000	($348,512)	$ 723,512
Operating Expense							
3110	Insurance Consultant	$ 25,000	$ 10,463	41.85%	$ 12,500	($2,038)	$ 14,538
3120	Legal Fees	0	0	0.00%	0	0	0
3190	Consultant Fees	5,000	0	0.00%	2,500	(2,500)	5,000
3200	Accounting and Auditing	44,000	8,417	19.13%	22,000	(13,583)	35,583
3490	Contractual Fees	275,000	83,642	30.42%	137,500	(53,858)	191,358
4020	Travel & Education	0	3,722	0.00%	0	3,722	(3,722)
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	25,000	14,543	58.17%	12,500	2,043	10,457
4310	Utilities	575,000	183,701	31.95%	287,500	(103,799)	391,299
4410	Equipment Rental	50,000	0	0.00%	25,000	(25,000)	50,000
4440	Land Lease	5,000	7,983	159.66%	2,500	5,483	(2,983)
4510	Insurance & Fidelity Bond	1,750,000	1,483,757	84.79%	875,000	608,757	266,243
4530	Fla. Unemploy. Comp Fund	7,500	3,610	48.13%	3,750	(140)	3,890
4550	Workers' Comp. Claims	0	0	0.00%	0	0	0
4550	Liability & Property Claims	0	0	0.00%	0	0	0
4590	Property Damage Reimb	5,000	0	0.00%	2,500	(2,500)	5,000
4650	Vehicle Maintenance	50,000	18,720	37.44%	25,000	(6,280)	31,280
4675	Software Maintenance	220,000	79,590	36.18%	110,000	(30,410)	140,410
4710	Reproduction	0	0	0.00%	0	0	0
4810	Advertising	0	0	0.00%	0	0	0
4925	Computer Loans	15,000	4,464	29.76%	7,500	(3,036)	10,536
4936	Emergency Supplies	0	0	0.00%	0	0	0
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4945	Refunds	0	10,885	0.00%	0	10,885	(10,885)
4947	Wellness	0	0	0.00%	0	0	0
4950	Settlements	0	0	0.00%	0	0	0
4960	Administrative Charges	1,700	240	14.12%	850	(610)	1,460

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
4970	Inventory Adjustments	1,000	0	0.00%	500	(500)	1,000
4980	Contingency	0	0	0.00%	0	0	0
4985	Tax Increment Financing	7,097,740	7,310,686	103.00%	3,548,870	3,761,816	(212,946)
4986	Stormwater Fees	91,000	76,018	83.54%	45,500	30,518	14,982
4990	Miscellaneous Expenses	40,000	39,282	98.20%	20,000	19,282	718
4993	Keep Ft. Pierce Beautiful	15,000	8,906	59.37%	7,500	1,406	6,094
5110	Office Supplies	0	0	0.00%	0	0	0
5120	EDP Supplies	0	0	0.00%	0	0	0
5150	Miscellaneous Equipment	0	0	0.00%	0	0	0
5210	Gas & Oil	0	884	0.00%	0	884	(884)
5251	Military Supplies	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	25,000	85,477	341.91%	12,500	72,977	(60,477)
	Total Operating Expense	$ 10,322,940	$ 9,434,989	91.40%	$ 5,161,470	$ 4,273,519	$ 887,951
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6310	Roads & Bridges	0	0	0.00%	0	0	0
6320	Other Improvements	0	463,187	0.00%	0	463,187	(463,187)
6315	Infrastructure Sales Tax Projects	3,000,000	0	0.00%	1,500,000	(1,500,000)	3,000,000
6320	Other Structures & Facilities	1,148,026	0	0.00%	574,013	(574,013)	1,148,026
6410	Office Equipment & Machinery	0	0	0.00%	0	0	0
6420	Furniture & Furnishing	0	0	0.00%	0	0	0
6430	Heavy Equipment	0	0	0.00%	0	0	0
6440	Vehicles	0	137,147	0.00%	0	137,147	(137,147)
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 4,148,026	$ 600,334	14.47%	$ 2,074,013	($1,473,679)	$ 3,547,692
Grants and Aids							
8230	Economic Development Co	$ 62,500	$ 0	0.00%	$ 31,250	($31,250)	$ 62,500
8255	Chamber of Commerce	35,000	35,000	100.00%	17,500	17,500	0
8270	SLC Council on Aging	15,000	15,000	100.00%	7,500	7,500	0
	Special Events:						
8393	Sights & Sounds Parade	15,000	0	0.00%	7,500	(7,500)	15,000
8394	Christmas Decorations	125,000	49,356	39.48%	62,500	(13,145)	75,645
8395	Fireworks	43,000	38,000	88.37%	21,500	16,500	5,000
8392	Miscellaneous Special Events	25,000	46,929	187.71%	12,500	34,429	(21,929)
8396	Mainstreet	50,000	12,500	25.00%	25,000	(12,500)	37,500
8231	Lincoln Park Mainstreet	50,000	12,500	25.00%	25,000	(12,500)	37,500
8399	United For Animals	10,000	10,000	100.00%	5,000	5,000	0
8398	Youth & Crime Prevention Activities	10,000	3,660	36.60%	5,000	(1,340)	6,340
8396	Jazz on Moore's Creek	10,000	0	0.00%	5,000	(5,000)	10,000
8396	Juneteenth Festival	20,000	20,000	100.00%	10,000	10,000	0
8110	Community Housing	125,000	125,000	100.00%	62,500	62,500	0
	Total Grants and Aids	$ 595,500	$ 367,944	61.79%	$ 297,750	$ 70,194	$ 227,557

Fund Title: General **Department: Administrative Services**
Fund/Division Number: 6000 **Division:**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
NON-OPERATING EXPENDITURES							
9179	Debt Service Series 2019	2,293,250	2,293,250	100.00%	1,146,625	1,146,625	0
9176	Debt Service Series 2020A/2014 Energy	734,269	734,269	100.00%	367,134	367,135	(1)
9178	Debt Service Series 2020B/2016 Series	0	0	0.00%	0	0	0
9179	Debt Service Series 2020C/2018 Series	561,724	561,724	100.00%	280,862	280,862	(1)
9180	Capital Leases	1,700,000	648,513	38.15%	850,000	(201,487)	1,051,487
9184	Special Revenue/Police Grant	50,000	209,906	419.81%	25,000	184,906	(159,906)
9176	Special Revenue/103 CDBG	0	0	0.00%	0	0	0
9187	Special Revenue/106 Grants	0	0	0.00%	0	0	0
9197	Half Cent Infrastructure	0	1,418,330	0.00%	0	1,418,330	(1,418,330)
9300	Transfer to Animal Shelter	0	0	0.00%	0	0	0
	Total Non-Operating	$ 5,339,242	$ 5,865,993	109.87%	$ 2,669,621	$ 3,196,372	($526,750)
	TOTAL ADMINISTRATIVE	**$ 21,155,709**	**$ 16,295,748**	**77.03%**	**$ 10,577,854**	**$ 5,717,894**	**$ 4,859,961**
TOTAL GENERAL FUND APPROPRIATIONS		**$ 67,787,211**	**$ 37,166,662**	**54.83%**	**$ 33,909,450**	**$ 3,275,359**	**$ 30,622,098**

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-3005 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Interfund Grants							
331 20 16	COPS-CHRP	$ 0	0	0.00%	$ 0	$ 0	$ 0
331 20 59	FDLE 2013-JAGC - STLU-1-D7 - 180	0	0	0.00%	0	0	0
331 20 30	VOCA	147,662	$ 41,661	28.21%	73,831	(32,170)	106,001
331 20 35	OJP Bullet Proof Vests	0	0	0.00%	0	0	0
331 20 37	OJP Bullet Proof Vests '23	28,900	0	0.00%	14,450	(14,450)	28,900
331 20 38	OJP Bullet Proof Vests '24	24,300	0	0.00%	12,150	(12,150)	24,300
331 20 50	IRSC-College Policing	94,000	23,500	25.00%	47,000	(23,500)	70,500
	FDLE JAG	0	0	0.00%	0	0	0
331 20 59	FDLE 2020-JAGC-STLU	0	0	0.00%	0	0	0
331 21 00	Other Federal Grants	0	0	0.00%	0	0	0
334 20 66	FDOT Grant	20,000	0	0.00%	10,000	(10,000)	20,000
334 20 61	OJP Bullet Proof Vests	0	0	0.00%	0	0	0
334 20 62	Jag Bryne	0	0	0.00%	0	0	0
334 90 00	PSN22	0	0	0.00%	0	0	0
334 90 00	PSN23	181,338	27,221	15.01%	90,669	(63,448)	154,117
334 90 66	DOJ BJA FY '21 Byrne Grant Countyshare	0	0	0.00%	0	0	0
334 90 00	JABC - STILU - 078	0	0	0.00%	0	0	0
334 90 00	DOJ JAG Shared w/SLC	35,000	0	0.00%	17,500	(17,500)	35,000
334 90 00	FDLE Human Trafficking	0	0	0.00%	0	0	0
334 90 00	DOJ JAG 25 Grant	20,000	0	0.00%	10,000	(10,000)	20,000
334 90 00	FDLE NIBRIS Grant	0	0	0.00%	0	0	0
334 90 00	FDLE Project Safe Neighborhood	0	0	0.00%	0	0	0
334 90 00	Other State Grants	0	(32,352)	100.00%	0	(32,352)	32,352
334 90 00	COPS MiCRO23	0	0	0.00%	0	0	0
334 90 00	COPS Micro 24	0	0	0.00%	0	0	0
	Total Interfund Grants	$ 551,200	$ 60,031	10.89%	$ 275,600	($215,569)	$ 491,169
Miscellaneous Revenue							
361 10 00	Interest on Investments	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
366 90 00	Other Contribution/Donation	0	0	0.00%	0	0	0
369 40 00	Reimb.-Contract Svcs.	0	0	0.00%	0	0	0
	Total Miscellaneous Revenues	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Interfund Transfers							
381 01 00	Transfer from General (Grant)	$50,000	0	0.00%	$ 25,000	($25,000)	$ 50,000
381 91 0	FPRA	0	$ 0	0.00%	0	0	0
	Total Interfund Transfers	$ 50,000	$ 0	$ 0	$ 25,000	($25,000)	$ 50,000
	TOTAL RESOURCES	**$ 601,200**	**$ 60,031**	**9.99%**	**$ 300,600**	**($240,569)**	**$ 541,169**

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-3005 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Victim Advocate Lead	1
Victim Assistant	2
Police Officer	1
Rich House Counselor	2
Police Crime Analyst	0
Total Budgeted Staffing Level	6

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 257,297	$ 49,703	19.32%	$ 128,649	($78,946)	$ 207,594
1020	Incentive Pay	0	0	0.00%	0	0	0
1040	Overtime	5,000	16,485	329.70%	2,500	13,985	(11,485)
1050	Holiday Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	20,065	5,180	25.81%	10,033	(4,853)	14,886
2020	Retirement/General	40,074	12,943	32.30%	20,037	(7,094)	27,131
2020	Retirement/Police	12,083	0	0.00%	6,042	(6,042)	12,083
2030	Life & Health Insurance	21,020	515	2.45%	10,510	(9,995)	20,505
2035	Dental Insurance	848	16	1.94%	424	(408)	832
2040	Workers' Compensation	2,421	2,521	104.11%	1,211	1,310	(100)
	Total Personnel Services	$ 358,808	$ 87,363	24.35%	$ 179,404	($92,042)	$ 271,446
Operating Expense							
3190	Consultant Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3490	Misc. Contractual Fees	0	0	0.00%	0	0	0
4020	Travel and Education	0	0	0.00%	0	0	0
4110	Communications	0	0	0.00%	0	0	0
4410	Equipment Rental	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4830	Public Relations	0	0	0.00%	0	0	0
4990	Misc. Expenses	6,740	480	7.12%	3,370	(2,890)	6,260
4945	Refunds	0	0	0.00%	0	0	0
4999	Unallocated	117,886	0	0.00%	58,943	(58,943)	117,886

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-3005 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, cont'd.							
5110	Office Supplies	0	0	0.00%	$ 0	$ 0	$ 0
5150	Misc. Equipment	0	0	0.00%	0	0	0
5250	Uniforms	0	0	0.00%	0	0	0
5251	Military Supplies	58,739	11,763	20.03%	29,370	(17,606)	46,976
5430	Law Enforcement Education	0	0	0.00%	0	0	0
	Total Operating Expense	$ 183,365	$ 12,243	6.68%	$ 91,683	($79,439)	$ 171,122
Capital Outlay							
6410	Office Equip & Machinery	$ 147,027	$ 104,299	70.94%	$ 73,514	$ 30,786	$ 42,728
6420	Furniture & Fixtures	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 147,027	$ 104,299	70.94%	$ 73,514	$ 30,786	$ 42,728
Transfers							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
9111	Transfer to Police FPRA	0	0	0.00%	0	0	0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 689,200**	**$ 203,905**	**29.59%**	**$ 344,600**	**($140,695)**	**$ 485,295**

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-3005 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Interfund Grants							
331 20 16	COPS Hiring Grant-202	$ 0	$ 0	0.00%	0	0	0
334 90 00	American Rescue Plan	0	0	0.00%	0	0	0
	Total Interfund Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Interfund Transfers							
381 91 0	FPRA	$ 1,104,514	$ 411,749	37.28%	552,257	(140,508)	692,765
	Total Interfund Transfers	$ 1,104,514	$ 411,749	37.28%	$ 552,257	($140,508)	$ 692,765
	TOTAL RESOURCES	**$ 1,104,514**	**$ 411,749**	**37.28%**	**$ 552,257**	**($140,508)**	**$ 692,765**

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-3007 **Division:**

	2025/26 Proposed
Budgeted Staffing Level	
Police Officer	10
Total Budgeted Staffing Level	10

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 705,380	$ 210,625	29.86%	$ 352,690	($142,065)	$ 494,755
1020	Incentive Pay	10,000	8,911	89.11%	5,000	3,911	1,089
	Housing Allowance	0	1,500	100.00%	0	1,500	(1,500)
1030	Accrued Compensation	5,000	3,849	76.98%	2,500	1,349	1,151
1040	Overtime	25,000	26,333	105.33%	12,500	13,833	(1,333)
1050	Holiday Overtime	15,000	22,913	152.75%	7,500	15,413	(7,913)
2010	FICA Taxes	58,169	20,823	35.80%	29,085	(8,262)	37,346
2020	Retirement/Police	154,965	55,938	36.10%	77,483	(21,545)	99,027
2030	Life & Health Insurance	89,041	30,969	34.78%	44,521	(13,552)	58,072
2035	Dental Insurance	5,006	1,837	36.70%	2,503	(666)	3,169
2040	Workers' Compensation	23,953	24,938	104.11%	11,977	12,962	(985)
	Total Personnel Services	$ 1,091,514	$ 408,635	37.44%	$ 545,757	($137,122)	$ 682,879
Operating Expense							
3190	Consultant Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3490	Misc. Contractual Fees	0	0	0.00%	0	0	0
4020	Travel and Education	0	0	0.00%	0	0	0
4110	Communications	5,000	0	0.00%	2,500	(2,500)	5,000
4675	Software Maintenance	0	0	0.00%	0	0	0
4945	Refunds	0	0	0.00%	0	0	0
4990	Misc. Expenses	0	0	0.00%	0	0	0
4999	Unallocated	0	0	0.00%	0	0	0

Fund Title: Restricted Fund **Department: Police Grants**
Fund/Division Number: 101-0000 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, cont'd.							
5110	Office Supplies	0	0	0.00%	$ 0	$ 0	$ 0
5250	Uniforms	6,000	2,850	47.50%	3,000	(150)	3,150
5251	Military Supplies	2,000	0	0.00%	1,000	(1,000)	2,000
5430	Law Enforcement Education	0	0	0.00%	0	0	0
	Total Operating Expense	$ 13,000	$ 2,850	21.92%	$ 6,500	($3,650)	$ 10,150
Capital Outlay							
6410	Office Equip & Machinery	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6440	Vehicles	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Transfers							
9111	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,104,514**	**$ 411,485**	**37.25%**	**$ 552,257**	**($140,772)**	**$ 693,029**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Community Redevelopment **Department: Community Redevelopment**
Fund/Division Number: 104-0000 **Division: FPRA**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Taxes							
311 10	Ad Valorem Taxes	$ 14,275,325	$ 14,621,372	102.42%	$ 7,137,663	$ 7,483,710	($346,047)
	Total Taxes	$ 14,275,325	$ 14,621,372	102.42%	$ 7,137,663	$ 7,483,710	($346,047)
Licenses and Permits							
329 20	Lot Clearing Permits	$ 0	($323)	100.00%	$ 0	($323)	$ 323
	Total Licenses and Permits	$ 0	($323)	100.00%	$ 0	($323)	$ 323
Intergovernmental							
343 91	Admin Charge - Liens	$2,300	($100)	-4.35%			
347 54	Marina Dockage	5,000	0	0.00%	$ 2,500	($2,500)	$ 5,000
384 90	Other Grants	0	0	0.00%	0	0	0
	Total Intergovernmental	$ 7,300	($100)	-1.37%	$ 2,500	($2,500)	$ 5,000
Miscellaneous Revenue							
361 10	Interest on Investments	$ 500	$ 20,153	4030.54%	$ 250	$ 19,903	($19,653)
362 14	Leases	370,000	182,298	49.27%	185,000	(2,702)	187,702
325 10	Liens	1,000	(5,413)	-541.32%	500	(5,913)	6,413
369 31	Reimburse of Expenditures	0	76,250	100.00%	0	76,250	(76,250)
369 45	Sale of Surplus Land	0	0	0.00%	0	0	0
369 90	Other Misc. Revenues	0	0	0.00%	0	0	0
	Total Miscellaneous Revenues	$ 371,500	$ 273,287	73.56%	$ 185,750	$ 87,537	$ 98,213
Transfers							
	Transfer from General Fund	$ 0	$ 209,906	100.00%	$ 0	$ 209,906	($209,906)
	Transfer from Construction Fund	0	0	0.00%	0	0	0
	Transfer from Police Grants Fund	0	0	0.00%	0	0	0
	Transfer from Restricted Fund	0	0	0.00%	0	0	0
	Total Transfers	$ 0	$ 209,906	0.00%	$ 0	$ 209,906	($209,906)
	Total Revenues	**$ 14,654,125**	**$ 15,104,142**	103.07%	**$ 7,325,913**	**$ 7,778,330**	**($452,740)**
Fund Balance Appropriation			0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 14,654,125**	**$ 15,104,142**	**103.07%**	**$ 7,325,913**	**$ 7,778,330**	**($452,740)**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Community Redevelopment		**Department:**	**Community Redevelopment**
Fund/Division Number: 104-0000		**Division:**	**FPRA**

	2025/26 Proposed
Budgeted Staffing Level	
Total Budgeted Staffing Level	0

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
Total Personnel Services		$ 0	$ 0	0.00%	0	0	0
Operating Expense							
3120	Legal Fees	$ 15,000	$ 14,148	94.32%	$ 7,500	$ 6,648	$ 853
3190	Consultant Fees	100,000	77081	77.08%	50,000	27,081	22,919
3200	Accounting & Auditing	8,000	1,626	20.32%	4,000	(2,374)	6,374
3440	Demolition	0	0	0.00%	0	0	0
3468	Marina Operation	0	0	0.00%	0	0	0
3490	Contractual Fees	800,000	290,236	36.28%	400,000	(109,764)	509,764
4020	Travel & Education	0	1,019	0.00%	0	1,019	(1,019)
4110	Communications	0	0	0.00%	0	0	0
4120	Freight and Postage	500	21	4.23%	250	(229)	479
4310	Utilities	40,000	25,189	62.97%	20,000	5,189	14,811
4410	Equipment Rental	0	378	0.00%	0	378	(378)
4430	Land Lease	125,000	(19,882)	-15.91%	62,500	(82,382)	144,882
4510	Insurance	225,000	150,002	66.67%	112,500	37,502	74,999
4620	Site Maintenance	75,000	6,924	9.23%	37,500	(30,576)	68,076
4650	Vehicle Maintenance	0	0	0.00%	0	0	0
4651	Vehicle Parts	0	0	0.00%	0	0	0
4675	Software Maintenance	0	0	0.00%	0	0	0
4720	Outside Printing	2,000	0	0.00%	1,000	(1,000)	2,000
4810	Advertising	1,000	248	24.82%	500	(252)	752

Fund Title: Community Redevelopment **Department: Community Redevelopment**
Fund/Division Number: 104-0000 **Division: FPRA**

		2025/26 Proposed	FYTD Actual	Yr. Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense, cont'd							
4911	Loan Interest	0	0	0.00%	0	0	0
4940	Bad Debts	0	0	0.00%	0	0	0
4960	Administrative Fees	186,500	94,212	50.52%	93,250	962	92,288
4980	Contingency	1,298,106	0	0.00%	649,053	(649,053)	1,298,106
4985	Real Estate Taxes	50,000	48,304	96.61%	25,000	23,304	1,696
4990	Miscellaneous Expenses	0	88	0.00%	0	88	(88)
5110	Office Supplies	0	0	0.00%	0	0	0
5120	EDP Supplies	0	0	0.00%	0	0	0
5210	Gas and Oil	1,000	0	0.00%	500	(500)	1,000
5410	Books, Pubs, Subscriptions & Mbrshp	0	0	0.00%	0	0	0
	Total Operating Expense	$ 2,927,106	$ 689,593	23.56%	$ 1,463,553	($773,960)	$ 2,237,513
Capital Outlay							
6100	Land	$ 0	$ 5,000	0.00%	$ 0	$ 5,000	($5,000)
6200	Buildings	150,000	131,358	87.57%	75,000	56,358	18,642
6310	Roads & Bridges	1,000,000	42,235	4.22%	500,000	(457,765)	957,765
6320	Other improvements	825,000	204,978	24.85%	412,500	(207,522)	620,022
6410	Office Equip & Machinery	0	0	0.00%	0	0	0
6440	Office Equip & Machinery/Vehicle	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 1,975,000	$ 383,571	0.00%	$ 987,500	($603,929)	$ 1,591,429
Other Programs & Projects							
8340	Other Grants & Aids	$ 450,000	$ 35,000	7.78%	$ 225,000	($190,000)	$ 415,000
8347	School Resorce Officers	350,000	309,088	88.31%	175,000	134,088	40,912
8348	Community Policing	500,000	0	0.00%	250,000	(250,000)	500,000
8392	Youth Activities	100,000	0	0.00%	50,000	(50,000)	100,000
	Total Programs & Projects	$ 1,400,000	$ 344,088	24.58%	$ 700,000	($355,912)	$ 1,055,912
Transfers							
9131	Construction Fund	0	5,477,451	100.00%	0	5,477,451	(5,477,451)
9118	Debt Service 2015A	1,625,480	1,625,480	100.00%	812,740	812,740	0
9131	Debit Service 2019	2,063,925	2,063,925	100.00%	1,031,963	1,031,963	0
9120	Debt Service 2021	831,200	831,200	100.00%	415,600	415,600	0
9166	Sunrise Theatre	500,000	0	0.00%	250,000	(250,000)	500,000
9110	General	2,226,900	2,515,551	112.96%	1,113,450	1,402,101	(288,651)
9184	Special Revenue Fund	0	0	0.00%	0	0	0
9188	HUD Grants	0	0	0.00%	0	0	0
9189	Police Grants/FPRA	1,104,514	411,749	37.28%	552,257	(140,508)	692,765
	Total Transfers	$ 8,352,019	$ 12,925,356	154.76%	$ 4,176,010	$ 8,749,347	($4,573,337)
	TOTAL APPROPRIATIONS	**$ 14,654,125**	**$ 14,342,609**	**97.87%**	**$ 7,327,063**	**$ 7,015,546**	**$ 311,516**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Department of Urban Redevelopment **Department: CDBG & SHIP**
Fund/Division Number: 103 & 105 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
CDBG REVENUE							
331 90	Entitlement Grant	$ 574,680	$ 0	0.00%	$ 287,340	($287,340)	$ 574,680
334 50	Program Income	0	0	0.00%	0	0	0
361 39	Other Interest Earnings	0	0	0.00%	0	0	0
366 00	Contributions from Private Sources	0	0	0.00%	0	0	0
369 31	Reimbursement of Expenditures	0	0	0.00%	0	0	0
	CDBG Carry Over Funding	2,076,108	583,314	28.10%	1,038,054	(454,740)	1,492,794
	CDBG COVID Carry Over Funding	228,393	228,393	100.00%	114,197	114,197	0
	Total REVENUE	**$ 2,879,181**	**$ 811,707**	**28.19%**	**$ 1,439,591**	**($627,883)**	**$ 2,067,474**
TRANSFERS							
369 41	Contractual Svc./CDBG	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
369 42	Contractual Svc./SHIP	0	0	0.00%	0	0	0
369 43	Contractual Svc./Grants Admin.	0	0	0.00%	0	0	0
369 30	Settlement	0	0	0.00%	0	0	0
381 10	Transfer from General	434,383	0	0.00%	217,192	(217,192)	434,383
381 11	Transfer from FPRA	0	0	0.00%	0	0	0
	Total TRANSFERS	**$ 434,383**	**$ 0**	**0.00%**	**$ 217,192**	**($217,192)**	**$ 434,383**
	Total CDBG REVENUE	**$ 3,313,564**	**$ 811,707**	**24.50%**	**$ 1,656,782**	**($845,075)**	**$ 2,501,857**

Fund Title: Department of Urban Redevelopment **Department: CDBG & SHIP**
Fund/Division Number: 103 & 105 **Division:**

	2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Budgeted Staffing Level						
Grants Administration Manager	1					
Grants Writer	1					
Community Resource Specialist	1					
Reporting & Grants Specialist	1					
Administrative Assistant	1					
Total Budgeted Staffing Level	**5**					

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
1030	Accrued Compensation	0	0	0.00%	0	0	0
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	0	0	0.00%	0	0	0
2020	Retirement	0	0	0.00%	0	0	0
2030	Life & Health Insurance	0	0	0.00%	0	0	0
2035	Dental Insurance	0	0	0.00%	0	0	0
2040	Workers' Compensation	0	0	0.00%	0	0	0
	Total Personnel Services	**$ 0**	**$ 0**	**0.00%**	**$ 0**	**$ 0**	**$ 0**
CDBG Department Expenditures							
	Administrative						
3200	Accounting & Auditing	$ 890	$ 170	19.13%	$ 445	($275)	$ 720
3495	Administrative-Contractual	0	0	0.00%	0	0	0
4960	Administrative Expenses	250,000	9,448	3.78%	125,000	(115,552)	240,552
	Rehabilitation Department						
83 10	Housing Rehabilitation	$ 0	$ 0	0.00%	0	0	0
83 30	Senior Citizens Housing	0	0	0.00%	0	0	0
83 40	Other Grants & Aids	890	0	0.00%	445	(445)	890
83 45	Weatherization	0	0	0.00%	0	0	0
	Neighborhood Revitalization						
83 80	Lincoln Park Mainstreet	$ 0	$ 0	0.00%	0	0	0
83 80	Fort Pierce Mainstreet	0	0	0.00%	0	0	0
83 83	Lincoln Park/Orange Ave. Business Dev	0	0	0.00%	0	0	0
83 86	Local Art/Cultural Heritage	0	0	0.00%	0	0	0
86 86	FPAT	0	0	0.00%	0	0	0
83 87	Commercial Facades	0	0	0.00%	0	0	0
	Economic Development						
83 88	Micro-Bus/Economic Development	$ 0	$ 0	0.00%	0	0	0
83 88	Job Fair & Lincoln Park Business Expo	0	0	0.00%	0	0	0

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Department of Urban Redevelopment **Department: CDBG & SHIP**
Fund/Division Number: 103 & 105 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
	Public Service						
83 97	Public Facility Improvements	$ 0	$ 678	100.00%	0	678	(678)
83 97	Public Amenities	0	0	0.00%	0	0	0
83 88	Public Service Agencies	33,877	0	0.00%	16,939	(16,939)	33,877
8426	Rapid Rehousing	0	0	0.00%	0	0	0
	Total Operating Expenditures	**$ 285,657**	**$ 10,297**	3.60%	$ 16,939	($16,260)	$ 275,360
	Grants-Programs & Projects						
83 10	Housing Rehabilitation (Roll-over)	1,100,000	$ 62,354	5.67%	$ 550,000	($487,646)	$ 1,037,646
83 40	Other Grants & Aid	1,414,574	392,196	27.73%	707,287	(315,091)	1,022,378
83 83	Micro-Bus/Economic Development	0	0	0.00%	0	0	0
83 86	Local Art/Cultural Heritage	0	0	0.00%	0	0	0
83 98	Public Service	0	0	0.00%	0	0	0
83 99	COVID19 Projects	228,393	0	0.00%	114,197	(114,197)	228,393
	Administrative Expenses	284,940	0	0.00%	142,470	(142,470)	284,940
	Total Roll-Over Expenditures	**$ 3,027,907**	**$ 454,550**	15.01%	$ 1,530,892	($1,075,664)	$ 2,573,357
	Capital						
63 10	Road & Bridge Improvement	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
63 20	Other Improvements	0	0	0.00%	0	0	0
64 10	Office Equipment & Machinery	0	0	0.00%	0	0	0
64 45	Other Equipment	0	0	0.00%	0	0	0
99 99	Unencumbered	0	0	0.00%	0	0	0
	Total Capital	**$ 0**	**$ 0**	0.00%	$ 1,787,559	($1,332,331)	$ 0
	TOTAL CDBG APPROPRIATIONS	**$ 3,313,564**	**$ 464,847**	**14.03%**	**$ 3,335,389**	**($2,424,255)**	**$ 2,848,717**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Department of Urban Redevelopment **Department: CDBG & SHIP**
Fund/Division Number: 103 & 105 **Division:**

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
SHIP REVENUES							
344 90	SHIP	$ 356,368	$ 246,092	69.06%	$ 178,184	$ 67,908	$ 110,276
334 50	Program Income	500	300	60.00%	250	50	200
361 10	Interest on Investments	100	1,739	1739.29%	50	1,689	(1,639)
369 90	Other Misc. Revenues	0	0	0.00%	0	0	0
381 90	Program Income HHR	0	0	0.00%	0	0	0
	Carry Over Funding	0	0	0.00%	0	0	0
	Total SHIP Revenue	**$ 356,968**	**$ 248,131**	**69.51%**	$ 5,301,432	($3,686,938)	$ 108,837
SHIP EXPENDITURES							
Total Operating Expenses		$ 35,637	$ 14,356	40.28%	$ 17,819	($3,462)	$ 21,281
Housing Rehabilitation		$ 171,331	$ 119,921	69.99%	$ 85,666	$ 34,256	$ 51,410
DownPayment Assistance		150,000	100,028	66.69%	75,000	25,028	49,972
	TOTAL SHIP APPROPRIATIONS	**$ 356,968**	**$ 234,305**	**65.64%**	**$ 5,480,216**	**($3,629,378)**	**$ 122,663**

Fund Title: Department of Urban Redevelopment **Grant Administration**
Fund/Division Number: 106

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
334 505	State Reach Grant	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
334 510	Disaster Relief	0	0	0.00%	0	0	0
334 513	Program Income	23,919	6,688	27.96%	11,960	(5,272)	17,231
	Total Intergovernmental	**$ 23,919**	$ 6,688	27.96%	$ 11,960	($5,272)	$17,231
Miscellaneous Revenue							
361 100	Interest on Investments	$ 243	$ 420	172.80%	$ 122	$ 298	($177)
361 103	HHRP Loan	0	0	0.00%	0	0	0
369 904	Reimb. Of Expenditures	0	0	0.00%	0	0	0
369 908	Other Misc. Revenues	0	0	0.00%	0	0	0
334 553	Carry Forward Funding	478,338	0	0.00%	239,169	(239,169)	478,338
	Total Miscellaneous Revenues	$ 478,581	$ 420	0.09%	$ 239,291	($238,871)	$ 478,161
Interfund Transfers							
381 10	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 91	FPRA	0	0	0.00%	0	0	0
	Total Interfund Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Revenues	**$ 502,500**	**$7,108**	**1.41%**	**$ 251,250**	**($244,142)**	**$ 495,392**

Fund Title: Department of Urban Redevelopment **Grant Administration**
Fund/Division Number: 106

	2025/26 Proposed
Budgeted Staffing Level	
Lincoln Park Revitalization Coordinator	0
Total Budgeted Staffing Level	**0**

	2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services						
10 10 Salaries and Wages	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
10 30 Accrued Compensation	0	0	0.00%	0	0	0
10 40 Overtime	0	0	0.00%	0	0	0
20 10 FICA Taxes	0	0	0.00%	0	0	0
20 20 Retirement	0	0	0.00%	0	0	0
20 30 Life & Health Insurance	0	0	0.00%	0	0	0
20 35 Dental Insurance	0	0	0.00%	0	0	0
20 40 Workers' Compensation	0	0	0.00%	0	0	0
Total Personnel Services	**$ 0**	**$ 0**	**0.00%**	**$ 0**	**$ 0**	**$ 0**
Operating Expense						
3120 Legal Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
4020 Travel & Education	0	0	0.00%	0	0	0
4120 Freight and Postage	100	0	0.00%	50	(50)	100
4810 Advertising	0	0	0.00%	0	0	0
4960 Administrative Fees	2,400	0	0.00%	1,200	(1,200)	2,400
4965 Escrow Expenses	0	0	0.00%	0	0	0
4990 Miscellaneous Expenses	0	0	0.00%	0	0	0
Programs & Projects	0	0	0.00%	0	0	0
Total Operating Expense	$ 2,500	$ 0	**0.00%**	$ 1,250	**($1,250)**	$ 2,500
Interfund Transfers						
Transfer to CDBG	$ 500,000	$ 0	0.00%	$ 250,000	($250,000)	$ 500,000
Transfer to SHIP	0	0	0.00%	0	0	0
Total Interfund Transfers	$ 500,000	$ 0	**0.00%**	$ 250,000	($250,000)	$ 500,000
TOTAL APPROPRIATIONS	**$ 502,500**	**$ 0**	**0.00%**	**$ 251,250**	**($251,250)**	**$ 502,500**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Marina Fund
Fund/Division Number: 401-0000

		2025/26 Proposed	FYTD Actual	Yr Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 50	Disaster Relief/Federal	$0	$0	0.00%	$ 0	$ 0	$ 0
334 39	Physical Environmental Grant	243,750	0	0.00%	121,875	(121,875)	243,750
334 50	Disaster Relief/State	0	0	0.00%	0	0	0
	Total Grants	$ 243,750	$ 0	0.00%	$ 121,875	($121,875)	$ 243,750
Charges for Services							
347 54	Dockage	$ 1,800,000	$ 1,079,269	59.96%	$ 900,000	$ 179,269	$ 720,731
347 55	Transient Dockage	1,250,000	591,992	47.36%	625,000	(33,008)	658,008
	Total Charges for Services	$ 3,050,000	$ 1,671,260	54.80%	$ 1,525,000	$ 146,260	$ 1,378,740
Miscellaneous Revenue							
361 10	Interest Earnings	$ 2,500	$ 3,479	139.17%	$ 1,250	$ 2,229	($979)
361 50	Other Investment Interest	0	0	0.00%	0	0	0
362 14	Crabby's Lease	280,000	60	0.02%	140,000	(139,940)	279,940
362 15	Leases	3,500	128,173	3662.09%	1,750	126,423	(124,673)
369 00	Settlement of Claims	0	0	0.00%	0	0	0
369 04	Reimburse of Expenditures	0	0	0.00%	0	0	0
369 10	Utility Fees	65,000	45,529	70.04%	32,500	13,029	19,471
369 19	Soda, Candy & Ice Sales	210,000	108,199	51.52%	105,000	3,199	101,801
369 30	Electric Utility Sales	150,000	96,729	64.49%	75,000	21,729	53,271
369 41	Gas and Oil Sales	1,800,000	734,303	40.79%	900,000	(165,697)	1,065,697
369 47	Late Payment Charges	3,500	160	4.57%	1,750	(1,590)	3,340
369 49	Laundry	0	7,560	100.00%	0	7,560	(7,560)
369 50	Live Aboards	80,000	62,152	77.69%	40,000	22,152	17,848
369 90	Other Miscellaneous Revenues	34,000	13,340	39.24%	17,000	(3,660)	20,660
	Total Miscellaneous Revenue	$ 2,628,500	$ 1,199,685	45.64%	$ 1,314,250	($114,565)	$ 1,428,815
	Total Revenue	$ 5,922,250	$ 2,870,945	48.48%	$ 2,961,125	($90,180)	$ 3,051,305
	Appropriated Retained Earnings	1,826,927	0	0.00%	913,464	(913,464)	1,826,927
	TOTAL RESOURCES	**$ 7,749,177**	**$ 2,870,945**	**37.05%**	**$ 3,874,589**	**($1,003,643)**	**$ 4,878,232**

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

	2025/26 Proposed
Budgeted Staffing Level	
Marina Manager	1
Senior Accounting Analyst	1
Operations Supervisor	1
Assistant Dockmaster	2
Marina Concierge Retailer	1
Executive Assistant/Asst. Concierge Retailer	1
Storekeeper (FT)	1
Marine Waterways Enforcement Officer	2
Maintenance Technician	1
Total Budgeted Staffing Level	11

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 685,249	$ 237,557	34.67%	$ 0	$ 237,557	$ 447,692
1030	Accrued Compensation	3,500	1,978	56.52%	0	1,978	1,522
1040	Overtime	5,000	622	12.44%	0	622	4,378
2010	FICA Taxes	53,485	18,301	34.22%	0	18,301	35,184
2020	Retirement Contributions	95,945	28,676	29.89%	0	28,676	67,269
2030	Life & Health Insurance	108,936	49,002	44.98%	0	49,002	59,934
2035	Dental Insurance	4,722	2,060	43.63%	0	2,060	2,662
2040	Workers' Comp.	19,252	20,044	104.11%	0	20,044	(792)
	Total Personnel Services	$ 976,089	$ 358,241	36.70%	$ 0	$ 358,241	$ 617,848
Operating Expense							
3120	Legal Fees	$ 3,000	$ 0	0.00%	$ 0	$ 0	$ 3,000
3190	Consulting Fees	500,000	700	0.14%	0	700	499,300
3200	Accounting & Auditing	3,255	623	19.13%	0	623	2,632
3490	Misc. Contract Services	50,000	0	0.00%	0	0	50,000
3495	Temp Employee Svc	435,000	171,622	39.45%	0	171,622	263,378
4010	Car Allowance	5,400	2,700	50.00%	0	2,700	2,700
4020	Travel & Education	22,000	6,341	28.82%	0	6,341	15,659
4110	Communications	30,000	8,848	29.49%	0	8,848	21,152
4120	Freight and Postage	1,500	641	42.75%	0	641	859
4310	Utilities	175,000	67,733	38.70%	0	67,733	107,267
4410	Equipment Rental	4,500	1,317	29.27%	0	1,317	3,183
4430	Land Lease	50,000	3,788	7.58%	0	3,788	46,212

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

Operating Expense contd.

4510	Insurance & Fidelity Bond	800,000	79,828	9.98%	0	79,828	720,172
4540	FLC Liability & Property	70,000	63,104	90.15%	0	63,104	6,896
4610	Building Maintenance	15,000	2,306	15.38%	0	2,306	12,694
4620	Restroom/Laundry Maint.	7,500	2,596	34.62%	0	2,596	4,904
4630	Pier Maintenance	45,000	23,558	52.35%	0	23,558	21,442
4650	Vehicle Maintenance	2,500	0	0.00%	0	0	2,500
4651	Vehicle Parts	700	54	7.71%	0	54	646
4660	Equipment Maintenance	15,000	3,678	24.52%	0	3,678	11,322
4670	Computer Maintenance	2,500	0	0.00%	0	0	2,500
4675	Software Maintenance	42,000	68,103	162.15%	0	68,103	(26,103)
4710	Reproduction	1,500	0	0.00%	0	0	1,500
4810	Advertising	35,000	14,646	41.85%	0	14,646	20,354
4920	Cost of Goods Sold Fuel	1,350,000	627,451	46.48%	0	627,451	722,549
4930	Cost of Goods Sold	110,000	75,393	0.00%	0	75,393	34,607
4935	Disaster Charges	5,000	523	10.45%	0	523	4,477
4950	Settlement of Claims	0	0	0.00%	0	0	0
4960	Administrative Charges	250,000	170,793	68.32%	0	170,793	79,207
4970	Inventory Adjustment	2,500	0	0.00%	0	0	2,500
4975	Taxes	20,000	63,259	316.30%	0	63,259	(43,259)
4990	Miscellaneous Expense	5,000	2,139	42.77%	0	2,139	2,861
5110	Office Supplies	7,500	5,662	75.50%	0	5,662	1,838
5120	EDP Supplies	500	280	55.99%	0	280	220
5150	Misc. Equipment	20,500	800	3.90%	0	800	19,700
5210	Gas and Oil	5,000	756	15.12%	0	756	4,244
5230	Cleaning Supplies	16,000	3,616	22.60%	0	3,616	12,384
5231	Safety Supplies	1,500	601	40.06%	0	601	899
5232	Other Supplies	1,000	1,079	107.92%	0	1,079	(79)
5241	Horticultural Supplies	3,500	0	0.00%	0	0	3,500
5250	Uniforms	2,500	0	0.00%	0	0	2,500
5260	Expendable Tools	2,500	2,030	81.19%	0	2,030	470
5410	Books,Pubs,Subscriptions&Mbrshp	1,500	300	20.00%	0	300	1,200
5900	Depreciation	1,101,700	567,563	51.52%	0	567,563	534,137
	Total Operating Expense	$ 5,222,555	$ 2,044,430	39.15%	$ 0	$ 2,044,430	$ 3,178,124

Fund Title: Marina Fund
Fund/Division Number: 401-4100-575

Capital Outlay							
6200	Building	$ 175,000	$ 0				
6310	Other Improvements	1,360,000	0	0.00%	$ 0	$ 0	$ 1,360,000
6320	Other Structures Facility	0	0	0.00%	0	0	0
6360	Hurricane Improvements	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	4,000	0	0.00%	0	0	4,000
6420	Furniture & Furnishings	1,500	0	0.00%	0	0	1,500
6445	Other Equipment	150,000	22,579	15.05%	0	22,579	127,421
	Total Capital Outlay	$ 1,690,500	$ 22,579	1.34%	$ 0	$ 22,579	$ 1,492,921
Debt Service							
7010	Principal	$ 511,041	$ 157,552	30.83%	$ 0	$ 157,552	$ 353,489
7020	Interest	148,884	75,698	50.84%	0	75,698	73,186
7030	Other Debt Service Cost	26,809	0	0.00%	0	0	26,809
	Total Debt Service	$ 686,734	$ 233,250	33.97%	$ 0	$ 233,250	$ 453,483
Non-Operating Expenses							
9110	Transfer to General	$ 275,000	$ 137,500	50.00%	$ 0	$ 137,500	$ 137,500
9200	Loan Principal	0	0	0.00%	0	0	0
9300	Loan Interest	0	0	0.00%	0	0	0
	Total Non-Operating Expenses	$ 275,000	$ 137,500	50.00%	$ 0	$ 137,500	$ 137,500
	TOTAL APPROPRIATIONS	**$ 8,850,877**	**$ 2,796,000**	**31.59%**	**$ 0**	**$ 2,796,000**	**$ 5,879,877**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Solid Waste
Fund/Division Number: 402-0000

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 50	Disaster Relief/Federal	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
331 50	Disaster Relief/State	0	0	0.00%	0	0	0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charges for Services							
343 400	Residential Service	$ 4,975,641	$ 2,473,217	49.71%	$ 2,487,821	($14,603)	$ 2,502,424
343 410	Commercial Service	6,741,546	3,249,955	48.21%	3,370,773	(120,818)	3,491,591
343 430	Commercial Trash	101,300	50,646	50.00%	50,650	(4)	50,654
343 440	Recycling/Billing	699,639	4,027	0.58%	349,820	(345,793)	695,612
343 45	Other Income	70,000	201	0.29%	35,000	(34,799)	69,799
343 460	Recycling Program	5,000	537	10.74%	2,500	(1,963)	4,463
	Total Charges for Services	$ 12,593,126	$ 5,778,583	45.89%	$ 6,296,563	($517,980)	$ 6,814,543
Miscellaneous Revenue							
361 100	Interest on Investments	$ 1,000	$ 3,802	380.19%	$ 500	$ 3,302	($2,802)
361 20	Interest of SBA	0	0	0.00%	0	0	0
365 010	Sale of Surplus	0	74	100.00%	0	74	(74)
389 410	Contributions/Private Sources	0	25,564	100.00%	0	25,564	(25,564)
369 904	Reimbursement of Expenses	0	0	0.00%	0	0	0
369 990	Miscellaneous Revenue	0	0	0.00%	0	0	0
	Total Miscellaneous Revenue	$ 1,000	$ 29,439	2943.94%	$ 500	$ 28,939	($28,439)
	Total Revenues	$ 12,594,126	$ 5,808,022	46.12%	$ 6,297,063	($489,041)	$ 6,786,104
	Appropriated Retained Earnings	(754,888)	0	0.00%	(377,444)	377,444	(754,888)
	TOTAL RESOURCES	**$ 11,839,238**	**$ 5,808,022**	**49.06%**	**$ 5,919,619**	**($111,597)**	**$ 6,031,216**

Fund Title: Solid Waste
Fund/Division Number: 402-4200-534

	2025/26 Proposed
Budgeted Staffing Level	
Public Works Director	1
Deputy Public Works Director	1
Division Manager	1
Operations Manager-Fleet	1
Executive Assistant	1
Administrative Assistant	2
Engagement & Outreach Coordinator	1
Inspector	1
Solid Waste Foreman II	1
Solid Waste Foreman I	1
Lead Sanitation Driver	2
Sanitation Driver	22
Garage Foreman	1
Master Mechanic	1
Diesel Mechanic	3
Maintenance Worker	9
Dispatcher	1
Fleet Manager	0
Total Budgeted Staffing Level	50

		2025/26 Proposed	FYTD Actual	Yr Lapse 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 2,913,104	$ 926,241	31.80%	$ 1,456,552	($530,311)	$ 1,986,862
1030	Accrued Compensation	20,000	21,842	109.21%	10,000	11,842	(1,842)
1040	Overtime	50,000	155,170	310.34%	25,000	130,170	(105,170)
2010	FICA Taxes	228,621	82,457	36.07%	114,310	(31,853)	146,163
2020	Retirement Contributions	576,254	208,258	36.14%	288,127	(79,869)	367,996
2030	Life & Health Insurance	537,793	200,620	37.30%	268,897	(68,277)	337,173
2035	Dental Insurance	23,642	9,192	38.88%	11,821	(2,629)	14,450
2040	Workers' Comp.	124,605	129,731	104.11%	62,303	67,429	(5,126)
	Total Personnel Services	$ 4,474,018	$ 1,733,512	38.75%	$ 2,237,009	($503,497)	$ 2,740,506
Operating Expense							
3200	Accounting & Auditing	$ 7,420	$ 1,419	19.13%	$ 3,710	($2,291)	$ 6,001
3420	U.A. Customer Service Admin.	194,000	121,298	62.52%	97,000	24,298	72,702
3430	Landfill Contract	2,600,000	612,307	23.55%	1,300,000	(687,693)	1,987,693
3469	Towing	8,000	6,565	82.06%	4,000	2,565	1,435
3490	Misc. Contract Services	275,000	46,032	16.74%	137,500	(91,468)	228,968
3495	Temp Employee Svcs	600,000	268,676	44.78%	300,000	(31,324)	331,324
4010	Car Allowance	5,400	900	16.67%	2,700	(1,800)	4,500
4020	Travel & Education	6,000	2,057	34.28%	3,000	(943)	3,943
4110	Communications	35,000	2,889	8.25%	17,500	(14,611)	32,111

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Solid Waste
Fund/Division Number: 402-4200-534

Operating Expense contd.							
4120	Freight and Postage	500	0	0.00%	250	(250)	500
4310	Utilities	18,750	9,063	48.34%	9,375	(312)	9,687
4410	Equipment Rental	105,000	49,120	46.78%	52,500	(3,380)	55,880
4510	Insurance & Fidelity Bond	285,000	313,903	110.14%	142,500	171,403	(28,903)
4550	Liability & Property Claims	0	0	0.00%	0	0	0
4650	Vehicle Maintenance	5,000	1,536	30.73%	2,500	(964)	3,464
4651	Vehicle Parts	530,000	173,771	32.79%	265,000	(91,229)	356,229
4652	Tires, Tubes & Batteries	310,000	718	0.23%	155,000	(154,282)	309,282
4653	Unforeseeable	15,000	5,415	36.10%	7,500	(2,085)	9,585
4660	Equipment Maintenance	25,000	125	0.50%	12,500	(12,375)	24,875
4670	Computer Maintenance	750	346	46.09%	375	(29)	404
4675	Software Maintenance	14,000	15,601	111.43%	7,000	8,601	(1,601)
4680	Radio Maintenance	1,800	0	0.00%	900	(900)	1,800
4710	Reproduction	6,000	536	8.93%	3,000	(2,464)	5,464
4810	Advertising	0	0	0.00%	0	0	0
4950	Settlement of Claims	0	0	0.00%	0	0	0
4960	Administrative Charges	85,000	42,500	50.00%	42,500	(0)	42,500
4990	Miscellaneous Expense	4,000	3,936	98.41%	2,000	1,936	64
5110	Office Supplies	5,000	2,149	42.98%	2,500	(351)	2,851
5120	EDP Supplies	200	118	59.00%	100	18	82
5150	Miscellaneous Equip Expense	4,900	1,537	0.00%	2,450	(913)	3,363
5210	Gas and Oil	460,000	165,311	35.94%	230,000	(64,689)	294,689
5232	Other Supplies	14,000	9,490	67.79%	7,000	2,490	4,510
5242	Chemicals	8,000	1,937	24.22%	4,000	(2,063)	6,063
5250	Uniforms	33,000	14,503	43.95%	16,500	(1,997)	18,497
5260	Expendable Tools	5,000	2,428	48.56%	2,500	(72)	2,572
5410	Books,Pubs,Subscriptions&Mbrshp	10,000	57	0.57%	5,000	(4,943)	9,943
5900	Depreciation	508,500	240,954	47.39%	254,250	(13,296)	267,546
	Total Operating Expense	$ 6,185,220	$ 2,117,198	34.23%	$ 3,092,610	($975,412)	$ 4,068,022
Capital Outlay							
6200	Buildings	$ 160,000	$ 0	0.00%	$ 80,000	($80,000)	$ 160,000
6320	Other Improvements	60,000	0	0.00%	30,000	(30,000)	60,000
6410	Office Equip & Machinery	10,000	4,350	43.50%	5,000	(650)	5,650
6420	Furniture & Furnishings	7,700	0	0.00%	3,850	(3,850)	7,700
6430	Heavy Equipment	666,000	0	0.00%	333,000	(333,000)	666,000
6445	Other Equipment	53,000	28,085	52.99%	26,500	1,585	24,915
6490	SBITA	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 956,700	$ 32,435	3.39%	$ 478,350	($445,915)	$ 924,265
Non-Operating Expense							
9110	Transfer to General	$ 500,000	$ 250,000	50.00%	$ 250,000	$ 0	$ 250,000
9200	Capital Loan Payment	224,000	0	0.00%	112,000	(112,000)	224,000
9200	Debt Service/Radios	0	0	0.00%	0	0	0
9300	Loan Interest	7,800	0	0.00%	3,900	(3,900)	7,800
	Total Non-Operating Expense	$ 731,800	$ 250,000	34.16%	$ 365,900	($115,900)	$ 481,800
	TOTAL APPROPRIATIONS	**$ 12,347,738**	**$ 4,133,145**	**33.47%**	**$ 6,173,869**	**($2,040,724)**	**$ 8,214,593**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Golf Course Fund
Fund/Division Number: 405 0000

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Charges for Services							
347 200	Membership Dues	$ 49,000	$ 38,500	78.57%	$ 24,500	$ 14,000	$ 10,500
347 220	Other Memberships	38,000	804	2.12%	19,000	(18,196)	37,196
347 240	Golf Fees	1,355,000	811,137	59.86%	677,500	133,637	543,863
347 241	Adjustment Golf Fees	0	(9,747)	100.00%	0	(9,747)	9,747
347 250	Driving Range	50,000	28,774	57.55%	25,000	3,774	21,226
	Total Charges for Services	$ 1,492,000	$ 869,468	58.28%	$ 746,000	$ 123,468	$ 622,532
Miscellaneous Revenue							
361 100	Interest Earnings	$ 0	$ 96	100.00%	$ 0	$ 96	($96)
369 300	Settlement of Claims	0	(15)	100.00%	0	(15)	15
369 904	Reimbursement of Expenses	0	0	0.00%	0	6,433	6,433
369 919	Snacks & Beverages	35,000	14,127	40.36%	17,500	1,425	1,425
369 920	Pro Shop Merchandise	80,000	36,627	45.78%	40,000	22,606	22,606
369 931	Events	0	495	100.00%	0	0	0
369 933	Food	18,000	10,307	57.26%	9,000	48,693	48,693
369 935	Alcoholic Beverages	85,000	39,147	46.06%	42,500	5,390	5,390
369 990	Other Misc Revenues	70,265	1,045	1.49%	35,133	600	600
	Total Miscellaneous Revenue	$ 288,265	$ 101,830	35.33%	$ 144,133	$ 85,228	$ 85,066
	Total Revenues	$ 1,780,265	$ 971,298	54.56%	$ 890,133	$ 208,697	$ 707,597
Transfers							
381 01	Transfer from General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	0	0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 1,780,265**	**$ 971,298**	**54.56%**	**$ 890,133**	**$ 208,697**	**$ 707,597**

Fund Title: Golf Gourse Fund
Fund/Division Number: 405-0000

	2025/26 Proposed
Budgeted Staffing Level	
Golf Course Manager	1
Golf Pro	1
Superintendent	1
Assistant Superintendant	1
Total Budgeted Staffing Level	4

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 305,560	$ 137,570	45.02%	$ 152,780	($15,210)	$ 167,990
1030	Accrued Compensation	3,500	5,717	163.34%	1,750	3,967	(2,217)
1040	Overtime	0	3,017	100.00%	0	3,017	(3,017)
2010	FICA Taxes	23,643	11,131	47.08%	11,822	(690)	12,512
2020	Retirement Contributions	61,008	28,932	47.42%	30,504	(1,572)	32,076
2030	Life & Health Insurance	46,568	23,301	50.04%	23,284	17	23,267
2035	Dental Insurance	2,008	1,004	50.01%	1,004	0	1,004
2040	Workers' Comp.	340	354	104.12%	170	184	(14)
	Total Personnel Services	$ 442,628	$ 211,027	47.68%	$ 221,314	($10,287)	$ 231,601
Operating Expense							
3490	Consultant Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	2,250	430	19.13%	1,125	(695)	1,820
3480	Aquatic Weed Control	4,800	2,233	46.52%	2,400	(167)	2,567
3490	Contractual Fees	0	0	0.00%	0	0	0
3495	Temp Employee Svcs	280,000	126,019	45.01%	140,000	(13,981)	153,981
4110	Communications	20,000	7,887	39.43%	10,000	(2,113)	12,113
4120	Freight and Postage	500	269	53.84%	250	19	231
4310	Utilities	93,000	26,771	28.79%	46,500	(19,730)	66,230
4410	Equipment Rental-Golf Carts	58,000	24,099	40.16%	30,000	(5,901)	35,901
4430	Land Lease	60,000	37,985	30.39%	62,500	(24,515)	87,015
4510	Insurance & Fidelity Bond	125,000	104,659	83.73%	62,500	42,159	20,341
4610	Building Maintenance	0	0	0.00%	0	0	0
4620	Building Supplies	1,500	291	19.40%	750	(459)	1,209
4631	Irrigation Maintenance	13,000	4,551	35.00%	6,500	(1,949)	8,449
4651	Vehicle Parts	0	0	0.00%	0	0	0

Fund Title:		Golf Gourse Fund					
Fund/Division Number: 405-0000							
Operating Expense contd.							
4660	Equipment Maintenance	16,000	6,641	41.50%	8,000	(1,359)	9,359
4670	Computer Maintenance	3,550	0	0.00%	1,775	(1,775)	3,550
4675	Software Maintenance	18,000	18,324	101.80%	9,000	9,324	(324)
4810	Advertising	7,000	3,186	45.52%	3,500	(314)	3,814
4925	Cost of Events	0	0	0.00%	0	0	0
4930	Cost of Goods Sold	24,000	11,550	48.12%	12,000	(450)	12,450
4932	Liquor Expense	35,000	18,808	53.74%	17,500	1,308	16,192
4935	Merchandise CGS	50,000	29,001	58.00%	25,000	4,001	20,999
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4960	Administrative Charges	70,000	48,845	69.78%	35,000	13,845	21,155
4979	License and Fees	800	175	21.88%	400	(225)	625
4980	Over/Short Expense	0	8	100.00%	0	8	(8)
4985	Taxes	15,175	16,320	107.54%	7,588	8,732	(1,145)
4990	Miscellaneous Expense	0	0	0.00%	0	0	0
5110	Office Supplies	1,000	325	32.49%	500	(175)	675
5120	EDP Supplies	0	0	0.00%	0	0	0
5150	Misc Equipment Expense	0	0	0.00%	0	0	0
5210	Gas and Oil	40,000	11,666	29.16%	20,000	(8,334)	28,334
5231	Safety Supplies	0	0	0.00%	0	0	0
5232	Other Supplies	10,000	6,860	68.60%	5,000	1,860	3,140
5235	Maintenance Supplies	0	0	0.00%	0	0	0
5240	Golf Supplies	6,000	4,086	68.11%	3,000	1,086	1,914
5241	Horticultural Supplies	0	0	0.00%	0	0	0
5242	Chemicals	43,000	22,197	51.62%	21,500	697	20,803
5243	Turf Supplies	8,000	1,150	14.38%	4,000	(2,850)	6,850
5244	Fertilizer	165,000	108,504	65.76%	82,500	26,004	56,496
5250	Uniforms	1,500	766	51.06%	750	16	734
5260	Expandable Tools	0	0	0.00%	0	0	0
5410	Books,Pubs,Subscriptions&Mbrshp	4,000	1,616	40.41%	2,000	(384)	2,384
5900	Depreciation	245,954	125,333	50.96%	122,977	2,356	120,621
	Total Operating Expense	$ 1,422,029	$ 770,551	54.19%	$ 744,515	$ 26,037	$ 718,478

Fund Title:		Golf Gourse Fund					
Fund/Division Number: 405-0000							
Capital Outlay							
6200	Buildings	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0.00%	0	0	0
6410	Office Equip & Machinery	50,000	23,640	47.28%	25,000	(1,360)	26,360
6420	Furniture & Furnishings	0	0	0.00%	0	0	0
6445	Other Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 50,000	$ 23,640	47.28%	$ 25,000	($1,360)	$ 26,360
Non-Operating Expense							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
7110	Equipment Lease	0	0	0.00%	0	0	0
9201	Loan Principal	96,005	13,847	14.42%	48,003	(34,155)	82,158
9010	Loan Interest	15,557	0	0.00%	7,779	(7,779)	15,557
	Total Non-Operating Expense	$ 111,562	$ 13,847	12.41%	$ 55,781	($41,934)	$ 97,715
	TOTAL APPROPRIATIONS	**$ 2,026,219**	**$ 1,019,066**	**50.29%**	**$ 1,046,609**	**($27,544)**	**$ 1,074,153**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Sunrise Theatre Fund
Fund/Division Number: 406 0000

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 00	Federal Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
334 70	State Grant/DCF	0	0	0.00%	0	0	0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charges for Services							
347 561	Ticket Sales - Rentals	$ 600,000	$ 595,985	99.33%	$ 300,000	$ 295,985	$ 4,015
347 562	Ticket Handling Fees	300,000	188,218	62.74%	150,000	38,218	111,782
347 563	Ticket Sales	1,800,000	$ 1,368,569	76.03%	900,000	468,569	431,431
347 564	Memberships	100,000	3,500	3.50%	50,000	(46,500)	96,500
347 565	Donations & Pledges	10,000	858	8.58%	5,000	(4,142)	9,142
347 566	Sponsorship Fees	10,000	12,015	120.15%	5,000	7,015	(2,015)
	Total Charges for Services	$ 2,820,000	$ 2,169,145	76.92%	$ 1,410,000	$ 759,145	$ 650,855
Miscellaneous Revenue							
361 100	Interest Earning	$ 0	$ 5,182	100.00%	$ 0	$ 5,182	($5,182)
362 014	Rents and Royalties	200,000	43,317	21.66%	100,000	(56,683)	156,683
369 901	Souvenir	5,000	7,778	155.56%	2,500	5,278	(2,778)
369 904	Reimb. of Expenditures	1,000	0	0.00%	500	(500)	1,000
369 907	Commission/Tips/Merch.	0	0	0.00%	0	0	0
369 931	Events	25,000	6,822	27.29%	12,500	(5,678)	18,178
369 935	Packaged Sales	200,000	161,757	80.88%	100,000	61,757	38,243
369 990	Miscellaneous Revenues	1,000	421	42.13%	500	(79)	579
	Total Miscellaneous Revenues	$ 432,000	$ 225,277	52.15%	$ 216,000	$ 9,277	$ 206,723
Other Resources							
381 01	Transfer from General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 91	Transfer from FPRA	500,000	0	0.00%	250,000	(250,000)	500,000
381 89	Transfer from Restricted Fund	0	72,696	100.00%	0	72,696	(72,696)
381 90	Transfer from Restricted Fund-SVOG	0	0	0.00%	0	0	0
	Total Other Resources	$ 500,000	$ 72,696	14.54%	$ 250,000	($177,304)	$ 427,304
	Appropriated Retained Earnigs	917,313	0	0.00%	229,328	(229,328)	917,313
	TOTAL RESOURCES	**$ 4,669,313**	**$ 2,467,118**	**52.84%**	**$ 2,105,328**	**$ 361,790**	**$ 2,202,195**

Fund Title: Sunrise Theatre Fund
Fund/Division Number: 406-4600-575

	2025/26 Proposed
Budgeted Staffing Level	
Executive Director	1
Marketing & Development Manager	1
Technical/Facilities Manager	1
Box House/Operations Manager	1
Facilities Maintenance Technician	1
Total Budgeted Staffing Level	5

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 379,367	$ 42,328	11.16%	$ 189,684	($147,356)	$ 337,039
1030	Accrued Compensation	500	8,239	1647.80%	250	7,989	(7,739)
1040	Overtime	0	0	0.00%	0	0	0
2010	FICA Taxes	29,473	3,828	12.99%	14,737	(10,908)	25,645
2020	Retirement Contributions	74,986	8,671	11.56%	37,493	(28,822)	66,315
2030	Life & Health Insurance	65,476	6,768	10.34%	32,738	(25,970)	58,708
2035	Dental Insurance	2,851	285	9.98%	1,426	(1,141)	2,566
2040	Workers' Comp	760	791	104.12%	380	411	(31)
	Total Personnel Services	$ 553,413	$ 70,910	12.81%	$ 276,707	($205,796)	$ 482,503
Operating Expense							
3120	Legal Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
3200	Accounting & Auditing	5,000	956	19.13%	2,500	(1,544)	4,044
3490	Misc. Contract Services	250,000	89,897	35.96%	125,000	(35,103)	160,103
3491	Custodial	75,000	23,025	30.70%	37,500	(14,475)	51,975
3496	House Crew	175,000	68,866	39.35%	87,500	(18,634)	106,134
3493	Support Staff	80,000	44,594	55.74%	40,000	4,594	35,406
3495	Temp Employee Svc	75,000	118,022	157.36%	37,500	80,522	(43,022)
3499	Security	35,000	16,323	46.64%	17,500	(1,177)	18,677
4010	Car Allowance	5,400	0	0.00%	2,700	(2,700)	5,400
4020	Travel & Education	8,000	3,831	47.88%	4,000	(169)	4,169
4040	Hospitality/Entertainment	2,000	1,371	68.53%	1,000	371	629
4043	Food	40,000	12,984	32.46%	20,000	(7,016)	27,016
4044	Transportation	500	1,529	305.88%	250	1,279	(1,029)
4045	Lodging	0	0	0.00%	0	0	0
4110	Communications	30,000	7,845	26.15%	15,000	(7,155)	22,155
4120	Freight and Postage	1,500	304	20.26%	750	(446)	1,196
4310	Utilities	200,000	69,034	34.52%	100,000	(30,966)	130,966
4410	Equipment Rental	200,000	109,836	54.92%	100,000	9,836	90,164
4411	Audio Gear	7,500	0	0.00%	3,750	(3,750)	7,500
4412	Backline	40,000	2,075	5.19%	20,000	(17,925)	37,925
4413	Lighting	5,000	0	0.00%	2,500	(2,500)	5,000

Fund Title: Sunrise Theatre Fund
Fund/Division Number: 406-4600-575

Operating Expense contd.							
4414	Rigging	10,000	0	0.00%	5,000	(5,000)	10,000
4415	Visual	0	0	0.00%	0	0	0
4450	Theatre	0	0	0.00%	0	0	0
4510	Insurance & Fidelity Bond	436,000	366,266	84.01%	218,000	148,266	69,734
4540	FLC Liability & Property	0	0	0.00%	0	0	0
4610	Building Maintenance	5,000	5,404	108.08%	2,500	2,904	(404)
4629	A/C Maintenance	30,000	7,579	25.26%	15,000	(7,421)	22,421
4620	Building Repair Supplies	10,000	5,749	57.49%	5,000	749	4,251
4646	Theatre Supplies	5,000	4,987	99.75%	2,500	2,487	13
4660	Equipment Maintenance	10,000	1,355	13.55%	5,000	(3,645)	8,645
4670	Computer Maintenance	25,000	22,900	91.60%	12,500	10,400	2,100
4675	Software Maintenance	0	6,629	0.00%	0	6,629	(6,629)
4710	Reproduction	0	0	0.00%	0	0	0
4720	Outside Printing	0	0	0.00%	0	0	0
4810	Advertising	20,000	111,383	556.92%	10,000	101,383	(91,383)
4925	Cost of Events	1,500,000	805,033	53.67%	750,000	55,033	694,967
4926	Cost of Events/Rent Reimb	500,000	414,029	82.81%	250,000	164,029	85,971
4930	Cost of Goods Sold	0	0	0.00%	0	0	0
4932	Packaged Sales	65,000	30,287	46.60%	32,500	(2,213)	34,713
4933	Concession Supplies	15,000	5,682	37.88%	7,500	(1,818)	9,318
4940	Bad Debt Expense	0	0	0.00%	0	0	0
4945	Refunds	65,000	46,073	70.88%	32,500	13,573	18,927
0000	Settlement of Claims	0	0	0.00%	0	0	0
4960	Administrative Charges	125,000	60,867	48.69%	62,500	(1,633)	64,133
4979	Licenses & Fees	2,000	0	0.00%	1,000	(1,000)	2,000
4976	Contingency	0	0	0.00%	0	0	0
4990	Miscellaneous Expense	2,000	677	33.87%	1,000	(323)	1,323
5110	Office Supplies	5,000	2,753	55.06%	2,500	253	2,247
5120	EDP Supplies	8,000	0	0.00%	4,000	(4,000)	8,000
5150	Misc Equipment Expense	17,000	115	0.68%	8,500	(8,385)	16,885
5210	Gas & Oil	0	576	0.00%	0	576	(576)
5230	Cleaning Supplies	24,000	24,930	103.88%	12,000	12,930	(930)
5410	Books,Publications,Subs&Mbrshp	2,000	439	21.95%	1,000	(561)	1,561
5900	Depreciation	588,632	295,683	50.23%	294,316	1,367	292,949
	Total Operating Expense	$ 4,704,532	$ 2,789,890	59.30%	$ 2,352,266	$ 437,624	$ 1,914,642
Capital Outlay							
6200	Other Structures Facilities	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Improvements	0	72,696	0.00%	0	72,696	(72,696)
6410	Office Equip & Mach	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 72,696	0.00%	$ 0	$ 72,696	($72,696)
Non-Operating Expense							
9110	Transfer to General	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 5,257,945**	**$ 2,933,496**	**55.79%**	**$ 2,628,973**	**$ 304,523**	**$ 2,324,449**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Animal Shelter Fund

Fund/Division Number: 407-0000

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 000	General Grants	$ 50,000	$ 0	0.00%	25,000	(25,000)	50,000
	Total Grants	$ 50,000	$ 0	0.00%	$ 25,000	($25,000)	$ 50,000
Charge for Services							
346 410	Adoption Services	$ 60,000	$ 22,435	37.39%	$ 30,000	($7,565)	$ 37,565
346 420	Impound Fees	10,000	0	0.00%	5,000	(5,000)	10,000
346 430	Service Fees	25,000	1,188	4.75%	12,500	(11,312)	23,812
	Total Charges for Services	$ 95,000	$ 23,623	24.87%	$ 47,500	($23,877)	$ 71,377
Municipal Charges							
329 501	License Fees	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
354 040	Citation Fees	0	0	0.00%	0	0	0
	Total Municipal Charges	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Clinical Charges							
346 310	Sterilization Surgeries	$ 200,000	$ 0	0.00%	$ 100,000	($100,000)	$ 200,000
346 320	Vaccinations	225,000	0	0.00%	112,500	(112,500)	225,000
	Total Clinical Charges	$ 425,000	$ 0	0.00%	$ 212,500	($212,500)	$ 425,000
Miscellaneous Revenue							
361 10	Interest on Investments	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
361 33	Merchandise Sales	2,500	1,495	59.80%	1,250	245	1,005
369 31	Animal Care Products (medical)	0	0	0.00%	0	0	0
369 58	Business Contributions/Donations	150,000	4,288	2.86%	75,000	(70,712)	145,712
369 59	Redemption Fee	0	3,171	0.00%	0	3,171	(3,171)
369 60	Reimbursement of Expenses	0	0	0.00%	0	0	0
369 90	Other Misc. Revenue	23,508	0	0.00%	11,754	(11,754)	23,508
	Total Miscellaneous Revenues	$ 176,008	$ 8,954	5.09%	$ 88,004	($79,050)	$ 167,054
Interfund Transfers							
381 10	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 50	Restricted Fund	250,000	124,998	50.00%	125,000	(2)	125,002
381 51	Restricted Fund - ARP	0	0	0.00%	0	0	0
	TOTAL Interfund Transfers	$ 250,000	$ 124,998	0.00%	$ 0	$ 0	$ 0
	Total Revenues	$ 996,008	$ 157,575	15.82%	$ 373,004	($340,427)	$ 713,431
	Appropriated Retained Earnings	0	0	0.00%	0	0	0
	TOTAL RESOURCES	**$ 996,008**	**$ 157,575**	**15.82%**	**$ 373,004**	($340,427)	**$ 713,431**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Animal Shelter Fund

Fund/Division Number: 407

	2025/26 Proposed
Budgeted Staffing Level	
Operations Manager	1
Animal Care Lead	1
Animal Care Specialist I	6
Administrative Assistant (PT)	2
Total Budgeted Staffing Level	10

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services							
1010	Salaries and Wages	$ 361,995	$ 120,451	33.27%	$ 180,998	($60,547)	$ 241,544
1030	Accrued Compensation	0	1,406	0.00%	0	1,406	(1,406)
1040	Overtime	0	40,270	0.00%	0	40,270	(40,270)
2010	FICA Taxes	27,693	12,274	44.32%	13,847	(1,573)	15,419
2020	Retirement Contributions	71,458	29,626	41.46%	35,729	(6,103)	41,832
2030	Life & Health Insurance	78,358	31,169	39.78%	39,179	(8,010)	47,189
2035	Dental Insurance	3,914	1,647	42.08%	1,957	(310)	2,267
2040	Workers' Compensation	5,430	5,653	104.11%	2,715	2,938	(223)
	Total Personnel Services	$ 548,848	$ 242,496	44.18%	$ 274,424	($31,928)	$ 306,352
Operating Expense							
3181	Veterinary Services-Steralization	$ 100,000	$ 38,840	38.84%	50,000	(11,160)	61,160
3181	Veterinary Services/Vaccinations	0	0	0.00%	0	0	0
3182	Veterinary Services/Miscellaneous	25,000	27,905	111.62%	12,500	15,405	(2,905)
3199	Janitorial Supplies	0	0	0.00%	0	0	0
3490	Contraactual Services	25,000	1,931	7.72%	$ 12,500	($10,569)	$ 23,069
3494	Spay/Neuter	0	0	0.00%	0	0	0

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Animal Shelter Fund
Fund/Division Number: 407

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense contd.							
3495	Temporary Employee Services	128,660	133,646	103.88%	64,330	69,316	(4,986)
4020	Travel & Education	3,000	0	0.00%			
4110	Communications	7,000	2,355	33.65%	3,500	(1,145)	4,645
4410	Equipment Rental	5,000	776	15.52%	2,500	(1,724)	4,224
4610	Building Maitenance	5,000	660	13.21%	2,500	(1,840)	4,340
4675	Software Maintenance	1,500	9,770	651.35%	750	9,020	(8,270)
4680	Pest Control	0	0	0.00%	0	0	0
4710	Outreach & Education	0	0	0.00%	0	0	0
4810	Advertising	3,500	0	0.00%	1,750	(1,750)	3,500
4830	Marketing & Promotions	1,000	0	0.00%	500	(500)	1,000
4928	Merchandise/Cost of Goods Sold	1,000	56	5.59%	500	(444)	944
4960	Administrative Fees	0	0	0.00%	0	0	0
4979	Licenses & Fees	0	0	0.00%	0	0	0
4990	Miscellaneous Expenses	5,000	1,483	29.65%	2,500	(1,017)	3,517
5110	Office Supplies	3,000	23	0.78%	1,500	(1,477)	2,977
5150	Miscellaneous Equipment	0	178	0.00%	0	178	(178)
5210	Gas & Oil	500	34	6.78%	250	(216)	466
5221	Animal Care-Food	15,000	0	0.00%	7,500	(7,500)	15,000
5222	Animal Care-Supplies	25,000	19,322	77.29%	12,500	6,822	5,678
5223	Medical Supplies	70,000	5,785	8.26%	35,000	(29,215)	64,215
5224	Rescue Cleaning Supplies	0	0	0.00%	0	0	0
5230	Cleaning Supplies	15,000	2,892	19.28%	7,500	(4,608)	12,108
5231	Safety Supplies	3,000	506	16.86%	1,500	(994)	2,494
5232	Other Supplies	2,500	0	0.00%	1,250	(1,250)	2,500
5250	Uniforms	1,500	338	22.53%	750	(412)	1,162
5410	Books, Pubs, Subscriptions&Mbrshp	1,000	602	60.20%	500	102	398
5900	Depreciation	2,293	1,147	50.00%	1,147	0	1,146
	Total Operating Expense	$ 449,453	$ 248,248	55.23%	$ 160,727	$ 20,777	$ 139,949
Capital Outlay							
6320	Other Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6410	Office Equipment & Mach	0	0	0.00%	0	0	0
6420	Furniture & Furnishings	0	0	0.00%			
6490	Clinic/Surgery Equipment	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 998,301**	**$ 490,744**	**49.16%**	**$ 435,151**	**($11,151)**	**$ 446,301**

Fund Title: Building Inspection Fund
Fund/Division Number: 420-2902

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Licenses and Permits							
322 010	Permits-Building Dept.	$ 4,000,000	$ 1,239,742	30.99%	$ 2,000,000	($760,258)	$ 2,760,258
322 020	Inspections	20,000	13,550	67.75%	10,000	3,550	6,450
322 090	Other Permit Fees	2,000,000	523,763	26.19%	1,000,000	(476,237)	1,476,237
367 010	Contractor's License	50,000	20,100	40.20%	25,000	(4,900)	29,900
	Total Licenses and Permits	$ 6,070,000	$ 1,797,155	29.61%	$ 3,035,000	($1,237,845)	$ 4,272,845
Grants							
331 10	General Government	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
Charge for Services							
341 340	Cert, Copying, Rcd Search	$ 0	$ 475	0.00%	$ 0	$ 475	($475)
341 360	Administration Fees	0	0	0.00%	0	0	0
341 342	Demo & Flood Plain Mgmnt	0	0	0.00%	0	0	0
341 340	Credit Card Process Fees	120,000	1,891	1.58%	60,000	(58,109)	118,109
	Total Charges for Services	$ 120,000	$ 2,366	1.97%	$ 60,000	($57,634)	$ 117,634
Fines & Forfeits							
354 070	Unlicensed Contracting	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
354 050	Violation of Local Ordinance	40,000	70,659	176.65%	20,000	50,659	(30,659)
	Total Fines & Forfeits	$ 40,000	$ 70,659	176.65%	$ 20,000	$ 50,659	($30,659)
Miscellaneous Revenue							
361 100	Interest on Investments	$ 0	$ 34,821	0.00%	$ 0	$ 34,821	($34,821)
361 33	Other Investment Interest	0	0	0.00%	0	0	0
369 904	Reimbursement of Expeditures	0	0	0.00%	0	0	0
369 917	St. Lucie County	100,000	33,814	33.81%	50,000	(16,186)	66,186
369 990	Other Misc. Revenues	50,000	15,883	31.77%	25,000	(9,117)	34,117
	Total Miscellaneous Revenues	$ 150,000	$ 84,517	56.34%	$ 75,000	$ 9,517	$ 65,483
	Total Revenues	$ 6,380,000	$ 1,954,696	30.64%	$ 3,190,000	($1,235,304)	$ 4,425,304
Interfund Transfers							
381 10	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL Interfund Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	430,291		0.00%	0	0	430,291
	TOTAL RESOURCES	**$ 6,810,291**	**$ 1,954,696**	**28.70%**	**$ 3,190,000**	**($1,235,304)**	**$ 4,855,595**

Fund Title: Building Inspection Fund
Fund/Division Number: 420-2902-524

	2025/26 Proposed
Budgeted Staffing Level	
Building Director/Official	1
Assistant Building Director	1
Executive Assistant	1
Administrative Assistant	1
Resiliency & CRS Navigator	1
Resiliency & CRS Specialist	1
Violations Coordinator	1
Records Management Coordinator	1
Special Projects Coordinator	1
Lead Plan Examiner	1
Building Inspector/Plans Examiner	1
Lead Building Inspector	1
Lead Building Investigator	1
Building Inspector /Investigator	8
Senior Permit Specialist	2
Permit Specialist	11
Total Budgeted Staffing Level	34

	2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Personnel Services						
1010 Salaries and Wages	$ 2,295,286	$ 502,668	21.90%	$ 1,147,643	($644,975)	$ 1,792,618
1030 Accrued Compensation	9,000	14,292	158.80%	4,500	9,792	(5,292)
1040 Overtime	30,000	24,642	82.14%	15,000	9,642	5,358
2010 FICA Taxes	178,986	40,647	22.71%	89,493	(48,846)	138,339
2020 Retirement Contributions	460,788	105,456	22.89%	230,394	(124,938)	355,332
2030 Life & Health Insurance	388,743	113,236	29.13%	194,372	(81,136)	275,507
2035 Dental Insurance	17,399	5,261	30.24%	8,700	(3,439)	12,138
2040 Workers' Compensation	40,589	42,259	104.11%	20,295	21,964	(1,670)
Total Personnel Services	$ 3,420,791	$ 848,461	24.80%	$ 1,710,396	($861,934)	$ 2,572,330
Operating Expense						
3120 Legal Fees	$ 5,000	$ 0	0.00%	$ 2,500	($2,500)	$ 5,000
3170 Examination Fees	2,500	0	0.00%	1,250	(1,250)	2,500
3200 Accounting & Auditing	1,600	306	19.13%	800	(494)	1,294

Fund Title: Building Inspection Fund
Fund/Division Number: 420-2902-524

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating contd.							
3490	Contractual Fees	750,000	30,531	4.07%	375,000	(344,469)	719,469
3495	Temp Employee Svcs	200,000	116,029	58.01%	100,000	16,029	83,971
4010	Car Allowance	5,400	2,700	50.00%	2,700	0	2,700
4020	Travel and Education	70,000	8,491	12.13%	35,000	(26,509)	61,509
4110	Communications	40,000	4,223	10.56%	20,000	(15,777)	35,777
4120	Freight and Postage	10,000	1,276	12.76%	5,000	(3,724)	8,724
4410	Equipment Rental	100,000	7,148	7.15%	50,000	(42,852)	92,852
4510	Liability	20,000	20,852	104.26%	10,000	10,852	(852)
4610	Building Maintenance	0	129	0.00%	0	129	(129)
4650	Vehicle Maintenance	10,000	5,140	51.40%	5,000	140	4,860
4651	Vehicle Parts	10,000	862	8.62%	5,000	(4,138)	9,138
4652	Tires & Batteries	5,000	933	18.66%	2,500	(1,567)	4,067
4660	Equipment Maintenance	0	0	0.00%	0	0	0
4670	Computer Maintenance	0	0	0.00%	0	0	0
4675	Software Maintenance	250,000	60,495	24.20%	125,000	(64,505)	189,505
4680	Radio Maintenance	0	0	0.00%	0	0	0
4710	Reproduction	10,000	0	0.00%	5,000	(5,000)	10,000
4720	Outside Printing	15,000	2,519	16.79%	7,500	(4,981)	12,481
4810	Advertising	10,000	0	0.00%	5,000	(5,000)	10,000
4945	Refunds	10,000	551	5.51%	5,000	(4,449)	9,449
4960	Administrative Fees	450,000	165,534	36.79%	225,000	(59,466)	284,466
4990	Miscellaneous Expenses	500,000	4,839	0.97%	250,000	(245,161)	495,161
5110	Office Supplies	15,000	1,648	10.99%	7,500	(5,852)	13,352
5120	EDP Supplies	10,000	1,914	19.14%	5,000	(3,086)	8,086
5150	Misc. Equipment	200,000	387	0.19%	100,000	(99,613)	199,613
5210	Gas and Oil	40,000	4,841	12.10%	20,000	(15,159)	35,159
5232	Other Supplies	5,000	0	0.00%	2,500	(2,500)	5,000
5410	Books, Pubs, Subscriptions&Mbrshp	15,000	2,886	19.24%	7,500	(4,614)	12,114
5900	Depreciation	86,050	38,291	44.50%	43,025	(4,734)	47,759
	Total Operating Expense	$ 2,845,550	$ 482,525	16.96%	$ 1,422,775	($940,250)	$ 2,363,025
Capital Outlay							
6320	Other Improvements	$ 100,000	$ 0	0.00%	$ 50,000	($50,000)	$ 100,000
6410	Office Equipment & Mach	300,000	48,464	16.15%	150,000	(101,536)	251,536
6440	Vehicles	130,000	0	0.00%	65,000	(65,000)	130,000
6420	Furniture & Furnishings	100,000	0	0.00%	50,000	(50,000)	100,000
6450	Radios	0	0	0.00%	0	0	0
6490	SBITA	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 630,000	$ 48,464	7.69%	$ 315,000	($266,536)	$ 581,536
Non-operating Expenses							
9201	Debt Service/Radios	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Total Non-Operating Expenses	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 6,896,341**	**$ 1,379,451**	**20.00%**	**$ 3,448,171**	**($2,068,720)**	**$ 5,516,890**

Fund Title: Stormwater Fund
Fund/Division Number: 403

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Grants							
331 390	Stormwater Management/Fed.	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
331 510	Disaster/Fed.	0	0	0.00%	0	0	0
334 360	Stormwater Management/State	0	(36,150)	0.00%	0	(36,150)	36,150
	Total Grants	$ 0	($36,150)	100.00%	$ 0	($36,150)	$ 36,150
Physical Environment							
343 900	Stormwater Utilities	$ 3,624,589	$ 3,309,729	91.31%	$ 1,812,295	$ 1,497,434	$ 314,860
	Total Physical Environment	$ 3,624,589	$ 3,309,729	91.31%	$ 1,812,295	$ 1,497,434	$ 314,860
Miscellaneous Revenue							
361 100	Investment Interest	$ 1,000	$ 10,002	1000.17%	$ 500	$ 9,502	($9,002)
361 101	Other Interest	1,000	1,829	182.86%	500	1,329	(829)
369 904	Reimbursement of Expenses	0	0	0.00%	0	0	0
369 990	Other Miscellaneous Revenue	0	0	0.00%	0	0	0
	Total Miscellaneous Revenue	$ 2,000	$ 11,830	591.51%	$ 1,000	$ 10,830	($9,830)
	Total Revenues	$ 3,626,589	$ 3,285,409	90.59%	$ 1,813,295	$ 1,472,115	$ 341,180
Interfund Transfers							
381 001	General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
381 089	Restricted Fund	0	0	0.00%	0	0	0
	TOTAL Interfund Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	$ 49,428	$ 0	0.00%	$ 0	$ 0	$ 49,428
	TOTAL RESOURCES	**$ 3,676,017**	**$ 3,285,409**	**89.37%**	**$ 1,813,295**	**$ 1,472,115**	**$ 390,608**

SECOND QUARTER FINANCIAL REPORT - MONTH ENDING MARCH 31, 2026

Fund Title: Stormwater Fund

Fund/Division Number: 403

	2025/26 Proposed
Budgeted Staffing Level	
Total Budgeted Staffing Level	0

		2025/26 Proposed	FYTD Actual	YR. LAPSE 50%	FYTD Estimated	FYTD Variance	FYTD Balance
Operating Expense							
3120	Legal	$ 0	$ 0	0.00%	0	0	0
3200	Accounting & Auditing	3,300	631	19.13%	1,650	(1,019)	2,669
3481	SMU Locates	40,000	1,609	4.02%	20,000	(18,391)	38,391
3487	Finance & Administration	67,000	60,237	89.91%	33,500	26,737	6,763
3490	Contractual Services	1,158,479	240,961	20.80%	579,240	(338,278)	917,518
4020	Travel and Education	2,500	0	0.00%	1,250	(1,250)	2,500
4120	Freight and Postage	1,000	0	0.00%	500	(500)	1,000
4410	Equipment Rental	5,000	0	0.00%	2,500	(2,500)	5,000
4612	Storm Drain	260,000	969	0.37%	130,000	(129,031)	259,031
4621	Canals	500,000	151,200	30.24%	250,000	(98,800)	348,800
4650	Vehicles	0	0	0.00%	0	0	0
4651	Vehicle Parts	0	0	0.00%	0	0	0
4670	Computer Maintenance	500	0	0.00%	250	(250)	500
4675	Software Maintenance	7,000	0	0.00%	3,500	(3,500)	7,000
4710	Reproduction	3,000	0	0.00%	1,500	(1,500)	3,000
4720	Bad Debt	0	0	0.00%	0	0	0
4960	Administrative Charges	452,081	220,179	48.70%	226,041	(5,862)	231,902
4990	Miscellaneous Expenses	1,000	0	0.00%	500	(500)	1,000
5120	EDP Supplies	1,500	0	0.00%	750	(750)	1,500
5150	Miscellaneous Equip Expense	0	46	0.00%	0	46	(46)
5410	Books, Pubs, Subscriptions&Mbrshp	1,000	0	0.00%	500	(500)	1,000
5900	Depreciation	1,485,037	781,937	52.65%	742,519	39,419	703,100
	Total Operating Expense	$ 3,988,397	$ 1,457,770	36.55%	$ 1,994,199	($536,428)	$ 2,530,627
Capital Outlay							
6310	Roads & Bridges	$ 0	$ 0	0.00%	$ 0	$ 0	$ 0
6320	Other Improvements	0	620,605	100.00%	0	620,605	(620,605)
6330	Sidewalk/Curb	0	0	0.00%	0	0	0
6410	Office Equipment	0	0	0.00%	0	0	0
6430	Heavy Machinery	0	0	0.00%	0	0	0
6440	Vehicles	0	0	0.00%	0	0	0
	Total Capital Outlay	$ 0	$ 620,605	100.00%	$ 0	$ 620,605	($620,605)
Non-operating Expenses							
7110	Debt Service/Principle Payment	$ 1,083,800	$ 543,000	50.10%	$ 541,900	$ 1,100	$ 540,800
7210	Debt Service/Interest	84,655	44,230	52.25%	42,328	1,902	40,425
7310	Other Debt Service Cost	4,202	0	0.00%	2,101	(2,101)	4,202
7311	Cost of Issuance	0	0	0.00%	0	0	0
9540	Debt Service Transfer	0	0	0.00%	0	0	0
	Total Non-Operating Expenses	$ 1,172,657	$ 587,230	50.08%	$ 586,329	$ 901	$ 585,427
	TOTAL APPROPRIATIONS	**$ 5,161,054**	**$ 2,665,605**	**51.65%**	**$ 2,580,527**	**$ 85,078**	**$ 2,495,449**

City Commission Regular Meeting - 5:05 PM **11. A.**

Meeting Date: 05/18/2026

Re: Approve Issuance of Annual Purchase Order - Piggyback Florida Sheriffs Association Contract FSA25-TRS27.0. (Elpex Tires)

Submitted For: Devoshay Johnson, Deputy City Manager - Administrative Services, Administrative Services

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SUBJECT:

Approval of expenditure for Solid Waste Annual Purchase Order with Elpex Tires for refuse truck tires, service, and warranty repairs in an amount not to exceed $200,000.00, utilizing Florida Sheriffs Association Contract FSA25-TRS27.0.

SUMMARY:

An annual blanket purchase order is requested for tire repair and replacement services to support Solid Waste's fleet operations. These services are required on an as-needed and often urgent basis, making a blanket purchase order the most efficient procurement method in accordance with NIGP best practices.

The requested vendor, **Elpex Tires**, is an authorized local dealer/service provider supporting manufacturers awarded under the Florida Sheriff's Association Contract FSA25-TRS27.0. Tire products and services are procured in accordance with the contract through these awarded manufacturers and their authorized distribution network. This contract was competitively solicited and publicly awarded by FSA in accordance with applicable procurement requirements. The FSA contract is available for use by local governments and other eligible public agencies, and its use satisfies the requirement for competitive procurement.

The FSA contract is awarded to tire manufacturers, with fulfillment and services provided through authorized dealer networks. Elpex Tires, located in Fort Pierce, Florida, operates as an authorized dealer and service provider for one or more manufacturers awarded under this contract. Accordingly, all goods and services procured through this purchase order are provided in accordance with the pricing, terms, and conditions established under FSA Contract No. FSA25-TRS27.0.

In addition, the vendor's local presence enables rapid response to emergency and routine service needs, minimizing fleet downtime. The vendor has demonstrated the capacity and capability to service a wide range of fleet vehicles and meet operational demands.

Tire replacement, repair, and related services are recurring, operationally necessary, and often required on an as-needed and time-sensitive basis. Issuance of an annual blanket purchase order is consistent with NIGP (National Institute of Governmental Purchasing) best practices for high-frequency service needs, reduces administrative processing, and ensures continuity of operations.

The blanket purchase order will include a not-to-exceed annual amount and predefined

contract pricing to ensure fiscal control, transparency, and compliance with applicable procurement policies.

RECOMMENDATION:

Approval for an annual purchase order with Elpex Tires utilizing the Florida Sheriff's Association contract #FSA25-TRS27.0 for the procurement of tires for refuse trucks, along with service and warranty repairs in an annual amount not exceeding $200,000.00

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Purchasing Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2026
Account:	4024200546520
Amount:	200,000.00

FISCAL IMPACT:

Funds for this annual purchase order are available and will be drawn from the Solid Waste Repair and Maintenance/Tires and Batteries account: 4024200-546520.

Attachments

ELPEX PIGGYBACK FORM

FSA25-TRS27.0 CONTRACT

PURCHASING DIVISION

PIGGYBACK PURCHASE REQUEST FORM

To ensure transparency and compliance Piggyback purchase requests must be approved in advance and accompanied by appropriate written documentation. This form, along with the required supporting materials, satisfies that requirement.
Purchases up to $50,000 may be approved by the City Manager. Any purchase exceeding $50,000 requires Commission approval.
Piggyback contracts are awarded for the full duration of the original agreement and are available for use by all City departments.

Date	11/18/25
Department/Division	Public Works/Solid Waste
Requestor	LeRoy Lewis
Title	Solid Waste Division Manager
Phone	772-467-3826
Email	llewis@cityoffortpierce.com

1. Vendor Information

Requested Vendor Name	Elpex Tiresoles
Address	6101 Orange Ave Fort Pierce, FL
Point of Contact & Title	Rocco Torre
Phone Number	772-464-4211
Email	rtorre@tiresoles.com

2. Contract Information

Awarding Agency	Florida Sheriff's Association
Contract Title and number requesting to piggyback	FSA25-TRS27.0: TIRES
Vendor Name	Elpex Tiresoles
Contract Terms	April 1,2025 to March 31, 2027 page 79
Copy of the Contract and awarding agency documentation is attached	☑ **Yes** ☐ **No**

3. Product/Service being requested (be specific):

Refuse Truck Tire Services: Disposal, valve & installation, Tire Pressure monitoring sensor and installation, Tire Mount and Tire Balance.

4. **Detailed description of the product/service's function and purposes:**

Refuse Truck Tire Services: Disposal, valve & installation, Tire Pressure monitoring sensor and installation, Tire Mount and Tire Balance.

5. **Total cost of the requested product/service:** $200,000.00

6. **Total estimated annual (fiscal year) cost of requested product/service:** $200,000.00

Account number: 4024200-54652

7. **Is this product/service covered by a warranty?** ☐ Yes ☑ No

If yes, please attach a copy of the warranty details.

8. **Will grant funds be used to pay for the requested product/service?** ☐ Yes ☑ No

If yes, please explain:

Note: by signing and returning this form you are verifying and acknowledging that you have reviewed all portions (scope, terms, conditions, pricing, etc.) of the requested contracts(s) and recommend its/ their approval based on compliance with the City's procurement requirements and all applicable laws and regulations to the best of your knowledge.

Requestor Signature _____ Date 11/18/25

Department Head Signature _____ Date 1/15/26

The Purchasing Division has reviewed the request and has completed the required due diligence per the Purchasing Ordinances, Section 2-439(a)(5).

The Purchasing Division recommends the following as a piggyback:

PROCUREMENT APPROVAL

Purchasing Agent/Specialist

Name Monica Gonzales Signature _____ Date 1/16/26

Purchasing Manager

Name _____ Signature _____ Date _____

FSA Cooperative Purchasing Program



FSA25-TRS27.0: Tires Contract Packet

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

NOTICE OF FINAL AWARD
CONTRACT FSA25-TRS27.0 Tires

Date: April 1, 2025

To: All Prospective Bidders and Purchasers

From: Matt Dunagan, Executive Director
Sarrah Glassner, Deputy Executive Director of Administration

Re: Contract Number FSA25-TRS27.0 Tires: Contract Awards

We are pleased to announce that the Florida Sheriffs Association (FSA) has successfully completed its latest nationwide cooperative bid for Tires. This contract is in effect beginning April 1, 2025, through March 31, 2027.

This notification is for the Florida Sheriffs Association (FSA), Cooperative Purchasing Program (CPP) Award for contract FSA25-TRS27.0 Tires. All bids were received in a timely manner, reviewed, and evaluated by the FSA and its Fleet Advisory Committee.

The contract specifications include:

- Law Enforcement Pursuit & Emergency High Speed Vehicle Tires
- Passenger Vehicle Tires
- Light Truck & Related Vehicle Tires
- Commercial Truck & Related Vehicle Tires
- Off Road Equipment Tires
- Agricultural Farm & Implement Tires
- Specialty Tires
- Industrial – Solid Rubber Tires
- Rubber Tracks for Tractors & Equipment
- Re-Tread Tires

The competitive process for this award began in October 2024, when the FSA Fleet Advisory Committee, bidders, and stakeholders provided input regarding vehicle and equipment procurement needs. Specifications were developed based on prior years' activity, and new additions were included based on feedback from the FSA Committee, bidders, and stakeholders.

Advertisements of the Invitation to Bid (ITB) were placed on the FSA website on October 1, 2024, and within the Florida Administrative Register on October 1, 2024 and November 1, 2024.

From the ITB, nine bidders completed the pre-bid process or submitted required FSA waivers. Of these respondents, eight submitted bids. Seven responsive bidders were awarded after bids were evaluated by the FSA Fleet Advisory Committee and FSA staff.

The Florida Sheriffs Association Cooperative Purchasing Program has followed the Contract Terms and Conditions to procure this contract.

Contract prices are extended and guaranteed to any local government or political subdivision of the state, public educational institutions, other public agencies or authorities with the State of Florida, and other entities approved by the manufacturer to participate in this contract.

Out-of-state sales are permitted under this contract. All purchasers are bound by their local governing purchasing ordinances, rules and regulations.

All awarded vendors are governed by their manufacturer agreements and the Contract Terms and Conditions.

List of Intended Awards in Alphabetical Order:

1. Bridgestone Americas Tire Operations
2. Continental Tire the Americas, LLC.
3. Michelin North America, Inc.
4. Sumitomo Rubber North America, Inc.
5. The Goodyear Tire & Rubber Company
6. Toyo Tire USA Corp
7. Yokohama Tire Corporation

The final award page document for all awarded bid items is attached.

FSA Cooperative Purchasing Program



FSA25-TRS27.0: Tires
Final Award Report

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Law Enforcement Pursuit & Emergency High Speed Vehicle Tires

Item: 1, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Passenger Vehicle Tires

Item: 2, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build
	Primary	Toyo Tire USA Corp	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Light Truck & Related Vehicle Tires

Item: 3, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build
	Primary	Toyo Tire USA Corp	Build
	Primary	YokohamaTire Corporation	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Commercial Truck & Related Vehicle Tires

Item: 4, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	Sumitomo Rubber North America, Inc	Build
	Primary	The Goodyear Tire & Rubber Company	Build
	Primary	Toyo Tire USA Corp	Build
	Primary	YokohamaTire Corporation	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Off Road Equipment Tires

Item: 5, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Agricultural Farm & Implement Tires

Item: 6, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Specialty Tires

Item: 7, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Industrial - Solid Rubber Tires

Item: 10, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Continental Tire the Americas, LLC	Build
	Primary	The Goodyear Tire & Rubber Company	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Rubber Tracks for Tractors & Equipment

Item: 11, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build

Bid Award

Contract: FSA25-TRS27.0, Tires

Group: Re-Tread Tire

Item: 12, Various, Various

Description: See FSA Base Specifications document.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Build File
Statewide	Primary	Bridgestone Americas Tire Operations	Build
	Primary	Continental Tire the Americas, LLC	Build
	Primary	Michelin North America, Inc.	Build
	Primary	The Goodyear Tire & Rubber Company	Build

FSA Cooperative Purchasing Program

FSA25-TRS27.0: Tires
Awarded Vendor Contract Signature Pages

Docusign Envelope ID: C41993FB-E8C4-436A-8ABF-6C8C58A4E003

CONTRACT SIGNATURE FORM

By submitting a response to this Invitation to Bid and signing this form, the Bidder declares that he or she has read, and the company understands, accepts and will comply with the terms, conditions and specifications of this bid and any addenda issued. The failure or omission to review this document shall in no way relieve the authorized agent of obligations with respect to this bid. The submission of a bid and signature below shall be taken as evidence of acceptance of the terms and conditions of this bid.

The Bidder further declares that no other persons other than the authorized agent herein named has any interest in this bid or in the contract to be taken, and that it is made without any connection with any other person or persons making proposal for the same article, and is in all respects fair and without collusion or fraud.

The Bidder further declares that they have carefully examined the specifications and is thoroughly familiar with its provisions and with the quality, type and grade of materials required.

The Bidder further declares that they have provided a discount on all factory options included in this bid, and such discount will be included in all purchase orders.

The Bidder further declares that the company understands the financial responsibility associated with this bid as stated and further declares that it has the ability to meet the financial responsibility associated with this bid.

The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Bridgestone Americas Tire Operations

Business Address 200 4th ave S.
Nashville, TN 37201

Name of Authorized Agent Douglas Jacobsen

Email address of authorized agent jacobsendouglas@bfusa.com

Signature Signed by: Douglas Jacobsen 600A1E9DEC284B9...

Date 3/28/2025

Docusign Envelope ID: E026EE87-2886-4DED-9A3E-17CCFBB0033D

CONTRACT SIGNATURE FORM

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FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Continental Tire the Americas, LLC

Business Address 1794 MacMillian Park Drive, Fort Mill SC 29707

Name of Authorized Agent Shaun Uys Todd Pearce

Email address of authorized agent Shaun.Uys@conti-na.com christopher.gilbert@conti-na.com

Signature DocuSigned by: Shaun Uys 1F4239DFB1404E0... DocuSigned by: Todd Pearce A83B65F77A1C4F2...

Date 04/11/2025 04/09/2025

Docusign Envelope ID: 799E7060-7C29-4F57-BAA3-C8DE8D29D811

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FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Goodyear Tire & Rubber Co.

Business Address 200 Innovation Way
Akron OH 44316

Name of Authorized Agent Brian Dougherty

Email address of authorized agent brian_dougherty@goodyear.com

Signature DocuSigned by: Brian Dougherty B4B738C60E42497...

Date 4/1/2025

Docusign Envelope ID: E3082887-B138-4647-B607-AD35A8450880

CONTRACT SIGNATURE FORM

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Michelin North America

Business Address 1 Parkway S, Greenville, SC 2961

Name of Authorized Agent Todd Hanlon

Email address of authorized agent Todd.Hanlon@michelin.com

Signature Signed by: Todd Hanlon 1D75FCD6C41147A...

Date 3/18/2025

Docusign Envelope ID: 7909EDD3-D2EF-4EC4-88F4-8F060FC8F43F

CONTRACT SIGNATURE FORM

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Sumitomo Rubber North America, Inc

Business Address 8656 Haven Ave
Rancho Cucamonga, CA 91730

Name of Authorized Agent Joel Aldridge

Email address of authorized agent jaldridge@falkentire.com

Signature Signed by: Joel Aldridge 495DB4D644D0426...

Date 3/24/2025

Docusign Envelope ID: 30A4AC68-7A66-46B7-B758-631E0772D81D

CONTRACT SIGNATURE FORM

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name Toyo Tires USA

Business Address 3565 Harbor Blvd, Costa Mesa, CA 92626

Name of Authorized Agent Eric Van Namee

Email address of authorized agent vannameee@toyotires.com

Signature Signed by: Eric Van Namee C5D954D9968A4C7...

Date 3/19/2025

Docusign Envelope ID: B70DFB86-E1E8-47A6-844A-9252674679BD

CONTRACT SIGNATURE FORM

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The Bidder further declares that the company will furnish the items awarded for the price bid.

FSA Contract Number FSA25-TRS27.0: Tires

Bidder Company Name YokohamaTire corporation

Business Address 1 MacArthur Place
Santa Ana CA 92707

Name of Authorized Agent Jeff Harman

Email address of authorized agent jeff.harman@yokohamatire.com

Signature Signed by: Jeff Harman 0974FE0D11044C2...

Date 3/18/2025

FSA Cooperative Purchasing Program



FSA25-TRS27.0: Tires Authorized Sale and Service Centers

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: Bridgestone Americas Tire Operations, LLC
MANUFACTURER FEIN #: 88-0335067

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
NORTHBROOK AUTO & TIRE	BRIDGESTONE/FIRESTONE	11220 WILES RD	CORAL SPRINGS	BROWARD	33076-2122	(954) 345-9925	www.b.d.lewis@worldnet.att.net	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	7075 12TH ST W	JACKSONVILLE	DUVAL	32220-2858	(904) 693-4999	wowens@callaghantire.com	
W&L TIRE & WHEEL INC	BRIDGESTONE/FIRESTONE	820 W JEFFERSON ST	QUINCY	GADSDEN	32351-2206	(850) 627-8830	wltire12@tds.net	Veteran
TLC 103 TAMPA	BRIDGESTONE/FIRESTONE	4942 JOANNE KEARNEY BLVD	TAMPA	HILLSBOROUGH	33619-8601	(813) 621-3103	wain.casteel@tirehub.com	
SUMTER TIRE CO	BRIDGESTONE/FIRESTONE	810 N MAIN ST	WILDWOOD	SUMTER	34785-3845	(352) 748-6556	usumtertirea@cfl.rr.com	
TOTAL TIRE OF PALM CITY INC	BRIDGESTONE/FIRESTONE	3050 SW MARTIN HWY	PALM CITY	MARTIN	34990-3142	(772) 287-1213	totaltires@cs.com	
TOTAL ROADSIDE SERVICES INC	BRIDGESTONE/FIRESTONE	3176 HWY 710	OKEECHOBEE	OKEECHOBEE	34974-3532	(863) 634-6839	totalroadsideservices@hotmail.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	2964 63RD AVE EAST	BRADENTON	MANATEE	34203-5307	(863) 578-8602	tkeesling@boulevardtire.com	
TOWN & COUNTRY TIRE SERVICE LLC	BRIDGESTONE/FIRESTONE	317 HOWARD ST E	LIVE OAK	SUWANNEE	32064-3237	(386) 362-4535	tires@windstream.net	
TIRE MART OF CHIEFLAND INC	BRIDGESTONE/FIRESTONE	1530 NW 26TH AVE	CHIEFLAND	LEVY	32626-9134	(352) 493-0013	TIREMARTCHIEFLAND@GMAIL.COM	
SOUTHERN TIRE MART	BRIDGESTONE/FIRESTONE	285 SAND MINE RD	DEFUNIAK SPRINGS	WALTON	32435-5736	(850) 951-2180	TDUFF@STMTIRES.COM	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	6425 CAUSEWAY BLVD	TAMPA	HILLSBOROUGH	33619-6349	(800) 330-8672	tampa@callaghantire.com	
AMERICAN TIRE DISTRIBUTORS INC	BRIDGESTONE/FIRESTONE	4723 CAPITAL CIR NW	TALLAHASSEE	LEON	32303-7240	(850) 422-2600	TallahasseeReceiving@atd-us.com	
SOUTHERN TIRE MART	BRIDGESTONE/FIRESTONE	7528 PENNY RD	PANAMA CITY	BAY	32404-5506	(850) 914-0092	stm96@stmtires.com	
SOUTHERN TIRE MART	BRIDGESTONE/FIRESTONE	1505 COMMERCE BLVD	MIDWAY	GADSDEN	32343-6625	(850) 580-4010	Stacy.Long@stmtires.com	
BOULEVARD RETREAD CENTER	BRIDGESTONE/FIRESTONE	1350 W MCNAB RD	FORT LAUDERDALE	BROWARD	33309-1120	(954) 797-1707	smeents@boulevardtire.com	
BOULEVARD RETREAD CENTER INC	BRIDGESTONE/FIRESTONE	30938 US HWY 27	LAKE HAMILTON	POLK	33851-0000	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD RETREAD CENTER INC	BRIDGESTONE/FIRESTONE	1201 BISCAYNE BLVD	DELAND	VOLUSIA	32724-2105	(386) 740-0279	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	800 S NOVA RD	DAYTONA BEACH	VOLUSIA	32114-5802	(386) 258-8129	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	625 W MAIN ST	BARTOW	POLK	33830-3360	(863) 578-8602	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	1701 S RIDGEWOOD AVE	EDGEWATER	VOLUSIA	32132-3655	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	5105 SW 41ST BLVD	GAINESVILLE	ALACHUA	32608-4930	(352) 371-6209	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	1205 BISCAYNE BLVD	DELAND	VOLUSIA	32724-2105	(386) 740-0279	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	1419 SW 12TH AVE	OCALA	MARION	34471-0501	(863) 578-8602	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	160 SUNBURST RD	DUNDEE	POLK	33838-4146	(863) 547-9443	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	1609 N COCOA BLVD	COCOA	BREVARD	32922-6935	(321) 639-3077	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	20 N ORANGE BLOSSOM TRL	ORLANDO	ORANGE	32805-1802	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	201 N STATE ST	BUNNELL	FLAGLER	32110-8024	(386) 586-6088	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	2750 S KINGS HWY	FORT PIERCE	ST LUCIE	34945-2600	(772) 489-8473	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	2788 ENTERPRISE RD	ORANGE CITY	VOLUSIA	32763-8316	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	330 W GRANADA BLVD	ORMOND BEACH	VOLUSIA	32174-6274	(386) 672-2251	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	3680 S NOVA RD	PORT ORANGE	VOLUSIA	32129-4263	(386) 586-6088	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	3850 NW 30TH AVE	MIAMI	MIAMI-DADE	33142-5116	(305) 635-8116	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	418 S US HIGHWAY 441	LADY LAKE	LAKE	32159-4536	(352) 430-2380	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	4201 S STATE ROAD 7	DAVIE	BROWARD	33314-4017	(954) 792-7799	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	424 W 13TH ST	RIVIERA BEACH	PALM BEACH	33404-6832	(561) 842-4332	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	4702 CAPITAL CIR NW	TALLAHASSEE	LEON	32303-7217	(863) 578-8602	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	4741 LAREDO AVE	FORT MYERS	LEE	33905-4935	(863) 578-8602	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	4801 N HIGHWAY 19A	MOUNT DORA	LAKE	32757-2009	(352) 357-4040	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	510 S COMBEE RD	LAKELAND	POLK	33801-6310	(863) 682-5171	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	5178 DUNCAN RD	PUNTA GORDA	CHARLOTTE	33982-1728	(941) 639-7788	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	570 HENDERSON RD	JACKSONVILLE	DUVAL	32254-3515	(904) 786-8512	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	6310 E ADAMO DR	TAMPA	HILLSBOROUGH	33619-3410	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	6815 E ADAMO DR	TAMPA	HILLSBOROUGH	33619-3419	(813) 621-5445	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	7051 ALICO RD	FT MYERS	LEE	33912-6004	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	7500 COMMONWEALTH AVE	JACKSONVILLE	DUVAL	32220-2433	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	816 S WOODLAND BLVD	DELAND	VOLUSIA	32720-6836	(386) 734-6447	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	8210 S ORANGE AVE	ORLANDO	ORANGE	32809-6733	(407) 240-1072	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	828 EDGEWOOD AVE N	JACKSONVILLE	DUVAL	32254-3084	(904) 388-5457	smeents@boulevardtire.com	
BOULEVARD TIRE CENTER	BRIDGESTONE/FIRESTONE	910 US HWY 27 SOUTH	LAKE HAMILTON	POLK	33851-0000	(863) 439-3608	smeents@boulevardtire.com	
DAVIS TIRE CENTER INC	BRIDGESTONE/FIRESTONE	5971 W BEAVER ST	JACKSONVILLE	DUVAL	32254-2806	(904) 329-4933	smeents@boulevardtire.com	Woman-owned
TLC 105 FT LAUDERDALE	BRIDGESTONE/FIRESTONE	2939 NW 27TH AVE BLDG 2901	POMPANO BEACH	BROWARD	33069-1010	(954) 977-8141	roley.thiele@tirehub.com	
ROADWAY TIRE AND PARTS INC	BRIDGESTONE/FIRESTONE	1301 SW 2ND ST	POMPANO BEACH	BROWARD	33069-3211	(954) 942-8122	roadway@ix.nercom.com	
ROAD MART INC	BRIDGESTONE/FIRESTONE	4716 HIGHWAY 90	MARIANNA	JACKSON	32446-7838	(850) 526-1950	roadmart100@yahoo.com	
RIKERS AUTOMOTIVE & TIRE II	BRIDGESTONE/FIRESTONE	5700 CENTRAL FL PKY	ORLANDO	ORANGE	32821-8638	(407) 238-9800	RIKERSAUTO@RIKERSAUTO.COM	
BARNETT TIRE SERVICE	BRIDGESTONE/FIRESTONE	605 NORTH BLVD W	LEESBURG	LAKE	34748-5048	(352) 787-5453	Rbarnett1978@gmail.com	Small Business(<100 employees)
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	1511 38TH AVE E	BRADENTON	MANATEE	34208-4651	(941) 746-6188	pricciardo@callaghantire.com	
AMERICAN TIRE DISTRIBUTORS	BRIDGESTONE/FIRESTONE	601 103RD AVE N	ROYAL PALM BEACH	PALM BEACH	33411-4342	(561) 402-8307	pnino@atd-us.com	
AMERICAN TIRE DISTRIBUTORS INC	BRIDGESTONE/FIRESTONE	206 STUMPFIELD RD	PENSACOLA	ESCAMBIA	32503-7452	(850) 478-3714	PensacolaReceiving@atd-us.com	
MILLER BROS GIANT TIRE SRVC	BRIDGESTONE/FIRESTONE	14811 N 12TH ST	LUTZ	HILLSBOROUGH	33549-3508	(813) 975-8400	PAYABLE@MBGTS.NET	
MILLER BROS GIANT TIRE SRVC	BRIDGESTONE/FIRESTONE	925 W LANCASTER RD	ORLANDO	ORANGE	32809-5882	(407) 855-9621	PAYABLE@MBGTS.NET	
GEORGES WHOLESALE TIRE	BRIDGESTONE/FIRESTONE	3260 N LECANTO HWY	BEVERLY HILLS	CITRUS	34465-3500	(352) 527-1712	OFFICE@GEORGESWHOLESALE.NET	

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	211 SW 33RD AVE	OCALA	MARION	34474-1926	(352) 873-9005	ocala@callaghantire.com	
NEECE TIRE & AUTO SERVICE INC	BRIDGESTONE/FIRESTONE	4792 BLOUNTSTOWN HWY	TALLAHASSEE	LEON	32304-2772	(850) 574-4100	neecetire@msn.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	5791 TAYLOR RD	NAPLES	COLLIER	34109-2306	(239) 592-0003	Naples@callaghantire.com	
MILLER 40 CAR CARE & TIRE SERVICE	BRIDGESTONE/FIRESTONE	6795 SW 40TH ST	MIAMI	MIAMI-DADE	33155-3705	(786) 801-0245	miller40carcare@outlook.com	Hispanic American
TLC 104 JACKSONVILLE	BRIDGESTONE/FIRESTONE	4101 BULLS BAY HWY	JACKSONVILLE	DUVAL	32219-3233	(904) 693-8576	mike.beaver@tirehub.com	
MOHRS AUTOMOTIVE	BRIDGESTONE/FIRESTONE	5438 US HIGHWAY 98 W	SANTA ROSA BEACH	WALTON	32459-3558	(850) 267-2750	michael@mohrsauto.com	
AMERICAN TIRE DISTRIBUTORS INC	BRIDGESTONE/FIRESTONE	11700 MIRAMAR PKWY	MIRAMAR	BROWARD	33025-5826	(954) 874-9410	MiamiReceiving@atd-us.com	
MILLER BROS GIANT TIRE SRVC	BRIDGESTONE/FIRESTONE	4971 SW 34TH PL	DAVIE	BROWARD	33314-2121	(954) 321-1755	mia.dispatcher@mbgts.net	
LAKE TIRE	BRIDGESTONE/FIRESTONE	812 W BURLEIGH BLVD	TAVARES	LAKE	32778-2302	(352) 343-0041	Lktire@comcast.net	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	3035 E MAIN ST	LAKELAND	POLK	33801-9409	(863) 665-9336	lakeland@callaghantire.com	
PARKER TIRE	BRIDGESTONE/FIRESTONE	3000 NW PINE AVE	OCALA	MARION	34475-2610	(352) 732-0786	kevin@parkerstire.com	
EASY PAY TIRE	BRIDGESTONE/FIRESTONE	619 N FEDERAL HWY	BOYNTON BEACH	PALM BEACH	33435-4124	(561) 732-2696	jon@easypaytire.com	
TIRESOLES OF BROWARD INC	BRIDGESTONE/FIRESTONE	7800 NW 103RD ST	HIALEAH GARDENS	MIAMI-DADE	33016-2418	(305) 821-2121	jmolina@tiresoles.com	
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	5500 ORANGE AVE	FT PIERCE	ST. LUCIE	34947-1309	(772) 461-1746	Jlewis@slbt.com	
BOCA TIRE AND AUTO SERVICE CENTER I	BRIDGESTONE/FIRESTONE	5300 W HILLSBORO BLVD STE 203	COCONUT CREEK	BROWARD	33073-4395	(954) 573-7117	jay@onthemovegas.com	
ACE TIRE	BRIDGESTONE/FIRESTONE	5975 NW 82ND AVE	MIAMI	MIAMI-DADE	33166-3418	(305) 592-1995	isabel@acetiremiami.com	
S O S MOBILE TIRE CORP	BRIDGESTONE/FIRESTONE	5900 SW 42ND PLACE STE 8	FT LAUDERDALE	BROWARD	33314-3630	(954) 638-6787	info@sosmobiletire.com	
HAMILLS TIRE	BRIDGESTONE/FIRESTONE	2425 N ANDREWS AVE	FORT LAUDERDALE	BROWARD	33311-3916	(954) 564-6361	info@hamilltire.com	
GLENNS TIRE	BRIDGESTONE/FIRESTONE	2726 S HARBOR CITY BLVD	MELBOURNE	BREVARD	32901-7210	(407) 723-0751	info@glennstire.com	
FUZZYS TIRE CENTER INC	BRIDGESTONE/FIRESTONE	800 N STATE ROAD 7	PLANTATION	BROWARD	33317-1513	(954) 792-1370	FUZZYSTIRE@GMAIL.COM	Woman-owned
AMERICAN TIRE DISTRIBUTORS INC	BRIDGESTONE/FIRESTONE	3971 VERONICA S SHOEMAKER BLVD	FORT MYERS	LEE	33916-2209	(239) 337-5555	FtMyersReceiving@atd-us.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	2203 ALICIA ST	FORT MYERS	LEE	33901-4058	(239) 334-0105	ftmyers@callaghantire.com	
CERTIFIED TIRE OF PORT CHARLOTTE IN	BRIDGESTONE/FIRESTONE	87 N TAMIAMI TRAIL	PORT CHARLOTTE	CHARLOTTE	33953-4505	(941) 255-9299	firestoneportcharlotte@yahoo.com	
FIRESTONE SERVICE CENTER	BRIDGESTONE/FIRESTONE	618 US HIGHWAY 90 E	DEFUNIAK SPRINGS	WALTON	32433-1915	(850) 892-2147	firestonedfs@gmail.com	
TIRESOLES OF BROWARD INC	BRIDGESTONE/FIRESTONE	402 RINKER WAY	LAKE WORTH	PALM BEACH	33461-3817	(561) 588-2777	f7650@tob.fdn.com	
EXTREME TIRES	BRIDGESTONE/FIRESTONE	7112 W OAKLAND PARK BLVD STE G1	SUNRISE	BROWARD	33351-0000	(954) 773-1896	extremetire2010@gmail.ci	
DUMAS TIRES INC	BRIDGESTONE/FIRESTONE	17324 NORTH US HIGHWAY 41	LUTZ	HILLSBOROUGH	33549-4569	(813) 949-8095	DUMASTIRES01@YAHOO.COM	
3D TIRE COMPANY INC	BRIDGESTONE/FIRESTONE	538 W KENNEDY BLVD	ORLANDO	ORANGE	32810-6239	(407) 875-3399	dexter@3dtirecompany.com	African American
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	198 US HWY 98 N	OKEECHOBEE	OKEECHOBEE	34972-2741	(863) 352-2431	cjboone@slbt.com	
CITY TIRE SERVICE	BRIDGESTONE/FIRESTONE	1740 E MAIN STREET	LEESBURG	LAKE	34748-7096	(352) 787-1155	CITYTIRELEESBURG@EMBARQMAIL.COM	Woman-owned
MILLER BROS GIANT TIRE SRVC	BRIDGESTONE/FIRESTONE	10340 CAMP MINE RD	BROOKSVILLE	HERNANDO	34601-8605	(352) 797-9205	christina.faudel@mbgts.net	Woman-owned
MILLER BROS GIANT TIRE SRVC	BRIDGESTONE/FIRESTONE	14341 ALICO RD	FORT MYERS	LEE	33913-8231	(954) 680-5770	christina.faudel@mbgts.net	
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	11050 SE FEDERAL HWY	HOBE SOUND	MARTIN	33455-5126	(772) 546-0999	ccopus@slbt.com	
CANERO TIRE CORP	BRIDGESTONE/FIRESTONE	3595 NW 32ND AVE	MIAMI	MIAMI-DADE	33142-5732	(305) 633-1169	CANEROTIRECORP@BELLSOUTH.NET	Hispanic American
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	10672 US-1	PORT ST LUCIE	ST. LUCIE	34952-6403	(772) 461-1746	bwilliams@slbt.com	
SOUTHERN TIRE MART	BRIDGESTONE/FIRESTONE	7800 PITTMAN AVE	PENSACOLA	ESCAMBIA	32534-4495	(850) 477-3330	Brian.Lineberger@stmtires.com	
PALM TIRE & AUTOMOTIVE	BRIDGESTONE/FIRESTONE	204 N HWY 27	MINNEOLA	LAKE	34715-9223	(352) 394-3280	brendon@palmtireauto.com	
TLC 206 FORT MYERS	BRIDGESTONE/FIRESTONE	9365 LAREDO AVE STE 170	FT MYERS	LEE	33905-4630	(518) 931-9063	bobby.armstrong@tirehub.com	
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	317 ORANGE AVE	FT PIERCE	ST. LUCIE	34950-4338	(772) 489-3977	bfulford@slbt.com	
BEST CHOICE TIRES AND SERVICE	BRIDGESTONE/FIRESTONE	3757 S NOVA RD	PORT ORANGE	VOLUSIA	32129-4233	(386) 756-9007	bestchoicetire@yahoo.com	
THE TIRESOLES GROUP	BRIDGESTONE/FIRESTONE	1865 S POWERLINE RD	DEERFIELD BEACH	BROWARD	33442-8193	(954) 354-8489	bcornman@tiresoles.com	
AMERICAN TIRE DISTRIBUTORS INC	BRIDGESTONE/FIRESTONE	4410 EAGLE FALLS PL	TAMPA	HILLSBOROUGH	33619-9620	(813) 623-2004	bchandler@atd-us.com	
ASIA 2031 2 CORP	BRIDGESTONE/FIRESTONE	12520 SW 8TH ST	MIAMI	MIAMI-DADE	33184-1412	(305) 220-9004	asia2031firestone@gmail.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	4421 12TH STREET CT EAST	BRADENTON	MANATEE	34203-3611	(941) 751-1577	AP@callaghantire.com	
A OK TIRE MART	BRIDGESTONE/FIRESTONE	1215 S FRENCH AVE	SANFORD	SEMINOLE	32771-3367	(407) 330-3588	AOKTIRE@BELLSOUTH.NET	
B & L TIRES	BRIDGESTONE/FIRESTONE	3401 US HWY 98 S	LAKELAND	POLK	33803-7376	(863) 665-1617	ANTOINETTEBLTIRES@GMAIL.COM	Small Business(<100 employees)
BALADO NATIONAL TIRES INC	BRIDGESTONE/FIRESTONE	1633 NW 27TH AVE	MIAMI	MIAMI-DADE	33125-2139	(305) 635-9001	Alyssa@balado.com	Hispanic American
CITY TIRE COMPANY	BRIDGESTONE/FIRESTONE	19511 STATE ROAD 20 W	BLOUNTSTOWN	CALHOUN	32424-3915	(850) 674-8784	allencitytire@fairpoint.net	
SOUTHERN TIRE MART	BRIDGESTONE/FIRESTONE	4500 HOME RUN BLVD STE 300	DAVENPORT	POLK	33837-6408	(800) 678-8473	alex.budd@stmtires.com	
ALERT TIRE SERVICE	BRIDGESTONE/FIRESTONE	1505 E BAKER ST	PLANT CITY	HILLSBOROUGH	33563-5805	(813) 754-3554	alert.tire.us.fl@alerttire.com	
A EXPERT TIRE & SERVICE INC	BRIDGESTONE/FIRESTONE	8794 ALICO RD	FT MYERS	LEE	33912-5117	(239) 590-0300	AEXPERTTIRE@YAHOO.COM	
ADVENTURE TIRES 3	BRIDGESTONE/FIRESTONE	7930 NW 36 ST STE 13-16	DORAL	MIAMI-DADE	33166-6666	(305) 470-9775	adventuretiresdoral@gmail.com	Hispanic American
ADVANCED TIRE SERVICE LLC	BRIDGESTONE/FIRESTONE	2418 E SILVER SPRINGS BLVD	OCALA	MARION	34470-8254	(352) 236-8825	ADVANCEDTIRESERVICE@GMAIL.COM	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	11940 44TH ST N	CLEARWATER	PINELLAS	33762-5105	(727) 571-3358	adominguez@callaghantire.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	3600 NW 54TH ST	MIAMI	MIAMI-DADE	33142-3213	(305) 634-7665	adominguez@callaghantire.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	3615 15TH ST E	BRADENTON	MANATEE	34208-4617	(941) 747-6189	adominguez@callaghantire.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	1301 44TH AVE E	BRADENTON	MANATEE	34203-3631	(941) 751-1577	adominguez@callaghantire.com	
CALLAGHAN TIRE	BRIDGESTONE/FIRESTONE	891 W 13TH ST	RIVIERA BEACH	PALM BEACH	33404-6709	(561) 845-2875	adominguez@callaghantire.com	
A1 AUTO CARE INC	BRIDGESTONE/FIRESTONE	9611 SE GLEASON ST	HOBE SOUND	MARTIN	33455-3505	(772) 546-6667	a1autocareinc1986@gmail.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2220 NE CAPITAL CIR	TALLAHASSEE	LEON	32308-4306	(850) 202-9755	952759@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2215 SW 122ND AVE	MIAMI	MIAMI-DADE	33175-7344	(786) 530-2427	943867@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	30 BAHIA AVE LN	OCALA	MARION	34472-2603	(352) 820-3918	936747@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	45670 US HWY 27	DAVENPORT	POLK	33897-4548	(863) 758-4122	933853@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2849 MYERS RD	KISSIMMEE	OSCEOLA	34743-0000	(689) 302-2056	932476@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	2838 GULF TO BAY BLVD	CLEARWATER	PINELLAS	33759-4000	(727) 796-2322	926306@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1255 SUN MARKET PL	NORTH PORT	SARASOTA	34288-1950	(941) 336-6157	912085@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	14170 W COLONIAL DR	WINTER GARDEN	ORANGE	34787-4205	(321) 286-0433	912084@bfusa.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2420 STATE ROAD 44	NEW SMYRNA BEACH	VOLUSIA	32168-8280	(386) 267-5987	908076@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5435 45TH ST E	BRADENTON	MANATEE	34203-5522	(941) 357-7074	907041@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	11290 SR 82	FORT MYERS	LEE	33905-0000	(239) 215-4955	907036@BFUSA.COM	

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8870 NAVARRE PKWY	NAVARRE	SANTA ROSA	32566-2159	(850) 400-3738	906977@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8895 LANTANA RD	LAKE WORTH	PALM BEACH	33467-6264	(561) 600-4866	906372@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	19560 COCHRAN BLVD	PORT CHARLOTTE	CHARLOTTE	33948-2066	(941) 315-9702	906087@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4070 PINE RIDGE RD	NAPLES	COLLIER	34119-4008	(239) 306-5113	904596@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5020 HIGHWAY 90	PACE	SANTA ROSA	32571-1504	(850) 994-4209	902559@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	905 DEL PRADO BLVD N	CAPE CORAL	LEE	33909-2306	(239) 936-0024	799861@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	24020 BEATRIX BLVD	PORT CHARLOTTE	CHARLOTTE	33954-3869	(941) 235-0445	798998@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4833 COMMERCIAL WAY	SPRING HILL	HERNANDO	34606-1915	(352) 596-0277	798580@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	7567 SW STATE ROAD 200	OCALA	MARION	34476-7051	(352) 351-0202	797098@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	11966 NARCOOSSEE RD	ORLANDO	ORANGE	32832-6900	(407) 851-1945	795074@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	12400 CORTEZ BLVD	BROOKSVILLE	HERNANDO	34613-2628	(352) 597-6994	794378@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	25170 MAREN WAY	LAND O LAKES	PASCO	34639-6400	(813) 909-1492	790964@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	605 NW 8TH AVE	GAINESVILLE	ALACHUA	32601-5074	(352) 505-4664	787742@TIRESPLUS.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2355 SW COLLEGE RD	OCALA	MARION	34471-1613	(352) 433-0973	787741@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	7030 SW ARCHER RD	GAINESVILLE	ALACHUA	32608-4723	(352) 505-1261	787740@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4628 TROPEA WAY	JACKSONVILLE	DUVAL	32246-8586	(904) 642-9148	786365@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	37 E NINE MILE RD	PENSACOLA	ESCAMBIA	32534-3136	(850) 477-0835	781999@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5130 N WICKHAM RD	MELBOURNE	BREVARD	32940-7124	(321) 254-7623	781579bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	16747 CAGAN PARK AVE	CLERMONT	LAKE	34714-6574	(352) 243-2011	781578@BFUSA.COM	
TIRES PLUS	BRIDGESTONE/FIRESTONE	5812 DEREK AVE	SARASOTA	SARASOTA	34238-3054	(941) 341-9584	781219@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4210 E COUNTY RD 466	OXFORD	SUMTER	34484-3544	(352) 748-1740	778038@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	12575 BARTRAM PARK BLVD	JACKSONVILLE	DUVAL	32258-5565	(904) 292-9191	772996@tiresplus.com	
TIRES PLUS STORE	BRIDGESTONE/FIRESTONE	14508 E COLONIAL DR	ORLANDO	ORANGE	32826-5121	(407) 505-6414	772189@tiresplus.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2502 SKYLINE BLVD	CAPE CORAL	LEE	33914-7712	(239) 242-0691	755787@bfrc.com	
TIRES PLUS 5074 CLERMONT	BRIDGESTONE/FIRESTONE	2625 E HWY 50	CLERMONT	LAKE	34711-6050	(407) 654-6064	755609@tiresplus.com	
TIRES PLUS 5114 POMPANO BCH US1	BRIDGESTONE/FIRESTONE	1100 S FEDERAL HWY	POMPANO BEACH	BROWARD	33062-7053	(954) 781-1961	755070@tiresplus.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5437 S WILLIAMSON BLVD	PORT ORANGE	VOLUSIA	32128-7399	(386) 767-9338	749345@bfrc.com	
TIRES PLUS 5088	BRIDGESTONE/FIRESTONE	5703 MANATEE AVE W	BRADENTON	MANATEE	34209-2540	(941) 792-7603	744004@tiresplus.com	
TIRES PLUS TOTAL CAR CARE 5077	BRIDGESTONE/FIRESTONE	4650 US HIGHWAY 98 N	LAKELAND	POLK	33809-3603	(863) 853-9609	691798@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5078	BRIDGESTONE/FIRESTONE	4801 S KIRKMAN RD	ORLANDO	ORANGE	32811-3640	(407) 294-9142	691739@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6017	BRIDGESTONE/FIRESTONE	1376 SW SAINT LUCIE WEST BLVD	PORT SAINT LUCIE	ST. LUCIE	34986-2109	(772) 785-6205	676969@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6015	BRIDGESTONE/FIRESTONE	10510 WILES RD	CORAL SPRINGS	BROWARD	33076-2006	(954) 345-1596	676918@bfrc.com	African American
TIRES PLUS TOTAL CAR CARE 6014	BRIDGESTONE/FIRESTONE	250 W MERRITT ISLAND CSWY	MERRITT ISLAND	BREVARD	32952-4806	(321) 456-5946	676888@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1445 W NEW HAVEN AVE	WEST MELBOURNE	BREVARD	32904-3922	(321) 725-1055	676454@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6048	BRIDGESTONE/FIRESTONE	9559 BAYMEADOWS RD	JACKSONVILLE	DUVAL	32256-7903	(904) 737-0401	676209@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6011	BRIDGESTONE/FIRESTONE	5710 NW 183RD ST	HIALEAH	MIAMI-DADE	33015-6021	(305) 824-5511	663921@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5027	BRIDGESTONE/FIRESTONE	4900 TAMIAMI TRL N	NAPLES	COLLIER	34103-3009	(239) 261-5455	639265@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5031	BRIDGESTONE/FIRESTONE	2000 S BAY ST	EUSTIS	LAKE	32726-6355	(352) 357-7645	635871@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6079	BRIDGESTONE/FIRESTONE	1340 N STATE ROAD 7	MARGATE	BROWARD	33063-2843	(954) 971-3790	630055@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6044	BRIDGESTONE/FIRESTONE	3820 BIRD RD	CORAL GABLES	MIAMI-DADE	33146-1511	(305) 444-9888	630047@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6042	BRIDGESTONE/FIRESTONE	855 SW 79TH AVE	MIAMI	MIAMI-DADE	33144-4203	(305) 269-3400	630039@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5099	BRIDGESTONE/FIRESTONE	3100 GARDEN ST	TITUSVILLE	BREVARD	32796-3060	(321) 267-2118	630004@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6043	BRIDGESTONE/FIRESTONE	4262 SOUTHSIDE BLVD	JACKSONVILLE	DUVAL	32216-5400	(904) 645-0733	629944@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	23245 STATE ROAD 7	BOCA RATON	PALM BEACH	33428-5464	(561) 883-0307	610208@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5075	BRIDGESTONE/FIRESTONE	1877 N MILITARY TRL	WEST PALM BEACH	PALM BEACH	33409-4715	(561) 688-0595	605395@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8706 CITRUS PARK DR	TAMPA	HILLSBOROUGH	33625-3013	(813) 792-8678	599735@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5495 AIRPORT PULLING RD N	NAPLES	COLLIER	34109-2057	(239) 598-1590	599565@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5066	BRIDGESTONE/FIRESTONE	8411 HANLEY RD	TAMPA	HILLSBOROUGH	33634-1402	(813) 889-8473	597899@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1600 TAMIAMI TRL S	VENICE	SARASOTA	34293-1633	(941) 408-8861	592196@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5069	BRIDGESTONE/FIRESTONE	80 NW SPANISH RIVER BLVD	BOCA RATON	PALM BEACH	33431-4214	(561) 392-8400	551007@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5071	BRIDGESTONE/FIRESTONE	1917 W TENNESSEE ST	TALLAHASSEE	LEON	32304-3226	(850) 224-6152	550744@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5072	BRIDGESTONE/FIRESTONE	1883 CAPITAL CIR NE	TALLAHASSEE	LEON	32308-4598	(850) 942-7400	550728@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5073	BRIDGESTONE/FIRESTONE	2800 APALACHEE PKWY	TALLAHASSEE	LEON	32301-3608	(850) 877-4091	550655@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5026	BRIDGESTONE/FIRESTONE	2610 COUNTRYSIDE BLVD	CLEARWATER	PINELLAS	33761-3601	(727) 796-1028	548634@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6058	BRIDGESTONE/FIRESTONE	2409 E SEMORAN BLVD	APOPKA	ORANGE	32703-5806	(407) 880-9688	547018@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	135 N HIGHWAY A1A ALT	JUPITER	PALM BEACH	33477-5013	(561) 746-6292	544566@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5067	BRIDGESTONE/FIRESTONE	5032 NW 39TH AVE	GAINESVILLE	ALACHUA	32606-5944	(352) 376-8577	544558@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	410 E EAU GALLIE BLVD	INDIAN HARBOUR BCH	BREVARD	32937-4881	(321) 773-5336	542385@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	14411 BISCAYNE BLVD	N MIAMI BEACH	MIAMI-DADE	33181-1207	(305) 944-5605	533521@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	900 9TH AVE N	ST PETERSBURG	PINELLAS	33705-1201	(727) 822-4041	533475@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5096	BRIDGESTONE/FIRESTONE	4970 S FLORIDA AVE	LAKELAND	POLK	33813-2129	(863) 619-6117	533432@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6007	BRIDGESTONE/FIRESTONE	5996 CYPRESS GARDENS BLVD	WINTER HAVEN	POLK	33884-2268	(863) 324-6390	533416@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	36003 E LAKE RD S	PALM HARBOR	PINELLAS	34685-3199	(727) 787-8728	533394@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5064	BRIDGESTONE/FIRESTONE	1380 HYPOLUXO RD	LANTANA	PALM BEACH	33462-4226	(561) 585-8388	520780@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5059	BRIDGESTONE/FIRESTONE	2615 ENTERPRISE RD	ORANGE CITY	VOLUSIA	32763-8220	(386) 774-5777	520772@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5065	BRIDGESTONE/FIRESTONE	3910 SW COLLEGE RD	OCALA	MARION	34474-5748	(352) 237-0121	520764@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5056	BRIDGESTONE/FIRESTONE	5136 E FOWLER AVE	TAMPA	HILLSBOROUGH	33617-2145	(813) 985-9996	520756@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5093	BRIDGESTONE/FIRESTONE	1100 ALAFAYA TRL	OVIEDO	SEMINOLE	32765-4707	(407) 365-0888	494496@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5095	BRIDGESTONE/FIRESTONE	8205 NW 12TH ST	MIAMI	MIAMI-DADE	33126-1837	(305) 599-8082	464759@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5017	BRIDGESTONE/FIRESTONE	3612 TAMIAMI TRL E	NAPLES	COLLIER	34112-6221	(239) 774-7919	464465@bfrc.com	

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
TIRES PLUS TOTAL CAR CARE 5018	BRIDGESTONE/FIRESTONE	11800 SEMINOLE BLVD	LARGO	PINELLAS	33778-2801	(727) 586-3432	464457@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5061	BRIDGESTONE/FIRESTONE	15460 S TAMIAMI TRL	FORT MYERS	LEE	33908-4225	(239) 489-3301	458805@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5062	BRIDGESTONE/FIRESTONE	4221 KINGS HWY	PORT CHARLOTTE	CHARLOTTE	33980-8415	(941) 629-7143	458783@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5058	BRIDGESTONE/FIRESTONE	3626 S DALE MABRY HWY	TAMPA	HILLSBOROUGH	33629-8609	(813) 832-6600	458007@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	9870 PINES BLVD	PEMBROKE PINES	BROWARD	33024-6141	(954) 435-9602	453633@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6041	BRIDGESTONE/FIRESTONE	5002 PALM COAST PKWY NW	PALM COAST	FLAGLER	32137-8792	(386) 445-5967	453544@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5053	BRIDGESTONE/FIRESTONE	5375 RED BUG LAKE RD	WINTER SPRINGS	SEMINOLE	32708-4970	(407) 695-9400	442623@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5036	BRIDGESTONE/FIRESTONE	16125 N DALE MABRY HWY	TAMPA	HILLSBOROUGH	33618-1340	(813) 960-7997	442615@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5052	BRIDGESTONE/FIRESTONE	12053 COLLEGIATE WAY	ORLANDO	ORANGE	32817-2158	(407) 282-8281	442607@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5051	BRIDGESTONE/FIRESTONE	860 S SUN DR	LAKE MARY	SEMINOLE	32746-2406	(407) 333-3429	442585@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5035	BRIDGESTONE/FIRESTONE	2930 10TH AVE N	LAKE WORTH	PALM BEACH	33461-3006	(561) 965-8202	427160@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	7109 STATE ROAD 52	BAYONET POINT	PASCO	34667-6708	(727) 863-5493	427152@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5020	BRIDGESTONE/FIRESTONE	3732 US HIGHWAY 19	NEW PORT RICHEY	PASCO	34652-6150	(727) 848-0511	427144@bfrc.com	
DON OLSON TIRE 5022	BRIDGESTONE/FIRESTONE	3543 TAMIAMI TRL	PORT CHARLOTTE	CHARLOTTE	33952-8128	(941) 629-7561	423343@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5050	BRIDGESTONE/FIRESTONE	2310 DEL PRADO BLVD S	CAPE CORAL	LEE	33990-6633	(239) 772-4997	412864@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5019	BRIDGESTONE/FIRESTONE	9050 BONITA BEACH RD SE	BONITA SPRINGS	LEE	34135-4237	(239) 495-7995	385395@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1376 LORI DR STE A	SPRING HILL	HERNANDO	34606-4573	(352) 686-0442	380814@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	57 SAN MARCO AVE	SAINT AUGUSTINE	ST. JOHNS	32084-3276	(904) 826-4445	359450@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7727 UNIVERSITY BLVD	WINTER PARK	ORANGE	32792-8812	(407) 679-0104	357893@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5013	BRIDGESTONE/FIRESTONE	1103 N WASHINGTON BLVD	SARASOTA	SARASOTA	34236-3427	(941) 365-1231	355348@bfrc.com	
TIRES PLUS 6097 W PALM BEACH	BRIDGESTONE/FIRESTONE	1905 N JOG RD	WEST PALM BEACH	PALM BEACH	33411-2591	(561) 683-8806	355121@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7045 NARCOOSSEE RD	ORLANDO	ORANGE	32822-5531	(407) 384-0050	354586@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3106 COUNTY ROAD 44B	MOUNT DORA	LAKE	32757-9203	(352) 383-3001	354585@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1479 E OSCEOLA PKWY	KISSIMMEE	OSCEOLA	34744-1604	(407) 343-8102	354272@bfrc.com	
TIRES PLUS 6088 QUEENS HARBOR	BRIDGESTONE/FIRESTONE	13162 ATLANTIC BLVD	JACKSONVILLE	DUVAL	32225-3126	(904) 220-2141	354080@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1627 COUNTY ROAD 220	FLEMING ISLAND	CLAY	32003-4902	(904) 278-1795	349362@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	10135 BLOOMINGDALE AVE	RIVERVIEW	HILLSBOROUGH	33578-2550	(813) 626-7939	349010@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	10301 BIG BEND RD	RIVERVIEW	HILLSBOROUGH	33578-7414	(813) 741-3087	347180@bfrc.com	Woman-owned
TIRES PLUS TOTAL CAR CARE 5012	BRIDGESTONE/FIRESTONE	6603 W COLONIAL DR	ORLANDO	ORANGE	32818-6823	(407) 298-0750	347167@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8690 BIRD RD	MIAMI	MIAMI-DADE	33155-3216	(305) 222-9370	346858@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2587 S HIGHWAY 27	CLERMONT	LAKE	34711-6788	(352) 243-3832	346224@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5016	BRIDGESTONE/FIRESTONE	4223 CLEVELAND AVE	FORT MYERS	LEE	33901-9007	(239) 939-3525	342009@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	315 INDEPENDENCE RD BLDG 90075	HURLBURT FIELD	OKALOOSA	32544-5203	(850) 243-6820	328507@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7105 KINGFISHER ST BLDG 924	MACDILL AFB	HILLSBOROUGH	33621-5013	(813) 840-8295	328495@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	2673 SW EDGARCE ST	PORT ST LUCIE	ST. LUCIE	34953-2701	(772) 871-0520	328386@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4420 EXECUTIVE CIR	FORT MYERS	LEE	33916-8003	(239) 278-3063	326824@bfrc.com	
TIRES PLUS 6084 MIDDLEBURG FL	BRIDGESTONE/FIRESTONE	1781 BLANDING BLVD	MIDDLEBURG	CLAY	32068-3837	(904) 589-9993	325121@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5025	BRIDGESTONE/FIRESTONE	816 W VINE ST	KISSIMMEE	OSCEOLA	34741-4163	(407) 847-7770	324191@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5049	BRIDGESTONE/FIRESTONE	3010 W HILLSBOROUGH AVE	TAMPA	HILLSBOROUGH	33614-5963	(813) 870-0021	308757@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	6500 DYKES RD	SOUTHWEST RANCHES	BROWARD	33331-4668	(954) 680-9130	308524@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2580 GLADES CIR	WESTON	BROWARD	33327-2253	(954) 217-0077	308522@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9000 CLEARY BLVD	PLANTATION	BROWARD	33324-6213	(954) 423-3300	308521@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	6350 N STATE ROAD 7	COCONUT CREEK	BROWARD	33073-3601	(954) 481-8856	303773@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5048	BRIDGESTONE/FIRESTONE	1209 W BRANDON BLVD	BRANDON	HILLSBOROUGH	33511-4105	(813) 681-3700	303534@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5011	BRIDGESTONE/FIRESTONE	1130 N WOODLAND BLVD	DELAND	VOLUSIA	32720-2251	(386) 738-2445	301558@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	20331 BRUCE B DOWNS BLVD	TAMPA	HILLSBOROUGH	33647-2753	(813) 994-1090	301184@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	2800 TYRONE BLVD N	ST PETERSBURG	PINELLAS	33710-3040	(727) 347-6400	298239@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	5901 STATE ROAD 7	LAKE WORTH	PALM BEACH	33449-5456	(561) 432-8000	277964@tiresplus.com	
TIRES PLUS TOTAL CAR CARE 5111	BRIDGESTONE/FIRESTONE	5200 W SAMPLE RD	MARGATE	BROWARD	33073-3472	(954) 969-9199	267642@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5110	BRIDGESTONE/FIRESTONE	5524 S FLAMINGO RD	COOPER CITY	BROWARD	33330-2728	(954) 680-6000	265753@bfrc.com	
TIRES PLUS TOTAL CAR CARE	BRIDGESTONE/FIRESTONE	6221 NW 9TH AVE	FORT LAUDERDALE	BROWARD	33309-2017	(954) 267-9594	260434@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5033	BRIDGESTONE/FIRESTONE	1000 EAST BAY DR	LARGO	PINELLAS	33770-2531	(727) 585-3811	251798@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5094	BRIDGESTONE/FIRESTONE	8591 SW 132ND AVE	KENDALL	MIAMI-DADE	33183-4344	(305) 752-0015	250120@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7097	BRIDGESTONE/FIRESTONE	1801 W ATLANTIC AVE	DELRAY BEACH	PALM BEACH	33444-1677	(561) 272-9200	245789@bfrc.com	
DBA DON OLSON TIRE 6013	BRIDGESTONE/FIRESTONE	1620 N MCMULLEN BOOTH RD	CLEARWATER	PINELLAS	33759-2521	(727) 725-2563	244119@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5023	BRIDGESTONE/FIRESTONE	2607 GULF TO BAY BLVD	CLEARWATER	PINELLAS	33759-4936	(727) 796-2322	243426@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7080	BRIDGESTONE/FIRESTONE	1100 ATLANTIC BLVD	NEPTUNE BEACH	DUVAL	32266-2516	(904) 242-0811	242219@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6019	BRIDGESTONE/FIRESTONE	201 N FEDERAL HWY	FORT LAUDERDALE	BROWARD	33301-1117	(954) 527-0307	242218@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6008	BRIDGESTONE/FIRESTONE	7807 N WICKHAM RD	MELBOURNE	BREVARD	32940-7916	(321) 255-2344	241560@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	7520 W STATE ROAD 84	DAVIE	BROWARD	33317-7200	(954) 382-9578	241252@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6090	BRIDGESTONE/FIRESTONE	2300 SE FEDERAL HWY	STUART	MARTIN	34994-4529	(772) 286-2095	240186@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6087	BRIDGESTONE/FIRESTONE	10765 NW 41ST ST	MIAMI	MIAMI-DADE	33178-1867	(305) 513-3301	240062@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6091	BRIDGESTONE/FIRESTONE	1354 N WICKHAM RD	MELBOURNE	BREVARD	32935-8945	(321) 751-2126	240061@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6089	BRIDGESTONE/FIRESTONE	15401 SW 137TH AVE	MIAMI	MIAMI-DADE	33177-1279	(305) 235-0027	240059@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7095	BRIDGESTONE/FIRESTONE	12015 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32223-1841	(904) 260-4011	239628@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7094	BRIDGESTONE/FIRESTONE	1332 DUNN AVE	JACKSONVILLE	DUVAL	32218-4836	(904) 714-3781	239627@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7065	BRIDGESTONE/FIRESTONE	10351 W COLONIAL DR	OCOEE	ORANGE	34761-2958	(407) 291-7714	239626@bfrc.com	Woman-owned
TIRES PLUS TOTAL CAR CARE 5290	BRIDGESTONE/FIRESTONE	9526 S US HWY 1	PORT ST LUCIE	ST. LUCIE	34952-4217	(772) 337-9001	239625@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7066	BRIDGESTONE/FIRESTONE	13842 TOWNE PLACE BLVD	ORLANDO	ORANGE	32837-3345	(407) 857-0111	239547@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	2625 N UNIVERSITY DR	SUNRISE	BROWARD	33322-2432	(954) 578-8119	236843@bfrc.com	

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TIRES PLUS	BRIDGESTONE/FIRESTONE	7115 STATE ROAD 70 E	BRADENTON	MANATEE	34203-9769	(941) 752-9500	236402@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7082	BRIDGESTONE/FIRESTONE	8801 NEW TAMPA BLVD	TAMPA	HILLSBOROUGH	33647-3033	(813) 558-0111	236401@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6083	BRIDGESTONE/FIRESTONE	6050 20TH ST	VERO BEACH	INDIAN RIVER	32966-1021	(772) 564-8401	235791@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	220 VALLEY CIR	PONTE VEDRA BEACH	ST. JOHNS	32082-3214	(904) 543-9922	234483@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6082	BRIDGESTONE/FIRESTONE	15757 S DIXIE HWY	MIAMI	MIAMI-DADE	33157-1835	(786) 242-1300	234482@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6092	BRIDGESTONE/FIRESTONE	5250 S CONWAY RD	ORLANDO	ORANGE	32812-2201	(407) 816-4773	233509@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1161 W STATE ROAD 434	LONGWOOD	SEMINOLE	32750-5107	(407) 767-0707	233126@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	32894 US HWY 19 N	PALM HARBOR	PINELLAS	34684-3124	(727) 772-9668	232726@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6081	BRIDGESTONE/FIRESTONE	4835 BABCOCK ST NE	PALM BAY	BREVARD	32905-2809	(321) 952-8030	232273@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6012	BRIDGESTONE/FIRESTONE	1801 S US HIGHWAY 1	FORT PIERCE	ST LUCIE	34950-5145	(772) 595-1773	231844@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5092	BRIDGESTONE/FIRESTONE	12123 S ORANGE BLOSSOM TRL	ORLANDO	ORANGE	32837-6502	(407) 240-7825	227196@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	28 EGLIN PKWY NE	FORT WALTON BEACH	OKALOOSA	32548-5453	(850) 243-4741	226984@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7004	BRIDGESTONE/FIRESTONE	2553 GULF BREEZE PKWY	GULF BREEZE	SANTA ROSA	32563-3043	(850) 932-3735	226983@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7003	BRIDGESTONE/FIRESTONE	8565 N DAVIS HWY	PENSACOLA	ESCAMBIA	32514-5930	(850) 477-5343	226982@bfrc.com	
TIRES PLUS TOTAL CAR CARE 7002	BRIDGESTONE/FIRESTONE	8969 PENSACOLA BLVD	PENSACOLA	ESCAMBIA	32534-1928	(850) 478-1785	226980@tiresplus.com	
TIRES PLUS TOTAL CAR CARE 5009	BRIDGESTONE/FIRESTONE	2190 ALOMA AVE	WINTER PARK	ORANGE	32792-3302	(407) 644-5938	219991@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5024	BRIDGESTONE/FIRESTONE	495 VENICE BYP N	VENICE	SARASOTA	34285-6038	(941) 484-3566	219819@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	7446 STATE ROAD 54	NEW PORT RICHEY	PASCO	34653-6110	(727) 376-6675	197491@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	6480 W COMMERCIAL BLVD	LAUDERHILL	BROWARD	33319-2111	(954) 746-0380	186007@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5044	BRIDGESTONE/FIRESTONE	2551 S MCCALL RD	ENGLEWOOD	CHARLOTTE	34224-5121	(941) 475-6585	184209@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5001	BRIDGESTONE/FIRESTONE	500 S MISSOURI AVE	CLEARWATER	PINELLAS	33756-5913	(727) 446-8341	179779@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5028	BRIDGESTONE/FIRESTONE	925 S BROAD ST	BROOKSVILLE	HERNANDO	34601-3108	(352) 799-2991	168459@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	2510 JAMES L REDMAN PKWY	PLANT CITY	HILLSBOROUGH	33566-7113	(813) 754-2747	161845@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5042	BRIDGESTONE/FIRESTONE	800 US HIGHWAY 27 N	SEBRING	HIGHLANDS	33870-2160	(863) 382-8000	141593@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	3663 HIGHWAY 441 S	OKEECHOBEE	OKEECHOBEE	34974-6234	(863) 467-4888	141585@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6029	BRIDGESTONE/FIRESTONE	9350 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32257-5583	(904) 731-7076	122262@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6027	BRIDGESTONE/FIRESTONE	6381 103RD ST	JACKSONVILLE	DUVAL	32210-7734	(904) 772-9494	122114@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6025	BRIDGESTONE/FIRESTONE	815 3RD ST S	JACKSONVILLE	DUVAL	32250-6609	(904) 249-3929	122092@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6024	BRIDGESTONE/FIRESTONE	5403 NORMANDY BLVD	JACKSONVILLE	DUVAL	32205-6244	(904) 786-8560	122084@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6022	BRIDGESTONE/FIRESTONE	5880 UNIVERSITY BLVD W	JACKSONVILLE	DUVAL	32216-0803	(904) 733-2555	122068@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6054	BRIDGESTONE/FIRESTONE	405 S PINE AVE	OCALA	MARION	34471-1180	(352) 351-5052	121983@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6053	BRIDGESTONE/FIRESTONE	3410 W UNIVERSITY AVE	GAINESVILLE	ALACHUA	32607-2403	(352) 373-9685	121967@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6052	BRIDGESTONE/FIRESTONE	3302 NW 13TH ST	GAINESVILLE	ALACHUA	32609-2171	(352) 378-5982	121959@bfrc.com	
TIRES PLUS TOTAL CAR CARE 6033	BRIDGESTONE/FIRESTONE	10361 ATLANTIC BLVD	JACKSONVILLE	DUVAL	32225-6604	(904) 998-9200	121738@bfrc.com	Woman-owned
TIRES PLUS TOTAL CAR CARE 6032	BRIDGESTONE/FIRESTONE	169 BLANDING BLVD	ORANGE PARK	CLAY	32073-3354	(904) 272-7333	121711@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1600 US HIGHWAY 1 S	ST AUGUSTINE	ST JOHNS	32084-2084	(904) 824-0440	121681@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5085	BRIDGESTONE/FIRESTONE	820 E BLOOMINGDALE AVE	BRANDON	HILLSBOROUGH	33511-8109	(813) 643-7475	117269@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5008	BRIDGESTONE/FIRESTONE	1010 W KENNEDY BLVD	TAMPA	HILLSBOROUGH	33606-1940	(813) 228-9467	115363@bfrc.com	Hispanic American
TIRES PLUS TOTAL CAR CARE 5039	BRIDGESTONE/FIRESTONE	3694 TAMPA RD	OLDSMAR	PINELLAS	34677-6305	(813) 854-2371	114634@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5040	BRIDGESTONE/FIRESTONE	2601 E GULF TO LAKE HWY	INVERNESS	CITRUS	34453-3216	(352) 637-3322	111899@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5089	BRIDGESTONE/FIRESTONE	15907 PINES BLVD	PEMBROKE PINES	BROWARD	33027-1201	(954) 435-0999	105481@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5086	BRIDGESTONE/FIRESTONE	155 HANCOCK BRIDGE PKWY	CAPE CORAL	LEE	33990-1063	(239) 458-0200	105473@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5091	BRIDGESTONE/FIRESTONE	2820 WESTON RD	WESTON	BROWARD	33331-3613	(954) 349-7011	105317@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5090	BRIDGESTONE/FIRESTONE	4200 13TH ST	SAINT CLOUD	OSCEOLA	34769-6721	(407) 957-3360	105309@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1865 N FLAMINGO RD	SUNRISE	BROWARD	33323-2129	(954) 851-1191	099481@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5084	BRIDGESTONE/FIRESTONE	630 RIVERSIDE DR	CORAL SPRINGS	BROWARD	33071-7615	(954) 755-5066	099473@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5038	BRIDGESTONE/FIRESTONE	5240 GALL BLVD	ZEPHYRHILLS	PASCO	33542-4019	(813) 788-1200	074802@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	1621 LAND O LAKES BLVD	LUTZ	PASCO	33549-2908	(813) 949-7407	066834@bfrc.com	
TIRES PLUS	BRIDGESTONE/FIRESTONE	8990 N MILITARY TRL	PALM BEACH GARDENS	PALM BEACH	33410-6249	(561) 691-0340	046493@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5068	BRIDGESTONE/FIRESTONE	2605 SW 34TH ST	GAINESVILLE	ALACHUA	32608-1603	(352) 380-0807	046485@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5082	BRIDGESTONE/FIRESTONE	2240 CITRUS BLVD	LEESBURG	LAKE	34748-3009	(352) 315-1488	046418@bfrc.com	
TIRES PLUS TOTAL CAR CARE 5080	BRIDGESTONE/FIRESTONE	10105 SOUTHERN BLVD	ROYAL PALM BEACH	PALM BEACH	33411-4336	(561) 753-8680	046400@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3060 SE FEDERAL HWY	STUART	MARTIN	34994-5528	(772) 286-9711	029416@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9009 US HIGHWAY 19	PORT RICHEY	PASCO	34668-4850	(727) 845-1094	029394@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	6205 14TH ST W	BRADENTON	MANATEE	34207-4611	(941) 755-0210	029386@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7300 W COMMERCIAL BLVD	LAUDERHILL	BROWARD	33319-2128	(954) 748-8334	029351@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	13701 N DALE MABRY HWY	TAMPA	HILLSBOROUGH	33618-2417	(813) 963-3188	029343@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	369 W HIGHWAY 436	ALTAMONTE SPRINGS	SEMINOLE	32714-4146	(407) 869-5500	029297@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4060 BEE RIDGE RD	SARASOTA	SARASOTA	34233-2548	(941) 371-5927	029181@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1685 NW 107TH AVE	MIAMI	MIAMI-DADE	33172-2707	(305) 594-3377	028754@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	10553 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32257-6208	(904) 268-2921	028444@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	12876 S CLEVELAND AVE	FORT MYERS	LEE	33907-3812	(239) 939-7040	028339@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	899 S ORLANDO AVE	WINTER PARK	ORANGE	32789-4846	(407) 629-4619	027901@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3620 E COLONIAL DR	ORLANDO	ORANGE	32803-5118	(407) 898-0142	027898@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3810 JOG RD	GREENACRES	PALM BEACH	33467-1530	(561) 965-8001	027871@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5625 SW 137TH AVE	MIAMI	MIAMI-DADE	33183-1101	(305) 385-1987	027863@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	6291 9TH ST N	ST PETERSBURG	PINELLAS	33702-6619	(727) 527-6451	027855@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	532 MARY ESTHER CUT OFF NW	FORT WALTON BEACH	OKALOOSA	32548-4025	(850) 243-8900	027073@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9780 S MILITARY TRL	BOYNTON BEACH	PALM BEACH	33436-3218	(561) 736-3602	026816@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	350 SEMORAN BLVD SR436	CASSELBERRY	SEMINOLE	32707-4910	(407) 339-2810	026352@bfrc.com	

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5960 RED BUG LAKE RD	WINTER SPRINGS	SEMINOLE	32708-5000	(407) 699-7332	026247@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1809 STATE ROAD 60 E	VALRICO	HILLSBOROUGH	33594-3623	(813) 684-8038	025976@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	15135 SW 122ND AVE	MIAMI	MIAMI-DADE	33186-5909	(305) 233-5356	025887@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3940 US HWY 98	LAKELAND	POLK	33809-3813	(863) 859-6300	025747@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5180 W ATLANTIC AVE	DELRAY BEACH	PALM BEACH	33484-8108	(561) 496-0446	025100@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2211 APALACHEE PKWY	TALLAHASSEE	LEON	32301-4820	(850) 877-0184	024988@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	10761 E COLONIAL DR	UNION PARK	ORANGE	32817-4472	(407) 249-7707	023167@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5105 S FLORIDA AVE	LAKELAND	POLK	33813-2513	(863) 647-1907	023043@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1259 N FEDERAL HWY	BOCA RATON	PALM BEACH	33432-2831	(561) 392-5080	022853@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1 W HALLANDALE BEACH BLVD	HALLANDALE BEACH	BROWARD	33009-5437	(954) 458-0288	022764@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2901 S UNIVERSITY DR	DAVIE	BROWARD	33328-1416	(954) 472-9554	022381@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8202 LAKE UNDERHILL RD	ORLANDO	ORANGE	32825-3524	(407) 382-0894	020850@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	15697 SW 88TH ST	MIAMI	MIAMI-DADE	33196-1105	(305) 387-1378	020532@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9799 S DIXIE HWY	MIAMI	MIAMI-DADE	33156-2806	(305) 665-6461	019437@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4712 BLANDING BLVD	JACKSONVILLE	DUVAL	32210-7327	(904) 771-1383	018538@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	854 LEE RD	ORLANDO	ORANGE	32810-5519	(407) 645-2515	018430@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5505 HANLEY RD	TAMPA	HILLSBOROUGH	33634-4903	(813) 885-7651	018384@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4436 CURRY FORD RD	ORLANDO	ORANGE	32812-2702	(407) 273-9730	018074@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1501 W BRANDON BLVD	BRANDON	HILLSBOROUGH	33511-4805	(813) 685-4558	018015@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4070 OKEECHOBEE BLVD	WEST PALM BEACH	PALM BEACH	33409-3202	(561) 689-8850	016373@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1801 NW 40TH AVE	LAUDERHILL	BROWARD	33313-5007	(954) 739-0993	016063@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	541 NORTHLAKE BLVD	NORTH PALM BEACH	PALM BEACH	33408-5408	(561) 842-3763	015849@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	6580 NW 186TH ST	HIALEAH	MIAMI-DADE	33015-6004	(305) 822-5101	015431@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1003 CAPE CORAL PKWY E	CAPE CORAL	LEE	33904-9160	(239) 542-5982	015350@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	20701 S FEDERAL HWY	MIAMI	MIAMI-DADE	33189-2215	(305) 233-7841	015253@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2880 CHENEY HWY	TITUSVILLE	BREVARD	32780-6731	(321) 268-5560	014680@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4901 W KENNEDY BLVD	TAMPA	HILLSBOROUGH	33609-1801	(813) 286-1182	014583@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7179 N DAVIS HWY	PENSACOLA	ESCAMBIA	32504-6208	(850) 478-8318	014427@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	8701 SW 72ND AVE	MIAMI	MIAMI-DADE	33143-7806	(305) 667-4866	014400@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	777 E MERRITT ISLAND CSWY	MERRITT ISLAND	BREVARD	32952-3576	(321) 453-6757	014346@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9501 ARLINGTON EXPY	JACKSONVILLE	DUVAL	32225-8293	(904) 721-3049	014230@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1595 W 49TH ST	HIALEAH	MIAMI-DADE	33012-2924	(305) 556-0444	014206@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1760 W INTERNATIONAL SPEEDWAY BLVD	DAYTONA BEACH	VOLUSIA	32114-1387	(386) 255-3306	014176@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3744 SW ARCHER RD	GAINESVILLE	ALACHUA	32608-2338	(352) 376-7617	014141@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	725 N MAIN ST	GAINESVILLE	ALACHUA	32601-5326	(352) 376-4438	014133@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	303 301 BLVD W	BRADENTON	MANATEE	34205-7955	(941) 748-5730	014028@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2680 ENTERPRISE RD	ORANGE CITY	VOLUSIA	32763-8219	(386) 775-1004	013625@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	36298 US HIGHWAY 19 N	PALM HARBOR	PINELLAS	34684-1455	(727) 785-8824	013161@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	400 W STATE ROAD 434	LONGWOOD	SEMINOLE	32750-5118	(407) 830-5557	012734@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2121 STICKNEY POINT RD	SARASOTA	SARASOTA	34231-4803	(941) 922-4843	012378@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5044 BAYOU BLVD	PENSACOLA	ESCAMBIA	32503-2504	(850) 484-3219	011746@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3812 S NOVA RD	PORT ORANGE	VOLUSIA	32127-4949	(386) 760-0374	011630@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	841 BLANDING BLVD	ORANGE PARK	CLAY	32065-6203	(904) 276-3880	011495@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	15155 MCGREGOR BLVD	FORT MYERS	LEE	33908-1957	(239) 481-8212	010502@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	11288 PINES BLVD	PEMBROKE PINES	BROWARD	33026-4101	(954) 437-8644	009814@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3542 NW FEDERAL HWY	JENSEN BEACH	MARTIN	34957-4424	(772) 692-3194	008788@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1551 FLORIDA MALL AVE	ORLANDO	ORANGE	32809-7735	(407) 857-4818	008133@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1387 N STATE ROAD 7	NORTH LAUDERDALE	BROWARD	33068-4023	(954) 977-0007	007250@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1560 PALM BAY RD NE	PALM BAY	BREVARD	32905-3845	(321) 984-4300	007161@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2020 N UNIVERSITY DR	CORAL SPRINGS	BROWARD	33071-6133	(954) 753-2302	006823@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5505 S SEMORAN BLVD	ORLANDO	ORANGE	32822-1735	(407) 381-9535	005983@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	237 BLANDING BLVD	ORANGE PARK	CLAY	32073-3357	(904) 272-0860	005770@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1919 DEL PRADO BLVD S	CAPE CORAL	LEE	33990-4559	(239) 772-8844	005266@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5998 NORMANDY BLVD	JACKSONVILLE	DUVAL	32205-6212	(904) 786-0821	004871@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	903 S STATE RD 84	FORT LAUDERDALE	BROWARD	33315-2431	(954) 522-3755	004553@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1441 S BABCOCK ST	MELBOURNE	BREVARD	32901-3013	(321) 722-7341	004545@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4325 CLEVELAND AVE	FORT MYERS	LEE	33901-9009	(239) 936-4101	004537@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1306 19TH PL	VERO BEACH	INDIAN RIVER	32960-3544	(772) 562-5465	004510@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	16251 MIAMI DR	NORTH MIAMI BEACH	MIAMI-DADE	33162-4629	(305) 949-4386	004502@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	110 NE 8TH ST	HOMESTEAD	MIAMI-DADE	33030-4608	(305) 247-2544	004499@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	12120 US HIGHWAY 1	NORTH PALM BEACH	PALM BEACH	33408-2642	(561) 624-2601	004391@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	1008 UNIVERSITY BLVD N	JACKSONVILLE	DUVAL	32211-5532	(904) 743-2525	004375@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	106 N DIXIE HWY	HOLLYWOOD	BROWARD	33020-6704	(954) 923-2311	004340@bfrc.com	Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4160 OKEECHOBEE RD	FORT PIERCE	ST LUCIE	34947-5403	(772) 461-0700	004324@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	217 SE 6TH AVE	DELRAY BEACH	PALM BEACH	33483-5226	(561) 278-0341	004294@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	212 S PINE AVE	OCALA	MARION	34471-1169	(352) 622-8106	004227@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	300 S RIDGEWOOD AVE	DAYTONA BEACH	VOLUSIA	32114-4934	(386) 255-7444	004162@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	590 AVENUE A SW	WINTER HAVEN	POLK	33880-2934	(863) 293-2116	004154@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	900 E KENNEDY BLVD	TAMPA	HILLSBOROUGH	33602-3508	(813) 229-2626	004146@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	601 W 1ST ST	SANFORD	SEMINOLE	32771-1119	(407) 322-0244	004081@bfrc.com	

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	9035 N FLORIDA AVE	TAMPA	HILLSBOROUGH	33604-1419	(813) 932-4363	004057@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	7700 49TH ST N	PINELLAS PARK	PINELLAS	33781-3440	(727) 544-6601	004049@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	5101 W COLONIAL DR	ORLANDO	ORANGE	32808-7603	(407) 293-9271	004022@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	952 PATRICIA AVE	DUNEDIN	PINELLAS	34698-6023	(727) 733-4177	003972@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	501 N MONROE ST	TALLAHASSEE	LEON	32301-1259	(850) 222-0190	003557@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	3311 N PACE BLVD	PENSACOLA	ESCAMBIA	32505-5125	(850) 433-3125	003530@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	2051 MARTIN LUTHER KING JR BLV	PANAMA CITY	BAY	32405-5316	(850) 763-6561	003468@bfrc.com	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	4386 LAFAYETTE ST	MARIANNA	JACKSON	32446-3356	(850) 482-4991	003441@bfrc.com	
WEST BOYNTON TIRE AND AUTO	BRIDGESTONE/FIRESTONE	7450 W BOYNTON BEACH BLVD	BOYNTON BEACH	PALM BEACH	33437-3883	(954) 520-0300		
DELRAY TIRE AND AUTO SERVICE CENTER	BRIDGESTONE/FIRESTONE	90 N CONGRESS AVE	DELRAY BEACH	PALM BEACH	33445-3417	(954) 520-0300		
ST LUCIE BATTERY & TIRE	BRIDGESTONE/FIRESTONE	16087 SW WARFIELD BLVD	INDIANTOWN	MARTIN	34956-4404	(772) 597-3741		
CESAR TIRE SERVICES INC	BRIDGESTONE/FIRESTONE	19160 SW 177TH AVE	MIAMI	MIAMI-DADE	33187-2004	(786) 229-8888		
MEBCO TIRE & SERVICE	BRIDGESTONE/FIRESTONE	10541 SW 40TH ST	MIAMI	MIAMI-DADE	33165-3747	(786) 497-0476		Hispanic American
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	SILVER STAR LAKE JOHIO	OCOEE	ORANGE	34761-0000	(352) 205-4323	913352@BFUSA.COM	
FIRESTONE COMPLETE AUTO CARE	BRIDGESTONE/FIRESTONE	OKEECHOBEE BLVD & ROYAL PALM BEACH	ROYAL PALM BEACH	PALM BEACH	33411-0000	(561) 739-1214	913350@BFUSA.COM	

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: _Continental Tire the Americas, LLC__
MANUFACTURER FEIN #: _34-1417030_____

Manufacturer Authorized Sales & Service Center Name		Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
A OK TIRE MART	Continental/Genera	200 W MAIN ST	APOPKA	Orange	32703	(407) 889-7074	dwilli6573@aol.com	N/A
ACTION GATOR TIRE	Continental/Genera	1717 LEE ROAD	ORLANDO	Orange	32810	(407) 299-1900	mhazen@actiongatortire.com	N/A
AKRON TIRE CO INC	Continental/Genera	1505 COMMERCE BLVD	MIDWAY	Gadsden	32343	(850) 580-4010	amaxwell@atd-us.com	N/A
AMERICAN TIRE DIST #053	Continental/Genera	7502 SEARS BLVD	PENSACOLA	Escambia	32514	(800) 804-0948	amaxwell@atd-us.com	N/A
AMERICAN TIRE DIST #058	Continental/Genera	4723 CAPITAL CIRCLE	TALLAHASSEE	Leon	32303	(800) 476-7946	amaxwell@atd-us.com	N/A
AMERICAN TIRE DIST #095	Continental/Genera	8751 SKINNER CT	ORLANDO	Orange	32824	(407) 850-2151	amaxwell@atd-us.com	N/A
AMERICAN TIRE DIST #111	Continental/Genera	11700 MIRAMAR PARKWA	MIRAMAR	Broward	33025	(954) 874 9410	kgrzymala@atd-us.com	N/A
AMERICAN TIRE DIST #114	Continental/Genera	3971 VERONICA S. SHO	FORT MYERS	Lee	33916	(239) 337-5555	kgrzymala@atd-us.com	N/A
AMERICAN TIRE DIST #117	Continental/Genera	4410 EAGLE FALLS PLA	TAMPA	Hillsborough	33619	(800) 683-7999	gwatts@atd-us.com	N/A
AMERICAN TIRE DISTRIBUTORS #1	Continental/Genera	7051 STUART AVENUE	JACKSONVILLE	Duval	32254	(800) 476-4826	gwatts@atd-us.com	N/A
AOK TIRE MART	Continental/Genera	1215 S FRENCH AVE	SANFORD	Seminole	32771	(407) 330-3588		N/A
BIG TIRES & MORE	Continental/Genera	5317 PARK BOULEVARD	PINELLAS PARK	Pinellas	33781	(727) 541-5707		N/A
BOB LEE'S	Continental/Genera	1631 4TH ST N	SAINT PETERSBURG	Pinellas	33704	(727) 822-3981		N/A
BOULEVARD TIRE	Continental/Genera	1205 BISCAYNE BLVD	DELAND	Volusia	32724	(904) 734-6447	cmontgomery@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	4201 S. STATE ROAD 7	FORT LAUDERDALE	Broward	33314	954-792-7799	ALAKHANI@BOULEVARDTIRE.COM	N/A
BOULEVARD TIRE CENTER	Continental/Genera	4801 NORTH HWY 19 A	MOUNT DORA	Lake	32757	(352) 357-4040	ajohnson@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	424 W. 13 STREET	RIVIERA BEACH	Palm Beach	33404	(561) 842-4332	ajacobs@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	570 HENDERSON RD	JACKSONVILLE	Duval	32254	(386) 740-0279	bcooke@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	7051 ALICO ROAD	FORT MYERS	Lee	33912	(239) 267-4701	CHUGHES@BOULEVARDTIRE.COM	N/A
BOULEVARD TIRE CENTER	Continental/Genera	800 NOVA ROAD	DAYTONA BEACH	Volusia	32114	(904) 258-8129	cparadis@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	828 NORTH EDGEWOOD A	JACKSONVILLE	Duval	32254	(904) 388-5457	DROBERTS@BOULEVARDTIRE.COM	N/A
BOULEVARD TIRE CENTER	Continental/Genera	5178 DUNCAN ROAD	PUNTA GORDA	Charlotte	33982	941-639-7788	dbrown@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	1609 N COCOA BLVD	COCOA	Brevard	32922	(407) 639-3077	DMOYE@BOULEVARDTIRE.COM	N/A
BOULEVARD TIRE CENTER	Continental/Genera	418 S HWY 27/441	LADY LAKE	Lake	32159	(352) 430-2380	dwheeler@boulevardtire.com	N/A

BOULEVARD TIRE CENTER	Continental/Genera	2750 S KINGS HWY	FORT PIERCE	Saint Lucie	34945	(772) 489-8473	kwinckel@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	910 US HWY 27 N	LAKE HAMILTON	Polk	33851	(863) 439-3608	LMATHIS@BOULEVARDTIRE.COM	N/A
BOULEVARD TIRE CENTER	Continental/Genera	1717 PINE RIDGE ROAD	NAPLES	Collier	34109	(386) 586-6088	jkwiatkowski@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	201 N STATE ST	BUNNELL	Flagler	32110	(386) 586-6088	jkwiatkowski@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	3680 NOVA ROAD	PORT ORANGE	Volusia	32129	(386) 734-3447	jkwiatkowski@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	3850 N.W. 30TH AVE	MIAMI	Miami-dade	33142	(305) 635-8116	jkwiatkowski@boulevardtire.com	N/A
BOULEVARD TIRE CENTER	Continental/Genera	915 US HWY 27 N	HAINES CITY	Polk	33844	(305) 635-8116	jkwiatkowski@boulevardtire.com	N/A
BOULEVARD TIRE CENTER-TAMPA	Continental/Genera	6815 ADAMO DRIVE	TAMPA	Hillsborough	33619	(813) 621-5445	alollar@boulevardtire.com	N/A
BRIDGESTONE FIRESTONE JACKSON	Continental/Genera	4950 NEW WORLD AVE	JACKSONVILLE	Duval	32221	904-779-8300		N/A
CALLAGHAN TIRE	Continental/Genera	7075 W 12TH STREET	JACKSONVILLE	Duval	32220	(904) 693-4999	bawhitt@yahoo.com	N/A
CARROLL TIRE #3029	Continental/Genera	351 LEONARD BLVD STE	LEHIGH ACRES	Lee	33971	(239) 938-9970		N/A
CARROLL'S INC #3021	Continental/Genera	5151 TYLER LAKES BLV	WEST PALM BEACH	Palm Beach	33407	(561) 840-8595	fgarcia@carrolltire.com	N/A
CARROLL'S INC #C13	Continental/Genera	401 N ELLIS ROAD	JACKSONVILLE	Duval	32254	(904) 781 5636	fgarcia@carrolltire.com	N/A
CARROLL'S INC #C17	Continental/Genera	6072 CINDERLANE PARK	ORLANDO	Orange	32810	(407) 2980440	fgarcia@carrolltire.com	N/A
CARROLL'S INC #C23	Continental/Genera	3107 E GRACE ST	TAMPA	Hillsborough	33605	(813) 247-5051	fgarcia@carrolltire.com	N/A
CHRISTENSEN ENTERPIRSES SOUTH	Continental/Genera	1751A NW 136TH AVE	SUNRISE	Broward	33323	(954) 846-8704		N/A
CHRISTENSEN ENTERPIRSES SOUTH	Continental/Genera	377 S FEDERAL HIGHWA	DEERFIELD BEACH	Broward	33441	(954) 427-8484		N/A
CONLAN TIRE	Continental/Genera	5233 COMMONWEALTH AV	JACKSONVILLE	Duval	32254	(904) 719-7460	abyrd@conlantire.com	N/A
CONLAN TIRE	Continental/Genera	1901 BLOUNT RD	POMPANO BEACH	Broward	33069	(754) 220-9880	asawyer@conlantire.com	N/A
CONLAN TIRE	Continental/Genera	2636 NW 74TH PLACE	GAINESVILLE	Alachua	32653	(352) 672-9020	codonnell@conlantire.com	N/A
CONLAN TIRE	Continental/Genera	2005 NORTH WEST 110T	MIAMI	Miami-dade	33172	(305) 455-1295	fmarino@conlantire.com	N/A
CONLAN TIRE	Continental/Genera	10066 GENERAL DR	ORLANDO	Orange	32824	(407) 216-3999	hitani@conlantire.com	N/A
DAN CALLAGHAN ENTERPRISES	Continental/Genera	2203 ALICIA STREET	FORT MYERS	Lee	33901	(239) 334-0105	ftmyers@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	211 SW 33RD AVE	OCALA	Marion	34475	(352) 873-9005	ocala@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	3600 NW 54 STREET	MIAMI	Miami-dade	33142	(305) 634-7665	rjimenez@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	3035 E MAIN ST	LAKELAND	Polk	33801	(863) 665-9336	chare@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	1511 38TH AVE E	BRADENTON	Manatee	34208	(941) 746-6188	bradenton@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	6425 CAUSEWAY BLVD	TAMPA	Hillsborough	33619	(813) 630-0039	tampa@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	4421 12TH STREET CT	BRADENTON	Manatee	34203	(941) 746-6188	pvirgilio@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	11940 44TH ST NORTH	CLEARWATER	Pinellas	33762	(727) 571-3358	clearwater@callaghantire.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	5791 TAYLORS RD	NAPLES	Collier	34109	(941) 592-0003	ftmcaltire@aol.com	N/A
DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	300 WEST 10TH ST	West Palm Beach	Palm Beach	33404	(561) 845-2875		N/A

DAN CALLAGHAN ENTERPRISES INC	Continental/Genera	36115 15TH STREET EA	BRADENTON	Manatee	34208	(941) 747-5792		N/A
DAY'S TIRE & SERVICE CTR, INC	Continental/Genera	PO BOX 567/2510 S FE	CRESTVIEW	Okaloosa	32536	(850) 682 6733		N/A
DECOSTA AUTOMOTIVE & DIESEL R	Continental/Genera	161 SEBASTIAN BLVD S	SEBASTIAN	Indian River	32958	(772) 589-5510		N/A
DORAL AUTO CARE	Continental/Genera	5721 NW 36TH ST	MIAMI	Miami-dade	33166	(305) 871-1121		N/A
EARL W COLVARD INC	Continental/Genera	510 SOUTH COMBEE ROA	LAKELAND	Polk	33801	(863) 682-5171	jmiller@boulevardtire.com	N/A
EARL W. COLVARD, INC	Continental/Genera	5105 SW 41ST BLVD	GAINESVILLE	Alachua	32608	(352) 371-6209	acoughlin@boulevardtire.com	N/A
FAMILY TIRE DISTRIBUTORS, INC	Continental/Genera	2817 PEMBROKE RD.	HOLLYWOOD	Broward	33020	(954) 922 8473		N/A
FRED JONES ENTERPRISES LLC	Continental/Genera	7576 BROKERAGE DRIVE	ORLANDO	Orange	32809	(407) 251-5329		N/A
GCR #450	Continental/Genera	7800 PITTMAN AVENUE	PENSACOLA	Escambia	32534	(800) 769-8302	jackiesteadham@gcrtires.com	N/A
GCR #454	Continental/Genera	4741 LARADO AVE	FORT MYERS	Lee	33905	(239) 334-8229	eve.doston@gcrtires.com	N/A
GCR #457	Continental/Genera	20 N ORANGE BLOSSOM	ORLANDO	Orange	32805	(407) 426-8666	bethotworth@gcrtires.com	N/A
GCR #459	Continental/Genera	4702 CAPITAL CIRCLE	TALLAHASSEE	Leon	32303	(850) 222-3130	lamonte.moye@gcrtires.com	N/A
GCR #460	Continental/Genera	6310 ADAMO DR	TAMPA	Hillsborough	33619	(813) 623-1596	danspencer@gcrtires.com	N/A
GCR OCALA	Continental/Genera	1419 SOUTHWEST 12TH	OCALA	Marion	34474	(352) 732-5200	jocenekoontz@gcrtires.com	N/A
GCR TIRE CENTER #453	Continental/Genera	625 W. MAIN ST	BARTOW	Polk	33830	(863) 533-0368	kelli.scott@gcrtires.com	N/A
GCR TIRE CENTER #458	Continental/Genera	2964 63RD AVE. EAST	BRADENTON	Manatee	34203	(941) 739-7704	rick.vandecarr@gcrtires.com	N/A
GCR TIRE CENTERS #451	Continental/Genera	7500 COMMONWEALTH AV	JACKSONVILLE	Duval	32220	(904) 786-8550	dennissauer@gcrtires.com	N/A
George's Wholesale Tire	Continental/Genera	8230 US 19 NORTH	PORT RICHEY	Pasco	34668	(727) 817-0905	gtire12@tampabay.rr.com	N/A
ISLAND TIRE OF THE FLORIDA KE	Continental/Genera	1326 107TH ST GULF	MARATHON	Monroe	33050	(305) 743-8755		N/A
JERRY'S ACTION AUTO REPAIR, I	Continental/Genera	688 SOUTH PATRICK DR	SATELLITE BEACH	Brevard	32937	(321) 777-3888		N/A
LAKE TIRE AND AUTO	Continental/Genera	812 BURLEIGH BLVD	TAVARES	Lake	32778	(352) 343-0041	tireman922@gmail.com	N/A
MARTINO TIRE CO	Continental/Genera	1280 SW 27TH AVE	POMPANO BEACH	Broward	33069	9549704600	pompano@martinotire.com	N/A
MARTINO TIRE CO	Continental/Genera	6251 MARTINO TIRE LA	FORT MYERS	Lee	33912	(239) 337-5555	fortmyers@martinotire.com	N/A
MARTINO TIRE CO	Continental/Genera	3033 JACKSON BLUFF R	TALLAHASSEE	Leon	32304	(850) 576-1278	ajdominguez@martinotire.com	N/A
MARTINO TIRE CO	Continental/Genera	11380 NW 34TH ST	MIAMI	Miami-dade	33178	(305) 591-1238	jhernandez@martinotire.com	N/A
MARTINO TIRE CO	Continental/Genera	831 BILL FRANCE BLVD	DAYTONA BEACH	Volusia	32117	(386) 274-1776	gswindell@martinotire.com	N/A
MARTINO TIRE CO	Continental/Genera	8314 E ADAMO DRIVE	TAMPA	Hillsborough	33619	(813) 626-5454	rgreene@martinotire.com	N/A
MCGEE TIRE STORES, INC. #1368	Continental/Genera	3939 US 98 SOUTH	LAKELAND	Polk	33812	(863) 667-3702		N/A
MIAMI TIRESOLES	Continental/Genera	7800 N W 103RD ST	HIALEAH GARDENS	Miami-dade	33016	(305) 821 2121		N/A
MILLER BROTHERS GIANT TIRE	Continental/Genera	14811 N 12TH STREET	LUTZ	Hillsborough	33549	(813) 975-8400	mbgts.tampa@verizon.net	N/A
MILLER BROTHERS GIANT TIRE	Continental/Genera	4971 SW 34TH PLACE	DAVIE	Broward	33314	(904) 268 8797	mirna.rojas@mbgts.net	N/A
MILLER BROTHERS GIANT TIRE	Continental/Genera	10340 CAMP MINE ROAD	BROOKSVILLE	Hernando	34601	(904) 268 8798		N/A
MILLER BROTHERS JACKSONVILLE	Continental/Genera	11608 COLUMBIA PARK	JACKSONVILLE	Duval	32258	(904) 268 8799	newdiger@bellsouth.net	N/A
MITCH'S TIRE & AUTO	Continental/Genera	1310 NE PINE ISLAND	CAPE CORAL	Lee	33909	(239) 242-4311		N/A
MUFFLERMAN OF CAPE CORAL	Continental/Genera	1929 DEL PRADO BLVD	CAPE CORAL	Lee	33990	(239) 829-0495		N/A

PALM BEACH TIRE INC	Continental/Genera	1360 HYPOLUXO ROAD	LANTANA	Palm Beach	33462	(561) 547-0408	JOSEV.BONILLA1@HOTMAIL.COM	N/A
RAY'S TIRE & SERVICE	Continental/Genera	1375 US HIGHWAY 1 SO	SAINT AUGUSTINE	Saint Johns	32084	(904) 829-6418		N/A
ROADMART OF FLORIDA	Continental/Genera	2413 HIGHWAY 77	LYNN HAVEN	Bay	32444	(850) 265-9401		N/A
Shepherd's Tire Service, Inc.	Continental/Genera	3949 14TH STREET	BRADENTON	Manatee	34205	(941) 746-7885	sheptire9356@msn.com	N/A
SOUTH DADE	Continental/Genera	1201 OLD HOPEWELL BL	TAMPA	Hillsborough	33619	(813) 868-4400	al@sdatire.com	N/A
SOUTH DADE AUTOMOTIVE INC	Continental/Genera	10850 LEE VISTA BLVD	ORLANDO	Orange	32829	(305) 639-6080		N/A
SOUTHERN TIRE COMPANY	Continental/Genera	3218 S MACDILL AVE	TAMPA	Hillsborough	33629	(813) 839-7320		N/A
SOUTHERN TIRE MART #94	Continental/Genera	285 SAND MINE ROAD	MOSSY HEAD	Walton	32434	(850) 951-2180	stm94@stmtires.com	N/A
SOUTHERN TIRE MART #95	Continental/Genera	309 GREEN ACRES ROAD	FORT WALTON BEACH	Okaloosa	32547	(850) 226-7233	stm95@stmtires.com	N/A
SOUTHERN TIRE MART #96	Continental/Genera	7528 PENNY ROAD	PANAMA CITY	Bay	32407	(850) 914 0092	sschriever@stmtires.com	N/A
THE TIRE MAN, INC	Continental/Genera	1109 WEST MAIN STREE	AVON PARK	Highlands	33825	(863) 453-4050		N/A
TIRE HUT INC	Continental/Genera	1250 WEST SUNRISE BL	FORT LAUDERDALE	Broward	33311	(954) 764-1582		N/A
TIRE KINGDOM #011	Continental/Genera	229 HWY 27 NORTH	CLERMONT	Lake	34714	(352) 241-6594		N/A
TIRE KINGDOM #036	Continental/Genera	2760 SW BRIGANTINE P	PORT SAINT LUCIE	Saint Lucie	34984	(772) 345-2860		N/A
TIRE KINGDOM #074	Continental/Genera	19850 NW 27TH AVENUE	MIAMI GARDENS	Miami-dade	33056	(305) 624-6877		N/A
TIRE KINGDOM #075	Continental/Genera	5317 POWERLINE RD	FORT LAUDERDALE	Broward	33309	(954) 491-3810		N/A
TIRE KINGDOM #091	Continental/Genera	1760 N JOG ROAD SUIT	WEST PALM BEACH	Palm Beach	33401	(561) 697-5043		N/A
TIRE KINGDOM #113	Continental/Genera	1210 OAKLEY SEAVER D	CLERMONT	Lake	34711	(352) 241-8185		N/A
TIRE KINGDOM #216	Continental/Genera	3551 13TH STREET	SAINT CLOUD	Osceola	34769	(407) 892-2325		N/A
TIRE KINGDOM #264	Continental/Genera	7390 52ND PLACE	BRADENTON	Manatee	34203	(941) 755-6755		N/A
TIRE KINGDOM #28	Continental/Genera	2615 UNIVERSITY PARK	SARASOTA	Manatee	34243	(941) 755-6756		N/A
TIRE KINGDOM INC	Continental/Genera	13760 W STATE ROAD 8	DAVIE	Broward	33325	(954) 370-1140		N/A
TIRE KINGDOM INC #6014	Continental/Genera	5151 TYLERLAKES BLV	WEST PALM BEACH	Palm Beach	33401	(561) 615-3633		N/A
TIRESOLES OF BROWARD INC	Continental/Genera	6101 ORANGE AVENUE	FORT PIERCE	Saint Lucie	34947	(772) 464-4211		N/A
TIRESOLES OF BROWARD INC - DEERFIELD BEACH	Continental/Genera	1865 S. POWERLINE ROAD	DEERFIELD BEACH	Broward	33442	(954) 354-8489		N/A
TIRESOLES OF BROWARD INCDBA LAKE WORTH 402	Continental/Genera	402 RINKER WAY	LAKE WORTH	Palm Beach	33461	(561) 588-2777	elpex@cs.com	N/A
TIRESOLES OF JACKSONVILLE LLC	Continental/Genera	1475 PICKETTEVILLE R	JACKSONVILLE	Duval	32220	(904) 378-0090	jfiedler904@msn.com	N/A
TROTTA TIRES II, LLC	Continental/Genera	1919 NW 19 STREET #2	FORT LAUDERDALE	Broward	33311	(954) 760-7276		N/A
VANNOY'S TIRES, INC (NINE MIL	Continental/Genera	126 E NINE MILE RD	PENSACOLA	Escambia	32534	(850) 476-2507		N/A
YARBROUGH TIRE SERVICE INC	Continental/Genera	2306 S. HIGHLANDS AV	SEBRING	Highlands	33870	(863) 385-1574		N/A
Balado National Tire	Continental/Genera	1633 NW 27th Ave	Miami		33125	(305) 635-9001	alyssa@balado.com	N/A
Balado National Tire	Continental/Genera	6779 SW 8th Street	Miami		33144	(305) 261-9723	alyssa@balado.com	N/A

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: ___Michelin North America, Inc._____
MANUFACTURER FEIN #: _11-1724631_____

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
A.O.K Tire Mart	Michelin, BFG, Unir	200 W Main St.	Apopka	Orange	32703	407 889-7074	jimm.aoktiremart@gmail.com	
Layes Tire Service	Michelin, BFG, Unir	1092 Locke St	Avon Park	Highlands	33825	863 453-3333	mlaye@layestire.com	
Boulevard Tire Center	Michelin, BFG, Unir	9965 SE 58th Ave	Belleview	Marion	34420	353 245-7017	awilliams@boulevardtire.com	
Callaghan Auto Service Center	Michelin, BFG, Unir	3615 15th Street East	Bradenton	Manatee	34208	941 747-6189	jgregor@callaghantire.com	
Callaghan Tire	Michelin, BFG, Unir	1511 38TH AVE E	Bradenton	Manatee	34208	941 476-6188	cmangipinto@callaghantire.com	
Miller Bros. Giant Tire Service	Michelin, BFG, Unir	10340 Camp Mine Rd	Brooksville	Hernando	34601	352 797-9205	derek.roberts@mbgts.net	
Boulevard Tire Center	Michelin, BFG, Unir	201 N State St	Bunnell	Flagler	32110	386-586-6088	sshead@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	11940 44th St. N	Clearwater	Pinellas	33762	727 571-3358	clearwater@callaghantire.com	
Boulevard Tire Center	Michelin, BFG, Unir	1609 N Cocoa Blvd.	Cocoa	Brevard	32922	321 639-3077	info@boulevardtire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	3040 S Hwy 95A	Contonment	Escambia	32533	850 474-1718	pensacola@mcgeetire.com	
Miller Bros. Giant Tire Service	Michelin, BFG, Unir	4971 SW 34th Place	Davie	Broward	33314	954 321-1755	mirna.rojas@mbgts.net	
Snider Tire	Michelin, BFG, Unir	3400 Burris Rd.	Davie	Broward	33314	954 585-8525	sestraza@sniderfleet.com	
Boulevard Tire Center	Michelin, BFG, Unir	800 S Nova Rd	Daytona Beach	Volusia	32114	386 258-8129	info@boulevardtire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	148 N Ridgewood Ave	Daytona Beach	Volusia	32114	386 252-7661	daytona@mcgeetire.com	
National Tire Brokers	Michelin, BFG, Unir	829 Hwy 90 W	De Funiak Springs	Walton	32433	850 892-5191	jeffntbc@gdsys.net	
Boulevard Tire Center	Michelin, BFG, Unir	1205 Biscayne Blvd	DeLand	Volusia	32724	386 740-0279	info@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	816 S Woodland Blvd.	DeLand	Volusia	32720	386 734-6447	llanders@boulevardtire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	28919 US Hwy 27	Dundee	Polk	33838	863 439-8473	shop1367@monroestores.com	
Boulevard Tire Center	Michelin, BFG, Unir	4201 S State Rd 7	Fort Lauderdale	Broward	33314	954 792-7799	info@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	4201 South State Road #7	Fort Lauderdale	Broward	33314	954 792-7799	info@boulevardtire.com	
Dale's Wheels & Tires	Michelin, BFG, Unir	250 W Sunrise Blvd.	Fort Lauderdale	Broward	33311	954 764-1582	brooksalicia2@gmail.com	
Boulevard Tire Center	Michelin, BFG, Unir	7051 Alico Rd.	Fort Myers	Lee	33912	239 267-4701	info@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	2203 Alicia St.	Fort Myers	Lee	33901	239 334-0105	ftmyers@callaghantire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	5960 Country Lakes Dr	Fort Myers	Lee	33905	239 362-3025	ftmyers@mcgeetire.com	
Snider Tire	Michelin, BFG, Unir	5321 Dr Martin Luther King	Fort Myers	Lee	33905	239 334-7100	dlawrence@sniderfleet.com	
Boulevard Tire Center	Michelin, BFG, Unir	2750 S Kings Hwy	Fort Pierce	St. Lucie	34945	772 489-8473	info@boulevardtire.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	317 Orange Ave	Fort Pierce	St. Lucie	34950	772 489-3977	bfulford@slbt.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	5500 ORANGE AVE	Fort Pierce	St. Lucie	34947	772 461-1746	jfarley@slbt.com	
Advanced Tire Service	Michelin, BFG, Unir	912 N Main St	Gainesville	Alachua	32601	352 559-0708	jguinn@advancedtireservicefl.com	
Boulevard Tire Center	Michelin, BFG, Unir	5105 SW 41st Blvd	Gainesville	Alachua	32608	352 371-6209	info@boulevardtire.com	
Dales Tire	Michelin, BFG, Unir	2928 NE 21st Way	Gainesville	Alachua	32609	352 538-6300	dalestirejh@gmail.com	
Double D Auto Center (North Florida T	Michelin, BFG, Unir	551894 US Highway 1	HILLIARD	Nassau	32046	904 845-3357	doubledautocenter@yahoo.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	11050 SE FEDERAL HWY	HOBE SOUND	Martin	33455	772 546-0999	ccopus@slbt.com	
Mike's A.O.K. Tire & Auto Repair	Michelin, BFG, Unir	135A Tomahawk Dr	Indian Harbour Beach	Brevard	32937	321 779-8473	bossman350ss@aolcom	
Advantage Commercial Tire & Service	Michelin, BFG, Unir	10418 New Berlin Rd, Unit 1	Jacksonville	Duval	32226	904 379-9045	j.henderson@advantagetrucktire.com	
Advantage Commercial Tire & Service	Michelin, BFG, Unir	2981 Strickland St	Jacksonville	Duval	32254	904 333-3589	sshiver@advantagetrucktire.com	
Boulevard Tire Center	Michelin, BFG, Unir	570 Henderson Rd	Jacksonville	Duval	32254	904 786-8512	info@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	828 Edgewood Ave N	Jacksonville	Duval	32254	904 388-5457	info@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	7075 12th St W	Jacksonville	Duval	32220	904 693-4999	wowens@callaghantire.com	

Snider Tire	Michelin, BFG, Unir	2550 W Beaver St	Jacksonville	Duval	32254	904 389-0255	jhensley@sniderfleet.com	
Snider Tire	Michelin, BFG, Unir	718 Lane Ave N	Jacksonville	Duval	32254	904 674-2941	jthompson@sniderfleet.com	
Southern Tire & Fleet Service	Michelin, BFG, Unir	5919-4 Commonwealth Ave	Jacksonville	Duval	32254	904-547-0874	parkermichael84@gmail.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	1650 NE Jensen Beach Blvd	Jensen Beach	Martin	34957	772 334-1555	msanchez@slbt.com	
Boulevard Tire Center	Michelin, BFG, Unir	418 US-441	Lady Lake	Lake	32159	352 430-2380	tcolon@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	30938 Hwy 27	Lake Hamilton	Lake	33851	863 439-3608	info@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	910 US Hwy 27 NBOX C	Lake Hamilton	Lake	33851	863 439-3608	ebennett@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	510 South Combee Rd	Lakeland	Polk	33801	863 682-5171	info@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	3035 E. Main St.	Lakeland	Polk	33801	863 665-9336	lakeland@callaghantire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	3939 US Hwy 98 South	Lakeland	Polk	33812	863 667-3347	98south@mcgeetire.com	
BARNETT TIRE SERVICE, INC. (TAD)	Michelin, BFG, Unir	605 W. N BLVD	LEESBURG	Lake	34748	352 787-5453	rbarnett1978@gmail.com	
Miller Bros. Giant Tire Service	Michelin, BFG, Unir	14811 N 12th St.	Lutz	Hillsborough	33549	813 975-8400	david.cole@mbgts.net	
Marathon Tire, Lube & More	Michelin, BFG, Unir	12300 Overseas Hwy	Marathon	Monroe	33050	305 289-9992	sales@marathontireandauto.com	
Boulevard Tire Center	Michelin, BFG, Unir	3850 NW 30TH Ave	Miami	Miami-dade	33142	305 635-8116	jrodriguez@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	3600 NW 54th St.	Miami	Miami-dade	33142	305 634-7665	miami@callaghantire.com	
Boulevard Tire Center	Michelin, BFG, Unir	4801 N Highway 19A	Mount Dora	Lake	32757	352 357-4040	mrosenberg@boulevardtire.com	
Snider Tire	Michelin, BFG, Unir	2015 ST RD 37 S	Mulberry	Polk	33860	863 425-3053	ccooper@sniderfleet.com	
Callaghan Tire	Michelin, BFG, Unir	5791 Taylor Rd.	Naples	Collier	34109	239 592-0003	naples@callaghantire.com	
Olin Mott Tire	Michelin, BFG, Unir	10103 N Florida Ave	North Tampa	Hillsborough	33612	813 935-3154	florida@olinmott.com	
Advanced Tire Service	Michelin, BFG, Unir	2199 NW 10th St	Ocala	Marion	34475	352 236-8825	jguinn@advancedtireservicefl.com	
Advanced Tire Service	Michelin, BFG, Unir	2418 E Silver Springs Blvd	Ocala	Marion	34470	352 236-8825	jguinn@advancedtireservicefl.com	
Callaghan Tire	Michelin, BFG, Unir	211 SW 33rd Ave	Ocala	Marion	34474	352 873-9005	ocala@callaghantire.com	
Snider Tire	Michelin, BFG, Unir	443 SW 54th CT	Ocala	Marion	34474	352 229-8338	jbeavers@sniderfleet.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	198 US Highway 98 N	Okeechobee	Okeechobee	34972	863 357-2431	cjboone@slbt.com	
Boulevard Tire Center	Michelin, BFG, Unir	2788 Enterprise Rd	Orange City	Volusia	32763	386 774-9291	bsirabella@boulevardtire.com	
All-Starz Tire & Automotive	Michelin, BFG, Unir	238 Blanding Blvd	Orange Park	Clay	32703	904 579-3041	allstarztire@yahoo.com	
Action Gator Tire	Michelin, BFG, Unir	333 Thorpe Rd	Orlando	Orange	32824	407 816-8143	info@actiongatortire.com	
Boulevard Tire Center	Michelin, BFG, Unir	8210 S Orange Ave	Orlando	Orange	32809	407 240-1072	info@actiongatortire.com	
Miller Bros. Giant Tire Service	Michelin, BFG, Unir	925 Lancaster Rd	Orlando	Orange	32809	407 855-9621	tom.proctor@mgts.net	
Snider Tire	Michelin, BFG, Unir	9831 S Orange Ave	Orlando	Orange	32824	407 855-9111	lgray@sniderfleet.com	
Boulevard Tire Center	Michelin, BFG, Unir	330 West Granada Blvd	Ormond Beach	Volusia	32174	386 672-2251	elee@blulevardtire.com	
Toby's Alignment	Michelin, BFG, Unir	2604 Peters St	Palatka	Putnam	32177	386 328-5490	tobysa@bellsouth.net	
Boulevard Tire Center	Michelin, BFG, Unir	3680 S Nova Rd	Port Orange	Volusia	32129	386 898-0223	rcox@boulevardtire.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	1888 SW Bayshore Blvd	Port Saint Lucie	St. Lucie	34984	772 807-5544	dwarner@slbt.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	2155 SW Gatlin Blvd	Port Saint Lucie	St. Lucie	34953	772 293-0664	websales@slbt.com	
Boulevard Tire Center	Michelin, BFG, Unir	5178 Duncan Rd	Punta Gorda	Charlotte	33982	941 639-7788	info@boulevardtire.com	
Boulevard Tire Center	Michelin, BFG, Unir	424 W 13TH St	Riviera Beach	Palm Beach	33404	561 842-4332	info@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	891 W 13TH St	Riviera Beach	Palm Beach	33404	561 845-2875	jfarrell@callaghantire.com	
D & W Tires Direct	Michelin, BFG, Unir	1411 W 13th St, Unit 104 B	Riviera Beach	Palm Beach	33404	561-766-2543	tinatires@gmail.com	Yes
A.O.K Tire Mart	Michelin, BFG, Unir	1215 S French Ave	Sanford	Seminole	32772	407 330-3588	sales@aoktiremart.fdn.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	1647 US #1	Sebastian	Indian River	32958	772 581-0605	ebrock@slbt.com	
Yarbrough Tire Service	Michelin, BFG, Unir	2306 S Highlands	Sebring	Highlands	33870	863 385-1574	dyaya@embarq.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	4455 SE Cove Rd	Stuart	Martin	34997	772 872-7375	fmartinez@slbt.com	
Advantage Commercial Tire & Service	Michelin, BFG, Unir	4329 W Pensacola St	Tallahassee	Leon	32304	850 290-2690	jeff@advantagetrucktires.com	
Neece Truck Tire Center	Michelin, BFG, Unir	4792 Blountstown Hwy	Tallahassee	Leon	32304	850 574-4100	neecetire@msn.com	
Boulevard Tire Center	Michelin, BFG, Unir	6815 E Adamo Dr	Tampa	Hillsborough	33619	813 621-5445	info@boulevardtire.com	
Callaghan Tire	Michelin, BFG, Unir	6425 Causeway Blvd	Tampa	Hillsborough	33619	813 630-0039	tampa@callaghantire.com	
McGee Commercial Tire & Services	Michelin, BFG, Unir	6204 E. Hillsborough Ave	Tampa	Hillsborough	33610	813 623-5600	tpatruck@mcgeetire.com	
Olin Mott Tire	Michelin, BFG, Unir	2009 W Kennedy Blvd	Tampa	Hillsborough	33606	813 253-3183	kennedy@olinmott.com	
Olin Mott Tire	Michelin, BFG, Unir	3741 E. Hillsborough Ave.	Tampa	Hillsborough	33610	813 237-3945	hillsborough@olinmott.com	

Snider Tire	Michelin, BFG, Unir	811 N 50th St	Tampa	Hillsborough	33619	813 248-0062	mvanname@sniderfleet.com	
Lake Tire & Auto	Michelin, BFG, Unir	812 W Burleigh Blvd	Tavares	Lake	32778	352 343-0041	quotes.laketire@comcast.net	
Olin Mott Tire	Michelin, BFG, Unir	8850 N 56th St	Temple Terrace	Hillsborough	33617	813 980-0220	temple@olinmott.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	1893 90th Ave	Vero Beach	Indian River	32966	772 569-7629	websales@slbt.com	
Snider Tire	Michelin, BFG, Unir	230 73Rd Terr N	West Palm Beach	Palm Beach	33413	561 792-3900	ghawkins@sniderfleet.com	
St Lucie Battery & Tire Company	Michelin, BFG, Unir	7071 N Military Trl	West Palm Beach	Palm Beach	33410	561 844-5505	droberts@slbt.com	
Snider Tire	Michelin, BFG, Unir	740 S. Industry Rd.	Cocoa	Brevard	32926	321 576 9580	mharmon@sniderfleet.com	
Heavy Duty Tire	Michelin	8470 Belvedere Rd.	West Palm Beach	Palm Beach	33411	561-383-2867	Accounting@HeavyDutyTires.Com	
Central Florida Tire Terminal, Inc.	Michelin, BFG, Unir	2400 US Hwy 27 S	Avon Park	Highlands	33825	863-453-2030	ken@centralfloridatireterminal.com	
Howell truck and giant tire service inc	michelin,bf goodric	9890 n pensacola blvd	pensacola	escambia,	32534	850-476-7026	office@davehowelltires.com	woman owned

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: _____Sumitomo Rubber DBA Falken Tire_____
MANUFACTURER FEIN #: ____95-4204189_____

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
Callaghan Tire	Falken	1511 38th Ave	Bradenton	Manatee	34208	941.448.6954	gkortzendorf@callaghantire.com	
Callaghan Tire	Falken	11940 44th St N	Clearwater	Pinellas	33762	863.581.6958	rbyrd@callaghantire.com	
Callaghan Tire	Falken	2203 Alicia St	Ft Myers	Lee	33901	941.448.6954	gkortzendorf@callaghantire.com	
Callaghan Tire	Falken	7075 W 12 St	Jacksonville	Duvall	29506	904.237.6617	wowens@callaghantire.com	
Callaghan Tire	Falken	3035 E Main St	Lakeland	Polk	33801	863.581.6958	rbyrd@callaghantire.com	
Callaghan Tire	Falken	3600 NW 54th St	Miami	Miami Dade	29501	561.707.3594	lcarmenini@callaghantire.com	
Callaghan Tire	Falken	5791 Taylor Road	Naples	Collier	34109	941.448.6954	gkortzendorf@callaghantire.com	
Callaghan Tire	Falken	211 SW 33rd Ave	Ocala	Marion	34474	904.237.6617	wowens@callaghantire.com	
Callaghan Tire	Falken	891 W 13th St	Riviera Beach	Palm Beach	33404	561.707.3594	lcarmenini@callaghantire.com	
Callaghan Tire	Falken	6425 Causeway Blvd	Tampa	Hillsborough	33619	863.581.6958	rbyrd@callaghantire.com	
AOK Tire Mart	Falken	1215 S French Ave	Sanford	Seminole	32772	407.330.3588	vlgir@aol.com	
AOK Tire Mart	Falken	200 W Main St	Apopka	Orange	32703	407.889.7074	josh@aoktiremart.com	
Central Tire Corp	Falken	8275 NW 74th St	Miami	Miami Dade	33166	305.592.7564	centraltire@yahoo.com	
Central Tire Corp	Falken	2801 S Andrew Ave	Ft Lauderdale	Broward	33316	954.990.2434	centraltire@yahoo.com	
Falcon Tire Center	Falken	12930 NW S River Drive	Medley	Miami Dade	33178	305.883.8393	info@falcontiremiami.com	
Falcon Tire Center	Falken	7219 E Broadway Ave	Tampa	Hillsborough	33619	813.635.9408	info@falcontiretampa.com	
Falcon Tire Center	Falken	33 Lane Ave S	Jacksonville	Duvall	32254	904.695.8885	info@falcontirejacksonville.com	
Falcon Tire Center	Falken	5292 South West 1st Lane	Ocala	Marion	34474	407.922.4411	hg@falcontireocala.com	
St Lucie Battery & Tire	Falken	1888 SWBayshore Blvd	Port St Lucie	St Lucie	34984	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	2165 SW Gatlin Blvd	Port St Lucie	St Lucie	34953	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	10672 S Federal Hwy 1	Port St Lucie	St Lucie	34952	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	6911 Hancock Drive	Port St Lucie	St Lucie	34952	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	1650 Jensen Beach Blvd	Jenson Beach	Martin	34957	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	3992 SW Bruner Terrace	Palm City	Martin	34990	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	3602 Oleander Ave	Fort Pierce	St Lucie	34982	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	317 Orange Ave	Fort Pierce	St Lucie	34950	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	5500 Orange Ave	Fort Pierce	St Lucie	34947	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	16087 SW Warfield Blvd	Indiantown	Martin	34956	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	11050 SE Federal Hwy	Hobe Sound	Martin	33455	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	270 Old Dixie Hwy	Vero Beach	Indian River	32962	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	1893 90th Ave	Vero Beach	Indian River	32966	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	198 US Hwy 98 N	Okeechobee	Okeechobee	34972	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	10435 US Hwy 1	Sebastian	Indian River	32958	866.779.5013	grussell@slbtsafefleet.com	
St Lucie Battery & Tire	Falken	7071 N Military Tr	West Palm Bea	Palm Beach	33410	866.779.5013	grussell@slbtsafefleet.com	

St Lucie Battery & Tire	Falken	1647 US Hwy 1	Sebastian	Indian River	32958	866.779.5013	grussell@slbtsafefleet.com

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: The Goodyear Tire & Rubber Company
MANUFACTURER FEIN #: 34-0253240

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
GOODYEAR AUTO SERVICE #2440	Goodyear	1211 N MAIN ST	GAINESVILLE	ALACHUA	32601	(352) 372-3537	gsr2440@goodyear.com	
GOODYEAR AUTO SERVICE #2586	Goodyear	407 NW 75TH ST	GAINESVILLE	ALACHUA	32607	(352) 332-5111	gsr2586@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	3545 W UNIVERSITY AVE	GAINESVILLE	ALACHUA	32607	(352) 244-9842	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	14145 W NEW BERRY RD STE 101	NEWBERRY	ALACHUA	32669	(352) 332-0500	tmoran@mavistire.com	
PEP BOYS #127	Goodyear, Cooper	7725 W NEWBERRY RD	GAINESVILLE	ALACHUA	32606	(352) 332-6003	scott_grable@pepboys.com	
ADVANCED TIRE LLC	Goodyear, Cooper	912 N MAIN ST	GAINESVILLE	ALACHUA	32601	(352) 559-0708	jguinn@advancedtireservicefl.com	
GOODYEAR AUTO SERVICE #2227	Goodyear	1001 W 15TH ST	PANAMA CITY	BAY	32401	(850) 763-4651	gsr2227@goodyear.com	
PEP BOYS #122	Goodyear, Cooper	821 W 23RD ST	PANAMA CITY	BAY	32405	(850) 872-8884	scott_grable@pepboys.com	
PEP BOYS #1527	Goodyear, Cooper	161 N TYNDALL PKWY	CALLAWAY	BAY	32404	(850) 769-0261	scott_grable@pepboys.com	
PEP BOYS #1528	Goodyear, Cooper	712 W 23RD ST	PANAMA CITY	BAY	32405	(850) 763-7936	scott_grable@pepboys.com	
PEP BOYS #1529	Goodyear, Cooper	8113 FRONT BEACH RD	PANAMA CITY BEACH	BAY	32407	(850) 236-7585	scott_grable@pepboys.com	
ALFORD & ALFORD PDL LLC	Goodyear, Cooper	180 NORTH TYNDALL PARKWAY	PANAMA CITY	BAY	32404	(850) 763-7339	alfordtirecenter@gmail.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	7195 DOLINA COURT	MELBOURNE	BREVARD	32940	(321) 259-8494	tmoran@mavistire.com	
MIKE GATTO INC	Goodyear, Cooper	500 A N COCOA BLVD	COCOA	BREVARD	32922	(321) 632-7500	sknockdown@aol.com	
MIKE GATTO INC	Goodyear, Cooper	2965 BUSH DR	MELBOURNE	BREVARD	32935	(321) 421-6600	sknockdown@aol.com	
MIKE GATTO INC	Goodyear, Cooper	15 W HIBISCUS BLVD	MELBOURNE	BREVARD	32901	(321) 727-3322	sknockdown@aol.com	
MIKE GATTO INC	Goodyear, Cooper	855 N COURTENAY PKWY	MERRITT ISLAND	BREVARD	32953	(321) 452-4747	sknockdown@aol.com	
MIKE GATTO INC	Goodyear, Cooper	1103 MALABAR RD	PALM BAY	BREVARD	32907	(321) 953-6008	sknockdown@aol.com	
MIKE GATTO INC	Goodyear, Cooper	7205 DOLINA COURT	VIERA	BREVARD	32940	(321) 308-2468	sknockdown@aol.com	
MONRO INC	Goodyear, Cooper	453 N HARBOUR BLVD	MELBOURNE	BREVARD	32935	(321) 751-3722	kyle.peterson@monro.com	
PEP BOYS #1610	Goodyear, Cooper	2035 PALM BAY ROAD NE	PALM BAY	BREVARD	32905	(321) 723-0280	scott_grable@pepboys.com	
PEP BOYS #1611	Goodyear, Cooper	1090 N COURTENAY PKWY	MERRITT ISLAND	BREVARD	32953	(321) 453-9583	scott_grable@pepboys.com	
PEP BOYS #1641	Goodyear, Cooper	3100 CHENEY HWY	TITUSVILLE	BREVARD	32780	(321) 268-1534	scott_grable@pepboys.com	
GOODYEAR AUTO SERVICE #2544	Goodyear	2825 HOLLYWOOD BLVD	HOLLYWOOD	BROWARD	33020	(954) 923-6521	gsr2544@goodyear.com	
GOODYEAR AUTO SERVICE #6622	Goodyear	4699 SW VOLUNTEER RD	SOUTHWEST RANCHES	BROWARD	33330	(954) 434-2370	gsr6622@goodyear.com	
GOODYEAR AUTO SERVICE #6623	Goodyear	300 NW 172ND AVE	PEMBROKE PINES	BROWARD	33029	(954) 436-3661	gsr6623@goodyear.com	
GOODYEAR AUTO SERVICE #6647	Goodyear	497 S STATE ROAD 7	HOLLYWOOD	BROWARD	33023	(954) 987-0450	gsr6647@goodyear.com	
GOODYEAR AUTO SERVICE #6661	Goodyear	2101 S HIATUS RD	MIRAMAR	BROWARD	33025	(954) 450-4984	gsr6661@goodyear.com	
GOODYEAR AUTO SERVICE #6663	Goodyear	8301 PINES BLVD	PEMBROKE PINES	BROWARD	33024	(954) 435-1383	gsr6663@goodyear.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	901 NW 31ST AVE	LAUDERHILL	BROWARD	33311	(954) 583-9499	ct_location_013@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	377 S FEDERAL HIGHWAY	DEERFIELD BEACH	BROWARD	33441	(754) 233-3326	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	3500 NORTH FEDERAL HIGHWAY	FORT LAUDERDALE	BROWARD	33308	(754) 233-4068	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1401 S UNIVERSITY DR	PLANTATION	BROWARD	33324	(754) 231-4806	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1751 NW 136TH AVE	SUNRISE	BROWARD	33323	(754) 837-8994	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	4589 W HILLSBORO BLVD	COCONUT CREEK	BROWARD	33073	(954) 421-0444	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4620 CORAL RIDGE DR	CORAL SPRINGS	BROWARD	33076	(954) 255-8522	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	8090 WILES ROAD	CORAL SPRINGS	BROWARD	33067	(954) 755-5584	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1124 SW 101ST ROAD	DAVIE	BROWARD	33324	(954) 577-2000	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1210 E COMMERCIAL BLVD	OAKLAND PARK	BROWARD	33334	(954) 332-3064	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	7011 NW 88TH AVENUE	TAMARAC	BROWARD	33321	(954) 721-9811	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	6852 N UNIVERSITY DRIVE	TAMARAC	BROWARD	33321	(954) 721-4700	kyle.peterson@monro.com	
NKE TRADING AUTOPARTS CORP	Goodyear, Cooper	15740 STATE RD 84	WESTON	BROWARD	33326	(954) 384-8473	westonauto@att.net	
ONIK & ARMEN INC	Goodyear, Cooper	440 E COPENS RD	POMPANO BEACH	BROWARD	33064	(954) 785-5493	gianttireauto@yahoo.com	
PEP BOYS #165	Goodyear, Cooper	240 COPANS RD	POMPANO BEACH	BROWARD	33064	(954) 784-7676	scott_grable@pepboys.com	
PEP BOYS #176	Goodyear, Cooper	760 S STATE ROAD 7	HOLLYWOOD	BROWARD	33023	(954) 985-9440	scott_grable@pepboys.com	
PEP BOYS #182	Goodyear, Cooper	2380 S UNIVERSITY DR	DAVIE	BROWARD	33324	(954) 476-2401	scott_grable@pepboys.com	
PEP BOYS #292	Goodyear, Cooper	2100 UNIVERSITY DR	CORAL SPRINGS	BROWARD	33071	(954) 346-4041	scott_grable@pepboys.com	
PEP BOYS #311	Goodyear, Cooper	601 SUNRISE BLVD	FT LAUDERDALE	BROWARD	33304	(954) 779-1002	scott_grable@pepboys.com	
PEP BOYS #376	Goodyear, Cooper	12251 W SUNRISE BLVD	PLANTATION	BROWARD	33323	(954) 916-9100	scott_grable@pepboys.com	
PEP BOYS #382	Goodyear, Cooper	7305 W COMMERCIAL BLVD	TAMARAC	BROWARD	33319	(954) 726-8677	scott_grable@pepboys.com	
PEP BOYS #387	Goodyear, Cooper	2721 STIRLING RD	FORT LAUDERDALE	BROWARD	33312	(954) 894-1888	scott_grable@pepboys.com	
PEP BOYS #6537	Goodyear, Cooper	4397 N PINE ISLAND RD	SUNRISE	BROWARD	33351	(954) 741-3111	scott_grable@pepboys.com	

FAMILY TIRE DIST INC	Goodyear	12606 PINES BLVD	PEMBROKE PINES	BROWARD	33027	(954) 435-0703	familytire@familytiredistributors.com	
AKRON TIRE CO INC	Goodyear, Cooper	5841 SW 45TH ST	DAVIE	BROWARD	33314	(954) 321-6618	astafford@tiresoles.com	
FAMILY TIRE DIST INC	Goodyear, Cooper	2817 PEMBROKE ROAD	HOLLYWOOD	BROWARD	33020	(954) 922-8473	familytire@familytiredistributors.com	
J & S TIRE AND AUTO INC	Goodyear, Cooper	5911 PEMBROKE ROAD	HOLLYWOOD	BROWARD	33023	(954) 989-2600	jatchiss@bellsouth.net	
KOVAC AUTOMOTIVE OF DAVIE INC	Goodyear, Cooper	2770 DAVIE RD	DAVIE	BROWARD	33314	(954) 792-7357	joeyk@kovacauto.com	
TIRE HUB LLC #105	Goodyear, Cooper	2939 NW 27TH AVE BLDG 2901	POMPANO BEACH	BROWARD	33069	(954) 977-8141	bryan.garrison@tirehub.com	
TIRESOLES OF BROWARD INC	Goodyear, Cooper	1865 S POWERLINE RD, SUITE C	DEERFIELD BEACH	BROWARD	33442	(954) 354-1810	astafford@tiresoles.com	
TIRESOLES OF BROWARD INC	Goodyear, Cooper	1865 SOUTH POWERLINE RD	DEERFIELD BEACH	BROWARD	33442	(954) 354-8489	astafford@tiresoles.com	
GOODYEAR AUTO SERVICE #6673	Goodyear	3225 S TAMIAMI TRAIL	PUNTA GORDA	CHARLOTTE	33950	(941) 639-1186	gsr6673@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2572 TAMIAMI TRAIL	PORT CHARLOTTE	CHARLOTTE	33952	(941) 764-9815	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	19100 VETERANS BLVD	PORT CHARLOTTE	CHARLOTTE	33948	(941) 315-5091	kyle.peterson@monro.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	3775 S SUNCOAST BLVD	HOMOSASSA	CITRUS	34446	(352) 477-8028	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1183 N LECANTO HWY	LECANTO	CITRUS	34461	(352) 474-5559	tmoran@mavistire.com	
VP & C INC	Goodyear, Cooper	3260 N LECANTO HWY	BEVERLY HILLS	CITRUS	34465	(352) 527-1712	office@georgeswholesale.net	
GOODYEAR AUTO SERVICE #2443	Goodyear	1615 WELLS ROAD	ORANGE PARK	CLAY	32073	(904) 269-9700	gsr2443@goodyear.com	
GOODYEAR AUTO SERVICE #2444	Goodyear	1585-A ISLAND LANE	FLEMING ISLAND	CLAY	32003	(904) 215-3712	gsr2444@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2600 BLANDING BLVD	MIDDLEBURG	CLAY	32068	(904) 693-5198	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	706 PARK AVE	ORANGE PARK	CLAY	32073	(904) 693-5188	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	346 BLANDING BLVD	ORANGE PARK	CLAY	32073	(904) 693-5163	tmoran@mavistire.com	
PEP BOYS #113	Goodyear, Cooper	204 BLANDING BLVD	ORANGE PARK	CLAY	32073	(904) 276-7680	scott_grable@pepboys.com	
PEP BOYS #1631	Goodyear, Cooper	1716 BLANDING BLVD.	MIDDLEBURG	CLAY	32068	(904) 406-4758	scott_grable@pepboys.com	
PEP BOYS #6625	Goodyear, Cooper	1807 EAST-WEST PARKWAY	FLEMING ISLAND	CLAY	32003	(904) 278-5252	scott_grable@pepboys.com	
U S VENTURE INC	Goodyear, Cooper	2832 ANVIL BLOCK ROAD	ELLENWOOD	CLAYTON	30294	(404) 762-4944	bdecker@usautoforce.com	
GOODYEAR AUTO SERVICE #6652	Goodyear	14275 COLLIER BLVD	NAPLES	COLLIER	34119	(239) 348-3537	gsr6652@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	7445 VANDERBILT BEACH RD	NAPLES	COLLIER	34119	(239) 304-2072	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	13020 LINVINGTON ROAD	NAPLES	COLLIER	34105	(239) 659-0700	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2800 IMMOKALEE ROAD	NAPLES	COLLIER	34110	(239) 594-0320	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	806 111TH AVENUE NORTH	NAPLES	COLLIER	34108	(585) 647-6400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4020 GREEN BLVD	NAPLES	COLLIER	34116	(239) 352-0001	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	996 CENTRAL AVENUE	NAPLES	COLLIER	34102	(239) 263-8483	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4740 RADIO ROAD	NAPLES	COLLIER	34104	(239) 643-2230	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	6505 DUDLEY DRIVE	NAPLES	COLLIER	34105	(239) 430-2777	kyle.peterson@monro.com	
APEX FAMILY LLC	Goodyear	6220 COLLIER BLVD	NAPLES	COLLIER	34114	(239) 793-7117	david@apexautomotive.com	
COLLIER TIRES & REPAIRS INC	Goodyear, Cooper	3906 EXCHANGE AVE	NAPLES	COLLIER	34104	(239) 643-7676	wagnertire@yahoo.com	
ADVANCED TIRE LLC	Goodyear, Cooper	837 E DUVAL	LAKE CITY	COLUMBIA	32055	(386) 406-6745	jguinn@advancedtireservicefl.com	
JEDS AUTOMOTIVE & DIESEL REPAIR	Goodyear, Cooper	16776 SE HWY 19	CROSS CITY	DIXIE	32628	(352) 440-2412	jndperrone@gmail.com	
GOODYEAR AUTO SERVICE #2426	Goodyear	817 N CLAY ST	JACKSONVILLE	DUVAL	32202	(904) 598-1001	gsr2426@goodyear.com	
GOODYEAR AUTO SERVICE #2433	Goodyear	675 SKYMARKS DR	JACKSONVILLE	DUVAL	32218	(904) 714-9065	gsr2433@goodyear.com	
GOODYEAR AUTO SERVICE #2448	Goodyear	11800 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32223	(904) 262-0090	gsr2448@goodyear.com	
GOODYEAR AUTO SERVICE #2450	Goodyear	4593 SAN JUAN	JACKSONVILLE	DUVAL	32210	(904) 389-3671	gsr2450@goodyear.com	
GOODYEAR AUTO SERVICE #2457	Goodyear	14150 BEACH BLVD	JACKSONVILLE	DUVAL	32250	(904) 223-9399	gsr2457@goodyear.com	
GOODYEAR AUTO SERVICE #2458	Goodyear	40 GIRVIN RD	JACKSONVILLE	DUVAL	32225	(904) 220-4929	gsr2458@goodyear.com	
GOODYEAR AUTO SERVICE #2460	Goodyear	9738 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32257	(904) 260-8720	gsr2460@goodyear.com	
GOODYEAR AUTO SERVICE #2461	Goodyear	131 GATEWAY CIR	JACKSONVILLE	DUVAL	32259	(904) 823-1800	gsr2461@goodyear.com	
GOODYEAR AUTO SERVICE #2587	Goodyear	9927 ATLANTIC BLVD	JACKSONVILLE	DUVAL	32225	(904) 724-5111	gsr2587@goodyear.com	
GOODYEAR AUTO SERVICE #2593	Goodyear	1740 SOUTH 3RD ST	JACKSONVILLE	DUVAL	32250	(904) 241-0555	gsr2593@goodyear.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	450 LANE AVE N	JACKSONVILLE	DUVAL	32254	(904) 783-2541	ct_location_027@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1178 3RD ST S	JACKSONVILLE	DUVAL	32250	(904) 694-2600	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	910 DUNN AVE	JACKSONVILLE	DUVAL	32218	(904) 515-4550	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	7390 103RD ST	JACKSONVILLE	DUVAL	32210	(904) 693-5183	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5942 UNIVERSITY BLVD W	JACKSONVILLE	DUVAL	32216	(904) 693-5178	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	10101 ATLANTIC BLVD	JACKSONVILLE	DUVAL	32225	(904) 693-5173	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	14175 BEACH BLVD	JACKSONVILLE	DUVAL	32250	(904) 693-5193	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	9950 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32257	(904) 693-5168	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2660 RACE TRACK RD	JACKSONVILLE	DUVAL	32259	(904) 693-5143	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	13958 VILLAGE LAKE CIRCLE	JACKSONVILLE	DUVAL	32258	(904) 447-7515	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	9718 TOUCHTON RD	JACKSONVILLE	DUVAL	32246	(904) 447-7516	tmoran@mavistire.com	
PEP BOYS #130	Goodyear, Cooper	1105 DUNN AVE	JACKSONVILLE	DUVAL	32218	(904) 696-0090	scott_grable@pepboys.com	
PEP BOYS #135	Goodyear, Cooper	919 LANE AVE S	JACKSONVILLE	DUVAL	32205	(904) 695-7770	scott_grable@pepboys.com	
PEP BOYS #1489	Goodyear, Cooper	8397 BAYMEADOWS RD	JACKSONVILLE	DUVAL	32256	(904) 448-5042	scott_grable@pepboys.com	
PEP BOYS #1642	Goodyear, Cooper	1737 N. 3RD ST	JACKSONVILLE BEACH	DUVAL	32250	(904) 246-0792	scott_grable@pepboys.com	
PEP BOYS #1824	Goodyear, Cooper	1300 NORTH 3RD ST	JACKSONVILLE BEACH	DUVAL	32250	(904) 758-8649	scott_grable@pepboys.com	

PEP BOYS #47	Goodyear, Cooper	9605 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32257	(904) 260-9660	scott_grable@pepboys.com	
PEP BOYS #6621	Goodyear, Cooper	9148 PHILIPS HIGHWAY	JACKSONVILLE	DUVAL	32256	(904) 260-9600	scott_grable@pepboys.com	
PEP BOYS #6622	Goodyear, Cooper	12620 SAN JOSE BLVD	JACKSONVILLE	DUVAL	32223	(904) 268-2044	scott_grable@pepboys.com	
PEP BOYS #6623	Goodyear, Cooper	3726 ST AUGUSTINE RD	JACKSONVILLE	DUVAL	32207	(904) 398-6982	scott_grable@pepboys.com	
PEP BOYS #6624	Goodyear, Cooper	5431 ROOSEVELT BLVD	JACKSONVILLE	DUVAL	32210	(904) 387-9218	scott_grable@pepboys.com	
PEP BOYS #6626	Goodyear, Cooper	304 3RD ST N	JACKSONVILLE BEACH	DUVAL	32250	(904) 249-5711	scott_grable@pepboys.com	
PEP BOYS #6627	Goodyear, Cooper	13657-1 ATLANTIC BLVD	JACKSONVILLE	DUVAL	32225	(904) 221-1100	scott_grable@pepboys.com	
PEP BOYS #6628	Goodyear, Cooper	13131-1 WOLF BAY DRIVE	JACKSONVILLE	DUVAL	32218	(904) 757-6600	scott_grable@pepboys.com	
PEP BOYS #6629	Goodyear, Cooper	7762 BLANDING BLVD	JACKSONVILLE	DUVAL	32244	(904) 337-1053	scott_grable@pepboys.com	
TUBELS SERVICE CENTER INC	Goodyear	11411 N MAIN ST	JACKSONVILLE	DUVAL	32218	(904) 757-8100	wtubel@gmail.com	
ARLINGTON TIRE & SVC CTR	Goodyear, Cooper	5807 MERRILL RD	JACKSONVILLE	DUVAL	32277	(904) 743-6294	ataftgoodyear@gmail.com	
TIRE HUB LLC #104	Goodyear, Cooper	4101 BULLS BAY HIGHWAY	JACKSONVILLE	DUVAL	32219	(904) 693-8576	bryan.garrison@tirehub.com	
TIRESOLES OF JACKSONVILLE	Goodyear, Cooper	1475 PICKETTVILLE RD	JACKSONVILLE	DUVAL	32220	(904) 378-0090	astafford@tiresoles.com	
TUBELS SERVICE CENTER	Goodyear, Cooper	3483 PHILLIPS HWY	JACKSONVILLE	DUVAL	32207	(904) 398-4545	wtubel@gmail.com	
U S VENTURE INC	Goodyear, Cooper	5885 MINING TERRACE	JACKSONVILLE	DUVAL	32257	(904) 260-8700	bdecker@usautoforce.com	
MONRO INC	Goodyear, Cooper	3040 HIGHWAY 95A	CANTONMENT	ESCAMBIA	32533	(850) 474-1718	kyle.peterson@monro.com	
PEP BOYS #142	Goodyear, Cooper	4700 MOBILE HWY	PENSACOLA	ESCAMBIA	32506	(850) 457-1907	scott_grable@pepboys.com	
PEP BOYS #1536	Goodyear, Cooper	317 E NINE MILE RD	PENSACOLA	ESCAMBIA	32514	(850) 476-6530	scott_grable@pepboys.com	
PEP BOYS #1537	Goodyear, Cooper	549 NEW WARRINGTON RD	PENSACOLA	ESCAMBIA	32506	(850) 455-1305	scott_grable@pepboys.com	
PEP BOYS #1538	Goodyear, Cooper	300 E CERVANTES ST	PENSACOLA	ESCAMBIA	32501	(850) 433-5471	scott_grable@pepboys.com	
PEP BOYS #1542	Goodyear, Cooper	1560 W FAIRFIELD DR	PENSACOLA	ESCAMBIA	32501	(850) 432-7791	scott_grable@pepboys.com	
PEP BOYS #1545	Goodyear, Cooper	6389 NORTH 9TH AVE	PENSACOLA	ESCAMBIA	32504	(850) 477-0330	scott_grable@pepboys.com	
PEP BOYS #82	Goodyear, Cooper	6340 N DAVIS HWY	PENSACOLA	ESCAMBIA	32504	(850) 484-0605	scott_grable@pepboys.com	
VANNOYS TIRES INC	Goodyear	126 E NINE MILE RD	PENSACOLA	ESCAMBIA	32534	(850) 476-2507	clay.vannoy@gmail.com	
ACD HOLDINGS INC	Goodyear, Cooper	470 E NINE MILE RD	PENSACOLA	ESCAMBIA	32514	(850) 477-5044	coltssafety42@yahoo.com	
VANNOYS TIRES INC	Goodyear, Cooper	2252 W MICHIGAN AVE	PENSACOLA	ESCAMBIA	32526	(850) 477-0209	clay.vannoy@gmail.com	
VANNOYS TIRES INC	Goodyear, Cooper	6113 N NINTH AVE	PENSACOLA	ESCAMBIA	32504	(850) 477-0209	clay.vannoy@gmail.com	
VANNOYS TIRES INC	Goodyear, Cooper	1249 N NEW WARRINGTON RD	PENSACOLA	ESCAMBIA	32506	(850) 455-5492	clay.vannoy@gmail.com	
VANNOYS TIRES LLC	Goodyear, Cooper	3199 W NINE MILE RD	PENSACOLA	ESCAMBIA	32534	(850) 435-4555	clay.vannoy@gmail.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1430 PALM COAST PKWYNW	PALM COAST	FLAGLER	32137	(386) 597-4788	tmoran@mavistire.com	
A K TIRES LLC	Goodyear	5814 E HWY 100	PALM COAST	FLAGLER	32164	(386) 437-0888	shawn@aktires.com	
U S VENTURE INC	Goodyear, Cooper	695 COMMERCE BLVD	MIDWAY	GADSDEN	32343	(850) 224-8473	bdecker@usautoforce.com	
SUWANNEE VALLEY TIRE INC	Goodyear, Cooper	1225 NW US HWY 129	JASPER	HAMILTON	32052	(386) 792-2420	ehendry@windstream.net	
AKRON TIRE CO INC	Goodyear, Cooper	121 SOUTH BOND ST	CLEWISTON	HENDRY	33440	(863) 983-6197	astafford@tiresoles.com	
GOODYEAR AUTO SERVICE #2484	Goodyear	11021 NORTHCLIFFE BLVD.	SPRING HILL	HERNANDO	34608	(352) 398-1960	gsr2484@goodyear.com	
GOODYEAR AUTO SERVICE #2485	Goodyear	740 BROAD ST	BROOKSVILLE	HERNANDO	34601	(352) 796-4961	gsr2485@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	119 MARINER BLVD	SPRING HILL	HERNANDO	34609	(352) 587-5660	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1280 COMMERCIAL WAY	SPRING HILL	HERNANDO	34606	(352) 600-7971	tmoran@mavistire.com	
PEP BOYS #1703	Goodyear, Cooper	14414 SPRING HILL DRIVE	SPRING HILL	HERNANDO	34609	(352) 544-8273	scott_grable@pepboys.com	
BOBBYS AUTO REPAIR & BODY LLC	Goodyear	15136 COUNTY LINE RD	SPRING HILL	HERNANDO	34610	(727) 857-4430	bobbysautorepairllc@gmail.com	
FUTCH VENTURES INC	Goodyear	624 US 27 SOUTH	LAKE PLACID	HIGHLANDS	33852	(863) 465-5057	kennyfutch@hotmail.com	
FUTCH VENTURES INC	Goodyear, Cooper	1109 W MAIN ST	AVON PARK	HIGHLANDS	33825	(863) 452-2031	kennyfutch@hotmail.com	
GOODYEAR AUTO SERVICE #2428	Goodyear	3813 S DALE MABRY HWY	TAMPA	HILLSBOROUGH	33611	(813) 831-1891	gsr2428@goodyear.com	
GOODYEAR AUTO SERVICE #2438	Goodyear	13360 SOUTH US HWY 301	RIVERVIEW	HILLSBOROUGH	33578	(813) 677-1794	gsr2438@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	841 LITHIA PINECREST RD	BRANDON	HILLSBOROUGH	33511	(813) 982-3500	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2103 JAMES L REDMAN PARKWAY	PLANT CITY	HILLSBOROUGH	33563	(813) 756-2483	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	10209 BIG BEND ROAD	RIVERVIEW	HILLSBOROUGH	33578	(813) 672-2030	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	13110 US HIGHWAY 301	RIVERVIEW	HILLSBOROUGH	33578	(813) 533-5096	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1130 EAST FLETCHER AVE	TAMPA	HILLSBOROUGH	33612	(813) 980-0792	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	17325 DONA MICHELLE DR	TAMPA	HILLSBOROUGH	33647	(813) 558-0882	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5660 W WATERS AVE	TAMPA	HILLSBOROUGH	33634	(813) 806-5765	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	6422 HARNEY ROAD	TAMPA	HILLSBOROUGH	33610	(813) 553-6225	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4961 STATE ROAD 674	WIMAUMA	HILLSBOROUGH	33598	(813) 736-0265	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	16505 FISH HAWK BLVD	LITHIA	HILLSBOROUGH	33547	(813) 689-5454	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	18951 STATE ROAD 54	LUTZ	HILLSBOROUGH	33558	(813) 751-0294	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2102 JAMES L REDMAN PKWY	PLANT CITY	HILLSBOROUGH	33563	(813) 754-8473	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	10742 BIG BEND ROAD	RIVERVIEW	HILLSBOROUGH	33579	(813) 549-1813	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	7015 US HIGHWAY 301 S	RIVERVIEW	HILLSBOROUGH	33578	(585) 647-6400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	12705 N DALE MABRY HIGHWAY	TAMPA	HILLSBOROUGH	33618	(813) 549-8968	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3603 S DALE MABRY HWY	TAMPA	HILLSBOROUGH	33629	(813) 574-0940	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	20687 BRUCE B DOWNS BLVD	TAMPA	HILLSBOROUGH	33647	(813) 907-2599	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	13006 RACE TRACK RD	TAMPA	HILLSBOROUGH	33626	(813) 341-2100	kyle.peterson@monro.com	

MONRO INC	Goodyear, Cooper	4224 GUNN HWY	TAMPA	HILLSBOROUGH	33618	(813) 968-2657	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	601 N MORGAN ST	TAMPA	HILLSBOROUGH	33602	(813) 273-0988	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	8490 SHELDON RD	TAMPA	HILLSBOROUGH	33615	(813) 888-5388	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	6204 E HILLSBOROUGH AVE	TAMPA	HILLSBOROUGH	33610	(813) 623-5600	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	9240 N 56TH ST	TEMPLE TERRACE	HILLSBOROUGH	33617	(813) 988-4191	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3523 BELL SHOALS RD	VALRICO	HILLSBOROUGH	33594	(813) 651-9585	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2514 EAST STATE ROAD 60	VALRICO	HILLSBOROUGH	33594	(813) 685-6344	kyle.peterson@monro.com	
PEP BOYS #124	Goodyear, Cooper	3933 W HILLSBOROUGH AVE	TAMPA	HILLSBOROUGH	33614	(813) 884-1577	scott_grable@pepboys.com	
PEP BOYS #136	Goodyear, Cooper	10124 N FLORIDA AVE	TAMPA	HILLSBOROUGH	33612	(813) 933-2424	scott_grable@pepboys.com	
PEP BOYS #139	Goodyear, Cooper	1747 W BRANDON BLVD	BRANDON	HILLSBOROUGH	33511	(813) 689-0700	scott_grable@pepboys.com	
PEP BOYS #143	Goodyear, Cooper	15625 N DALE MABRY HWY	TAMPA	HILLSBOROUGH	33618	(813) 963-5545	scott_grable@pepboys.com	
PEP BOYS #1459	Goodyear, Cooper	7302 W. HILLSBOROUGH AVE	TAMPA	HILLSBOROUGH	33634	(813) 884-1890	scott_grable@pepboys.com	
PEP BOYS #1620	Goodyear, Cooper	6022 GUNN HWY	TAMPA	HILLSBOROUGH	33625	(813) 961-0361	scott_grable@pepboys.com	
PEP BOYS #1632	Goodyear, Cooper	10119 MCMULLEN ROAD	RIVERVIEW	HILLSBOROUGH	33569	(813) 677-0950	scott_grable@pepboys.com	
PEP BOYS #1687	Goodyear, Cooper	22545 CATFISH LAKE ROAD	LUTZ	HILLSBOROUGH	33549	(813) 909-7175	scott_grable@pepboys.com	
PEP BOYS #1802	Goodyear, Cooper	7655 W HILLSBOROUGH AVE	TAMPA	HILLSBOROUGH	33615	(813) 249-7736	scott_grable@pepboys.com	
PEP BOYS #1803	Goodyear, Cooper	214 E BRANDON BLVD	BRANDON	HILLSBOROUGH	33511	(813) 655-3476	scott_grable@pepboys.com	
PEP BOYS #1810	Goodyear, Cooper	2304 E BEARSS AVE	TAMPA	HILLSBOROUGH	33613	(813) 866-8790	scott_grable@pepboys.com	
PEP BOYS #1823	Goodyear, Cooper	8705 NORTH DALE MABRY	TAMPA	HILLSBOROUGH	33614	(813) 336-3330	scott_grable@pepboys.com	
ELITE AUTO & TIRES INC	Goodyear, Cooper	611 W ROBERTSON ST	BRANDON	HILLSBOROUGH	33511	(813) 689-7171	shannon@theeleitetotalcarcare.com	
GDYR AUTO SERVICE #3653	Goodyear, Cooper	1325 MASSARO BLVD	TAMPA	HILLSBOROUGH	33619	(813) 621-5891	gsr3653@goodyear.com	
LOVE'S TIRE & SERVICE CENTER	Goodyear, Cooper	1701 HIGHWAY 60 EAST	VALRICO	HILLSBOROUGH	33594	(813) 661-3955	evol6362@aol.com	
TIRE HUB LLC #103	Goodyear, Cooper	4942 JOANNE KEARNEY RD	TAMPA	HILLSBOROUGH	33619	(813) 621-3103	bryan.garrison@tirehub.com	
GOODYEAR AUTO SERVICE #6626	Goodyear	1920 58TH AVE	VERO BEACH	INDIAN RIVER	32966	(772) 562-4654	gsr6626@goodyear.com	
GOODYEAR AUTO SERVICE #6658	Goodyear	755 21ST ST	VERO BEACH	INDIAN RIVER	32960	(772) 567-1174	gsr6658@goodyear.com	
GOODYEAR AUTO SERVICE #2420	Goodyear	863 N HWY 27	LADY LAKE	LAKE	32159	(352) 751-1119	gsr2420@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1602 HAMMOCK RIDGE RD	CLERMONT	LAKE	34711	(352) 708-3435	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	591 E HIGHWAY 50	CLERMONT	LAKE	34711	(352) 702-4532	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	16750 US HWY 441	MT. DORA	LAKE	32757	(352) 383-4994	tmoran@mavistire.com	
PEP BOYS #1054	Goodyear, Cooper	950 HOOKS STREET	CLERMONT	LAKE	34711	(352) 243-2109	scott_grable@pepboys.com	
PEP BOYS #1417	Goodyear, Cooper	1437 SUNRISE PLAZA DR	CLERMONT	LAKE	34714	(352) 536-1177	scott_grable@pepboys.com	
PEP BOYS #1419	Goodyear, Cooper	1314 W MAIN ST	LEESBURG	LAKE	34748	(352) 787-2144	scott_grable@pepboys.com	
PEP BOYS #1424	Goodyear, Cooper	15469 US HIGHWAY 441	EUSTIS	LAKE	32726	(352) 357-2637	scott_grable@pepboys.com	
PEP BOYS #1437	Goodyear, Cooper	10209 HIGHWAY 441	LEESBURG	LAKE	34788	(352) 314-6913	scott_grable@pepboys.com	
PEP BOYS #1821	Goodyear, Cooper	9816 US HIGHWAY 441	LEESBURG	LAKE	34788	(352) 504-3671	scott_grable@pepboys.com	
LAKE TIRE & AUTO INC	Goodyear, Cooper	812 W BURLEIGH BLVD	TAVARES	LAKE	32778	(352) 343-0041	smithralph669@gmail.com	
GOODYEAR AUTO SERVICE #2525	Goodyear	2144 DEL PRADO BLVD SOUTH	CAPE CORAL	LEE	33904	(239) 574-3539	gsr2525@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1335 DEL PRADO BLVD S	CAPE CORAL	LEE	33990	(352) 474-5558	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	12831 TRADE CENTER DR	BONITA SPRINGS	LEE	34135	(239) 947-1214	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	10100 BONITA BEACH ROAD	BONITA SPRINGS	LEE	34135	(239) 948-2777	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	946 NE PINE ISLAND ROAD	CAPE CORAL	LEE	33909	(239) 424-8657	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1011 SW PINE ISLAND ROAD	CAPE CORAL	LEE	33991	(786) 465-7549	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	10451 CORKSCREW COMMONS DR	ESTERO	LEE	33928	(239) 949-1214	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	20441 S TAMIAMI TRAIL	ESTERO	LEE	33928	(239) 949-0777	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	20331 GRANDE OAKS BLVD	ESTERO	LEE	33928	(239) 390-9188	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	8600 GLADIOLUS DRIVE	FORT MYERS	LEE	33908	(239) 985-6992	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	9002 ROLFES ROAD	FORT MYERS	LEE	33966	(239) 278-3228	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	13621 FIDDLESTICKS BLVD	FORT MYERS	LEE	33912	(239) 561-5575	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5960 COUNTY LAKES DR	FORT MYERS	LEE	33905	(239) 362-3025	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	15530 S TAMIAMI TRAIL	FORT MYERS	LEE	33908	(239) 948-2777	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4230 COLONIAL BLVD	FORT MYERS	LEE	33966	(239) 353-0007	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5785 BAYSHORE ROAD	FORT MYERS	LEE	33917	(239) 567-2777	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3502 LEE BLVD	LEHIGH ACRES	LEE	33971	(239) 533-0064	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3310 LEE BLVD	LEHIGH ACRES	LEE	33971	(239) 690-6441	kyle.peterson@monro.com	
PEP BOYS #1820	Goodyear, Cooper	1820 SDEL PRADO BLVD	CAPE CORAL	LEE	33990	(239) 214-6911	scott_grable@pepboys.com	
PEP BOYS #204	Goodyear, Cooper	4797 S CLEVELAND AVE	FORT MYERS	LEE	33907	(239) 939-5447	scott_grable@pepboys.com	
WALTER'S MCGREGOR LLC	Goodyear, Cooper	15135 MCGREGOR BLVD	FORT MYERS	LEE	33908	(239) 437-0377	barryjoslin@gmail.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2715 N MONROE ST	TALLAHASSEE	LEON	32303	(850) 422-2022	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2400 MILL CREEK LN	TALLAHASSEE	LEON	32308	(850) 553-9660	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	3335 BEECH RIDE CT	TALLAHASSEE	LEON	32312	(850) 688-1196	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	205 NORTH MAGNOLIA DR	TALLAHASSEE	LEON	32301	(850) 325-0971	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	2400 CAPITAL CIRCLE NE	TALLAHASSEE	LEON	32308	(850) 386-8473	kyle.peterson@monro.com	

NEECE TIRE & AUTO SERVICE INC	Goodyear, Cooper	4792 BLOUNTSTOWN HWY	TALLAHASSEE	LEON	32304	(850) 574-4100	neecetire@msn.com	
PEP BOYS #123	Goodyear, Cooper	2353 APALACHEE PARKWAY	TALLAHASSEE	LEON	32301	(850) 656-9000	scott_grable@pepboys.com	
PEP BOYS #1523	Goodyear, Cooper	2525 NORTH MONROE ST	TALLAHASSEE	LEON	32303	(850) 385-5323	scott_grable@pepboys.com	
PEP BOYS #1524	Goodyear, Cooper	1425 WEST TENNESSEE ST	TALLAHASSEE	LEON	32304	(850) 224-0095	scott_grable@pepboys.com	
PEP BOYS #1525	Goodyear, Cooper	2237 CAPITAL CIRCLE NE	TALLAHASSEE	LEON	32308	(850) 385-4377	scott_grable@pepboys.com	
PEP BOYS #1526	Goodyear, Cooper	2984 APALACHEE PKWY	TALLAHASSEE	LEON	32301	(850) 656-1024	scott_grable@pepboys.com	
BLICKENDERFER ENTERPRISES INC	Goodyear, Cooper	3206 APALACHEE PKWY	TALLAHASSEE	LEON	32311	(850) 656-8473	blick111@gmail.com	
NE-RO TIRE & BRAKE SVC INC	Goodyear	2311 S PATTERSON ST	VALDOSTA	LOWNDES	31601	(229) 244-8353	neecetire@msn.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5706 FL 64 EAST	BRADENTON	MANATEE	34208	(941) 877-2093	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	15209 GARNET TRAIL	BRADENTON	MANATEE	34211	(941) 900-4495	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	6025 STATE ROAD 70 E	BRADENTON	MANATEE	34203	(941) 751-1818	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	6008 LAKEWOOD RANCH BLVD	BRADENTON	MANATEE	34211	(941) 238-0193	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	8268 US 301 N	PARRISH	MANATEE	34219	(941) 532-1002	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	5720 RANCH LAKE ROAD	BRADENTON	MANATEE	34202	(941) 756-8605	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5202 E STATE ROAD 64	BRADENTON	MANATEE	34208	(941) 749-6100	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	8712 E STATE ROAD 70	BRADENTON	MANATEE	34202	(941) 755-8394	kyle.peterson@monro.com	
PEP BOYS #1808	Goodyear, Cooper	6324 14TH ST WEST	BRADENTON	MANATEE	34207	(941) 751-7519	scott_grable@pepboys.com	
PEP BOYS #398	Goodyear, Cooper	2303 CORTEZ RD	BRADENTON	MANATEE	34207	(941) 739-1525	scott_grable@pepboys.com	
PARKERS TIRE & SERVICE INC	Goodyear	3000 NW PINE AVE	OCALA	MARION	34475	(352) 320-0786	kevin@parkerstire.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	1120 SW 12TH ST	OCALA	MARION	34471	(352) 351-3360	ct_location_028@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4441 SE 102ND PLACE	BELLEVIEW	MARION	34420	(352) 719-4271	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	16676 US HIGHWAY 441	SUMMERFIELD	MARION	34491	(352) 693-2245	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	4710 SW COLLEGE ROAD	OCALA	MARION	34474	(352) 414-5589	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	14650 US HWY 441	SUMMERFIELD	MARION	34491	(352) 240-1163	kyle.peterson@monro.com	
PEP BOYS #1659	Goodyear, Cooper	2170 NE 49TH COURT RD.	OCALA	MARION	34470	(352) 624-8654	scott_grable@pepboys.com	
PEP BOYS #1819	Goodyear, Cooper	2425 NE SILVER SPRNGS BLVD	OCALA	MARION	34470	(352) 368-3697	scott_grable@pepboys.com	
PEP BOYS #598	Goodyear, Cooper	2035 SW COLLEGE RD	OCALA	MARION	34471	(352) 369-0303	scott_grable@pepboys.com	
ADVANCED TIRE LLC	Goodyear, Cooper	2418 E SILVER SPRINGS BLVD	OCALA	MARION	34470	(352) 236-8825	jguinn@advancedtireservicefl.com	
ADVANCED TIRE LLC	Goodyear, Cooper	2199 NW 10TH ST	OCALA	MARION	34475	(352) 236-8825	jguinn@advancedtireservicefl.com	
GOODYEAR AUTO SERVICE #6657	Goodyear	1955 SE FEDERAL HWY	STUART	MARTIN	34994	(772) 286-8550	gsr6657@goodyear.com	
MONRO INC	Goodyear, Cooper	4295 SE FEDERAL HWY BLD B	STUART	MARTIN	34997	(772) 320-0960	kyle.peterson@monro.com	
PEP BOYS #1828	Goodyear, Cooper	11350 SE FEDERAL HWY	HOBE SOUND	MARTIN	33455	(772) 546-2195	scott_grable@pepboys.com	
CERTIFIED TIRE & SERVICE LLC	Goodyear	995 SW MARTIN DOWNS BLVD	PALM CITY	MARTIN	34990	(772) 324-9145	swatson005@yahoo.com	
GOODYEAR AUTO SERVICE #2556	Goodyear	12850 WEST DIXIE HWY	NORTH MIAMI	MIAMI-DADE	33161	(305) 891-4648	gsr2556@goodyear.com	
GOODYEAR AUTO SERVICE #6624	Goodyear	11530 SW 147TH AVE	MIAMI	MIAMI-DADE	33173	(305) 385-9753	gsr6624@goodyear.com	
GOODYEAR AUTO SERVICE #6641	Goodyear	2670 W 68TH ST	HIALEAH	MIAMI-DADE	33016	(305) 819-7433	gsr6641@goodyear.com	
GOODYEAR AUTO SERVICE #6644	Goodyear	9001 S DIXIE HWY	MIAMI	MIAMI-DADE	33156	(305) 667-7575	gsr6644@goodyear.com	
GOODYEAR AUTO SERVICE #6651	Goodyear	3690 BIRD AVE	CORAL GABLES	MIAMI-DADE	33133	(305) 446-8101	gsr6651@goodyear.com	
GOODYEAR AUTO SERVICE #6675	Goodyear	30100 S DIXIE HWY	HOMESTEAD	MIAMI-DADE	33030	(305) 247-6966	gsr6675@goodyear.com	
PAULS TIRE INC	Goodyear	7601 NW 66TH ST	MIAMI	MIAMI-DADE	33166	(305) 592-0509	ianseaman@yahoo.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	3045 NW 119TH ST	MIAMI	MIAMI-DADE	33167	(305) 687-3400	ct_location_110@goodyear.com	
MONRO INC	Goodyear, Cooper	13150 SW 87TH AVENUE	MIAMI	MIAMI-DADE	33176	(786) 842-3540	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	13790 SW 56TH STREET	MIAMI	MIAMI-DADE	33175	(305) 382-3400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	8291 BISCAYNE BLVD	MIAMI	MIAMI-DADE	33138	(585) 647-6400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1850 ALTON ROAD	MIAMI BEACH	MIAMI-DADE	33139	(305) 532-4807	kyle.peterson@monro.com	
PEP BOYS #133	Goodyear, Cooper	10200 BROAD CHANNEL RD	MIAMI	MIAMI-DADE	33157	(305) 252-7311	scott_grable@pepboys.com	
PEP BOYS #153	Goodyear, Cooper	17050 NORTHWEST 57TH AVE	HIALEAH	MIAMI-DADE	33015	(305) 557-4498	scott_grable@pepboys.com	
PEP BOYS #157	Goodyear, Cooper	2301 S W 8TH ST	MIAMI	MIAMI-DADE	33135	(305) 541-7200	scott_grable@pepboys.com	
PEP BOYS #167	Goodyear, Cooper	211 NW 82ND AVE	MIAMI	MIAMI-DADE	33126	(305) 264-6355	scott_grable@pepboys.com	
PEP BOYS #173	Goodyear, Cooper	295 NE 167TH ST	MIAMI	MIAMI-DADE	33162	(305) 655-3000	scott_grable@pepboys.com	
PEP BOYS #369	Goodyear, Cooper	10660 S W 40TH ST	MIAMI	MIAMI-DADE	33165	(305) 220-8877	scott_grable@pepboys.com	
BLACKWELL MIAMI INC	Goodyear	8250 N MIAMI AVE	MIAMI	MIAMI-DADE	33150	(305) 603-9025	admin@blackwellmiami.com	
FESTIVAL TIRES III INC	Goodyear	4696 PALM AVE	HIALEAH	MIAMI-DADE	33012	(305) 512-9662	angel.mediavilla@yahoo.com	
TECH & TIRES CORP	Goodyear	8761 SW 40TH STREET	MIAMI	MIAMI-DADE	33165	(305) 229-1820	techtires@gmail.com	
ADVENTURE TIRES 3 LLC	Goodyear, Cooper	7930 NW 36TH STREET	MIAMI	MIAMI-DADE	33166	(954) 385-8696	gerencia.corpotyre@gmail.com	
BALADO NATIONAL TIRES INC	Goodyear, Cooper	1633 NW 27TH AVENUE	MIAMI	MIAMI-DADE	33125	(305) 635-9001	orlando@balado.com	
KM PEDERSEN ENTERPRISES INC	Goodyear, Cooper	406 WASHINGTON AVE	HOMESTEAD	MIAMI-DADE	33030	(305) 245-9533	kmped@aol.com	
REPAIRS 4 LESS AND TIRES INC	Goodyear, Cooper	20125 NW 67TH AVE	HIALEAH	MIAMI-DADE	33015	(305) 623-0569	gianttiregoodyear@gmail.com	
TIRE HUB LLC #152	Goodyear, Cooper	14350 NW 56TH CT UNIT 120	MIAMI	MIAMI-DADE	33054	(305) 681-4129	bryan.garrison@tirehub.com	
TIRESOLES OF BROWARD INC	Goodyear, Cooper	7800 N W 103RD ST	HIALEAH	MIAMI-DADE	33016	(305) 821-2121	s4tires@aol.com	
WESTLAND AUTO CENTER LLC	Goodyear, Cooper	4000 W 16TH AVE	HIALEAH	MIAMI-DADE	33012	(305) 557-8888	vmorales@westlandautocenter.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	1295 WEST I65 SERVICE RD N	MOBILE	MOBILE	36618	(251) 471-2714	ct_location_104@goodyear.com	

MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	463697 STATE RD 200	YULEE	NASSAU	32097	(904) 441-0754	tmoran@mavistire.com	
FIRST CHOICE CAR CARE INC	Goodyear, Cooper	463670 SR 200	YULEE	NASSAU	32097	(904) 225-2775	mwburdett@gmail.com	
PURE AUTO CENTERS LLC	Goodyear, Cooper	463140 SR 200	YULEE	NASSAU	32097	(904) 463-8907	vett3030@yahoo.com	
GOODYEAR AUTO SERVICE #2249	Goodyear	1056 JOHN SIMS PKWY	NICEVILLE	OKALOOSA	32578	(850) 678-2522	gsr2249@goodyear.com	
GOODYEAR AUTO SERVICE #2251	Goodyear	34721 EMERALD COAST PARKWAY	DESTIN	OKALOOSA	32541	(850) 650-2338	gsr2251@goodyear.com	
PEP BOYS #1530	Goodyear, Cooper	311 NE RACETRACK RD	FORT WALTON BEACH	OKALOOSA	32547	(850) 863-1102	scott_grable@pepboys.com	
PEP BOYS #1531	Goodyear, Cooper	35800 EMERALD COAST PKWY	DESTIN	OKALOOSA	32541	(850) 650-1575	scott_grable@pepboys.com	
PEP BOYS #1532	Goodyear, Cooper	15 W MIRACLE STRIP PKWY	FORT WALTON BEACH	OKALOOSA	32548	(850) 243-7632	scott_grable@pepboys.com	
PEP BOYS #1533	Goodyear, Cooper	883 N FERDON BLVD	CRESTVIEW	OKALOOSA	32536	(850) 689-1550	scott_grable@pepboys.com	
PEP BOYS #1534	Goodyear, Cooper	705 NORTH BEAL ST	FORT WALTON BEACH	OKALOOSA	32547	(850) 862-2164	scott_grable@pepboys.com	
PEP BOYS #1535	Goodyear, Cooper	796 JOHN SIMS PKWY	NICEVILLE	OKALOOSA	32578	(850) 678-0887	scott_grable@pepboys.com	
HUB CITY TIRE COMPANY	Goodyear, Cooper	615 N FERDON BLVD	CRESTVIEW	OKALOOSA	32536	(850) 682-5121	crestviewtire1@gmail.com	
TOTAL ROADSIDE SERVICES LLC	Goodyear, Cooper	3176 HIGHWAY 710 EAST	OKEECHOBEE	OKEECHOBEE	34974	(863) 357-8772	totalroadsideservice@hotmail.com	
GOODYEAR AUTO SERVICE #2435	Goodyear	447 S GOLDENROD RD	ORLANDO	ORANGE	32822	(407) 249-0037	gsr2435@goodyear.com	
GOODYEAR AUTO SERVICE #2437	Goodyear	8265 S JOHN YOUNG PARKWAY	ORLANDO	ORANGE	32819	(407) 354-4422	gsr2437@goodyear.com	
GOODYEAR AUTO SERVICE #2456	Goodyear	601 N BUMBY AVE	ORLANDO	ORANGE	32803	(407) 894-0511	gsr2456@goodyear.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	971 TAFT VINELAND RD	ORLANDO	ORANGE	32824	(407) 855-1182	ct_location_111@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2213 E SEMORAN BLVD	APOPKA	ORANGE	32703	(407) 502-4697	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1675 E. SEMORAN BLVD	APOPKA	ORANGE	32703	(407) 884-4441	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	11203 W COLONIAL DRIVE	OCOEE	ORANGE	34761	(407) 439-2815	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1717 LEE ROAD	ORLANDO	ORANGE	32810	(407) 641-4202	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4698 S ORANGE AVENUE	ORLANDO	ORANGE	32806	(407) 269-8762	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	11231 S ORANGE BLOSSOM	ORLANDO	ORANGE	32837	(407) 915-3756	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	300 S ALAFAYA TRAIL	ORLANDO	ORANGE	32828	(407) 966-2305	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1000 CAR CARE DRIVE	ORLANDO	ORANGE	32836	(407) 824-0976	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	14373 NARCOOSSEE ROAD	ORLANDO	ORANGE	32832	(407) 707-8637	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	11571 DARYL CARTER PKWY	ORLANDO	ORANGE	32821	(321) 300-7553	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	14369 NARCOOSSEE RD	ORLANDO	ORANGE	32832	(407) 985-2156	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4111 NJOHN YOUNG PARKWAY	ORLANDO	ORANGE	32804	(407) 295-3535	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	333 THORPE ROAD	ORLANDO	ORANGE	32824	(407) 816-8143	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5645 METROWEST BLVD	ORLANDO	ORANGE	32811	(407) 352-7824	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	7444 NARCOOSSEE RD	ORLANDO	ORANGE	32822	(321) 235-6052	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	11685 SVL PRK DR	WINDERMERE	ORANGE	34786	(407) 392-9168	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5185 HAMLIN GRVS	WINTER GARDEN	ORANGE	34787	(407) 347-3239	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1070 W FAIRBANKSAV	WINTER PARK	ORANGE	32789	(407) 269-8143	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2040 FL-436	WINTER PARK	ORANGE	32792	(407) 543-0366	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	7412 HOFFNER AVENUE	ORLANDO	ORANGE	32822	(407) 434-0768	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	255 E TOWN CENTER BLVD	ORLANDO	ORANGE	32824	(585) 647-6400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	333 W AVALON PARK BLVD	ORLANDO	ORANGE	32828	(407) 318-2944	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	11861 CURRY FORD ROAD	ORLANDO	ORANGE	32822	(407) 955-4564	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1006 JETSTREAM DR	ORLANDO	ORANGE	32824	(407) 888-4994	kyle.peterson@monro.com	
PEP BOYS #125	Goodyear, Cooper	7750 S ORANGE BLOSSOM TRL	ORLANDO	ORANGE	32809	(407) 851-2626	scott_grable@pepboys.com	
PEP BOYS #126	Goodyear, Cooper	601 POWERS DR	ORLANDO	ORANGE	32818	(407) 295-5553	scott_grable@pepboys.com	
PEP BOYS #1422	Goodyear, Cooper	260 E MAIN ST	APOPKA	ORANGE	32703	(407) 886-2699	scott_grable@pepboys.com	
PEP BOYS #1496	Goodyear, Cooper	4400 S. SEMORAN BLVD	ORLANDO	ORANGE	32822	(407) 381-8537	scott_grable@pepboys.com	
PEP BOYS #1518	Goodyear, Cooper	10306 E COLONIAL DR	UNION PARK	ORANGE	32817	(407) 282-3155	scott_grable@pepboys.com	
PEP BOYS #1520	Goodyear, Cooper	5546 LB MCLEOD RD	ORLANDO	ORANGE	32811	(407) 295-2658	scott_grable@pepboys.com	
PEP BOYS #1522	Goodyear, Cooper	420 WOODLAND LAKE DR	ORLANDO	ORANGE	32828	(407) 207-1750	scott_grable@pepboys.com	
PEP BOYS #1613	Goodyear, Cooper	8805 WEST COLONIAL DR	OCOEE	ORANGE	34761	(407) 293-8634	scott_grable@pepboys.com	
PEP BOYS #1694	Goodyear, Cooper	351 AVALON PARK S BLVD	ORLANDO	ORANGE	32828	(407) 207-4588	scott_grable@pepboys.com	
PEP BOYS #1811	Goodyear, Cooper	11460 W COLONIAL DRIVE	OCOEE	ORANGE	34761	(407) 654-9847	scott_grable@pepboys.com	
PEP BOYS #1812	Goodyear, Cooper	3327 W COLONIAL DRIVE	ORLANDO	ORANGE	32808	(407) 521-8111	scott_grable@pepboys.com	
PEP BOYS #544	Goodyear, Cooper	2000 EAST SEMORAN BLVD	APOPKA	ORANGE	32703	(407) 880-4500	scott_grable@pepboys.com	
PEP BOYS #6588	Goodyear, Cooper	4400 S SEMORAN BLVD	ORLANDO	ORANGE	32822	(407) 776-0738	scott_grable@pepboys.com	
3D TIRE COMPANY	Goodyear, Cooper	538 W KENNEDY BLVD	ORLANDO	ORANGE	32810	(407) 875-3399	3dtire@3dtirecompany.com	
D.G. WILLIAMS	Goodyear, Cooper	200 WEST MAIN ST	APOPKA	ORANGE	32703	(407) 889-7074	dwilli6573@aol.com	
TIRE HUB LLC #107	Goodyear, Cooper	450 GILLS DRIVE STE 100	ORLANDO	ORANGE	32824	(407) 277-9052	bryan.garrison@tirehub.com	
US TIRE IMPORTS INC	Goodyear, Cooper	12475 W COLONIAL DRIVE	WINTER GARDEN	ORANGE	34787	(407) 614-8344	accounts@ustireimports.com	
GOODYEAR AUTO SERVICE #2421	Goodyear	1031 BUENAVENTURA BLVD	KISSIMMEE	OSCEOLA	34743	(407) 344-8108	gsr2421@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4135 W VINE STREET	KISSIMMEE	OSCEOLA	34741	(407) 543-1718	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4550 13TH STREET	SAINT CLOUD	OSCEOLA	34769	(407) 809-3105	tmoran@mavistire.com	
PEP BOYS #1423	Goodyear, Cooper	70 BLAKE DR	CELEBRATION	OSCEOLA	34747	(321) 939-2581	scott_grable@pepboys.com	

PEP BOYS #1519	Goodyear, Cooper	4561 13TH STREET	SAINT CLOUD	OSCEOLA	34769	(407) 891-3661	scott_grable@pepboys.com	
PEP BOYS #1655	Goodyear, Cooper	2708 W. OSCEOLA PARKWAY	KISSIMMEE	OSCEOLA	34741	(407) 518-2098	scott_grable@pepboys.com	
PEP BOYS #310	Goodyear, Cooper	302 W VINE ST	KISSIMMEE	OSCEOLA	34741	(407) 933-0055	scott_grable@pepboys.com	
GOODYEAR AUTO SERVICE #2527	Goodyear	1350 W INDIANTOWN RD	JUPITER	PALM BEACH	33458	(561) 741-4379	gsr2527@goodyear.com	
GOODYEAR AUTO SERVICE #6625	Goodyear	199 NW 1ST AVE	BOCA RATON	PALM BEACH	33432	(561) 368-3898	gsr6625@goodyear.com	
GOODYEAR AUTO SERVICE #6642	Goodyear	4358 S SR 7	LAKE WORTH	PALM BEACH	33467	(561) 304-7344	gsr6642@goodyear.com	
GOODYEAR AUTO SERVICE #6649	Goodyear	515 S DIXIE HWY	WEST PALM BEACH	PALM BEACH	33401	(561) 832-4181	gsr6649@goodyear.com	
GOODYEAR AUTO SERVICE #6654	Goodyear	532 N LAKE BLVD	NORTH PALM BEACH	PALM BEACH	33408	(561) 848-2544	gsr6654@goodyear.com	
GOODYEAR AUTO SERVICE #6668	Goodyear	11451 SOUTHERN BLVD	ROYAL PALM BEACH	PALM BEACH	33411	(561) 793-1115	gsr6668@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	10 NW 28TH ST	BOCA RATON	PALM BEACH	33431	(561) 453-1444	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	22923 SANDALFOOT PLAZA DR	BOCA RATON	PALM BEACH	33428	(561) 488-1822	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3940 HYPOLUXO ROAD	BOYNTON BEACH	PALM BEACH	33436	(561) 641-7518	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1640 S CONGRESS AVE	BOYNTON BEACH	PALM BEACH	33426	(561) 752-9090	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4715 WEST ATLANTIC AVE	DELRAY BEACH	PALM BEACH	33445	(561) 638-5526	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4690 LAKE WORTH RD	GREENACRES	PALM BEACH	33463	(561) 967-9120	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4601 W HYPOLUXO RD	LAKE WORTH	PALM BEACH	33463	(561) 964-0200	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5865 STATE ROAD 7	LAKE WORTH	PALM BEACH	33449	(561) 868-4676	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1213-1 STATE ROAD 7	ROYAL PALM BEACH	PALM BEACH	33411	(561) 784-7811	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	7800 W OKEECHOBEE BLVD	WEST PALM BEACH	PALM BEACH	33411	(561) 640-7890	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1118 N DIXIE HIGHWAY	WEST PALM BEACH	PALM BEACH	33401	(561) 659-1066	kyle.peterson@monro.com	
PEP BOYS #194	Goodyear, Cooper	4301 LAKE WORTH RD	LAKE WORTH	PALM BEACH	33461	(561) 968-4688	scott_grable@pepboys.com	
PEP BOYS #285	Goodyear, Cooper	3169 NORTHLAKE BLVD	PALM BEACH GARDENS	PALM BEACH	33403	(561) 881-8744	scott_grable@pepboys.com	
PEP BOYS #370	Goodyear, Cooper	800 N MILITARY TRAIL	WEST PALM BEACH	PALM BEACH	33415	(561) 686-3004	scott_grable@pepboys.com	
PEP BOYS #397	Goodyear, Cooper	2064 W INDIANTOWN RD	JUPITER	PALM BEACH	33458	(561) 748-9444	scott_grable@pepboys.com	
AKRON TIRE CO INC	Goodyear	41 SE AVE C	BELLE GLADE	PALM BEACH	33430	(561) 996-6556	astafford@tiresoles.com	
EASY PAY TIRE STORES INC	Goodyear, Cooper	619 N FEDERAL HIGHWAY	BOYNTON BEACH	PALM BEACH	33435	(561) 732-2696	doug@easypaytire.com	
MARTINO COMMERCIAL TIRE LLC	Goodyear, Cooper	751 S CONGRESS AVE	WEST PALM BEACH	PALM BEACH	33406	(561) 683-0535	gturner@martinotire.com	
TIRESOLES OF BROWARD INC	Goodyear, Cooper	402 RINKER WAY	LAKE WORTH	PALM BEACH	33461	(561) 588-2777	astafford@tiresoles.com	
GOODYEAR AUTO SERVICE #2424	Goodyear	16006 STATE RD 54	ODESSA	PASCO	33556	(813) 926-8485	gsr2424@goodyear.com	
GOODYEAR AUTO SERVICE #2446	Goodyear	27342 WESLEY CHAPEL BLVD	WESLEY CHAPEL	PASCO	33544	(813) 991-1090	gsr2446@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	12229 LITTLE ROAD	HUDSON	PASCO	34667	(727) 819-4668	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	3530 LAND O LAKES BLVD	LAND O LAKES	PASCO	34639	(813) 996-2290	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5444 LITTLE RD	NEW PORT RICHEY	PASCO	34655	(727) 753-0017	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	27303 WESLEY CHAPEL BLVD	WESLEY CHAPEL	PASCO	33544	(813) 907-5200	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	22267 COLLIER PKWY	LAND O LAKES	PASCO	34639	(813) 995-6272	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4710 ROWAN ROAD	NEW PORT RICHEY	PASCO	34653	(727) 376-5493	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	10627 STATE ROAD 54	NEW PORT RICHEY	PASCO	34655	(585) 647-6400	kyle.peterson@monro.com	
PEP BOYS #1822	Goodyear, Cooper	9208 US HWY 19 N	PORT RICHEY	PASCO	34668	(727) 619-4854	scott_grable@pepboys.com	
CRYSTAL BEACH TIRE & AUTO INC	Goodyear, Cooper	5038 US HWY 19	NEW PORT RICHEY	PASCO	34652	(727) 849-7516	gtc1945@tampbay.rr.com	
GEORGE'S WHSLE TIRE PASCO INC	Goodyear, Cooper	8230 US HIGHWAY 19	PORT RICHEY	PASCO	34668	(727) 817-0905	generalmailbox@gwtires.com	
LEONE TIRE & AUTO	Goodyear, Cooper	2424 US HWY 19 N	HOLIDAY	PASCO	34691	(727) 934-5470	Leonetire@gmail.com	
GOODYEAR AUTO SERVICE #2430	Goodyear	904 E TARPON AVE	TARPON SPRINGS	PINELLAS	34689	(727) 937-4179	gsr2430@goodyear.com	
GOODYEAR AUTO SERVICE #2431	Goodyear	2910 PALM HARBOR BLVD	PALM HARBOR	PINELLAS	34683	(727) 787-1007	gsr2431@goodyear.com	
GOODYEAR AUTO SERVICE #2452	Goodyear	4115 E BAY DR	CLEARWATER	PINELLAS	33764	(727) 536-9404	gsr2452@goodyear.com	
GOODYEAR COMMERCIAL TIRE & SVC	Goodyear, Cooper	11601 47TH ST N	CLEARWATER	PINELLAS	33762	(727) 299-0722	ct_location_105@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2165 GULF TO BAY BLVD	CLEARWATER	PINELLAS	33765	(727) 431-3101	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1798 NORTH HERCULES	CLEARWATER	PINELLAS	33765	(727) 466-4724	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1810 MAIN ST	DUNEDIN	PINELLAS	34698	(727) 748-4265	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	N 1190 MISSOURI AVE	LARGO	PINELLAS	33770	(727) 218-1050	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	650 DOUGLAS RD E	OLDSMAR	PINELLAS	34677	(813) 815-6171	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	601 ALT 19 NORTH	PALM HARBOR	PINELLAS	34683	(727) 491-8489	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4900 34TH ST S	SAINT PETERSBURG	PINELLAS	33711	(727) 616-3942	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2701 TYRONE BLVD N	SAINT PETERSBURG	PINELLAS	33710	(727) 347-7223	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4001 4TH ST N	SAINT PETERSBURG	PINELLAS	33703	(727) 400-3094	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	40200 US HWY 19 N	TARPON SPRINGS	PINELLAS	34689	(727) 943-9939	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	235 S BELCHER RD	CLEARWATER	PINELLAS	33765	(727) 799-4800	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	13399 SEMINOLE BLVD	LARGO	PINELLAS	33778	(727) 683-0893	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2110 S BELCHER RD	LARGO	PINELLAS	33771	(585) 647-6401	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	30780 US 19 N	PALM HARBOR	PINELLAS	34684	(727) 437-4700	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	7511 49TH STREET N	PINELLAS PARK	PINELLAS	33781	(727) 548-0779	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	445 99TH AVE N	SAINT PETERSBURG	PINELLAS	33702	(727) 217-0020	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	456 DR MLK ST N	SAINT PETERSBURG	PINELLAS	33705	(727) 898-8818	kyle.peterson@monro.com	

PEP BOYS #1447	Goodyear, Cooper	29889 US 19 NORTH	CLEARWATER	PINELLAS	33761	(727) 785-2803	scott_grable@pepboys.com	
PEP BOYS #1649	Goodyear, Cooper	6492 PARK BLVD.	PINELLAS PARK	PINELLAS	33781	(727) 541-6154	scott_grable@pepboys.com	
PEP BOYS #1804	Goodyear, Cooper	35061 US HWY 19 NORTH	PALM HARBOR	PINELLAS	34684	(727) 771-6216	scott_grable@pepboys.com	
PEP BOYS #1805	Goodyear, Cooper	13015 SEMINOL BLVD STE 1	LARGO	PINELLAS	33778	(727) 518-6476	scott_grable@pepboys.com	
PEP BOYS #1806	Goodyear, Cooper	1559B GULF TO BAY BLVD	CLEARWATER	PINELLAS	33755	(727) 443-1194	scott_grable@pepboys.com	
PEP BOYS #1807	Goodyear, Cooper	6790 US HWY 19 N	PINELLAS PARK	PINELLAS	33781	(727) 522-5188	scott_grable@pepboys.com	
BOB LEES INC	Goodyear, Cooper	1631 4TH ST N	SAINT PETERSBURG	PINELLAS	33704	(727) 822-3981	don@allamericanautoandtire.com	
LEONE TIRE & AUTO	Goodyear, Cooper	3826 TAMPA RD	OLDSMAR	PINELLAS	34677	(813) 818-7669	Leonetire@gmail.com	
GOODYEAR AUTO SERVICE #2439	Goodyear	390 EAST VAN FLEET DRIVE	BARTOW	POLK	33830	(863) 533-4136	gsr2439@goodyear.com	
GOODYEAR AUTO SERVICE #2472	Goodyear	100 MAXCY PLAZA CIRCLE	HAINES CITY	POLK	33844	(863) 422-4965	gsr2472@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	8002 OSCEOLAPOLKLINERD	DAVENPORT	POLK	33896	(863) 251-5051	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	35560 HIGHWAY 27	HAINES CITY	POLK	33844	(863) 422-1110	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4516 FLORIDA AVE S	LAKELAND	POLK	33813	(863) 777-4994	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5120 DAVE ROBBINS WAY	LAKELAND	POLK	33812	(863) 937-0700	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	6597 N CHURCH ST	MULBERRY	POLK	33860	(863) 425-5400	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	28919 US HWY 27	DUNDEE	POLK	33838	(863) 439-8473	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	203 DOMARIS AVE	LAKE WALES	POLK	33853	(863) 676-3423	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3102 S FLORIDA AVE	LAKELAND	POLK	33803	(863) 644-1027	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3939 US HWY 98S	LAKELAND	POLK	33812	(585) 647-6400	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5020 US HWY 98 N	LAKELAND	POLK	33809	(863) 858-4477	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4304 SOUTH FLORIDA AVE	LAKELAND	POLK	33813	(863) 646-8518	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3939 US HWY 98 S	LAKELAND	POLK	33812	(863) 667-3347	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2636 LASSO LANE	LAKELAND	POLK	33801	(863) 665-8473	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	6867 N CHURCH AVE	MULBERRY	POLK	33860	(863) 644-7700	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1803 3RD STREET SW	WINTER HAVEN	POLK	33880	(863) 401-8473	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	6975 CYPRESS GARDEN BLVD	WINTER HAVEN	POLK	33884	(585) 647-6400	kyle.peterson@monro.com	
PEP BOYS #118	Goodyear, Cooper	4405 U S HWY 98 N	LAKELAND	POLK	33809	(863) 853-3776	scott_grable@pepboys.com	
PEP BOYS #1619	Goodyear, Cooper	6820 S. FLORIDA AVENUE	LAKELAND	POLK	33813	(863) 644-3420	scott_grable@pepboys.com	
PEP BOYS #1686	Goodyear, Cooper	5694 SE CYPRESS GARDENS BLVD	WINTER HAVEN	POLK	33884	(863) 324-1824	scott_grable@pepboys.com	
PEP BOYS #1818	Goodyear, Cooper	5437 US HWY 98 N	LAKELAND	POLK	33809	(863) 853-8692	scott_grable@pepboys.com	
PEP BOYS #8073	Goodyear, Cooper	6800 E STATE RD 33	LAKELAND	POLK	33805	(800) 737-2697	scott_grable@pepboys.com	
ACTION TIRE SERVICE LLC	Goodyear, Cooper	130 KITTO LANE	DUNDEE	POLK	33838	(863) 438-8444	store1@actiontireservices.com	
ST JOHN SUPER SERVICE CENTER	Goodyear, Cooper	608 REID ST	PALATKA	PUTNAM	32177	(386) 328-9231	stjohnsservice@cs.com	
TMT AUTO CLINIC INC	Goodyear, Cooper	1117 SR 20	INTERLACHEN	PUTNAM	32148	(386) 684-1901	tmttires@gmail.com	
GOODYEAR AUTO SERVICE #2250	Goodyear	8460 NAVARRE PKWY	NAVARRE	SANTA ROSA	32566	(850) 936-1200	gsr2250@goodyear.com	
PEP BOYS #1495	Goodyear, Cooper	3113 GULF BREEZE PKWY	GULF BREEZE	SANTA ROSA	32563	(850) 932-6425	scott_grable@pepboys.com	
PEP BOYS #1539	Goodyear, Cooper	6611 CAROLINE ST	MILTON	SANTA ROSA	32570	(850) 623-4377	scott_grable@pepboys.com	
PEP BOYS #1541	Goodyear, Cooper	4128 HWY. 90	PACE	SANTA ROSA	32571	(850) 994-0777	scott_grable@pepboys.com	
LEDDY ENTERPRISES INC	Goodyear	2983 GULF BREEZE PKWY/HWY 98	GULF BREEZE	SANTA ROSA	32563	(850) 932-4250	randyleddy@bellsouth.net	
EAGLE TIRE&SERVICE CENTER LLC	Goodyear, Cooper	6425 HWY 90 W	MILTON	SANTA ROSA	32570	(850) 623-2236	coltssafety42@yahoo.com	
VANNOYS TIRES INC	Goodyear, Cooper	3425 GULF BREEZE PKWY	GULF BREEZE	SANTA ROSA	32563	(850) 916-0912	clay.vannoy@gmail.com	
GOODYEAR AUTO SERVICE #2451	Goodyear	3481 CATTLEMAN BLVD	SARASOTA	SARASOTA	34232	(941) 377-8775	gsr2451@goodyear.com	
GOODYEAR AUTO SERVICE #2453	Goodyear	401 N LEMON AVE	SARASOTA	SARASOTA	34236	(941) 365-5060	gsr2453@goodyear.com	
GOODYEAR AUTO SERVICE #2574	Goodyear	5785 BENEVA RD	SARASOTA	SARASOTA	34233	(941) 923-3364	gsr2574@goodyear.com	
HEARTLAND TIRE INC	Goodyear, Cooper	12145 TAMIAMI TRL	NORTH PORT	SARASOTA	34287	(941) 426-3242	dmitchell788@gmail.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	14970 TAMIAMI TRAIL	NORTH PORT	SARASOTA	34287	(941) 423-3211	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5050 FRUITVILLE RD	SARASOTA	SARASOTA	34232	(941) 343-9487	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	2371 S. TAMIAMI TRAIL	VENICE	SARASOTA	34293	(941) 493-8887	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	4480 AIDAN LANE	NORTH PORT	SARASOTA	34287	(941) 426-1019	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	5837 DEREK AVENUE	SARASOTA	SARASOTA	34238	(941) 343-4502	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	4060 S TAMIAMI TRAIL	VENICE	SARASOTA	34293	(941) 441-2504	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1908 TAMIAMI TRAIL S	VENICE	SARASOTA	34293	(941) 408-1717	kyle.peterson@monro.com	
PEP BOYS #1809	Goodyear, Cooper	4427 BEE RIDGE RD	SARASOTA	SARASOTA	34233	(941) 371-1377	scott_grable@pepboys.com	
PIT STOP FLEET SERVICE INC	Goodyear, Cooper	1841 TAMIAMI TRAIL S	VENICE	SARASOTA	34293	(833) 449-5600	ronaldjperry@comcast.net	
STERNS AUTO SVC & TIRE CTR INC	Goodyear, Cooper	1590 S MCCALL RD	ENGLEWOOD	SARASOTA	34223	(941) 474-2905	rob@sbgtires.com	
GOODYEAR AUTO SERVICE #2523	Goodyear	5535 RED BUG LAKE RD	WINTER SPRINGS	SEMINOLE	32708	(407) 699-5141	gsr2523@goodyear.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4416 LAKE MARY BLVD	LAKE MARY	SEMINOLE	32746	(407) 871-3468	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	1330 ALAFAYA TRAIL	OVIEDO	SEMINOLE	32765	(407) 502-4721	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	385 W MITCHELL HAMMOCK RD	OVIEDO	SEMINOLE	32765	(407) 977-7595	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4151 W 1ST STREET	SANFORD	SEMINOLE	32771	(407) 269-8167	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	318 W MITCHELL HAMMOCK ROAD	OVIEDO	SEMINOLE	32765	(321) 222-3856	kyle.peterson@monro.com	
PEP BOYS #1061	Goodyear, Cooper	2994 ALAFAYA TRAIL	OVIEDO	SEMINOLE	32765	(407) 326-5000	scott_grable@pepboys.com	

PEP BOYS #120	Goodyear, Cooper	1029 E ALTAMONTE DR	ALTAMONTE SPRINGS	SEMINOLE	32701	(407) 339-3385	scott_grable@pepboys.com	
PEP BOYS #1416	Goodyear, Cooper	555 W FIRST STREET	SANFORD	SEMINOLE	32771	(407) 322-2821	scott_grable@pepboys.com	
PEP BOYS #1434	Goodyear, Cooper	710 W. HIGHWAY 436	ALTAMONTE SPRINGS	SEMINOLE	32714	(407) 774-6830	scott_grable@pepboys.com	
PEP BOYS #1435	Goodyear, Cooper	100 S. HIGHWAY 17-92	LONGWOOD	SEMINOLE	32750	(407) 339-4611	scott_grable@pepboys.com	
PEP BOYS #1516	Goodyear, Cooper	907 SOUTH LAKE JESSUP AVE	OVIEDO	SEMINOLE	32765	(407) 366-0202	scott_grable@pepboys.com	
PEP BOYS #1521	Goodyear, Cooper	4170 WEST STATE ROAD 46	SANFORD	SEMINOLE	32771	(407) 322-9896	scott_grable@pepboys.com	
PEP BOYS #1813	Goodyear, Cooper	690 E SEMORAN BLVD	CASSELBERRY	SEMINOLE	32707	(407) 682-9988	scott_grable@pepboys.com	
PEP BOYS #1817	Goodyear, Cooper	4231 N HWY 17-92	SANFORD	SEMINOLE	32773	(407) 321-0339	scott_grable@pepboys.com	
D.G. WILLIAMS	Goodyear, Cooper	1215 S FRENCH AVE	SANFORD	SEMINOLE	32771	(407) 330-3588	dwilli6573@aol.com	
GOODYEAR AUTO SERVICE #2449	Goodyear	512 W GEOFFREY ST	SAINT AUGUSTINE	ST JOHNS	32086	(904) 825-1229	gsr2449@goodyear.com	
PEP BOYS #6630	Goodyear, Cooper	1605 COUNTY ROAD 210	ST AUGUSTINE	ST JOHNS	32095	(904) 429-9575	scott_grable@pepboys.com	
RAYS TIRE & SERVICE CENTER INC	Goodyear	2330 DOBBS RD	SAINT AUGUSTINE	ST JOHNS	32086	(904) 810-5889	raystire@aol.com	
RAYS TIRE & SERVICE CENTER INC	Goodyear	1375 US HWY 1 SOUTH	SAINT AUGUSTINE	ST JOHNS	32084	(904) 829-6418	raystire@aol.com	
GOODYEAR AUTO SERVICE #2521	Goodyear	10475 SO FEDERAL HWY	PORT SAINT LUCIE	ST LUCIE	34952	(772) 398-9052	gsr2521@goodyear.com	
MONRO INC	Goodyear, Cooper	250 NW CASHMERE BLVD	PORT SAINT LUCIE	ST LUCIE	34986	(772) 408-1950	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	2010 SW BAYSHORE BLVD	PORT SAINT LUCIE	ST LUCIE	34984	(772) 408-1251	kyle.peterson@monro.com	
PEP BOYS #1827	Goodyear, Cooper	2903 S US HWY 1	FORT PIERCE	ST LUCIE	34982	(772) 595-5230	scott_grable@pepboys.com	
TIRESOLES	Goodyear, Cooper	6101 ORANGE AVE	FORT PIERCE	ST LUCIE	34947	(772) 464-4211	astafford@tiresoles.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4243 E COUNTY ROAD 466	OXFORD	SUMTER	34484	(352) 571-2256	tmoran@mavistire.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	5167 SUNDANCE TRAIL	WILDWOOD	SUMTER	34785	(352) 571-2441	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	280 COLONY BLVD	THE VILLAGES	SUMTER	32162	(352) 430-0043	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	45 LAGRANDE BLVD	THE VILLAGES	SUMTER	32159	(352) 391-6488	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	3949 WEDGEWOOD LANE	THE VILLAGES	SUMTER	32162	(352) 391-1001	kyle.peterson@monro.com	
PEP BOYS #1698	Goodyear, Cooper	8697 SE 165TH MULBERRY LANE	THE VILLAGES	SUMTER	32162	(352) 205-7746	scott_grable@pepboys.com	
BUSHNELL TIRE CO	Goodyear, Cooper	322 NORTH MAIN ST	BUSHNELL	SUMTER	33513	(352) 793-7822	jhatcher@aol.com	
CRIBBS & SONS INC	Goodyear, Cooper	1005 S JEFFERSON STREET	PERRY	TAYLOR	32348	(850) 584-3883	revroper@hotmail.com	
MAVIS TIRE EXPRESS SVCS CORP	Goodyear, Cooper	4831 CLYDE MORRIS BLVD	PORT ORANGE	VOLUSIA	32129	(386) 756-8889	tmoran@mavistire.com	
MONRO INC	Goodyear, Cooper	148 N RIDGEWOOD AVE	DAYTONA BEACH	VOLUSIA	32114	(386) 252-7661	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	680 N SPRING GARDEN AVE	DELAND	VOLUSIA	32720	(386) 740-8996	kyle.peterson@monro.com	
MONRO INC	Goodyear, Cooper	1445 S DIXIE FWY	NEW SMYRNA BEACH	VOLUSIA	32168	(386) 428-5784	kyle.peterson@monro.com	
PEP BOYS #1433	Goodyear, Cooper	2835 S. WOODLAND BLVD	DELAND	VOLUSIA	32720	(386) 943-9299	scott_grable@pepboys.com	
PEP BOYS #1436	Goodyear, Cooper	234 W. GRANADA BLVD	ORMOND BEACH	VOLUSIA	32174	(386) 677-5037	scott_grable@pepboys.com	
PEP BOYS #163	Goodyear, Cooper	2220 W. INTERNATIONAL SPEEDWAY	DAYTONA BEACH	VOLUSIA	32114	(386) 255-6390	scott_grable@pepboys.com	
PEP BOYS #1825	Goodyear, Cooper	310 RIDGEWOOD AVE	HOLLY HILL	VOLUSIA	32117	(386) 262-1664	scott_grable@pepboys.com	
PEP BOYS #1826	Goodyear, Cooper	722 S WOODLAND BLVD	DELAND	VOLUSIA	32720	(386) 337-3530	scott_grable@pepboys.com	
JA TIRE INC	Goodyear	5120 S CLYDE MORRIS BLVD	PORT ORANGE	VOLUSIA	32127	(386) 761-0010	jayres_1@yahoo.com	
4 BOYS ENTERPRISES INC	Goodyear, Cooper	424 S NOVA RD	DAYTONA BEACH	VOLUSIA	32114	(386) 258-1051	04tires@gmail.com	
GOODYEAR AUTO SERVICE #2248	Goodyear	12340 EMERALD COAST PARKWAY W	MIRAMAR BEACH	WALTON	32550	(850) 269-2522	gsr2248@goodyear.com	
NATIONAL TIRE BROKERS	Goodyear, Cooper	829 US HIGHWAY 90 W	DEFUNIAK SPRINGS	WALTON	32433	(850) 892-5191	jeffntbc@gdsys.net	

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: _____ Toyo Tire USA Corp
MANUFACTURER FEIN #: _____ 95-2452102

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available) Y = MWBE
Callaghan Tire	Toyo Tires	1511 38th Ave	Bradenton	Manatee	34208	941.448.6954	gkortzendorf@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	11940 44th St N	Clearwater	Pinellas	33762	863.581.6958	rbyrd@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	2203 Alicia St	Ft Myers	Lee	33901	941.448.6954	gkortzendorf@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	7075 W 12 St	Jacksonville	Duval	29506	904.237.6617	wowens@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	3035 E Main St	Lakeland	Polk	33801	863.581.6958	rbyrd@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	3600 NW 54th St	Miami	Miami-Dade	29501	561.707.3594	lcarmenini@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	5791 Taylor Road	Naples	Collier	34109	941.448.6954	gkortzendorf@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	211 SW 33rd Ave	Ocala	Marion	34474	904.237.6617	wowens@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	891 W 13th St	Riviera Beach	Palm Beach	33404	561.707.3594	lcarmenini@callaghantire.com	N/A
Callaghan Tire	Toyo Tires	6425 Causeway Blvd	Tampa	Hillsborough	33619	863.581.6958	rbyrd@callaghantire.com	N/A
DISCOUNT TIRE	Toyo Tires	2150 E Semoran Blvd	Apopka	Orange	32703-572	407-889-9113		N/A
DISCOUNT TIRE	Toyo Tires	16407 Sr 50	Clermont	Lake	34711-768	407-654-0415		N/A
DISCOUNT TIRE	Toyo Tires	42305 HIGHWAY 27	DAVENPORT	Polk	33837			N/A
DISCOUNT TIRE	Toyo Tires	5860 S. UNIVERSITY DRIVE	DAVIE	Broward	33328	954-331-1994		N/A
DISCOUNT TIRE	Toyo Tires	1051 Beville Rd	Daytona Beach	Volusia	32119-160	386-760-0633		N/A
DISCOUNT TIRE	Toyo Tires	140 GARDEN ST S	DAYTONA BEACH	Volusia	32127	386-627-7108		N/A
DISCOUNT TIRE	Toyo Tires	210 E INTERNATIONAL SPEEDW	DELAND	Volusia	32724-2340			N/A
DISCOUNT TIRE	Toyo Tires	8341 DANI DR	FORT MYERS	Lee	33966-800	239-286-6877		N/A
DISCOUNT TIRE	Toyo Tires	3003 SW 34th St	Gainesville	Alachua	32608-173	352-491-2812		N/A
DISCOUNT TIRE	Toyo Tires	5990 LAKE WORTH RD	GREENACRES	Palm Beach	33463			N/A
DISCOUNT TIRE	Toyo Tires	9440 Atlantic Blvd	Jacksonville	Duval	32225-822	904-724-0945		N/A
DISCOUNT TIRE	Toyo Tires	5175 LENOX AVE	JACKSONVILLE	Duval	32205-483	904-378-9282		N/A
DISCOUNT TIRE	Toyo Tires	560 Skymarks Dr	Jacksonville	Duval	32218-725	904-757-6760		N/A
DISCOUNT TIRE	Toyo Tires	13840 Beach Blvd	Jacksonville	Duval	32224-121	904-821-0982		N/A
DISCOUNT TIRE	Toyo Tires	8080 Philips Hwy #300	Jacksonville	Duval	32256-740	904-636-7576		N/A
DISCOUNT TIRE	Toyo Tires	7273 103rd St	Jacksonville	Duval	32210-670	904-831-5416		N/A
DISCOUNT TIRE	Toyo Tires	11567 SAN JOSE BLVD.	JACKSONVILLE	Duval	32223	904-380-3182		N/A
DISCOUNT TIRE	Toyo Tires	1608 W Osceola Pkwy #300	Kissimmee	Osceola	34741-072	407-870-0217		N/A
DISCOUNT TIRE	Toyo Tires	1867 W Us Highway 90	Lake City	Columbia	32055-471	386-243-6968		N/A

DISCOUNT TIRE	Toyo Tires	3860 FLAGG LN.	LAKE MARY	Seminole	32746-540	407-562-0344		N/A
DISCOUNT TIRE	Toyo Tires	6975 Us Highway 98 N	Lakeland	Polk	33809-213	863-797-1236		N/A
DISCOUNT TIRE	Toyo Tires	1567 BRANAN FIELD RD	MIDDLEBURG	Clay	32068-842	904-589-9874		N/A
DISCOUNT TIRE	Toyo Tires	18465 US HIGHWAY 441	MOUNT DORA	Lake	32757			N/A
DISCOUNT TIRE	Toyo Tires	2701 SW College Rd Ste 800	Ocala	Marion	34474-844	352-351-4327		N/A
DISCOUNT TIRE	Toyo Tires	151 Blanding Blvd	Orange Park	Clay	32073-262	904-276-2013		N/A
DISCOUNT TIRE	Toyo Tires	1509 County Road 220	Orange Park	Clay	32003-792	904-682-0017		N/A
DISCOUNT TIRE	Toyo Tires	986 N Semoran Blvd	Orlando	Orange	32807-352	407-380-2036		N/A
DISCOUNT TIRE	Toyo Tires	6242 W Colonial Dr	Orlando	Orange	32808-752	407-295-6433		N/A
DISCOUNT TIRE	Toyo Tires	8107 S John Young Pkwy	Orlando	Orange	32819-902	407-226-3276		N/A
DISCOUNT TIRE	Toyo Tires	330 S Alafaya Trl	Orlando	Orange	32828-891	407-275-8133		N/A
DISCOUNT TIRE	Toyo Tires	13145 S ORNAGE BLOOSOM TR	ORLANDO	Orange	32837			N/A
DISCOUNT TIRE	Toyo Tires	12061 NARCOOSSEE RD.	ORLANDO	Orange	32832			N/A
DISCOUNT TIRE	Toyo Tires	986 N Semoran Blvd	Orlando	Orange	32807-352	407-382-7029		N/A
DISCOUNT TIRE	Toyo Tires	175 Williamson Blvd	Ormond Beach	Volusia	32174-816	386-671-9022		N/A
DISCOUNT TIRE	Toyo Tires	175 WILLIAMSON BLVD	ORMOND BEACH	Volusia	32174	866-895-8032		N/A
DISCOUNT TIRE	Toyo Tires	5036 HWY 90	PACE	Santa Rosa	32571	850-463-9247		N/A
DISCOUNT TIRE	Toyo Tires	5860 E HIGHWAY 100	PALM COAST	Flagler	32164-2446			N/A
DISCOUNT TIRE	Toyo Tires	528 E 23RD ST	PANAMA CITY	BAY COUNTY	32405			N/A
DISCOUNT TIRE	Toyo Tires	5315 N Davis Hwy	Pensacola	ESCAMBIA COUNTY	32503-200	850-462-6990		N/A
DISCOUNT TIRE	Toyo Tires	4900 MOBILE HWY	PENSACOLA	ESCAMBIA COUNTY	32505	850-316-3795		N/A
DISCOUNT TIRE	Toyo Tires	3700 S Fiske Blvd	Rockledge	Brevard	32955-450	321-615-9033		N/A
DISCOUNT TIRE	Toyo Tires	2449 State Road 16	SAINT AUGUSTINE	St Johns	32092-070	904-417-9703		N/A
DISCOUNT TIRE	Toyo Tires	4290 13TH ST.	SAINT CLOUD	Osceola	34769	407-556-0113		N/A
DISCOUNT TIRE	Toyo Tires	390 DURBIN PAVILION DR	SAINT JOHNS	St Johns	32259	904-506-6079		N/A
DISCOUNT TIRE	Toyo Tires	3513 Orlando Dr	Sanford	Seminole	32773-560	407-330-3889		N/A
DISCOUNT TIRE	Toyo Tires	212 N Magnolia Dr	Tallahassee	Leon	32301-263	850-878-8473		N/A
DISCOUNT TIRE	Toyo Tires	1507 Killearn Center Blvd	Tallahassee	Leon	32309-343	850-894-8473		N/A
DISCOUNT TIRE	Toyo Tires	4655 SOUTH ST	TITUSVILLE	Brevard	32780	321-603-6530		N/A
DISCOUNT TIRE	Toyo Tires	119 S STATE ROAD 7	WELLINGTON	Palm Beach	33414	561-530-6227		N/A
DISCOUNT TIRE	Toyo Tires	4365 Norfolk Pkwy	West Melbourne	Brevard	32904-860	321-409-0190		N/A
DISCOUNT TIRE	Toyo Tires	2629 WESTON RD	WESTON	Broward	33331-361	954-807-5878		N/A
DISCOUNT TIRE	Toyo Tires	5686 Roosevelt Dr	Winter Haven	Polk	33884-210	863-326-1614		N/A
MAVIS - 0557 HOMOSASSA	Toyo Tires	3727 SOUTH SUNCOAST BLVD	HOMOSASSA	Citrus	34448	352-453-0714		N/A
MAVIS - 0735 KISSIMMEE	Toyo Tires	831 N. OLD LAKE WILSON RD.	KISSIMMEE	Osceola	34747	813-553-6225		N/A
MAVIS - 1230 HAMMOCK RIDGE	Toyo Tires	1602 HAMMOCK RIDGE ROAD	CLERMONT	Lake	34711	(352) 708-3435		N/A
MAVIS - 1231 CLERMONT	Toyo Tires	591 E. HIGHWAY 50	CLERMONT	Lake	34711	(352)702-4532		N/A
MAVIS - 1232 BRADENTON	Toyo Tires	15209 GARNET TRAIL	BRADENTON	Manatee	34211			N/A
MAVIS - 1233 APOPKA	Toyo Tires	2213 E. SEMORAN BOULEVARD	APOPKA	Orange	32703	(407) 502-4697		N/A
MAVIS - 1234 OCOEE	Toyo Tires	11203 W. COLONIAL DRIVE	OCOEE	Marion	34761	(407) 439-2815		N/A
MAVIS - 1235 LEE ROAD	Toyo Tires	1717 LEE ROAD	ORLANDO	Orange	32810	(407)641-4202		N/A
MAVIS - 1236 ORANGE AVE	Toyo Tires	4698 S. ORANGE AVENUE	ORLANDO	Orange	32806	(407) 269-8762		N/A
MAVIS - 1237 S ORANGE BLOSSOM	Toyo Tires	11231 S. ORANGE BLOSSOM TR	ORLANDO	Orange	32837	(407) 915-3756		N/A
MAVIS - 1238 ALAFAYA TRAIL	Toyo Tires	300 S. ALAFAYA TRAIL	ORLANDO	Orange	32828	(407) 966-2305		N/A
MAVIS - 1239 CARE CARE DRIVE	Toyo Tires	1000 CAR CARE DRIVE	ORLANDO	Orange	32836	(407) 824-0976		N/A

MAVIS - 1240 ORLANDO	Toyo Tires	14373 NARCOOSSEE ROAD	ORLANDO	Orange	32832	(407) 707-8637		N/A
MAVIS - 1241 DARYL CARTER PKWY	Toyo Tires	11571 DARYL CARTER PKWY	ORLANDO	Orange	32821			N/A
MAVIS - 1242 WINDERMERE	Toyo Tires	11685 SILVERLAKE PARK DRIVE	WINDERMERE	Orange	34786	(407)392-9168		N/A
MAVIS - 1243 WINTER GARDEN	Toyo Tires	5185 HAMLIN GROVES TRAIL	WINTER GARDEN	Orange	34787	(407) 347-3239		N/A
MAVIS - 1244 FAIRBANKS AVE	Toyo Tires	1070 W. FAIRBANKS AVENUE	WINTER PARK	Orange	32789	(407) 269-8143		N/A
MAVIS - 1245 KISSIMMEE	Toyo Tires	4135 W. VINE STREET	KISSIMMEE	Osceola	34741	(407) 543-1718		N/A
MAVIS - 1246 SAINT CLOUD	Toyo Tires	4550 13TH STREET	ST. CLOUD	Osceola	34769	(407) 809-3105		N/A
MAVIS - 1247 DAVENPORT	Toyo Tires	8002 OSCEOLA POLK LINE RD.	DAVENPORT	Polk	33896	(863)251-5051		N/A
MAVIS - 1248 LAKELAND	Toyo Tires	4516 FLORIDA AVE S	LAKELAND	Polk	33813	(863) 777-4994		N/A
MAVIS - 1249 LAKE MARY	Toyo Tires	4416 LAKE MARY BOULEVARD	LAKE MARY	Seminole	32746	(407) 871-3468		N/A
MAVIS - 1250 OVIEDO	Toyo Tires	1330 ALAFAYA TRAIL	OVIEDO	Seminole	32765	(407) 502-4721		N/A
MAVIS - 1251 SANFORD	Toyo Tires	41581 W. 1ST STREET	SANFORD	Seminole	32771	(407) 269-8167		N/A
MAVIS - 1252 WINTER PARK	Toyo Tires	2040 FL 436	WINTER PARK	Orange	32792	(407)543-0366		N/A
MAVIS - 1253 OXFORD	Toyo Tires	4243 E COUNTY ROAD 466	OXFORD	Sumter	34484	(352) 399-2046		N/A
MAVIS - 1254 WILDWOOD	Toyo Tires	5167 SUNDANCE TRAIL	WILDWOOD	Sumter	34785			N/A
MAVIS - 1255 LAKE NONA	Toyo Tires	14373 NARCOOSSEE ROAD	ORLANDO	Orange	32832	689-240-1517		N/A
MAVIS - 1256 JOHN YOUNG PKWY	Toyo Tires	4111 N. JOHN YOUNG PARKWA	ORLANDO	Orange	32804	(407) 295-3535		N/A
MAVIS - 1257 THORPE ROAD	Toyo Tires	333 THORPE ROAD	ORLANDO	Orange	32824	(407) 816-8143		N/A
MAVIS - 1260 DUNDEE	Toyo Tires	130 KITTO LANE	DUNDEE	Polk	33838	(863) 438-8444		N/A
MAVIS - 1262 OCALA	Toyo Tires	4949 W. HIGHWAY 40	OCALA	Marion	34482	(352) 390-8880		N/A
MAVIS - 1750 NEWBERRY	Toyo Tires	14145 W. NEWBERRY RD. STE.	NEWBERRY	Alachua	32669	(352)332-0500		N/A
MAVIS - 1751 MELBOURNE	Toyo Tires	7195 DOLINA COURT	MELBOURNE	Brevard	32940	321-259-8494		N/A
MAVIS - 1752 NAPLES	Toyo Tires	7445 VANDERBILT BEACH ROAI	NAPLES	Collier	34119	239-304-2072		N/A
MAVIS - 1753 PALM COAST	Toyo Tires	1430 PALM COAST PKWY NW	PALM COAST	Flagler	32137	(386)597-4788		N/A
MAVIS - 1754 SPRING HILL	Toyo Tires	1280 COMMERCIAL WAY	SPRING HILL	Hernando	34606	(352)600-7971		N/A
MAVIS - 1755 MT. DORA	Toyo Tires	16750 US HWY 441	MT. DORA	Lake	32757	(352)383-4994		N/A
MAVIS - 1756 SUMMERFIELD	Toyo Tires	16676 US HIGHWAY 441	SUMMERFIELD	Marion	34491	(352)693-2245		N/A
MAVIS - 1757 HAINES CITY	Toyo Tires	35560 HIGHWAY 27	HAINES CITY	Polk	33844	(863)422-1110		N/A
MAVIS - 1758 MULBUERRY	Toyo Tires	6597 N. CHURCH STREET	MULBERRY	Polk	33860	863-425-5400		N/A
MAVIS - 1773 NORTH PORT	Toyo Tires	14970 TAMIAMI TRAIL	NORTH PORT	Sarasota	34287	(941)423-3211		N/A
MAVIS - 1774 SARASOTA	Toyo Tires	5050 FRUITVILLE RD	SARASOTA	Sarasota	34232	(941)343-9487		N/A
MAVIS - 1778 LAND O LAKES	Toyo Tires	3530 LAND O LAKES BLVD.	LAND O LAKES	Pasco	34639	813-996-2290		N/A
MAVIS - 1783 FLETCHER	Toyo Tires	1130 E FLETCHER AVE	TAMPA	Hillsborough	33612	813-980-0792		N/A
MAVIS - 1784 TARPON SPRINGS	Toyo Tires	40200 US HWY 19 N	TARPON SPRINGS	Pinellas	34689	727-943-9939		N/A
MAVIS - 1785 VENICE	Toyo Tires	2371 S TAMIAMI TRAIL	VENICE	Sarasota	34293	941-493-8887		N/A
MAVIS - 1786 PORT CHARLOTTE	Toyo Tires	2572 TAMIAMI TRAIL	PORT CHARLOTTE	Charlotte	33952	941-764-9815		N/A
MAVIS - 1787 METRO WEST	Toyo Tires	5645 METRO WEST BLVD	ORLANDO	Orange	32811	407-532-7874		N/A
MAVIS - 1794 BRADENTON	Toyo Tires	6025 STATE ROAD 70 EAST	BRADENTON	Manatee	34203	(941) 751-1818		N/A
MAVIS - 1795 PORT ORANGE	Toyo Tires	4831 CLYDE MORRIS BVLD	PORT ORANGE	Volusia	32129	386-756-8889		N/A
MAVIS - 1796 WESLEY CHAPEL	Toyo Tires	27303 WESLEY CHAPEL BLVD.	WESLEY CHAPEL	Pasco	33544	813-907-5200		N/A
MAVIS - 1798 NARCOOSSEE	Toyo Tires	7444 NARCOOSSEE RD #430	ORLANDO	Orange	32822	407-208-0004		N/A
MAVIS - 1799 CAPE CORAL	Toyo Tires	1335 DEL PRADO BLVD. SOUTH	CAPE CORAL	Lee	33990	352-474-5558		N/A
MAVIS - 1800 APOPKA	Toyo Tires	1675 E SEMORA BLVD	APOPKA	Orange	32703	(407) 884-4441		N/A
MAVIS - 1801 Semoran	Toyo Tires	1222 North Semoran Blvd.	Orlando	Orange	32807	407-207-4045		N/A
MAVIS - 1802 OVIEDO	Toyo Tires	385 W MITCHEL HAMMOCK RD	OVIEDO	Seminole	32765	(321) 348-4720		N/A
MAVIS - 1803 Jacksonville	Toyo Tires	14026 Beach Blvd.	Jacksonville	Duval	32250	904-992-4176		N/A
MAVIS - 1804 RIVERVIEW	Toyo Tires	10209 BIG BEND RD	RIVERVIEW	Hillsborough	33578	863-578-8804		N/A

MAVIS - 1807 WINTER HAVEN	Toyo Tires	6906 CYPRESS GARDEN BLVD	WINTER HAVEN	Polk	33884	863-319-8339		N/A
MAVIS - 1808 Pensacola	Toyo Tires	9350 University Pkwy	Pensacola	ESCAMBIA COUNTY	32514	850-478-8884		N/A
MAVIS - 1810 LANDSTAR	Toyo Tires	13466 LANDSTAR BLVD	ORLANDO	Orange	32824	321-710-9756		N/A
MAVIS - 1811 PORT RICHEY	Toyo Tires	5049 LITTLE ROAD	NEW PORT RICHEY	Pasco	34655	727-203-5316		N/A
MAVIS - 1812 DESTIN	Toyo Tires	4604 OPA LOCKA LANE	DESTIN	Okaloosa	32541	850-269-2300		N/A
MAVIS - 1813 GULF BREEZE	Toyo Tires	3737 GULF BREEZE PKWY	GULF BREEZE	Santa Rosa	32563	850-934-08839		N/A
MAVIS - 1814 MARY ESTHER	Toyo Tires	141 W. MIRACLE STRIP PKWY	MARY ESTHER	Okaloosa	32569	850-243-2544		N/A
MAVIS - 2003 BELLEVIEW	Toyo Tires	4441 SE 102ND PL	BELLEVIEW	Marion	34420	352-719-4271		N/A
Mavis - 2012 Alachua	Toyo Tires	16113 NW Hwy 411	Alacjua	Alachua	32615	386-324-3302		N/A
MAVIS - 2014 ST. PETERSBURG	Toyo Tires	4900 E 34th St	ST. PETERSBURG	Pinellas	37711	727-440-5435		N/A
MAVIS - 2017 PARRISH	Toyo Tires	8268 US-301	PARRISH	Manatee	34219	941-531-1003		N/A
MAVIS - 2028 SAINT CLOUD	Toyo Tires	1940 S NARCOOSSEE RD	SAINT CLOUD	Osceola	34771	689-214-6884		N/A
MAVIS - 2029 LANDSTAR	Toyo Tires	13995 LANDSTAR BLVD.	ORLANDO	Orange	32824	689-257-5856		N/A
MAVIS - 2063 - FLAGLER BEACH	Toyo Tires	2450 MOODY BLVD.	FLAGLER BEACH	Flagler	32136	386-693-9070		N/A
MAVIS - 2065 LARGO	Toyo Tires	13702 WALSINGHAM RD	LARGO	Pinellas	33774	727-516-6557		N/A
MAVIS - 2090 DELAND	Toyo Tires	144 FREEWAY	DELAND	Volusia	32720	386-414-8555		N/A
MAVIS - 2097 PALM BAY	Toyo Tires	3380 BAYSIDE LAKES BLVD, SE	PALM BAY	Brevard	32909	(321) 405-3297		N/A
MAVIS - 2122 GIBSONTON	Toyo Tires	9324 THEATER DR	GIBSONTON	Hillsborough	33534	(813) 302-1192		N/A
MAVIS - 2159 ROCKLEDGE	Toyo Tires	3854 MURRELL ROAD	ROCKLEDGE	Brevard	32955	(321) 261-0667		N/A
MAVIS - 2169 LAKELAND	Toyo Tires	5325 N. SOCRUM LOOP RD	LAKELAND	Polk	33809	863-225-7464		N/A
MAVIS - 297 YULEE	Toyo Tires	463697 STATE ROAD 200	YULEE	Nassau	32097	904-441-1704		N/A
Mavis - 3002 River City	Toyo Tires	15202 Max Leggett Pkwy	Jacksonville	Duval	32218	904-379-4274		N/A
Mavis - 3003 Beach Boulevard	Toyo Tires	13985 Beach Blvd	Jacksonville	Duval	32224	904-379-0267		N/A
Mavis - 3004 San Jose	Toyo Tires	11839 San Jose Blvd	Jacksonville	Duval	32223	904-551-7677		N/A
MAVIS - 3035 PANAMA CITY	Toyo Tires	1417 CLAY AVE	PANAMA CITY	BAY COUNTY	32401	850-898-1196		N/A
MAVIS - 3058 PANAMA CITY	Toyo Tires	11620 PANAMA CITY BEACH PK	PANAMA CITY BEACH	BAY COUNTY	32407	850-233-0808		N/A
MAVIS - 3071 DESTIN	Toyo Tires	36100 EMERALD COAST PKWY	DESTIN	Okaloosa	32541	850-837-4000		N/A
MAVIS - 3085 AMELIA CONCOURSE	Toyo Tires	463821 STATE RD 200	YULEE	Nassau	32097	904-849-5515		N/A
MAVIS - 3100 FORT WALTON	Toyo Tires	771 BEAL PKWY NW	FORT WALTON BEACH	Okaloosa Count	32547	(850)863-4447		N/A
MAVIS - 3101 CRESTVIEW	Toyo Tires	2053 S FERDON BLVD.	CRESTVIEW	okaloosa	32536	(850)398-8505		N/A
MAVIS - 3102 DEFUNIAK SPRINGS	Toyo Tires	760 US HIGHWAY 331 S	DEFUNIAK SPRINGS	Walton	32435	(850)520-4406		N/A
MAVIS - 3103 NAVARRE BEACH	Toyo Tires	9028 NAVARRE PKWY	NAVARRE	Santa Rosa	32566	(850)710-7088		N/A
MAVIS - 3117 TIGER POINT	Toyo Tires	3352 GULF BREEZE PKWY	GULF BREEZE	Santa Rosa	32563	850-565-9775		N/A
MAVIS - 3149 KISSIMMEE	Toyo Tires	1050 W. OSCEOLA PKWY	KISSIMMEE	Osceola	34741	407-935-9001		N/A
MAVIS - 3153 NINE MILE	Toyo Tires	1650 EAST NINE MILE RD.	PENSACOLA	ESCAMBIA COUNTY	32514	850-478-0120		N/A
MAVIS - 3154 PENSACOLA	Toyo Tires	6200 NORTH 9TH AVE	PENSACOLA	ESCAMBIA COUNTY	32504	850-477-0337		N/A
MAVIS - 3155 PACE	Toyo Tires	4640 HWY 90	PACE	Santa Rosa	32571	850-736-8044		N/A
MAVIS - 3164 SAUTH WALTON	Toyo Tires	2098 US Hwy 98	SANTA ROSA BEACH	Walton	32459	850-608-6122		N/A
MAVIS - 3192 Oviedo	Toyo Tires	1120 Alafaya Trail	Oviedo	Seminole	32765	407-542-8645		N/A
MAVIS - 3208 NICEVILLE	Toyo Tires	1501 JOHN SMIS PKWY EAST	NICEVILLE	Okaloosa	32578	850-517-1016		N/A
MAVIS - 377 JACKSONVILLE	Toyo Tires	910 DUNN AVE	JACKSONVILLE	Duval	32218	(904)515-4550		N/A
MAVIS - 386 JACKSONVILLE BEACH	Toyo Tires	1178 3RD ST SOUTH	JACKSONVILLE BEACH	Duval	32250	904-694-2600		N/A
MAVIS - 387 SPRING HILL	Toyo Tires	119 MARINER BLVD	SPRING HILL	Hernando	34606	352-587-5670		N/A
MAVIS - 4001 ALTAMONTE SPRINGS	Toyo Tires	457 W HIGHWAY 436	ALTAMONTE SPRINGS	Seminole	32714	(407) 682-6661		N/A
MAVIS - 4002 APOPKA	Toyo Tires	1651 W ORANGE BLOSSOM TRI	APOPKA	Orange	32712	(407) 880-8600		N/A

MAVIS - 4003 AUBURNDALE	Toyo Tires	1015 US HIGHWAY 92 W	AUBURNDALE	Polk	33823	(863) 967-3355		N/A
MAVIS - 4004 BOCA RATON	Toyo Tires	121 NW SPANISH RIVER BOULE	BOCA RATON	Palm Beach	33431	(561) 368-5663		N/A
MAVIS - 4005 BOCA RATON	Toyo Tires	199 NW 1ST AVENUE	BOCA RATON	Palm Beach	33432	(561) 367-4595		N/A
MAVIS - 4006 BOCA RATON	Toyo Tires	19571 STATE ROAD 7	BOCA RATON	Palm Beach	33498	(561) 477-8210		N/A
MAVIS - 4007 BONITA SPRINGS	Toyo Tires	28090 IMPERIAL ST	BONITA SPRINGS	Lee	34135	(239) 948-1830		N/A
MAVIS - 4008 BOYNTON	Toyo Tires	3030 S CONGRESS AVE	BOYNTON	Palm Beach	33426	(561) 737-6500		N/A
MAVIS - 4009 BRADENTON	Toyo Tires	7390 52ND PL E	BRADENTON	Manatee	34203	(941) 755-6755		N/A
MAVIS - 4010 BRADENTON	Toyo Tires	6011 14TH STREET W	BRADENTON	Manatee	34207	(941) 753-4667		N/A
MAVIS - 4011 BRADENTON	Toyo Tires	5206 CORTEZ RD	BRADENTON	Manatee	34210	(941) 792-5958		N/A
MAVIS - 4012 BRADENTON	Toyo Tires	8347 FLORIDA 64	BRADENTON	Manatee	34212	(941) 932-8990		N/A
MAVIS - 4013 BRANDON	Toyo Tires	1527 E BRANDON BLVD	BRANDON	Hillsborough	33511	(813) 653-2227		N/A
MAVIS - 4014 BROOKSVILLE	Toyo Tires	12161 CORTEZ BLVD	BROOKSVILLE	Hernando	34613	(352) 597-1099		N/A
MAVIS - 4015 CAPE CORAL	Toyo Tires	4503 DEL PRADO BLVD S	CAPE CORAL	Lee	33904	(239) 945-0031		N/A
MAVIS - 4016 CAPE CORAL	Toyo Tires	2517 SKYLINE BLVD	CAPE CORAL	Lee	33914	(239) 268-7758		N/A
MAVIS - 4017 CAPE CORAL	Toyo Tires	1028 DEL PRADO BLVD	CAPE CORAL	Lee	33990	(239) 772-1868		N/A
MAVIS - 4018 CLERMONT	Toyo Tires	1210 OAKLEY SEAVER DR	CLERMONT	Lake	34711	(352) 241-8185		N/A
MAVIS - 4019 CLERMONT	Toyo Tires	229 HIGHWAY 27 N	CLERMONT	Lake	34714	(352) 241-6594		N/A
MAVIS - 4020 CORAL SPRINGS	Toyo Tires	8181 WILES RD	CORAL SPRINGS	Broward	33067	(954) 344-6603		N/A
MAVIS - 4021 CRYSTAL RIVER	Toyo Tires	750 NE 5TH ST	CRYSTAL RIVER	Citrus	34429	(352) 795-9585		N/A
MAVIS - 4022 DAVENPORT	Toyo Tires	8093 LAKE WILSON ROAD	DAVENPORT	Polk	33896	(863) 236-3068		N/A
MAVIS - 4023 DAVIE	Toyo Tires	6595 NOVA DRIVE	DAVIE	Broward	33317	(954) 472-8606		N/A
MAVIS - 4024 DAVIE	Toyo Tires	13760 W STATE ROAD 84	DAVIE	Broward	33325	(954) 370-1140		N/A
MAVIS - 4025 DAYTONA BEACH	Toyo Tires	1250 BEVILLE ROAD	DAYTONA BEACH	Volusia	32114	(386) 523-2000		N/A
MAVIS - 4026 DEERFIELD BEACH	Toyo Tires	100 E HILLSBORO BLVD	DEERFIELD BEACH	Broward	33441	(954) 426-6300		N/A
MAVIS - 4027 DELAND	Toyo Tires	2612 S WOODLAND BLVD	DELAND	Volusia	32720	(386) 943-8608		N/A
MAVIS - 4028 DELAND	Toyo Tires	1615 N WOODLAND BLVD	DELAND	Volusia	32720	(386) 736-2123		N/A
MAVIS - 4029 DELRAY BEACH	Toyo Tires	220 LINTON BLVD	DELRAY BEACH	Palm Beach	33444	(561) 272-1212		N/A
MAVIS - 4030 DELRAY BEACH	Toyo Tires	14115 S MILITARY TRAIL	DELRAY BEACH	Palm Beach	33484	(561) 496-1660		N/A
MAVIS - 4031 DORAL	Toyo Tires	2401 NW 87TH AVE	DORAL	Miami-Dade	33172	(305) 477-1499		N/A
MAVIS - 4032 DUNEDIN	Toyo Tires	1901 MAIN ST	DUNEDIN	Pinellas	34698	(727) 738-1414		N/A
MAVIS - 4034 EUSTIS	Toyo Tires	16200 US HIGHWAY 441	EUSTIS	Lake	32726	(352) 357-1133		N/A
MAVIS - 4035 FERNANDINA BEACH	Toyo Tires	1260 S 8TH ST	FERNANDINA BEACH	Nassau	32034	(904) 261-3684		N/A
MAVIS - 4036 FT MYERS	Toyo Tires	14650 S TAMIAMI TRAIL	FT MYERS	Lee	33912	(239) 481-9900		N/A
MAVIS - 4037 FT MYERS	Toyo Tires	10520-10580 COLONIAL BLVD	FT MYERS	Lee	33913	(239) 688-3351		N/A
MAVIS - 4038 FT WALTON BEACH	Toyo Tires	799 BEAL PARKWAY	FT WALTON BEACH	Okalossa	32547	(850) 904-0335		N/A
MAVIS - 4039 GAINESVILLE	Toyo Tires	3950 NEWBERRY RD	GAINESVILLE	Alachua	32607	(352) 371-1771		N/A
MAVIS - 4040 GOLDEN GATE	Toyo Tires	4757 GOLDEN GATE PKWY	GOLDEN GATE	Collier	34116	(239) 455-1075		N/A
MAVIS - 4041 GREENACRES	Toyo Tires	5901 LAKE WORTH RD	GREENACRES	Palm Beach	33463	(561) 964-8118		N/A
MAVIS - 4042 GULF BREEZE	Toyo Tires	3730 GULF BREEZE PKWY	GULF BREEZE	Santa Rosa	32563	(850) 677-0373		N/A
MAVIS - 4043 HALLANDALE	Toyo Tires	100 NW HALLANDALE BEACH B	HALLANDALE	Broward	33009	(954) 458-2337		N/A
MAVIS - 4044 HIALEAH	Toyo Tires	5710 NW 176TH ST	HIALEAH	Miami-Dade	33015	(305) 820-1695		N/A
MAVIS - 4045 HOLIDAY	Toyo Tires	1633 US HIGHWAY 19	HOLIDAY	Pasco	34691	(727) 937-4101		N/A
MAVIS - 4046 HOLLYWOOD	Toyo Tires	7200 TAFT ST	HOLLYWOOD	Broward	33024	(954) 981-7004		N/A
MAVIS - 4047 HOLLYWOOD	Toyo Tires	2600 PINE ISLAND RD	HOLLYWOOD	Broward	33024	(954) 517-0066		N/A
MAVIS - 4048 HOLLYWOOD	Toyo Tires	4200 DAVIE ROAD EXTENSION	HOLLYWOOD	Broward	33024	(754) 799-4565		N/A
MAVIS - 4049 HOLLYWOOD	Toyo Tires	2401 STIRLING RD	HOLLYWOOD	Broward	33312	(954) 964-9051		N/A
MAVIS - 4050 HUDSON	Toyo Tires	9615 STATE ROAD 52	HUDSON	Pasco	34669	(727) 869-8100		N/A

MAVIS - 4051 INDIAN HARBOUR BE	Toyo Tires	1050 WALLACE AVE	INDIAN HARBOUR BEAC	Brevard	32937	(321) 773-9223		N/A
MAVIS - 4052 INVERNESS	Toyo Tires	3115 E GULF-TO-LAKE HWY	INVERNESS	Citrus	34453	(352) 860-1020		N/A
MAVIS - 4053 JACKSONVILLE	Toyo Tires	591 PARK ST	JACKSONVILLE	Duval	32202	(904) 355-9595		N/A
MAVIS - 4054 JACKSONVILLE	Toyo Tires	5887 NORMANDY BLVD	JACKSONVILLE	Duval	32205	(904) 786-4650		N/A
MAVIS - 4055 JACKSONVILLE	Toyo Tires	4195 SOUTHSIDE BLVD	JACKSONVILLE	Duval	32216	(904) 645-7007		N/A
MAVIS - 4056 JACKSONVILLE	Toyo Tires	544 SKYMARKS DR	JACKSONVILLE	Duval	32218	(904) 696-9303		N/A
MAVIS - 4057 JACKSONVILLE	Toyo Tires	9628 ARGYLE FOREST BOULEVA	JACKSONVILLE	Duval	32222	(904) 276-2222		N/A
MAVIS - 4058 JACKSONVILLE	Toyo Tires	11630 SAN JOSE BLVD	JACKSONVILLE	Duval	32223	(904) 268-5004		N/A
MAVIS - 4059 JACKSONVILLE	Toyo Tires	13786 BEACH BLVD	JACKSONVILLE	Duval	32224	(904) 223-1412		N/A
MAVIS - 4060 JACKSONVILLE	Toyo Tires	10417 ATLANTIC BLVD	JACKSONVILLE	Duval	32225	(904) 645-3600		N/A
MAVIS - 4061 JACKSONVILLE	Toyo Tires	10755 PHILLIPS HWY	JACKSONVILLE	Duval	32256	(904) 262-8848		N/A
MAVIS - 4062 JACKSONVILLE	Toyo Tires	10211 SAN JOSE BLVD	JACKSONVILLE	Duval	32257	(904) 268-2020		N/A
MAVIS - 4063 JACKSONVILLE BEAC	Toyo Tires	923 S 3RD ST	JACKSONVILLE BEACH	Duval	32250	(904) 247-5577		N/A
MAVIS - 4064 JUNO BEACH	Toyo Tires	13841 US HWY 1	JUNO BEACH	Palm Beach	33408	(561) 624-2211		N/A
MAVIS - 4065 JUPITER	Toyo Tires	50 BUSH RD	JUPITER	Palm Beach	33458	(561) 746-4844		N/A
MAVIS - 4066 JUPITER	Toyo Tires	26 OLD DIXIE HWY	JUPITER	Palm Beach	33458	(561) 746-0800		N/A
MAVIS - 4067 KENDALL	Toyo Tires	6500 SW 117TH AVE	KENDALL	Miami-Dade	33183	(305) 666-4717		N/A
MAVIS - 4068 KISSIMMEE	Toyo Tires	325 W VINE ST	KISSIMMEE	Osceola	34741	(407) 847-7900		N/A
MAVIS - 4069 KISSIMMEE	Toyo Tires	825 TOWNE CENTER DR	KISSIMMEE	Osceola	34759	(407) 935-1828		N/A
MAVIS - 4070 LADY LAKE	Toyo Tires	440 US HIGHWAY 441	LADY LAKE	Lake	32159	(352) 259-8116		N/A
MAVIS - 4071 LAKE CITY	Toyo Tires	2829 W US HIGHWAY 90	LAKE CITY	Columbia	32055	(386) 754-8770		N/A
MAVIS - 4072 LAKE PARK	Toyo Tires	3615 NORTHLAKE BLVD	LAKE PARK	Palm Beach	33403	(561) 842-4289		N/A
MAVIS - 4073 LAKE WALES	Toyo Tires	4561 MACEY LN (HWY 27)	LAKE WALES	Polk	33859	(863) 676-4410		N/A
MAVIS - 4074 LAKELAND	Toyo Tires	4910 N US HIGHWAY 98	LAKELAND	Polk	33809	(863) 859-2200		N/A
MAVIS - 4075 LAKELAND	Toyo Tires	5121 S FLORIDA AVE	LAKELAND	Polk	33813	(863) 647-2124		N/A
MAVIS - 4076 LANTANA	Toyo Tires	1201 HYPOLUXO RD	LANTANA	Palm Beach	33462	(561) 585-6500		N/A
MAVIS - 4077 LARGO	Toyo Tires	10595 ULMERTON ROAD	LARGO	Pinellas	33771	(727) 535-1420		N/A
MAVIS - 4078 LAUDERHILL	Toyo Tires	2601 N STATE ROAD 7	LAUDERHILL	Broward	33313	(954) 484-2224		N/A
MAVIS - 4079 LEHIGH ACRES	Toyo Tires	2911 5TH ST W	LEHIGH ACRES	Lee	33971	(239) 369-5590		N/A
MAVIS - 4080 LONGWOOD	Toyo Tires	805 W STATE ROAD 434	LONGWOOD	Seminole	32750	(407) 830-5040		N/A
MAVIS - 4081 LONGWOOD	Toyo Tires	2600 W. 434 SR	LONGWOOD	Seminole	32750	(407) 794-5929		N/A
MAVIS - 4082 LUTZ	Toyo Tires	2127 BRINSON ROAD	LUTZ	Hillsborough	33558	(813) 949-6720		N/A
MAVIS - 4083 LYNN HAVEN	Toyo Tires	2112 HIGHWAY 77	LYNN HAVEN	BAY COUNTY	32444	(850) 303-7339		N/A
MAVIS - 4084 MARATHON	Toyo Tires	12300 OVERSEAS HWY	MARATHON	Monroe	33050	(305) 289-9992		N/A
MAVIS - 4085 MELBOURNE	Toyo Tires	1580 N WICKHAM RD	MELBOURNE	Brevard	32935	(321) 253-0228		N/A
MAVIS - 4086 MELBOURNE	Toyo Tires	6200 N WICKHAM RD	MELBOURNE	Brevard	32940	(321) 752-6677		N/A
MAVIS - 4087 MELBOURNE	Toyo Tires	7201 LAKE ANDREW DR	MELBOURNE	Brevard	32940	(321) 433-0976		N/A
MAVIS - 4088 MERRITT ISLAND	Toyo Tires	930 N COURTENAY PKWY	MERRITT ISLAND	Brevard	32953	(321) 454-3044		N/A
MAVIS - 4089 MIAMI	Toyo Tires	2821 SW 8TH ST	MIAMI	Miam Dade	33135	(305) 649-7880		N/A
MAVIS - 4090 MIAMI	Toyo Tires	3753 BIRD RD	MIAMI	Miam Dade	33146	(305) 445-1801		N/A
MAVIS - 4091 MIAMI	Toyo Tires	8495 SW 132ND ST	MIAMI	Miam Dade	33156	(305) 233-7788		N/A
MAVIS - 4092 MIAMI	Toyo Tires	8790 SW 24TH ST	MIAMI	Miam Dade	33165	(305) 227-4110		N/A
MAVIS - 4093 MIAMI	Toyo Tires	12450 SW 8TH ST	MIAMI	Miam Dade	33184	(305) 226-5353		N/A
MAVIS - 4094 MIAMI	Toyo Tires	13515 SW 137TH AVE	MIAMI	Miam Dade	33186	(305) 256-1991		N/A
MAVIS - 4095 MIAMI	Toyo Tires	13870-72 SW 88TH STREET	MIAMI	Miam Dade	33186	(786) 260-0450		N/A
MAVIS - 4096 MIAMI	Toyo Tires	11199 SW 211TH STREET	MIAMI	Miam Dade	33189	(305) 259-2925		N/A
MAVIS - 4097 MIAMI GARDENS	Toyo Tires	19850 NW 27TH AVE	MIAMI GARDENS	Miami Dade	33056	(305) 624-6877		N/A

MAVIS - 4098 MIDDLEBURG	Toyo Tires	2705 BLANDING BLVD	MIDDLEBURG	Clay	32068	(904) 291-6655		N/A
MAVIS - 4099 N FT MYERS	Toyo Tires	276 PONDELLA RD	N FT MYERS	Lee	33903	(239) 997-4300		N/A
MAVIS - 4100 N MIAMI	Toyo Tires	1700 N MIAMI BEACH BLVD	N MIAMI	Miam Dade	33162	(305) 654-1323		N/A
MAVIS - 4101 NAPLES	Toyo Tires	4772 TAMIAMI TRAIL N	NAPLES	Collier	34103	(239) 263-8565		N/A
MAVIS - 4102 NAPLES	Toyo Tires	12442 TAMIAMI TRAIL E	NAPLES	Collier	34113	(239) 298-8108		N/A
MAVIS - 4103 NARANJA	Toyo Tires	26994 S DIXIE HWY	NARANJA	Miami Dade	33032	(305) 246-9566		N/A
MAVIS - 4104 NEPTUNE BEACH	Toyo Tires	1353 ATLANTIC BLVD	NEPTUNE BEACH	Duval	32266	(904) 242-4003		N/A
MAVIS - 4105 NEW SMYRNA BEACH	Toyo Tires	1698 STATE ROAD 44	NEW SMYRNA BEACH	Volusia	32168	(386) 423-2451		N/A
MAVIS - 4106 NOKOMIS	Toyo Tires	1240 N TAMIAMI TRAIL	NOKOMIS	Sarasota	34275	(941) 837-5078		N/A
MAVIS - 4107 NORTH PORT	Toyo Tires	4400 AIDAN LANE	NORTH PORT	Sarasota	34287	(941) 300-4141		N/A
MAVIS - 4108 OAKLAND PARK	Toyo Tires	610 E COMMERCIAL BLVD	OAKLAND PARK	Broward	33334	(954) 938-8205		N/A
MAVIS - 4109 OCALA	Toyo Tires	2511 NE SILVER SPRINGS BLVD	OCALA	Marion	34470	(352) 368-7744		N/A
MAVIS - 4110 OCALA	Toyo Tires	2357 SW COLLEGE RD	OCALA	Marion	34471	(352) 237-7900		N/A
MAVIS - 4111 OCALA	Toyo Tires	5534 SW COLLEGE ROAD (SR 20	OCALA	Marion	34474	(352) 644-9281		N/A
MAVIS - 4112 ODESSA	Toyo Tires	13600 STATE ROAD 54	ODESSA	Pasco	33556	(813) 343-5135		N/A
MAVIS - 4113 ORANGE CITY	Toyo Tires	896 SAXON BLVD	ORANGE CITY	Volusia	32763	(386) 774-7400		N/A
MAVIS - 4114 ORANGE PARK	Toyo Tires	1003 BLANDING BLVD	ORANGE PARK	Clay	32065	(904) 272-4444		N/A
MAVIS - 4115 ORANGE PARK	Toyo Tires	375 BLANDING BLVD	ORANGE PARK	Clay	32073	(904) 272-2977		N/A
MAVIS - 4116 ORLANDO	Toyo Tires	2100 S ORANGE AVE	ORLANDO	Orange	32806	(407) 423-9835		N/A
MAVIS - 4117 ORLANDO	Toyo Tires	7601 MAJORCA PL	ORLANDO	Orange	32819	(407) 354-2379		N/A
MAVIS - 4118 ORLANDO	Toyo Tires	12051 S ORANGE BLOSSOM TR/	ORLANDO	Orange	32821	(407) 240-9229		N/A
MAVIS - 4119 ORLANDO	Toyo Tires	3722 S SEMORAN BLVD	ORLANDO	Orange	32822	(407) 282-7434		N/A
MAVIS - 4120 ORLANDO	Toyo Tires	7160 NARCOOSSEE RD	ORLANDO	Orange	32822	(407) 273-1055		N/A
MAVIS - 4121 ORLANDO	Toyo Tires	1651 N ALAFAYA TRAIL	ORLANDO	Orange	32828	(407) 823-9275		N/A
MAVIS - 4122 ORMOND BEACH	Toyo Tires	20 N YONGE ST	ORMOND BEACH	Volusia	32174	(386) 672-8013		N/A
MAVIS - 4123 ORMOND BEACH	Toyo Tires	250 WILLIAMSON BLVD	ORMOND BEACH	Volusia	32174	(386) 615-7237		N/A
MAVIS - 4124 OVIEDO	Toyo Tires	1485 E MITCHELL HAMMOCK R	OVIEDO	Seminole	32765	(407) 977-8889		N/A
MAVIS - 4125 OXFORD	Toyo Tires	11824 N US HIGHWAY 301	OXFORD	Sumter	34484	(352) 626-8154		N/A
MAVIS - 4126 PALATKA	Toyo Tires	813 REID ST	PALATKA	Putnam	32177	(386) 328-9696		N/A
MAVIS - 4127 PALM BAY	Toyo Tires	2005 PALM BAY RD	PALM BAY	Brevard	32905	(321) 723-9002		N/A
MAVIS - 4128 PALM BAY	Toyo Tires	1110 MALABAR RD	PALM BAY	Brevard	32907	(321) 725-0202		N/A
MAVIS - 4129 PALM COAST	Toyo Tires	1050 PALM COAST PARKWAY N	PALM COAST	Flagler	32137	(386) 445-8833		N/A
MAVIS - 4130 PALM HARBOR	Toyo Tires	32581 US HIGHWAY 19 N	PALM HARBOR	Pinellas	34684	(727) 786-4296		N/A
MAVIS - 4131 PALMETTO	Toyo Tires	1429 US HWY #301 N	PALMETTO	Manatee	34221	(941) 729-3802		N/A
MAVIS - 4132 PANAMA CITY	Toyo Tires	1918 WEST 23RD STREET	PANAMA CITY	BAY COUNTY	32405	(850) 387-0901		N/A
MAVIS - 4133 PEMBROKE PINES	Toyo Tires	9898 PINES BLVD	PEMBROKE PINES	Broward	33024	(954) 431-2300		N/A
MAVIS - 4134 PEMBROKE PINES	Toyo Tires	17203 PINES BLVD	PEMBROKE PINES	Broward	33029	(954) 450-0998		N/A
MAVIS - 4135 PENSACOLA	Toyo Tires	407 BRENT LANE	PENSACOLA	ESCAMBIA COUNTY	32503	(850) 786-2738		N/A
MAVIS - 4136 PENSACOLA	Toyo Tires	2023 W NINE MILE ROAD	PENSACOLA	ESCAMBIA COUNTY	32534	(850) 941-7120		N/A
MAVIS - 4137 PINELLAS PARK	Toyo Tires	6201 PARK BLVD	PINELLAS PARK	Pinellas	33781	(727) 549-8050		N/A
MAVIS - 4138 PLANT CITY	Toyo Tires	2303 JIM REDMAN PKWY, STE E	PLANT CITY	Hillsborough	33566	(813) 754-1525		N/A
MAVIS - 4139 POMPANO BEACH	Toyo Tires	2301 N FEDERAL HIGHWAY	POMPANO BEACH	Broward	33062	(954) 782-0991		N/A
MAVIS - 4140 POMPANO BEACH	Toyo Tires	2525 SAMPLE RD	POMPANO BEACH	Broward	33073	(954) 968-1685		N/A
MAVIS - 4141 PONTE VEDRA	Toyo Tires	880 N A1A, STE 17C	PONTE VEDRA	St Johns	32082	(904) 543-9161		N/A
MAVIS - 4142 PORT CHARLOTTE	Toyo Tires	3555 TAMIAMI TRAIL S	PORT CHARLOTTE	Charlotte	33952	(941) 625-4484		N/A
MAVIS - 4143 PORT CHARLOTTE	Toyo Tires	1182 TAMIAMI TRAIL	PORT CHARLOTTE	Charlotte	33953	(941) 743-4949		N/A

MAVIS - 4144 PORT CHARLOTTE	Toyo Tires	24491 SANDHILL BLVD	PORT CHARLOTTE	Charlotte	33983	(941) 467-1318		N/A
MAVIS - 4145 PORT ORANGE	Toyo Tires	899 DUNLAWTON AVE	PORT ORANGE	Volusia	32127	(386) 756-4189		N/A
MAVIS - 4146 PORT ST LUCIE	Toyo Tires	2001 SE PORT ST LUCIE BLVD	PORT ST LUCIE	St Lucie	34952	(772) 337-4033		N/A
MAVIS - 4147 PORT ST LUCIE	Toyo Tires	2634 SW EDGARCE STREET	PORT ST LUCIE	St Lucie	34953	(772) 345-2860		N/A
MAVIS - 4148 PORT ST LUCIE	Toyo Tires	1380 SW ST LUCIE W BLVD	PORT ST LUCIE	St Lucie	34986	(772) 879-1114		N/A
MAVIS - 4149 PUNTA GORDA	Toyo Tires	2500 TAMIAMI TRAIL	PUNTA GORDA	Charlotte	33950	(941) 505-8850		N/A
MAVIS - 4150 RIVERVIEW	Toyo Tires	10418 GIBSONTON DRIVE	RIVERVIEW	Hillsborough	33578	(813) 868-4235		N/A
MAVIS - 4151 ROYAL PALM BEACH	Toyo Tires	450 STATE ROAD 7	ROYAL PALM BEACH	Palm Beach	33411	(561) 791-1117		N/A
MAVIS - 4152 ROYAL PALM BEACH	Toyo Tires	1316 ROYAL PALM BEACH BLVD	ROYAL PALM BEACH	Palm Beach	33411	(561) 798-6422		N/A
MAVIS - 4153 SAINT AUGUSTINE	Toyo Tires	2494 US HIGHWAY 1 S	SAINT AUGUSTINE	St Johns	32086	(904) 797-2105		N/A
MAVIS - 4154 SANFORD	Toyo Tires	4401 W 1ST ST	SANFORD	Seminole	32771	(407) 321-2212		N/A
MAVIS - 4155 SARASOTA	Toyo Tires	3942 S TAMIAMI TRAIL	SARASOTA	Sarasota	34231	(941) 927-1411		N/A
MAVIS - 4156 SARASOTA	Toyo Tires	5947 BROOKHILL BLVD	SARASOTA	Sarasota	34232	(941) 371-1181		N/A
MAVIS - 4157 SARASOTA	Toyo Tires	501 N BENEVA ROAD, STE 700	SARASOTA	Sarasota	34232	(941) 217-1248		N/A
MAVIS - 4158 SARASOTA	Toyo Tires	4626 CLARK RD	SARASOTA	Sarasota	34233	(941) 929-7450		N/A
MAVIS - 4159 SARASOTA	Toyo Tires	2615 UNIVERSITY PARKWAY	SARASOTA	Sarasota	34234	(941) 365-7098		N/A
MAVIS - 4160 SEBASTIAN	Toyo Tires	1677 US HIGHWAY 1	SEBASTIAN	Indian River	32958	(772) 589-1911		N/A
MAVIS - 4161 SEBRING	Toyo Tires	340 US 27	SEBRING	Highlands	33870	(863) 471-3661		N/A
MAVIS - 4162 SEFFNER	Toyo Tires	1808 S PARSONS AVE UNIT 112	SEFFNER	Hillsborough	33584	(813) 655-7737		N/A
MAVIS - 4163 SEMINOLE	Toyo Tires	8650 SEMINOLE BLVD	SEMINOLE	Pinellas	33772	(727) 391-9983		N/A
MAVIS - 4164 SOUTH MIAMI	Toyo Tires	5814 S DIXIE HWY	SOUTH MIAMI	Miami Dade	33143	(305) 666-8921		N/A
MAVIS - 4165 ST CLOUD	Toyo Tires	3551 13TH ST	ST CLOUD	Osceola	34769	(407) 892-2325		N/A
MAVIS - 4166 ST PETERSBURG	Toyo Tires	5344 16TH STREET N	ST PETERSBURG	Pinellas	33703	(727) 521-3502		N/A
MAVIS - 4167 ST PETERSBURG	Toyo Tires	2911 TYRONE BLVD	ST PETERSBURG	Pinellas	33710	(727) 345-2404		N/A
MAVIS - 4168 ST PETERSBURG	Toyo Tires	3398 N 34TH ST	ST PETERSBURG	Pinellas	33713	(727) 527-9555		N/A
MAVIS - 4169 STUART	Toyo Tires	1541 SE FEDERAL HWY	STUART	Martin	34994	(772) 283-8831		N/A
MAVIS - 4170 STUART	Toyo Tires	5200 SE FEDERAL HIGHWAY	STUART	Martin	34997	(772) 283-3997		N/A
MAVIS - 4171 SUNRISE	Toyo Tires	2550 SAWGRASS MILLS CIR	SUNRISE	Broward	33323	(954) 845-9800		N/A
MAVIS - 4172 TALLAHASSEE	Toyo Tires	800 OCALA RD	TALLAHASSEE	Leon	32304	(850) 576-3570		N/A
MAVIS - 4173 TALLAHASSEE	Toyo Tires	2220 CAPITAL CIR NE	TALLAHASSEE	Leon	32308	(850) 297-0121		N/A
MAVIS - 4174 TALLAHASSEE	Toyo Tires	3475 APALACHEE PKWY	TALLAHASSEE	Leon	32311	(850) 402-2989		N/A
MAVIS - 4175 TAMARAC	Toyo Tires	6440 W COMMERCIAL BLVD	TAMARAC	Broward	33319	(954)749-1222		N/A
MAVIS - 4176 TAMPA	Toyo Tires	3733 HENDERSON BLVD	TAMPA	Hillsborough	33609	(813) 879-6715		N/A
MAVIS - 4177 TAMPA	Toyo Tires	15113 N NEBRASKA AVE	TAMPA	Hillsborough	33613	(813) 397-2572		N/A
MAVIS - 4178 TAMPA	Toyo Tires	7602 W HILLSBOROUGH AVE	TAMPA	Hillsborough	33615	(813) 885-1781		N/A
MAVIS - 4179 TAMPA	Toyo Tires	5107 E FOWLER AVE	TAMPA	Hillsborough	33617	(813) 985-0905		N/A
MAVIS - 4180 TAMPA	Toyo Tires	1014 US HIGHWAY 301 S	TAMPA	Hillsborough	33619	(813) 628-0800		N/A
MAVIS - 4181 TAMPA	Toyo Tires	6602 GUNN HWY	TAMPA	Hillsborough	33625	(813) 265-1635		N/A
MAVIS - 4182 TARPON SPRINGS	Toyo Tires	1260 E LAKE RD S	TARPON SPRINGS	Pinellas	34688	(727) 939-2221		N/A
MAVIS - 4183 TITUSVILLE	Toyo Tires	3550 S WASHINGTON AVE	TITUSVILLE	Brevard	32780	(321) 268-5772		N/A
MAVIS - 4184 TITUSVILLE	Toyo Tires	2965 COLUMBIA BLVD	TITUSVILLE	Brevard	32780	(321) 264-8616		N/A
MAVIS - 4185 VENICE	Toyo Tires	2361 EAST VENICE AVE	VENICE	Sarasota	34292	(941) 837-5077		N/A
MAVIS - 4186 VENICE	Toyo Tires	2348 S. TAMIAMI TRAIL	VENICE	Sarasota	34293	(941) 493-3317		N/A
MAVIS - 4187 VERO BEACH	Toyo Tires	1159 21ST ST	VERO BEACH	Indian River	32960	(772) 569-6770		N/A
MAVIS - 4188 VERO BEACH	Toyo Tires	5115 20TH STREET	VERO BEACH	Indian River	32966	(772) 469-2655		N/A
MAVIS - 4189 WESLEY CHAPEL	Toyo Tires	27629 WESLEY CHAPEL BLVD	WESLEY CHAPEL	Pasco	33543	(813) 907-5640		N/A
MAVIS - 4190 WESLEY CHAPEL	Toyo Tires	1005 BRUCE B DOWNS BLVD	WESLEY CHAPEL	Pasco	33543	(813) 929-7700		N/A

MAVIS - 4191 WEST BOCA RATON	Toyo Tires	23193 SANDLEFOOT PLAZA DR	WEST BOCA RATON	Palm Beach	33428	(561) 451-0765		N/A
MAVIS - 4192 WEST MELBOURNE	Toyo Tires	1416 W NEW HAVEN AVE	WEST MELBOURNE	Brevard	32904	(321) 728-5566		N/A
MAVIS - 4193 WEST PALM BEACH	Toyo Tires	1544 PALM BEACH LAKES BLVD	WEST PALM BEACH	Palm Beach	33401	(561) 640-7300		N/A
MAVIS - 4194 WEST PALM BEACH	Toyo Tires	2770 NORTH MILITARY TRAIL	WEST PALM BEACH	Palm Beach	33409	(561) 471-5207		N/A
MAVIS - 4195 WEST PALM BEACH	Toyo Tires	1760 N JOG RD, SUITE 100	WEST PALM BEACH	Palm Beach	33411	(561) 697-5043		N/A
MAVIS - 4196 WEST PALM BEACH	Toyo Tires	1840 S MILITARY TRAIL	WEST PALM BEACH	Palm Beach	33415	(561) 642-9032		N/A
MAVIS - 4197 WINTER HAVEN	Toyo Tires	875 6TH STREET NW	WINTER HAVEN	Polk	33881	(863) 299-6443		N/A
MAVIS - 4198 WINTER PARK	Toyo Tires	2701 LEE ROAD	WINTER PARK	Orange	32789	(407) 457-3536		N/A
MAVIS - 4199 WINTER PARK	Toyo Tires	2216 ALOMA AVE	WINTER PARK	Orange	32792	(407) 629-5656		N/A
MAVIS - 4200 WINTER SPRINGS	Toyo Tires	1481 TUSKAWILLA RD	WINTER SPRINGS	Seminole	32708	(407) 695-3040		N/A
MAVIS - 4201 YULEE	Toyo Tires	463118 STATE ROAD 200	YULEE	Nassau	32097	(904) 225-5107		N/A
MAVIS - 4202 ZEPHYRHILLS	Toyo Tires	7540 GALL BLVD	ZEPHYRHILLS	Pasco	33452	(813) 779-3909		N/A
MAVIS - 508 WIMAUMA	Toyo Tires	4961 STATE ROAD 674	WIMAUMA	Hillsborough	33598	(813)736-0265		N/A
MAVIS - 531 HUDSON	Toyo Tires	12229 LITTLE RD	HUDSON	Pasco	34667	727-819-4669		N/A
MAVIS - 536 BRADENTON	Toyo Tires	5706 FL-64E	BRADENTON	Manatee	34208	941-877-2093		N/A
Mavis - 573 Seffner	Toyo Tires	321 W Dr Martin Luther King Jr	Seffner	Hillsborough	33584	813-681-5152		N/A
Mavis - 574 Dale Mabry	Toyo Tires	4526 South Dale Mabry Hwy	Tampa	Hillsborough	33611	813-839-3100		N/A
Mavis - 575 Brue B Downs	Toyo Tires	6403 Tampa County Line	Tampa	Hillsborough	33647	813-591-2591		N/A
Mavis - 576 Valrico	Toyo Tires	3231 Lithia Pinecrest Rd	Valrico	Hillsborough	33596	813-643-7200		N/A
MAVIS - 723 TAMPA	Toyo Tires	6422 HARNEY RD	TAMPA	Hillsborough	33610	813-553-6225		N/A
MAVIS - 741 LECANTO	Toyo Tires	1978 N LECANTO HWY	LECANTO	Citrus	34461	352-474-5559		N/A
MAVIS - 745 BOCA RATON	Toyo Tires	10 NW 28th Street	Boca Raton	Palm Beach	33431	(561) 295-1560		N/A
MAVIS - 746 DEERFIELD BEACH	Toyo Tires	377 S. Federal Highway	Deerfield Beach	Broward	33441	(757) 296-7987		N/A
MAVIS - 747 FORT LAUDERDALE	Toyo Tires	3500 N. Federal Highway	Fort Lauderdale	Broward	33308	(757) 296-8519		N/A
Mavis - 748 Plantation	Toyo Tires	1401 South University Dr.	Plantation	Broward	33324	(757) 296-8721		N/A
MAVIS - 749 SUNRISE	Toyo Tires	1751 NW 136th Avenue	Sunrise	Broward	33323	(757) 298-7552		N/A
MAVIS - 791 TRINITY LAKES	Toyo Tires	11964 FL-54	ODESSA	Pasco	33556	813-580-8779		N/A
MAVIS - 799 OLDSMAR	Toyo Tires	650 DOUGLAS ROAD EAST	OLDSMAR	Pinellas	34677	813-855-8473		N/A
MAVIS - 800 PALM HARBOR	Toyo Tires	601 US ALT. 19 NORTH	PALM HARBOR	Pinellas	34683	727-781-8473		N/A
MAVIS - 801 CLEARWATER	Toyo Tires	1798 NORTH HERCULES	CLEARWATER	Pinellas	33765	727-446-8107		N/A
MAVIS - 802 DUNEDIN	Toyo Tires	1810 MAIN STREET	DUNEDIN	Pinellas	34698	727-733-0884		N/A
MAVIS - 806 LITTLE ROAD	Toyo Tires	5444 Little Road	New Port Richey	Pasco	34655	727-300-4257		N/A
MAVIS - 817 TALLAHASSEE	Toyo Tires	205 NORTH MAGNOLIA DRIVE	TALLAHASSEE	Leon	32301	850-325-0971		N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	4500 Home Run Blvd Ste 300	Davenport	Polk	33837	689-208-3967	alex.budd@stmtires.com	N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	285 SAND MINE ROAD	DEFUNIAK SPRINGS	Walton	32433	850-951-2180		N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	309 GREEN ACRES ROAD	FORT WALTON BEACH	Okaloosa Count	32547	850-226-7233	850-226-4298	N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	1505 COMMERCE BLVD	MIDWAY	GADSDEN COUNTY	32343-6625	(850) 580-4010	shane.barnes@stmtires.com	N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	7528 PENNY RD	PANAMA CITY	BAY COUNTY	32404-5506	(850) 914-0092	ttolbert@stmtires.com	N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	7800 PITTMAN AVE	PENSACOLA	ESCAMBIA COUNTY	32534-4495	(850) 477-3330	jackie.steadham@stmtires.com	N/A
SOUTHERN TIRE MART, LLC	Toyo Tires	5343 S.E. 131 ST.	STARKE	Bradford	32091	(800)874-4270	(904)964-4373	N/A
St Lucie Battery and Tire	Toyo Tires	5500 Orange Ave	Ft Pierce	St Lucie	34947	772.461.1746	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	16087 SW WARFIELD BLVD	Indiantown	Martin	34956	7725973741	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	198 US 98	Okeechobee	Okeechobee	34972	863.357.2431	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	3992 SE Bruner Terrace	Palm City	Martin	34990	772.219.0100	jcoogan@slbt.com	N/A

St Lucie Battery and Tire	Toyo Tires	6911 Hancock Dr	Port St Lucie	St Lucie	34592	772.466.1814	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	7897 SW JACK JAMES DR	Stuart	Martin	34997	772-212-4847	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	1893 90th Ave	Vero Beach	Indian River	32966	772.569.7629	jcoogan@slbt.com	N/A
St Lucie Battery and Tire	Toyo Tires	7071 N Military Trail	West Palm Beach	Palm Beach	33410	561.844.5505	jcoogan@slbt.com	N/A
Tinseltown Mavis	Toyo Tires	9718 Touchton Road	Jacksonville	Duval	32246	904-719-6116		N/A
WELDON TIRE - MAVIS - Sun Whol	Toyo Tires	6807 Stuart Ln. S	Jacksonville	Duval	32254	904-693-4476		N/A

FSA TIRE CONTRACT: FSA25-TRS27.0

TIRE MANUFACTURER AUTHORIZED SALES AND SERVICE CENTERS

MANUFACTURER NAME: _____Yokohama Tire

MANUFACTURER FEIN #: ____95-2624417

Manufacturer Authorized Sales & Service Center Name	Tire Brands	Street Address	City	County	Zip Code	Telephone #	E-Mail To Accept Purchase Orders	MWBE Status (if available)Y = MWBE
Snider Fleet Solutions	Yokohama	9831 S. Orange Ave.	Orlando	Orange	32824	407-855-9111	timmiller@sniderfleet.com	
Snider Fleet Solutions	Yokohama	2015 Hwy 37 South	Mulberry	Polk	33860	863-425-3053	Same	
Snider Fleet Solutions	Yokohama	811 North 50th Street	Tampa	Hillsboro	33619	813-248-0062	Same	
Snider Fleet Solutions	Yokohama	3400 Burris Road	Davie	Broward	33314	954-585-8525	Same	
Snider Fleet Solutions	Yokohama	5321 Dr. MLK Jr. Blvd	Ft. Myers	Lee	33905	239-334-7100	Same	
Snider Fleet Solutions	Yokohama	230 73rd Terrace N.	West Palm	Palm Beach	33413	561-792-3900	Same	
Snider Fleet Solutions	Yokohama	4320 15th Street East	Bradenton	Manatee	34208	941-753-4705	Same	
Snider Fleet Solutions	Yokohama	740 S. Industry Rd.	Cocoa	Brevard	32926	321-576-9580	Same	
Snider Fleet Solutions	Yokohama	443 SW 54th Court	Ocala	Marion	34474	354-229-8338	Same	
Callaghan Tire	Yokohama	3035 East Main Street	Lakeland	Polk	33801	863-665-9336	dmead@callaghantire.com	
Callaghan Tire	Yokohama	211 SW 33rd Avenue	Ocala	Marion	34474	352-873-9005	Same	
Callaghan Tire	Yokohama	3615 15th Street East	Bradenton	Manatee	34208	941-747-6189	Same	
Callaghan Tire	Yokohama	11940 44th Street N.	Clearwater	Pinellas	33762	727-571-3358	Same	
Callaghan Tire	Yokohama	2203 Alicia Street	Ft. Myers	Lee	33901	239-334-0105	Same	
Callaghan Tire	Yokohama	3600 NW 54th Street	Miami	Dade	33142	305-634-7665	Same	
Callaghan Tire	Yokohama	5791 Taylor Rd.	Naples	Lee	34109	239-592-0003	Same	
Callaghan Tire	Yokohama	891 West 13th Street	Palm Beach	Palm Beach	33404	561-845-2875	Same	
Callaghan Tire	Yokohama	6425 Causeway Blvd.	Tampa	Hillsboro	33619	813-630-0039	Same	
Callaghan Tire	Yokohama	4421 12th Street Court E.	Bradenton	Manatee	34203	941-751-1577	Same	
Boulevard Tire Center	Yokohama	3850 NW 30th Avenue	Miami	Dade	33142	305-635-8116	smeents@boulevardtire.com	
Boulevard Tire Center	Yokohama	6815 Adamo Dr.	Tampa	Hillsboro	33619	813-621-5445	Same	
Boulevard Tire Center	Yokohama	8210 S. Orange Avenue	Orlando	Orange	32809	407-240-1072	Same	
Boulevard Tire Centers	Yokohama	625 West Main	Bartow	Orange	32830	863-533-0368	smeents@boulevardtire.com	
Boulevard Tire Centers	Yokohama	2964 63rd Avenue East	Bradenton	Manatee	34203	941-739-7704	Same	
Boulevard Tire Centers	Yokohama	5178 Duncan Road	Punta Gorda	Charlotte	33982	941-639-7788	Same	
Boulevard Tire Centers	Yokohama	7051 Alico Road	Ft. Myers	Lee	33912	239-267-4701	Same	
Boulevard Tire Centers	Yokohama	1609 N. Cocoa Blvd.	Cocoa	Brevard	32922	321-639-3077	Same	
Tire Max of South Florida	Yokohama	2540 West 78th Street	Hialeah	Dade	33016	786-400-8420	kalil6473@yahoo.com	
Express Tire	Yokohama	10080 Intercom Drive	Ft. Myers	Lee	33912	239-561-2810	expresstiredistributor@gmail.com	
Falcon Tire Centers	Yokohama	12940 NW S. River Drive	Medley	Dade	33178	305-863-0034	arios@ftw.tires	
St. Lucie Battery & Tire	Yokohama	5500 Orange Avenue	Fort Pierce	Saint Lucie	34947	772-672-8702	jcoogan@slbt.com	
St. Lucie Battery & Tire	Yokohama	1893 90th Avenue	Vero Beach	Indian River	32966	Same	Same	
St. Lucie Battery & Tire	Yokohama	198 US Hwy 98 N.	Okeechobee	Okeechobee	34972	Same	Same	
St. Lucie Battery & Tire	Yokohama	7071 N. Military Trail	West Palm	Palm Beach	33410	Same	Same	
St. Lucie Battery & Tire	Yokohama	3992 SW Bruner Terrace	Palm City	Martin	34990	Same	Same	
Boulevard Tire Center	Yokohama	5105 Sw 41st Blvd	Gainesville	Aluachu	32608	352-371-6209	shellyer@boulevardtire.com	
Boulevard Tire Center	Yokohama	3680 S Nova Rd	Port Orange	Volusia	32129	407-889-5241		
Boulevard Tire Center	Yokohama	201 N State St	Bunnell	Flagler	32110	386-586-6088		
Boulevard Tire Center	Yokohama	7500 Commonwealth Ave	Jacksonville	Duvall	32220	904-786-8550		
Boulevard Tire Center	Yokohama	4702 Capital Cir Nw	Tallahassee	Leon	32302	850-222-3130		
Boulevard Tire Center	Yokohama	418 S Us Highway 441	Lady Lake	Lake	32159	352-430-2380		
Boulevard Tire Center	Yokohama	800 S Nova Rd	Dayton Beach	Volusia	32114	386-258-8129		
Boulevard Tire Center	Yokohama	828 Edgewood Ave N	Jacksonville	Duvall	32254	904-388-5457		
Southern Tire Mart	Yokohama	1505 Commerce Ave	Midway	Gadsden	32343	850-580-4010		
Snider Tire	Yokohama	2550 W Beaver St	Jacksonville	Duvall	32254	904-389-0255		
Callahan Tire	Yokohama	7075 12th St W	Jacksonville	Duvall	32220	904-693-4999		
Callahan Tire	Yokohama	211 SW 33rd Ave	Ocala	Marion	34474	352-873-9005		

Davis Tire Center	Yokohama	5971 W Beaver St	Jacksonville	Duvall	32254	904-329-4933		
Neece Tire & Auto	Yokohama	4792 Blountstown Hwy	Tallahassee	Leon	32304	850-574-4100		

FSA Cooperative Purchasing Program



FSA25-TRS27.0: Tires
Base Specifications

FSA25-TRS27.0: Tires
FSA Base Specifications

Bid Item Groups

Tire Price and MSRP must be provided for all specifications bid. Additional information requested on the Item Group Price Sheets should be provided, if applicable. Tires offered under this bid shall be as listed in the following item groups:

- Law Enforcement Pursuit & Emergency High Speed Vehicle Tires
- Passenger Vehicle Tires
- Light Truck & Related Vehicle Tires
- Commercial Truck & Related Vehicle Tires
- Off Road Equipment Tires
- Agricultural Farm & Implement Tires
- Specialty Tires
- Off The Road (OTR) Solid Rubber Molded Tires
- Press On Solid Rubber Tires
- Industrial - Solid Rubber Tires
- Rubber Tracks for Tractors & Equipment
- Re-Tread Tire

Law Enforcement Pursuit & Emergency High Speed Vehicle Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Passenger Vehicles Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Light Truck & Related Vehicle Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Commercial Truck & Related Vehicle Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Off Road Equipment Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Agricultural Farm & Implement Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Mount

Specialty Tires

This specification is for air tires. All tires offered under this specification must be new, unused, and in current production. Re-tread tires shall not be offered. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices bid must include:

- Disposal fee, if applicable
- Valve and installation
- Tire Pressure Monitoring System (TPMS) sensor and installation
- Tire Mount
- Tire Balance

Off The Road (OTR) Solid Rubber Molded Tires

This specification is for solid rubber tires. All tires offered under this specification must be new, unused, and in current production. Authorized sales and service centers must provide delivery costs, and when applicable installation costs, in writing on the quote to the purchaser prior to placing the order. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices for the following items and services shall be supplied, as applicable, on the Specification and Price Sheet:

- Disposal fee, if applicable
- Wheel exchange credit
- Tire mount installation on purchaser-owned wheel assembly

Press On Solid Rubber Tires

This specification is for solid rubber tires. All tires offered under this specification must be new, unused, and in current production. Authorized sales and service centers must provide delivery costs, and when applicable installation costs, in writing on the quote to the purchaser prior to placing the order. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices for the following items and services shall be supplied, as applicable, on the Specification and Price Sheet:

- Disposal fee, if applicable
- Wheel exchange credit
- Tire mount installation on purchaser-owned wheel assembly

Industrial – Solid Rubber Tires

This specification is for solid rubber tires. All tires offered under this specification must be new, unused, and in current production. Authorized sales and service centers must provide delivery costs, and when applicable installation costs, in writing on the quote to the purchaser prior to placing the order. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices for the following items and services shall be supplied, as applicable, on the Specification and Price Sheet:

- Disposal fee, if applicable
- Wheel exchange credit
- Tire mount installation on purchaser-owned wheel assembly

Rubber Tracks For Tractors & Equipment

This specification is for rubber tracks. All rubber tracks offered under this specification must be new, unused, and in current production. Authorized sales and service centers must provide delivery costs, and when applicable installation costs, in writing on the quote to the purchaser prior to placing the order. All tracks, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices for the following items and services shall be supplied, as applicable, on the Specification and Price Sheet:

- Disposal fee, if applicable
- Track mount installation on purchaser-owned wheel assembly

Re-Tread Tires

This specification is for re-tread tires. The waste fee is included in the base price and must be provided in the bid submission. If optional items and services are purchased, each price shall be added to the invoice as a separate additional charge. All tires, including optional items and services, provided must be designed, constructed, and installed to be fully suitable for the intended use and service.

Prices for the following items and services shall be supplied, as applicable, on the Specification and Price Sheet:

- Disposal fee, if applicable
- Valve and installation
- Tire Mount
- Tire Balance

FSA Cooperative Purchasing Program



FSA25-TRS27.0: Tires
Terms and Conditions

Florida Sheriffs Association
Cooperative Purchasing Program
Contract Terms and Conditions

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Florida Sheriffs Association

Cooperative Purchasing Program

Contract Terms and Conditions

1.0 GENERAL CONDITIONS

1.01 BID CORRESPONDENCE

All correspondence regarding this bid should be directed to the Florida Sheriffs Association, "FSA". Please be sure to reference the bid number and title and provide your contact information. Communication for this Invitation to Bid should be identified by contract number and title and directed to:

Florida Sheriffs Association
Attn: Cooperative Purchasing Program Coordinator
2617 Mahan Drive
Tallahassee, FL 32308
E-mail: CPP@flsheriffs.org

1.02 PURPOSE

The FSA invites interested manufacturers and manufacturer's authorized representatives to submit responses in accordance with these solicitation documents. The FSA Cooperative Purchasing Program will conduct the solicitation process and administer the resulting contract. The purpose of this bid is to establish a contract with tire manufacturers and manufacturer's authorized service centers for the purchase of tires and optional goods and services.

Trade-ins are not addressed in this Invitation to Bid or the resulting contract. If a purchaser has wishes to offer tires for trade or recycling to the dealer, the purchaser and dealer may do so at their sole discretion, separate and apart from this contract. Under no circumstances shall trade-in transactions be deemed to constitute part of, or to have been conducted pursuant to, this contract.

1.03 TERM OF CONTRACT

The term for Contract FSA25-TRS27.0: Tires shall remain in effect for two (2) years from date of contract execution by the FSA, and may be extended by mutual agreement, at the sole option and discretion of the FSA. The initial term of these contracts begins April 1, 2025, and ends March 31, 2027.

Contract extensions will only be executed when the FSA determines, based on then-existing conditions, that it is in the best interest of the FSA and the purchasers to do so.

1.04 JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in the appropriate court in and for Leon County, Florida.

1.05 SHERIFF AS COUNTY CONSTITUTIONAL OFFICER

The Offices of the Sheriff in the State of Florida are constitutional offices of the State of Florida. Each has the authority either individually or collectively to execute contracts for all goods and services for the proper conduct of that office. Section 30.53, Florida Statutes, exempts the sheriff's offices from the provisions of the Florida Statutes that would otherwise require sealed and competitive bidding procedures.

The Office of the Sheriff is not required by law to accept the lowest priced proposal and may reject any or all of the bids without recourse. Bidders are solely responsible for their own bid preparation costs and nothing in this solicitation in any way obligates the participating sheriffs' offices for any payment for any activity or costs incurred by any bidder in responding to this solicitation.

1.06 FUNDING

In the case of certain purchasers, including state agencies, funds expended for the purposes of the contract must be appropriated by the Florida Legislature, the individual participating agency, or the agency's appropriating authority for each fiscal year included within the contract period. For such agencies, their performances and obligations to pay for products or services under any resulting contract, or purchase order, are contingent upon such an annual appropriation by the Legislature, individual agency or by the appropriating authority. Therefore, any contract or purchase order with such an agency shall automatically terminate without penalty or termination costs in the event of non-appropriation.

1.07 CURRENCY

All transaction amounts, bids, quotes, provisions, payments, or any part of this contract relating to currency are to be made in United States Dollar.

1.08 GENERAL DEFINITIONS

The terms used in this contract are defined as the following:

A. Bidder: A business or enterprise that submits a formal bid to the Florida Sheriffs Association Cooperative Purchasing Program in accordance with the Florida Sheriffs Association Cooperative Purchasing Program Terms and Conditions. A bidder, that is not the manufacturer, must be authorized by the manufacturer to market and sell an item for which they are bidding.

B. Bid System: The online forum used for the submission of bids and review of bid results for the specifications connected to this Invitation to Bid. VendorLink is the software used for this bid.

C. Build Sheet: A document from the Bidder that confirms that the item submitted meets or exceeds the FSA Base Specifications. Build sheets include, but are not limited to, the factory options list and door data plate information for vehicles that include details such as engine size and transmission, paint codes, production date, axle code, etc.

D. Dealer: An enterprise authorized by the manufacturer to market, sell, provide, and service the items for the Florida Sheriffs Association Cooperative Purchasing Program. Dealers may be Vendor-owned and controlled, in whole or in part, or independently owned and controlled.

E. End User: A term used to distinguish the person who ultimately uses or is intended to use a product or for whom a product is designed for use.

F. Factory: Refers to the manufacturer produced products.

G. Fleet Advisory Committee (committee): An employee of a sheriff's office or other local governmental agency, or person who FSA CPP identifies as a subject matter expert who assists with the development of bid specifications and evaluation of bid responses. The committee makes recommendations to the FSA CPP and is not responsible for final awards.

H. Florida Sheriffs Association Cooperative Purchasing Program (FSA CPP): The entity that administers the Invitation to Bid and contract administration functions for the resulting contract(s).

I. FSA Base Specifications: Written descriptions of the minimum requirements for each item or item group developed by the FSA CPP for Bidders to bid on. These item requirements may be unique to FSA CPP and require additional components to the manufacturer's standard item.

J. Invitation to Bid: A competitive solicitation and award process established through the issuance of an invitation to Bidders, vendors, dealers and manufacturers to submit a price offer on a specific product to be provided. This term shall include the FSA Base Specifications available to Bidders on the Bid System and references to solicitation documents. The term shall not include requests for proposals, requests for quotes, requests for letters of interest, or the solicitation of purchase orders based on oral or written quotations.

K. Manufacturer: The original producer or provider of items offered on this contract.

L. Manufacturer Authorized Service Center (MASC): A facility authorized by the vendor to market, sell, and provide services as included in the bid award. Manufacturer Authorized Service Centers (MASC) may be independently owned and operated or be operated or otherwise under the control of Vendors. MASC perform on behalf of the vendor certain functions listed in this contract to include, but not limited to, ordering, installation, and warranty service. Where a MASC operated or under the control of a manufacturer performs functions for which a vendor is responsible pursuant to this Contract, the vendor shall be responsible for ensuring the performance of its Manufacturer Authorized Service Center. Independently owned MASCs or "Independent Dealers", which have been authorized by Vendor to deliver the products and services to FSA on behalf of Vendor under this Agreement, are not agents, subcontractors or employees of Vendor but are independent contractors that have no authority to make any warranties, representations, or promises to FSA on behalf of Vendor. The Independent Dealers' participation under this agreement is voluntary, and Vendor makes no warranties, guarantees, or indemnities with respect to the products and services provided by Independent Dealers.

M. Manufacturer's Suggested Retail Price (MSRP): The Manufacturer's recommended retail selling price, list price, published list price, or other usual and customary price that would be paid by the purchaser. The following are acceptable sources of current MSRPs and MSRP Lists for use in submission of the bid solicitation and the resulting contract:
    a. Manufacturer's Computer Printouts

b. Manufacturer's Annual U.S. Price Book
c. Manufacturer's official website

N. Non-Scheduled Option: Any optional new or unused component, feature or configuration that is not included or listed in the FSA Base Specifications or options provided by the Vendor.

O. Production Cutoff: A date used by manufacturers to notify vendors and dealers that the manufacturer has reached maximum capacity for orders or are discontinuing the production of an item. Vehicle manufacturers use this term when referring to any given model year for production.

P. Published List Price: A standard "quantity of one" price currently available to government and educational purchasers, excluding cooperative or volume discounts.

Q. Purchase Order: An official request for order from a purchaser to an awarded Vendor for an item that has been awarded on this contract. Purchase Orders placed using this contract formalize the terms and conditions of this contract under which a Vendor furnishes items to a purchaser.

R. Purchaser: A purchaser is an entity that seeks to obtain items awarded on this contract by meeting the eligible user criteria.

S. Qualifications Packet: This document contains the required forms, attestations, authorizations, and organizational information needed by Bidders to submit a successful and complete bid.

T. Terms & Conditions: This document, which serves as the governing Invitation to Bid and contract for the identified FSA CPP Invitation to Bid and resulting contract(s). Standard regulations, processes, procedures, and compliance requirements are identified herein. Bidders complete a Qualifications Packet during the bid process indicating they agree to comply with the Terms & Conditions, and that this will serve as a contract for both parties, should the Bidder(s) receive award.

U. Third Party Supplier: Businesses external to a Bidder or Vendor that provide products and services which contribute to the overall finished item in this contract. Third Party Suppliers are contractors under the direction and responsibility of the Bidder or Vendor.

V. Vendor: The Bidder(s) that receive award, who agree to provide the contract items that meet the requirements and FSA Base Specifications of the contract. The Vendor must agree to the Terms & Conditions, which will serve as the governing contract. If the Vendor is not the manufacturer, the Vendor must be authorized by the manufacturer to market, sell, provide, and service all awarded items.

W. Vendor Installed: A product or service provided by the Vendor or other third party; not the factory.

1.09 ELIGIBLE PURCHASERS OF CONTRACT

Awarded bid contract pricing will be extended and guaranteed to the Florida Sheriffs Association, any unit of local government, political subdivision or agency of the State of Florida. This includes, but is not limited to counties, municipalities, sheriffs' offices, clerks, property appraisers, tax collectors, supervisors of elections, school boards or districts, water management districts, other special districts, police and fire departments, emergency response units, state universities and colleges, or other state, local or regional government entities within the State of Florida. Eligible purchaser also includes all Eligible Users as defined in F.A.C. 60A-1.001(2).

All purchasers are bound by applicable Federal and State law, local ordinances, rules and regulations for purchases made under this contract. Participating agencies cannot guarantee any order other than those ordered by the individual agency.

In addition, awarded bids can be extended and guaranteed to other entities, which can include out-of-state sales, in accordance with Vendors' individual manufacturers' agreements. Vendors that wish to extend contract pricing to entities other than those defined here are governed by their manufacturers' agreements and must agree to the Terms & Conditions.

1.10 LEGAL REQUIREMENTS

Federal, State, and local laws, ordinances, rules and regulations, including any applicable motor vehicle dealer laws, that in any manner affect the items covered herein apply. Lack of knowledge by the Bidder of applicable legal requirements will in no way be a cause for relief from responsibility.

1.11 PATENTS & ROYALTIES

The Bidder/Vendor, without exception, shall indemnify and hold harmless the Florida Sheriffs Association (FSA) and its employees from liability of any nature or kind, including costs and expenses for, or on account of, any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the FSA or a purchaser.

If the Bidder/Vendor uses any design, device or materials covered by letters, patent, or copyright, it is mutually understood and agreed, without exception, that the bid prices shall include all royalties or costs in any way arising, directly or indirectly, from the use of such design, device, or materials in any way involved in the work.

1.12 FEDERAL AND STATE STANDARDS

It is the intent of FSA CPP that all specifications herein are in full and complete compliance with all Federal and State of Florida laws, requirements, and regulations applicable to the type and class of commodities and contractual services being provided.

In addition, any applicable Federal or State legal or regulatory requirements that become effective during the term of the Terms & Conditions, regarding the items and services specifications, safety, and environmental requirements shall immediately become a part of the Terms & Conditions. The Vendor shall meet or exceed any such requirements of the laws and regulations. If an apparent conflict exists, the Vendor shall contact the FSA CPP immediately.

1.13 UNDERWRITERS' LABORATORIES

Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall be Underwriters' Laboratories, or U.L., listed or re-examination listing where such has been established by U.L. for the item(s) offered and furnished.

1.14 AMERICANS WITH DISABILITIES ACT

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, or any accommodation to review any document or participate in any FSA sponsored proceeding, please contact FSA Human Resources at (850) 877-2165 five business days in advance to initiate your request. TTY users may also call the Florida Relay Service at 711.

1.15 REASONABLE ACCOMMODATION

In accordance with the Title II of the Americans with Disabilities Act, any person requiring an accommodation because of a disability at the bid opening must contact the FSA Human Resources at (850) 877-2165.

1.16 DISADVANTAGED BUSINESSES

As part of the solicitation process FSA CPP makes information publicly available to potentially qualified entities, and conducts additional outreach to qualified:

- Small businesses,
- Minority-owned small businesses,
- Women-owned small business enterprises, and
- Disadvantaged business enterprises.

FSA CPP takes necessary affirmative steps to ensure that minority businesses, women's business enterprises, and labor surplus area firms are used, when possible, as recommended by 2 C.F.R. § 200.321. FSA CPP will:

- Evaluate whether small, minority, and women's businesses are potential sources,
- Place those qualified small and minority businesses and women's business enterprises on solicitation lists, and
- Search the Small Business Administration, Minority Business Development Agency, and Labor Surplus Area reports for additional potential sources.

Bidders self-certify in the Qualifications Packet whether they meet the state and federal definitions of a small business, minority-owned small business, women-owned small business enterprise, and disadvantaged business.

1.17 ANTI-DISCRIMINATION

The Bidder certifies that they are in compliance as applicable by federal or state law with the non-discrimination clause contained in Section 202, Executive Order 11246, as amended by Executive Order 11375, relative to equal employment opportunity for all persons without regard to race, color, religion, sex or national origin.

1.18 BEST COMMERCIAL PRACTICES

The apparent silence or omission of any description from the specifications shall be regarded as meaning that only the best commercial practices, size, and design are to be used. All workmanship is to be first quality. All interpretations of FSA Base Specifications shall be upon the basis of this statement.

1.19 PUBLIC ENTITY CRIMES (PEC)

In accordance with the Public Entity Crimes Act, Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted vendor list, maintained by the State of Florida Department of Management Services following

a conviction for public entity crimes, may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a vendor, supplier, sub-vendor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

1.20 TAX EXEMPTION

Purchasers making a purchase pursuant to the awarded bid are generally exempt from Federal Excise and State Sales Tax. It is the responsibility of the purchaser to furnish such Certificate Number.

The Florida Sheriffs Association is a 501(c)3 organization and is exempt from all Federal Excise and State Taxes. The FSA State Sales Tax and Use Certificate Number is 85-8012646919C-3.

1.21 ORDER OF PRECEDENCE IN THE EVENT OF CONFLICT

In the event of conflict, the conflict may be resolved in the following order of priority (highest to lowest):

- Addenda to Contract Terms & Conditions, if issued
- Contract Conditions
- General Conditions
- Addenda to FSA Base Specifications, if issued
- FSA Base Specifications
- Bidder Instructions

1.22 COMMUNICATIONS

Communications between a Bidder, lobbyist or consultant and FSA are limited to matters of process or procedure and shall be made in writing to the FSA CPP Staff.

Bidders should not rely on representations, statements, or explanations other than those made in this Invitation to Bid or in any written addendum to this Invitation to Bid, and no oral representations, statements, or explanations shall be deemed to bind the FSA or eligible users.

1.23 CLARIFICATION AND ADDENDA

Any questions or clarifications concerning the Invitation to Bid shall be submitted to FSA CPP by e-mail to CPP@flsheriffs.org with the bid title and number referenced on all correspondence. Final questions must be received by the date for Request for Clarification stated on the Bid Calendar. Questions and answers will be posted to the FSA CPP website on the date indicated on the Bid Calendar. Questions received during the cone of silence date listed on the bid calendar will not be addressed, except as provided herein.

Interpretation of the specifications or any solicitation documents will **not** be made to the Bidder verbally, and if any verbal clarifications are provided, they are without legal effect. FSA CPP will make every attempt to e-mail updates to registered Bidders. However, posting to the FSA CPP website or the Bid System constitutes proper notice of addenda.

The FSA CPP shall issue a Formal Addendum if substantial changes that impact the submission of bids are required. Any such addenda shall be binding on the Bidder and shall become a part of the solicitation document. In the event of conflict with the original specifications, addenda shall govern to the extent specified. Subsequent Formal Addenda shall govern over prior Formal Addenda only to the extent specified. The FSA will not be responsible for any explanation or interpretation made verbally or in writing except those made through the posting of a Formal Addendum.

The bid submission constitutes acknowledgment of addenda to the FSA Base Specifications. Bids that fail to account for the specification addenda shall be determined to be nonresponsive; however, the FSA CPP may waive this requirement when in its best interest.

After the start of the contract term, FSA CPP will notify all Vendors of any addenda and will require acknowledgement of the new terms and conditions. If the Vendor does not agree to the new terms and conditions, the Vendor's award can be removed or replaced by another Vendor or qualified responsive bidder.

1.24 SIGNED BID CONSIDERED AN OFFER

The signed bid shall be considered an offer on the part of the Bidder, which offer shall be deemed accepted upon approval by the FSA CPP. The bid submission must be signed by an authorized representative. Submission of a bid in the FSA CPP Bid System constitutes a signed bid for purposes of bid evaluation. An electronic signature may be used and shall have the same force and effect as a written signature.

1.25 ASSIGNMENT OF CONTRACT

No right or interest in this contract may be assigned, transferred, conveyed, sublet or otherwise disposed of, without prior written consent of the FSA CPP.

If the original Vendor sells or transfers all assets or the entire portion of the assets used to perform this contract, a successor-in-interest must perform all obligations under this contract. FSA CPP reserves the right to reject the acquiring entity as Vendor. A change of name agreement will not change the contractual obligations of the Vendor.

In the event a manufacturer reassigns the product line to an alternate company, the Vendor is required to notify the FSA CPP in writing of the change within 10 business days of the reassignment. If the Vendor is not already an approved FSA CPP Vendor, the alternate company is required to submit a Qualifications Packet to the FSA CPP to become an approved Vendor ***prior to*** conducting any qualified sales. FSA CPP may approve such assignments of existing or new vendors at its discretion. The Vendor is required to honor the contract pricing and all of the applicable Terms & Conditions throughout the remaining term of the contract.

1.26 TERMINATION OF PRODUCT LINE

If a Vendor terminates a product line (manufacturer or brand), the Vendor is required to notify the FSA CPP within 10 business days of the decision not to retain the product line. FSA CPP may remove the terminated products from the contract.

1.27 DEMONSTRATION OF COMPETENCY

Bidders must be able to demonstrate a good record of performance for a reasonable period of time, and have sufficient financial support, equipment and organization to ensure they can satisfactorily execute the services if awarded a contract under the terms and conditions herein stated.

The terms "equipment" and "organization" as used herein shall be construed to mean a fully equipped and well-established company in line with the best business practices in the industry and as determined by the FSA CPP.

The FSA CPP may consider any evidence available and may require submission of supporting documentation regarding the financial, technical and other qualifications and abilities of a Bidder, including past performance with the FSA CPP, in making the award.

FSA CPP may inspect the Bidder's facility prior to the award of contract. Bids will only be considered from firms which are regularly engaged in the business of providing the goods or services described in this Invitation to Bid.

Information submitted in the bid may not be plagiarized and, except in the case of materials quoted from this solicitation or developed by the manufacturer, must be the original work of the individual or company that submits the bid for evaluation.

1.28 VENDOR ABILITY TO PERFORM

The FSA CPP may require Bidders to show proof that they have been designated as authorized representatives of a manufacturer or supplier, which is the actual source of supply. In these instances, the FSA CPP may also require information from the source of supply regarding the quality, packaging and characteristics of the products. Any conflicts between this material information provided by the source of supply and the information contained in the bid submission may render the bid nonresponsive.

During the contract period, FSA CPP may review the Vendor's record of performance and may require submission of supporting documentation to ensure that the Vendor is providing sufficient financial support, equipment and organization.

If the FSA CPP determines that the Vendor no longer possesses the financial support, equipment and organization in order to comply with this section, FSA has the authority to immediately terminate the contract.

By responding to this Invitation to Bid, the Vendor warrants that, to the best of his or her knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish the Vendor's ability to satisfy the obligations of a resulting contract. The Vendor warrants that neither it nor any affiliate is currently on the convicted vendor list maintained pursuant to Section 287.133 of the Florida Statues, or on any similar list maintained by any other state or the federal government. The Vendor shall immediately notify the FSA CPP and purchaser in writing if its ability to perform is compromised in any manner during the term of the contract.

1.29 FINANCIAL RESPONSIBILITY

Bidder affirms by the submission of the bid and by signature on the contract signature form that the Bidder:

- Has fully read and understands the scope, nature, and quality of work to be performed or the services to be rendered under this bid and has adequate facilities and personnel to fulfill such requirements.

- Accepts the financial responsibility associated with this bid and declares that they have the access to capital (in the form of liquidity or credit lines) in order to meet the financial demands of such award.
- Has assessed the financial responsibility required to serve the contract as bid, including such details as the obligations to perform all items bid, zones bid, and quantities that could be ordered, as well as timing of payment from purchasers, which can be 45 calendar days from receipt of invoice.

1.30 QUALITY AND SAFETY

All materials used for the manufacture or construction of any supplies, materials or equipment covered by this bid shall be new. The items bid must be new, the latest model, of the best quality, and highest-grade workmanship that meet or exceed federal safety standards.

Items requiring certification should require certification of options in cases where non-certified options could result in the decertification of the original product or warranty. In all cases where options are not certified, the Vendor must disclose to the end user that the non-certified options are not required to be certified. All options must meet or exceed federal safety standards.

1.31 NONCONFORMANCE

Items may be tested for conformance with specifications. Items delivered that do not conform to specifications may be rejected and returned at the Vendor's expense.

Any violation of these stipulations may also result in:

- Vendor's name being removed from the awarded vendor list.
- FSA and purchasers being advised not to do business with Vendor.

1.32 GRATUITIES

Bidders shall not offer any gratuities, favors, or anything of monetary value to any official, employee, or agent of the FSA, for the purpose of influencing consideration of this bid. Bidders shall disclose in writing any conflicts of interest to FSA prior to any award, or as soon as practicable after learning of any such conflict, including any contractual or employment relationships with FSA or potential purchasers of Bidders' products or services.

1.33 TIE BIDS

FSA CPP has the right to award multiple Bidders the primary or alternate award in the event of a tie. In the event the FSA CPP desires to break tie bids, and businesses have qualifying drug-free work programs, the award will be made using the following criteria, in order:

- Bidder within the State of Florida
- Vendors' performance record with purchasers
- Coin Toss

1.34 RIGHT TO AUDIT

Vendor shall establish and maintain a reasonable accounting system that enables FSA CPP to readily identify Vendor's sales. FSA CPP and its authorized representatives shall have the right to audit and to make copies of all related records

pertaining to this contract, including all government sales and eligible user information, whether kept by or under the control of the Vendor, including, but not limited to those kept by its employees, agents, assignees, successors, sub-vendors, or third-party suppliers in whatever form they may be kept – written or electronic. Such records shall include, but not be limited to:

- Accounting records, including but not limited to purchase orders, confirmation of orders or invoices, paid vouchers;
- Written policies and procedures;
- Original estimates, quotes, or work sheets;
- Contract amendments and change order files;
- Insurance documents; or
- Memoranda or correspondence.

Vendor shall maintain such records during the term of this contract and for a period of three (3) years after the completion of this contract. Upon written notice from FSA CPP, the Vendor shall provide such records for inspection and audit by FSA CPP or its authorized representatives. Such records shall be made available to FSA CPP during normal business hours within three business days of receipt of the written notice. FSA CPP may select the Vendor's place of business or offsite location for the audit. The FSA CPP may also request the Vendor provide requested records via e-mail.

Vendor shall ensure FSA has these rights with Vendor's employees, agents, assignees, successors, and third-party suppliers, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Vendor and any sub-vendors, which do not include the Independent Dealers to the extent that those subcontracts or agreements relate to fulfillment of the Vendor's obligations to FSA.

Professional fees, personnel costs and travel costs incurred by FSA under its authority to audit and not addressed elsewhere will be the responsibility of the FSA. However, if the audit identifies underreporting, overpricing or overcharges (of any nature) by the Vendor to FSA or a purchaser in excess of three percent (3%) of the total contract billings, the Vendor shall reimburse FSA for the total costs of the audit not to exceed $5,000. If the audit discovers substantive findings related to fraud, misrepresentation, or non-performance, FSA may recoup all the costs of the audit work from the Vendor.

Any adjustments or payments that must be made as a result of any such audit or inspection of the Vendor's invoices or records shall be made within a reasonable amount of time (not to exceed 60 calendar days) from presentation of FSA's findings to Vendor.

FSA has the right to assess damages or seek reimbursements or refunds based on audit results.

1.35 LICENSES AND PERMITS

The Bidder shall obtain and pay for all applicable licenses, permits and inspection fees for this bid submission and any resulting contract. Where Vendors are required to enter or go onto FSA or purchaser property to deliver materials or perform work or services as a result of a bid award, the Vendor will assume the full duty, obligation and expense of obtaining all necessary licenses, permits and insurance.

The Bidder must, by the time of award, be registered to do business in the State of Florida on SunBiz.gov.

1.36 PERFORMANCE BONDS

Purchasers may request a performance bond from a Vendor. Performance bonds are recommended with pre-payment and will be at the expense of the requesting agency. Purchasers should determine the best practice in comparing performance bond expense against any prior discounts that may be available.

1.37 ELIMINATION FROM CONSIDERATION

This Invitation to Bid shall not be awarded to any person or Bidder who has outstanding debts to the FSA, whether in relation to current or previous bid awards or for other business purposes.

1.38 INDEPENDENT PREPARATION

A Bidder shall not, directly or indirectly, collude, consult, communicate or agree with any other Bidder as to any matter related to the bid each is submitting. Additionally, a Bidder shall not induce any other Bidder to modify, withdraw, submit, or not submit a bid.

Bidders or Vendors who are found to have engaged in these acts will be considered nonresponsive and will be suspended or barred from bid participation. Any contract award resulting from these acts may be terminated for default. Further, any such acts detected by the FSA may be reported to relevant law enforcement and/or prosecutorial agencies.

Bidders may submit multiple bids without violating this provision if the bid submitted is not from the same manufacturer and product line. Dealers that share the same ownership may submit multiple bids without violating this provision if the Bidders are not in the same region featuring the same manufacturer and product line.

1.39 DEFAULT

In case of default on the part of Vendor, the FSA CPP may take necessary steps to otherwise procure the products sought, including but not limited to procuring the products or services from the next highest ranked Bidder or from other sources. A defaulting Vendor may be held liable for costs incurred by the FSA in procuring replacement products.

1.40 PROTESTS AND ARBITRATION

Any person who is adversely affected by the decision or intended decision to award shall file a “Notice of Protest” in writing to the FSA CPP within three (3) business days after the posting of the Intent to Award and shall file a formal written protest within five (5) business days after filing the Notice of Protest. Failure to file both a notice of protest and a formal written protest within the above referenced timelines shall constitute a waiver of proceedings.

The burden is on the party protesting the award of the bid to establish grounds for invalidating the award(s). The formal written protest must state with particularity the facts and law upon which the protest is based. Options are for informational purposes only and will not serve as a basis for protest. Failure to do so will result in a denial of protest.

Formal written protest which states with particularity the facts and law upon which the protest is based will be reviewed by FSA legal counsel for legal soundness and validity, and corrective action will be taken as needed contingent upon the validity of such claims. However, any additional time required and cost incurred by the FSA to substantiate a protesting party's claim(s) beyond the normal scope of its legal review due to the vague or inconclusive nature of the protesting party's filing will be reimbursable to the FSA and deducted from the protesting party's bond or security which must accompany their filing.

Any Bidder who files an action protesting a decision or intended decision pertaining to this contract shall post a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent of the item being protested. The bond, cashier's check or money order must be filed at the time of filing the formal written protest or within the five (5) business day period allowed for filing the formal written protest. FSA CPP will provide the amount required within two (2) business days of the notice of protest received. This bond or security will be conditioned upon the payment of all costs which may be adjudged against the protesting party in a court of law and/or to reimburse the FSA for additional legal expenses incurred and required to substantiate the protesting party's claim(s). Failure to post the bond or security requirement within the time allowed for filing will result in a denial of protest. The filing of the protest shall not stay the implementation of the bid award by the Florida Sheriffs Association.

Should the unsuccessful Bidder(s) decide to appeal the decision of the FSA, they shall file a notice to FSA CPP within three (3) business days of the FSA bid protest decision regarding their intent to request arbitration. A demand for arbitration with the American Arbitration Association's (AAA) commercial panel under its rules and regulations must be made within ten (10) business days of the FSA bid protest decision. Any person who files for an arbitration with the AAA shall post with the Florida Sheriffs Association at the time of filing the formal written arbitration request, a bond, cashier's check or money order payable to the Florida Sheriffs Association in the amount equal to ten percent of the product line being protested. This amount will be the same amount as the FSA CPP provided at the time of filing the initial protest. Failure to provide written notice to FSA CPP, file a demand for arbitration with the AAA, or failure to post the required bond and security requirement within the specified timelines shall constitute a waiver of arbitration proceedings. By responding to this procurement, the Bidder expressly agrees to the use of mandatory binding arbitration to resolve any appeals of the decision of the FSA, and any claims arising from or in any way relating to the procurement process, and expressly waives any and all rights that it may otherwise have to pursue such claims in any other forum, judicial or otherwise.

If the party filing for arbitration does not prevail, it shall pay all costs, legal expenses and attorney fees of the prevailing party incurred in connection with the arbitration. However, if the filing party prevails, the parties shall share equally the fees and expenses of the arbitration and AAA and each shall bear the cost of their own attorney fees. The filing for arbitration shall not stay the implementation of the bid award by the Florida Sheriffs Association.

1.41 NONPERFORMANCE

By virtue of the bid submission, Bidder acknowledges its obligation to sell items in all zones for which it is awarded. Upon award, failure of the Vendor to comply with these requirements may result in the imposition of liquidated damages of $500 per item, which amount the Vendor agrees is reasonable, or probation, suspension, termination or a combination thereof from current and future bids at the FSA CPP's discretion.

The Vendor shall at all times during the contract term remain responsive and responsible. In determining Vendor's responsibility, the FSA CPP shall consider all information or evidence that demonstrates the Vendor's ability or willingness to fully satisfy the requirements of the Terms & Conditions.

Vendors that are not in compliance with any of the provisions of this contract can be assessed liquidated damages, suspended or terminated from the contract. The FSA CPP at its sole discretion may remove a noncompliant Vendor from future competitive bid solicitations; or take other actions including suspension from the contract until compliance issues are resolved, limit current or future vendor participation by items or zones, or other actions as determined by FSA CPP at its sole discretion.

At FSA CPP's discretion, Vendors may be required to develop corrective action plans to address contract compliance. Failure to abide by corrective action plans will result in termination from the existing contract and future competitive bid solicitations at the discretion of the FSA CPP.

In situations where there is evidence that the Vendor has engaged in egregious breaches of the contract with respect to either the FSA CPP and/or the purchaser, the contract can be terminated and the Vendor will be removed from future solicitations for a period of up to three (3) years, or a permanent ban from the bid process at the sole discretion of FSA CPP.

Specific conditions for termination include, but are not limited to; failure to perform, refusal to accept orders during the contract period while manufacturer orders are still being accepted for current model year or the new year if the vehicle is price protected by the factory, charging amounts exceeding MSRP on factory or Vendor installed items and packages, requiring the purchase of additional options over and above the base vehicle as a condition of acceptance of order, providing aftermarket options where factory options are available without the consent of the purchaser, any misrepresentation of optional equipment or service as being factory that fails to meet the definition as described in this document, and any other practice deemed to be inconsistent with the intent of the contract.

Any Vendor presented with a valid Purchase Order consistent with Vendor bid quotes or other agreed upon terms and pricing is required by this contract to accept such purchase order and deliver the product. Purchase Orders must be fulfilled whether or not the Purchase Order includes options. The Vendor must deliver this product in accordance with the Terms & Conditions – regardless of whether doing so will provide the Vendor with a profit or loss.

Failure to deliver the item may result in the purchaser seeking damages for the difference of cost to issue a new Purchase Order with another Vendor plus any legal fees and damages that may be incurred in the process to facilitate a completed order. Additionally, FSA CPP may seek damages for nonpayment of administrative fees, to which FSA CPP is entitled, according to Section 3.21, and any attorney's fees incurred in the recovery of these damages.

1.42 SEVERABILITY

In the event any provision of this contract is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the contract, which shall remain in full force and effect and enforceable in accordance with its terms.

1.43 TERMINATION FOR CAUSE

If through any cause within the reasonable control of the Vendor, it shall fail to fulfill in a timely manner, or otherwise violate any of the terms of this contract, the FSA CPP shall have the right to terminate the services remaining to be performed. Written notice of the deficiencies shall be given to the Vendor and unless the deficiencies are corrected within ten (10) business days, the contract may be terminated for cause immediately. The right to exercise the option to terminate for cause shall be in the sole discretion of the FSA CPP, and the failure to exercise such right shall not be deemed to constitute a waiver of this right.

In the event of a termination for cause, the purchaser shall compensate the successful Bidder in accordance with the contract for all services performed by the successful Bidder prior to termination, net of any costs incurred by the purchaser and FSA as a consequence of the default.

Notwithstanding the above, the Vendor shall not be relieved of liability to the FSA for damages sustained by the FSA by virtue of any breach of the contract by the Vendor, and the FSA CPP may reasonably withhold payments to the Vendor for the purposes of offset until such time as the exact amount of damages due the FSA from the Vendor is determined.

1.44 TERMINATION WITHOUT CAUSE

The FSA CPP can terminate the contract in whole or part without cause by giving written notice to the Vendor of such termination, which shall become effective thirty (30) calendar days following receipt by Vendor of such notice.

In the event of termination without cause, all finished or unfinished documents and other materials shall be properly delivered to the FSA CPP.

The Vendor shall not furnish any product after it receives the notice of termination, except as necessary to complete the continued portion of the contract, if any. The Vendor shall not be entitled to recover any lost profits that the Vendor expected to earn on the balance of the contract or cancellation charges.

Any payments to the Vendor shall be only to the total extent of the purchaser liability for goods or services delivered prior to the date of notice to terminate the contract.

1.45 CONTRACT ADVERTISEMENT AND USE OF FSA LOGO

The FSA logo is an official logo of the Florida Sheriffs Association designed to promote the program. The logo may be used by Vendors in accordance with this policy. Use of the logo is limited to the original version received from the FSA. Modifications are not permitted.

Methods of use include, but are not limited to:

- Electronic mediums such as websites, digital marketing campaigns, social media and e-mail; or
- Print media such as forms, marketing campaigns, business cards, posters, banners, brochures, flyers and postcards.

Vendors may request use of the logo by contacting cpp@flsheriffs.org, and should include a brief description of how the Vendor intends to use the logo. The official FSA sheriff's star and wreath logo may not be used without prior written permission.

2.0 BIDDER INSTRUCTIONS

2.01 QUALIFICATION

Bidders are required to complete the Qualifications Packet as part of the bid submission. A Bidder becomes a qualified bidder if they comply with this section and Section 2.09, Mandatory Pre-Bid Meeting.

Qualifications Packet information required for bid qualification include:

- Qualification form
  - Contact Information
  - Business Profile
  - References
  - Disqualifications & Defaults
  - Warranty Service Plan Attestation
  - Emergency Technician Attestation
- Compliance Attestations
  - E-Verify
  - Sunbiz
  - Drug-Free Workplace
  - Workers Compensation
  - Compliance with Applicable Federal, State, and Local Laws and Ordinances
- Insurance Checklist
  - Certificates of Insurance due five days prior to award
- W-9 Form

The Qualifications Packet is located on the Bid System.

2.02 LICENSING/FACILITIES

Vendors must maintain sales, service, and warranty repair facilities within the State of Florida to provide sales and service for the items purchased under this contract.

The FSA reserves the right to periodically request additional or updated information from Vendors regarding their sales, service, and warranty repair facilities during the solicitation and the term of the contract, if awarded.

2.03 INSURANCE AND INDEMNIFICATION

Vendor agrees to indemnify, protect, defend and hold harmless FSA, the participating agencies, and FSA's and participating agencies' officers, agents, and employees for, from and against all liabilities, claims, damages, losses, liens, fines, penalties, costs, causes of action, suits, judgments and expenses (including without limitation reasonable attorneys' fees and court costs) against, suffered or incurred by FSA and/or any participating agencies who become party to this Agreement, to the extent arising out of, caused by or resulting from the negligence in connection herewith of, or any breach of this Agreement by, Vendor or anyone acting on behalf of Vendor (excluding, for avoidance of doubt matters related to the performance of services by independently owned MASCs or Independent Dealers or other non-Vendor owned facilities to the extent any cause of action is a result of actions or inactions by independently owned MASCs or Independent Dealers or other non-Vendor owned facilities that are outside of Vendor's control), except to

the extent caused by the negligence or intentional misconduct of FSA and/or any participating agencies who become party to this Agreement.

The Florida Sheriffs Association and/or participating agencies shall give the Bidder/Vendor (2) the opportunity to take over and settle or defend any such action at Bidder's/Vendor's sole expense. Vendor's obligations under the above paragraph with respect to legal action are contingent upon the FSA and/or participating purchasers giving the vendor written notice of any action. Bidder/Vendor shall not be liable for any unreasonable cost, expense or compromise incurred by the Florida Sheriffs Association, or participating agencies, in any legal action without Bidder's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed.

The Insurance Checklist summarizes the Bidder's/Vendor's insurance coverage obligations, if awarded. Certificates of Insurance, evidencing such coverages and endorsements as required herein, shall be provided no later than five (5) business days prior to the contract award date. The Vendor may not begin performance under the contract until such Certificates have been approved by the FSA CPP.

The certificate must state Bid Number and Title. FSA must be included as an additional insured for the duration of the contract by way of blanket endorsement.

The Vendor shall maintain comprehensive general liability insurance and general aggregate insurance in the amount and coverage levels specified on the Insurance Checklist.

The Vendor shall specifically and distinctly assume, and does so assume, all risks of damage or injury to property or persons used or employed on or in connection with the work and of all damage or injury to any person or property wherever located, resulting from any action or operation under the contract or in connection with the work. It is understood and agreed that at all times the Vendor is acting as an independent contractor. The Vendor shall be responsible for the work and every part thereof, and for all materials, tools, appliances and property of every description, used in connection with this particular contract. The Vendor at all times during the full duration of work under this contract, including extra work in connection with this contract, shall meet the requirements of this section.

The Vendor shall maintain automobile liability insurance including property damage covering all owned, non-owned, hired and scheduled automobiles, when used in connection with the delivery or service of this contract.

The Vendor shall maintain insurance to cover garage operations in the amount specified on the Insurance Checklist when the garage is used to complete work on this contract.

All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and these companies must have a rating of B+ or better per the AM Best Rating.

FSA CPP required insurance coverages must be maintained through the duration of the contract. Upon expiration of the required insurance, the Vendor must email updated certificates of insurance for as long a period as any work is still in progress. No change or cancellation in insurance shall be made without thirty (30) calendar days' written notice to the FSA CPP.

It is understood and agreed that all policies of insurance provided by the Vendor are primary coverage to any insurance or self-insurance the FSA possesses that may apply to a loss resulting from the work performed in this contract. All policies issued to cover the insurance requirements herein shall provide full coverage from the first dollar of exposure.

The liability insurance coverage shall extend to and include the following contractual indemnity and hold harmless agreement:

The Vendor hereby agrees to indemnify and hold harmless the FSA, a 501(c)3, its officers, agents, and employees from all claims for bodily injuries to the public and for all damages to the property per the insurance requirement under the specifications including costs of investigation, all expenses of litigation, including reasonable legal counsel fees and the cost of appeals arising out of any such claims or suits because of any and all acts of omission or commission of any by the Vendor, his agents, servants, or employees, or through the mere existence of the project under contract.

The foregoing indemnity agreement shall apply to any and all claims and suits other than claims and suits as a result of of the sole and exclusive negligence of the FSA, its officers, agents, and employees, as determined by a court of competent jurisdiction.

The Vendor will notify the insurance agent without delay of the existence of the Hold Harmless Agreement contained within this contract and furnish a copy of the Hold Harmless Agreement to the insurance agent and carrier.

The Vendor will obtain and maintain contractual liability insurance in adequate limits for the sole purpose of protecting the FSA under the Hold Harmless Agreement from any and all claims arising out of this contractual operation.

The Vendor will secure and maintain policies of third-party suppliers. Compliance by the Vendor and all third-party suppliers with the foregoing requirements as to carrying insurance and shall not relieve the Vendor and all third-party suppliers of their liabilities and obligations under any section or provisions of this contract. Vendor shall be as fully responsible to the FSA for the acts and omissions of the third-party suppliers and of persons employed by them as they are for acts and omissions of persons directly employed by the Vendor.

The FSA can request, and the Vendor shall furnish proof of insurance within seven (7) calendar days of receipt of the written request from FSA. Should the Vendor fail to provide acceptable evidence of current insurance during the contract term, the FSA CPP shall have the right to consider the contract breached and justifying the termination thereof. If Bidder does not meet the insurance requirements, the FSA may consider alternate insurance coverage.

2.04 SPECIFICATIONS

All items covered by this Invitation to Bid and any resulting contract, and the specifications shall be the manufacturer's current basic production model, and shall, as a minimum, be equipped with all standard factory equipment in accordance with the manufacturer's latest literature unless otherwise noted in the Bid System or FSA Base Specifications.

The FSA Base Specifications are contained in the FSA CPP Bid System, may be requested from FSA CPP, and are retained within FSA CPP's archive. As part of the bid submission, Bidders will be required to provide confirmation that the item bid meets the FSA Base Specifications. FSA CPP may reject bids that fail to provide confirmation that the item(s) bid meet the FSA Base Specifications.

FSA CPP develops the specifications with subject matter experts and publicly available information. However, FSA CPP does not have access to full details from the manufacturer and relies on Bidders to assist in this process. Bidders should immediately notify the FSA CPP of any inaccuracies in the specifications. All notifications of inaccuracies must be in writing.

If awarded a contract, Vendor(s) must offer and supply an item that either meets or exceeds all the requirements included in the applicable FSA Base Specifications, unless a purchaser specifically issues a Purchase Order for a base item and option that differs from the FSA Base Specifications. Failure of a Bidder to comply with these provisions will result in Bidders being held responsible for all costs required to bring the item into compliance with the contract specifications.

2.05 SEALED BIDS

For purposes of this solicitation, a sealed bid is considered a bid submitted using the FSA CPP Bid System.

2.06 EXCEPTIONS

Any requested exceptions, deviations, or contingencies a Bidder may have to the Terms & Conditions must be documented in Bidder's submission. Exceptions to the FSA Base Specifications at the time of the bid submission shall reference the item number, make and model. FSA CPP has the discretion to grant or deny, in whole or in part, the Bidder's requested exception, deviation or contingency to the specifications or Terms & Conditions. Bidder acknowledges that the bid may be disqualified if FSA CPP rejects the proposed exceptions.

2.07 MISTAKES

Bidders are expected to examine the FSA Base Specifications, delivery schedules, bid prices, and all information pertaining to servicing this contract before submitting a bid. Failure to do so will be at the Bidder's risk.

2.08 EQUIVALENTS

Prior to the opening of the Bid System, Bidders may request item equivalents. The Bidder must submit the manufacturer name and model number (or product identifier) of each equivalent requested to FSA CPP. Complete, descriptive, technical literature should demonstrate that the equivalent conforms with FSA Base Specifications. If a bid uses equivalents without prior approval, the bid may be disqualified.

FSA lists specification groups and not specific makes and models for this bid. Bidders are permitted to offer alternate makes and models they are authorized to sell when bidding. When selling equivalents, vendors must disclose to the purchaser that an approved equivalent is being offered.

2.09 MANDATORY PRE-BID MEETING

Prospective Bidders are required to attend or participate in the **mandatory** Pre-Bid Meeting. The Pre-Bid Meeting is designed for vendors, the Fleet Advisory Committee and the FSA CPP to clarify questions on the Terms & Conditions and to confirm all FSA Base Specifications. Questions relating to the items, specifications, the bid process, or award can be asked at the Pre-Bid Meeting. Bidders have the opportunity to suggest technical modifications or corrections before the FSA Base Specifications are finalized.

FSA CPP reserves the right to grant attendance exceptions to the mandatory meeting if the Bidder has requested authorization, agrees in writing to meet all the Terms & Conditions without exception and further waives their right to protest the bid process in its entirety or any portion thereof.

2.10 PRICES QUOTED

Prices submitted as indicated in the sealed bid are final. Bidders acknowledge that prices quoted will be valid for a period of sixty (60) calendar days from the date of bid opening. Each item, make, and model must be priced and bid separately. Prices quoted in the bid submission should reflect the final amount the Bidder can expect to receive for payment for the items bid for the duration of the contract, unless otherwise provided in the contract. These prices must be inclusive of all components included in the FSA Base Specifications.

Prices bid, including options, must include the administrative fee FSA charges to administer the contract, as outlined within these Terms & Conditions. The administrative fee is three quarters of one percent (.0075).

Prices must be Free on Board (FOB) destination and must include delivery to the purchaser.

2.11 OPTION PRICING

The FSA CPP has the discretion to disqualify Bidders if the option pricing is excessive. In order to determine if pricing is excessive, Bidders agree to provide documentation, except confidential and proprietary business information, to FSA CPP to verify cost at any time during the solicitation process or during the contract term. This information is for comparison purposes and will not be published.

The use of options to facilitate the sale of an alternate manufacturer's product which is outside the scope of the FSA Base Specifications will be determined nonresponsive and the bid will be rejected in whole or part by the FSA CPP. Bidders must disclose which options require the purchase of other options or are dependent on another option in their bid submission.

Option pricing will include all costs of labor associated with the option and cost of labor should not be listed separately, with the exception of purchaser-owned wheel assemblies where the cost of labor is the sole item bid for Specifications 8-10. For Specifications 8-10, the purchaser is responsible for the tire mount installation on the wheel assemblies of the vehicle or piece of equipment unless the purchaser elects the tires installed on purchaser-owned wheel assembly option.

2.12 BID SUBMISSIONS

Bidders must submit a bid electronically using the Bid System. Bid submissions include a price for each item and option bid in accordance with Sections 2.10 and 2.11. Each Bidder must submit a Qualifications Packet for each bid. The bid must be received by the date and time specified on the Bid Calendar in Appendix A. Failure to meet all submission requirements by the date indicated on the Bid Calendar will result in rejection of the bid.

Bid System: VendorLink
The Bid System is located at https://www.myvendorlink.com. Bidders are encouraged to participate in training provided. Usernames and passwords will be issued to Bidders after registering in the Bid System. Contact VendorLink at support@evendorlink.com if technical issues arise during bid submission.

Bid Submission
To ensure correct bid submittal and formatting, Bidders shall:

- Upload files as instructed in the Bid System; files requested will be in Excel or .pdf.
- Follow all instructions outlined in this Invitation to Bid and provide all requested information.

The bid shall include the following documents:

- Executed Qualifications Packet.
- Price sheet for each specification group bid.
- Any requested exceptions or equivalents.

Manufacturer's Authorized Service Center Listing

The Manufacturer's Authorized Service Center listing shall include:

- Contract Number: FSA25-TRS27.0
- Bidder's Name and FEIN
- Manufacturer's Authorized Service Center:
  - Company Name
  - Address
  - City
  - Zip
  - Telephone
  - Contact Name
  - MWBE Status, if available
  - Email address

2.13 EXECUTION OF BID

By submitting a response to this Invitation to Bid, the Bidder agrees to the Terms & Conditions and to be bound by such Terms & Conditions if selected for award. The Bidder must submit the Contract Signature Form with the signature of an authorized representative no later than five (5) business days prior to the contract award date.

2.14 MODIFICATION OR WITHDRAWALS OF BIDS

A Bidder may submit a modified bid to replace all or any portion of a previously submitted bid until the due date and time of the bid submission listed in the Bid Calendar. Modifications received after the bid due date and time will not be considered.

Bids can be withdrawn in writing prior to the contract award. If a Bidder must withdraw the bid, the Bidder must contact FSA CPP immediately. Bid withdrawals are handled on a case-by-case basis and can result in a limitation of participation in future bids.

2.15 LATE BIDS

The responsibility for submitting a bid before the stated due date and time on the bid calendar is solely and strictly the responsibility of the Bidder. The FSA is not responsible for delays caused by technical problems, any internet outages or delays incurred by electronic delivery, or any other occurrence. Any reference to time will be based on Eastern Time.

2.16 BID OPENING

Bids shall be opened on the date and time specified on the Bid Calendar. The bid opening will occur at the Florida Sheriffs Association, 2617 Mahan Drive, Tallahassee, Florida, or may be offered online.

FSA CPP will provide a bid inspection period for Bidders following the bid opening. The date, time and duration will be announced prior to the bid opening.

2.17 DETERMINATION OF RESPONSIVENESS

Determination of responsiveness will take place at the time of bid opening and evaluation. In order to be deemed a responsive bidder, the bid must conform in all material respects to the requirements stated in the Invitation to Bid. As set forth in Section 2.21, FSA CPP reserves the right to waive or allow a Bidder to correct minor irregularities.

2.18 RESPONSIBLE BIDDER CRITERIA

Bids will be evaluated to determine if qualifications and contract requirements are met. Responses that do not meet all requirements of this Invitation to Bid or fail to provide all required information, documents or materials may be rejected as nonresponsive. The FSA CPP will not request documentation or consider a Bidder's social, political or ideological interests in determining if the Bidder is a responsible bidder. FSA CPP will not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

Bidders whose responses, past performance, or current status do not reflect the capability, integrity, or reliability to fully and in good faith perform the requirements of the contract may be rejected as non-responsible. In determining a responsible Bidder, the following factors may be considered:

- Adequacy of facilities, staffing, and financial resources;
- Previous experience with FSA contract or other similar government contracts;
- Ability to provide excellent customer service, including on previous FSA contracts; and
- Any other information relevant to the responsibility of a Bidder of which FSA CPP is aware.

In addition to the requirements set forth by these Terms & Conditions, FSA CPP reserves the right to request staffing, performance and financial information from any Bidder during the evaluation process.

FSA CPP reserves the right to determine which responses meet the requirements, specifications, Terms & Conditions of the solicitation, and which Bidders are responsive and responsible.

FSA CPP further reserves the right to limit participation of Bidders who, in FSA CPP's sole discretion, are determined to present responsibility concerns that call into question the Bidder's ability to perform but that do not rise to the level of requiring rejection of the Bidder as non-responsible.

2.19 BASIS FOR AWARD

The FSA CPP shall make award to the qualified, responsive and responsible Bidder(s) who submitted the lowest Bid Price by specification and by manufacturer.
Awards will not be given to any parties listed on the government wide exclusion in the System for Award Management.

FSA CPP reserves the right to accept or reject any and all bids, and to waive any minor irregularity, technicality or omission if it determines that doing so will serve the purchaser's best interest. FSA CPP reserves the right to make multiple awards for each item, if determined to be in the best interest of the FSA and the purchasers.

Awards will be posted on the FSA CPP website according to the date posted in the bid calendar.

2.20 BID TABULATIONS

The bid tabulation report will be posted on the FSA CPP website after the bid submission closes.

If there is a delay in posting the bid tabulation results, FSA CPP will post a notice of the delay and a revised date for posting of results.

2.21 MINOR IRREGULARITIES/RIGHT TO REJECT

The FSA CPP has the right to accept or reject any and all bids, or separate portions thereof, and to waive any minor irregularity, technicality or omission if the FSA CPP determines that doing so will serve its best interest or the best interest of the purchasers. A minor irregularity is a variation from the Terms & Conditions of this procurement that does not affect the price of the bid or give the Bidder a substantial advantage over other Bidders and thereby restrict or stifle competition and does not adversely impact the interests of the FSA or the purchasers. At its option, the FSA CPP may allow a Bidder to correct minor irregularities but is under no obligation to do so. In doing so, the FSA CPP may request a Bidder to provide clarifying information or additional materials to correct the irregularity. However, the FSA CPP will not request, and a Bidder may not provide the FSA CPP with additional materials that affect the price of the bid or give the Bidder an advantage or benefit not enjoyed by other Bidders.

The FSA CPP may also reject any bids not submitted in the manner specified in this document.

2.22 CONE OF SILENCE

This Invitation to Bid is subject to the Cone of Silence that begins the date the bid submission opens through the intent to award date as indicated in the Bid Calendar. During this period, all communications regarding this solicitation between FSA and Bidder will cease, except for procedural questions, questions regarding problems incurred in the use of the Bid System, or communications initiated by the FSA CPP. All permitted communications during this period shall be made in writing to the contact identified in Section 1.01 of this Invitation to Bid.

3.0 CONTRACT CONDITIONS

3.01 GENERAL REQUIREMENTS

Once the bid has been awarded, the terms and conditions of this document become the contract between the FSA CPP and the awarded Vendor. The Terms & Conditions apply to all items purchased from this contract.

3.02 STATEMENT OF AUTHORITY

Each person signing the contract warrants that they are duly authorized to do so and binds the respective party to the contract.

3.03 VENDOR CONTACT INFORMATION

The Vendor shall maintain current contact information with FSA CPP at all times for sales and submission of purchase orders, quarterly reports and administrative fee payments. If a change occurs during the contract, the Vendor must notify FSA CPP immediately.

3.04 CONTRACT EXTENSION

Contract Extension
The contract may be extended by mutual agreement for up to two (2) additional years, on a year-to-year basis. FSA CPP reserves the right to execute a contract extension or to allow the contract to fully or partially terminate and readvertise for bids, whichever is in the best interest of FSA.

The Vendor may request price adjustments for contract extensions as provided for herein. If no request is received from the Vendor, the FSA CPP will assume that the Vendor has agreed that the optional term may be exercised without a price adjustment. Any adjustment request received after the execution of an extension may not be considered unless otherwise provided for in this contract.

Month-to-Month Continuation
In the event a new contract is not active at the time of this contract's expiration, this contract's terms and conditions shall extend on a month-to-month basis and shall not constitute an implied extension of the contract. Such a month-to-month continuation shall be upon the compensation and payment provided herein.

3.05 ADDITIONS AND DELETIONS

FSA CPP reserves the right to add or delete any items from this bid or resulting contract when deemed to be in the best interest of FSA and purchasers, at its discretion. This decision to take action may be based upon and not limited to few or no sales, product recalls and other safety issues, Vendor or manufacturer performance, or the product's lack of relevance.

For items that come to market during the contract term, FSA CPP may authorize qualified and awarded Vendors to offer the new item under the existing contract terms and conditions, if the manufacturer authorizes a Vendor to sell the item. FSA CPP will request awarded Vendors submit pricing and will evaluate the responses prior to authorizing awarded Vendors to offer the new item.

3.06 PRICE ADJUSTMENT

In addition to the cost-plus-percent pricing adjustments available, the Terms & Conditions provide the following methods of price adjustments:

- Annual Price Adjustments
- Changes to Manufacturer Production or Design
- Manufacturer Certified Adjustments
- Equitable Adjustments

Price adjustment requests must clearly substantiate a need to increase or decrease the price. Price adjustments will not be considered if Vendors are delinquent on administrative fee payments or have outstanding quarterly reports.

Annual Price Adjustment

The FSA CPP may consider annual price adjustments due to:

- Changes in the Producer Price Index (PPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics (BLS); or
- As a result of changes to national or state standards that require substantial price adjustments.

FSA CPP may consider other documentation related to the change to national or state standards but is not obligated to grant price changes without literature from the manufacturer. The FSA CPP will consider the request and will make a final determination on the change in price.

Changes to Manufacturer Production or Design

Significant changes by the manufacturer to the production of and specification design may initiate a price adjustment request. FSA CPP will consider order dates, production factors, model year, or other conditions, as well as the replacement or complete redesign of items. Vendors must provide documentation from the manufacturer.

Manufacturer Certified Adjustments

Vendors must provide documentation from the manufacturer to FSA CPP that shows the additional costs or price adjustments imposed by the manufacturer and substantiate the need for a related price adjustment for this contract.

Equitable Adjustments

The FSA CPP may make an equitable adjustment to the contract terms or pricing at its discretion.

3.07 CONDITIONS

It is understood and agreed that any item offered or shipped as a result of this bid shall be the most current model offered.

3.08 FACILITIES

The FSA CPP reserves the right to inspect the Vendor's applicable facilities at any time with prior notice.

3.09 INSTALLATIONS AND SERVICES

The vendor shall ensure that all tires, and options, installed by a manufacturer or a manufacturer authorized service center are installed according to the manufacturer's specifications and guidelines.

Vendor is required to disclose make and model of product being offered, and the location, make, and model must be approved by the purchaser prior to installation. Vendor must also disclose the warranty of any item that is less than or exceeds factory warranty coverage.

The FSA may at any time during the contract period request proof that installations and service work is completed in accordance with manufacturer specifications and guidelines. Any vendor that violates this provision will be considered in default of the contract. FSA may terminate the contract in accordance with Section 1.43.

Purchaser Installations & Services:

Purchasers may elect to purchase and install tires under this contract. In such instances, the purchaser agrees to a release of liability and hold harmless for the vendor and the FSA for installations performed by purchasers. This release shall not apply to defects or failures with respect to the tires and optional goods themselves, or to workmanship with respect to the manufacture of such tires or optional goods but shall instead encompass only defects or failures arising from the installation of such tires and optional goods.

3.10 NON-SCHEDULED OPTIONS

A non-scheduled option is an option not listed on the FSA CPP published award. Vendors may provide non-scheduled options at less than MSRP or the Published List Price. Non-scheduled options should be identified and listed as a separate line item with the price and discount on the purchase order. Non-scheduled options are covered under these Terms and Conditions.

3.11 FORCE MAJEURE

A Vendor shall not be penalized for a delay resulting from the Vendor's failure to comply with delivery requirements if neither the fault nor the negligence of the Vendor or its employees contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar causes wholly beyond the Vendor's control, or for any of the foregoing that third party suppliers if no alternate source of supply is available to the Vendor.

3.12 DELIVERY

Vendors or manufacturer authorized service center shall specify the estimated delivery time in calendar days for each item. The purchaser should consult the Vendor regarding production schedules. Delivery shall be within the normal working hours of the user, Monday through Friday, excluding holidays.

Bulk deliveries of tires shall be completed within thirty (30) calendar days after receipt of an order, unless the Vendor and purchaser negotiate a different delivery schedule in writing.

3.13 PURCHASE ORDERS

To initiate a purchase, a purchase order must be issued to the Vendor, which includes:

- FSA CPP contract title and number;
- FSA CPP item number;
- Make and model or item description; and
- Purchaser name, phone number and email address.

The Vendor's acceptance of a purchaser's order will indicate that the Vendor agrees to deliver an awarded item that will be fully compatible with all of its options. Production schedules and delivery dates should be discussed at the time the quote is provided to the purchaser, or if no quote is provided, when the purchase order is delivered to the Vendor. Vendor shall place the order with the manufacturer within ten (10) business days of receipt of the purchase order. The Vendor shall assure that all orders are placed in full compliance with the specifications and the terms and conditions of the contract and the purchase order. Any changes that are required to bring an item into compliance with the various options due to an incorrect order will be accomplished at the Vendor's expense.

A Confirmation of Order form shall be completed by the Vendor and provided to the purchaser fifteen (15) calendar days from receipt of purchase order without request by the purchaser. Any additional information needed to complete this form should be obtained by the Vendor from the purchaser.

While it is recommended that an agency purchase from the zone which is closest to their location, it is not mandatory to do so. If the purchaser determines that a Vendor in another zone can better serve their needs, the purchaser may order from a Vendor in another zone. Vendors that provide awarded items outside of an awarded zone may upon mutual agreement between the Vendor and the purchaser charge a delivery fee.

If a Vendor receives a purchase order for an item for which they were not awarded, the Vendor must notify the purchaser and return the purchase order to the purchaser within three (3) business days.

3.14 DELIVERY AND SHIPPING

In cases where tires must be shipped to the purchaser, the Vendor or manufacturer authorized service center shall specify any delivery or shipping costs as a separate line item in a bid quote to purchasers prior to any order being placed.

3.15 INSPECTION AND ACCEPTANCE

Final acceptance shall be given only after the purchaser inspects or confirms the item meets contract specifications. Delivery of an item to a purchaser does not constitute acceptance for the purpose of payment. Inspection and acceptance will be at the purchaser's destination unless otherwise previously agreed upon location was provided in the purchase order. Should the delivered items differ in any respect from the FSA Base Specifications, payment can be withheld until such time as the Vendor completes the necessary corrective action.

Each purchaser shall make a good faith effort to inspect the vehicle tires, including any optional goods or services, before or at the time of delivery for acceptance, but in any event no longer than 14 calendar days after delivery.

3.16 DISPOSAL AND OTHER FEES

The purchaser may retain used tires for recycling purposes. On bulk tire deliveries to a purchaser's facility, the Vendor or manufacturer's authorized service center may pick up and dispose of an equal number of replaced used tires. This pickup of used tires may be required at a later date by the purchaser. All used tires must be disposed of in accordance with all Federal, State and local requirements.

Disposal or other fees imposed by the State, Federal or local governments and in effect shall be listed separately on the quote to the purchaser. For Specifications 1-8, the Waste Fee is included in the base price.

3.17 INVOICING AND PAYMENTS

Invoicing and payments shall be the responsibility of the Vendor and purchaser placing orders using this contract. Vendors must invoice each purchaser independently. The Vendor shall be paid upon submission of invoices to the purchaser after satisfactory delivery and acceptance of the items. While the Local Government Prompt Payment Act applies to ensure timely payment of Vendor invoices, the FSA CPP encourages purchasers to make payment within thirty (30) days of acceptance of the item. The Local Government Prompt Payment Act is defined in Sections 218.70–218.79 of Florida Statutes.

3.18 WARRANTY REPAIRS AND SERVICE

All warranties shall begin at the time of delivery and final acceptance by the purchaser. The purchaser's warranty should not be active for incomplete items and items delivered to a third-party supplier before final delivery.

Tires are subject only to the Vendor's standard limited warranty and its warranty policies in effect at the time of purchase. The standard limited warranty is incorporated by reference into the terms and conditions.

3.19 QUARTERLY REPORTS

Quarterly reports are the contractual responsibility of each Vendor. Quarterly reports must be completed and submitted electronically. Quarterly reports which do not adhere to the required format or are not complete of all purchase orders received and/or deliveries made during the quarter will be returned to the reporting Vendor for correction.

Information in the Quarterly Report shall include:

- Quantity sold by item group
- Total dollar value of quarterly sales

Quarterly reports are to be filled out on the website at https://flsheriff.wpenginepowered.com/purchasingprogram/. Quarterly reports are due no later than the 30th day of the month following the end of the quarter. Quarterly reports shall follow the schedule below for the duration of the contract. If a contract extension is executed, the quarterly reports will maintain the same schedule for future reporting periods.

Contract Year 1: April 1, 2025 – March 31, 2026

Year 1 Quarter 1:	April 1 – June 30	Q1 Report Due:	July 30
Year 1 Quarter 2:	July 1 – September 30	Q2 Report Due:	October 30
Year 1 Quarter 3:	October 1 – December 31	Q3 Report Due:	January 30
Year 1 Quarter 4:	January 1 – March 31	Q4 Report Due:	April 30

Contract Year 2: April 1, 2026 – March 31, 2027

Year 2 Quarter 1:	April 1 – June 30	Q1 Report Due:	July 30
Year 2 Quarter 2:	July 1 – September 30	Q2 Report Due:	October 30
Year 2 Quarter 3:	October 1 – December 31	Q3 Report Due:	January 30
Year 2 Quarter 4:	January 1 – March 31	Q4 Report Due:	April 30

Quarterly reports must be submitted even if there are no sales or no deliveries in a quarter. If a Vendor has no sales within a quarter, the Vendor shall indicate “No sales this quarter” on the reporting template.

FSA CPP reserves the right to modify the procedure for submitting quarterly reports during the term of the contract. Such a change shall not materially modify the substance of the information to be reported but may change the method by which future quarterly reports are to be submitted. In the event of such a change, FSA CPP will provide written notice to all Vendors of the method by which future quarterly reports are to be submitted.

3.20 ADMINISTRATIVE FEE

The FSA CPP charges three quarters of one percent (.0075) to procure, process and administer the contract. The administrative fees are the contractual responsibility of each awarded Vendor.

After receipt of payment from contract purchases, the Vendor shall remit all administrative fees to the FSA CPP no later than fifteen (15) calendar days after the end of each quarter. All fees payable to the FSA CPP during any given quarter will be accompanied and supported by a quarterly report.

The administrative fee will remain payable to FSA CPP and no relief from payment of the administrative fee, nor any additional charge to recoup the administrative fee, will be permitted if a Vendor fails to incorporate the administrative fee in its bid pricing. The administrative fee should never be listed as a separate line item on any purchase order or invoice.

The administrative fee is based on the total purchase order amount of new items. This fee excludes any value given to purchasers for trade-ins. Trade-ins, extended warranties and other exchanges will not reduce or impact the fee calculation.

The ACH form for electronic payment or wiring of funds is included in Appendix B. It is the preference of FSA CPP that all payments be electronically paid and submitted. If ACH is not available, checks for the administrative fee can be sent to:

Florida Sheriffs Association
Cooperative Purchasing Program
2617 Mahan Drive

3.21 LIQUIDATED DAMAGES

The Vendor warrants that the item supplied to the purchaser shall conform in all respects to the standards set forth and the failure to comply with this condition will be considered as a breach of contract. Any liquidated damages levied because of inadequacies or failures to comply with these requirements shall be borne solely by the Vendor responsible for same.

Failure to submit the administrative fee with accompanying quarterly reports to FSA CPP within fifteen (15) calendar days following the end of each quarter may result in the imposition of liquidated damages. Vendors failing to submit administrative fees and/or quarterly reports will incur liquidated damages in the amount of $25 for each calendar day that fees and reports are past due, beginning on the 16th day following the end of the quarter.

If a civil action is initiated by the FSA to recover administrative fees or liquidated damages as set forth in this section, the prevailing party shall be entitled to its reasonable attorneys' fees and costs incurred in the litigation. The venue shall lie in the Circuit Court for the Second Judicial Circuit in and for Leon County, Florida.

When quarterly reports are late, liquidated damages are to be included in Vendor's Quarterly Report and administrative fee submission. Liquidated damages that remain unpaid beyond forty-five (45) calendar days can result in FSA CPP, at its sole discretion, implementing contract compliance actions, including but not limited to, suspension, limited participation by specifications or zones, disqualification from future solicitations, or termination for cause pursuant to the Terms & Conditions.

Schedule of Liquidated Damages

Failure to submit quarterly report on time	$25 per calendar day
Failure to submit administrative fee on time	$25 per calendar day
Failure to Report Sales	.0075 of the sales price plus 1.5% each month following the delivery date.

Vendor agrees and acknowledges that its failure to take any of the actions specified in the above schedule will result in liquidated damages to this contract. Vendor agrees and acknowledges that these liquidated damages are not intended to be and do not constitute a penalty and that these amounts are reasonably calculated to compensate the FSA for the damages that it will incur as a result of the Vendor's failure to take the specified actions.

Appendix A: Bid Calendar

FSA25-TRS27.0: Tires Bid Calendar	Date
Invitation to Bid Published	9/26/2024 & 10/16/24
Voluntary Interested Bidder Workshop FSA25-TRS27.0	12/2/2024
New Items & Specifications Submissions Due	12/6/2024
Mandatory Pre-Bid Meeting FSA25-TRS27.0	12/12/2024
Requests for Clarifications Due to FSA	12/23/2024
FSA Response to Requests for Clarifications	1/8/2025
Bid System Opens	1/15/2025
Cone of Silence	1/15/2025 - 2/18/2025
Bid Submissions Due	2/5/2025
Bid Tabulations Posted	2/6/2025
Public Bid Opening	2/6/2025
Bid Evaluations	2/10/25 - 2/13/25
Intent To Award	2/18/2025
Final Award	4/1/2025

Appendix B: ACH Payment Form

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

TO: All Customers of the Florida Sheriffs Association

SUBJECT: Florida Sheriffs Association is going paperless!

Our association is pleased to announce the implementation of accepting electronic payments from customers. If your agency or company is able to pay via ACH, please consider adding the Florida Sheriffs Association to your list of vendors paid via electronic payment.

Florida Sheriffs Association's Banking Information is as follows:

Checking Account
Capital City Bank
Routing Number: 063100688
Account Number: 0010867001

Please email any payment remittance information to accounting@flsheriffs.org.

If you choose to make ACH payments to the association, there is no additional charge. However, the information above can be used to pay with a wire transfer. If you choose to pay via wire, there is a charge of $25 per wire that you will need to add to your payment.

If you have any questions at all, please contact Trish Eldridge at teldridge@flsheriffs.org. or call (850) 559-5668.

Sincerely,

Trish Eldridge

Director of Accounting and Finance
Florida Sheriffs Association

Appendix C: Insurance Checklist

PROTECTING, LEADING & UNITING SINCE 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

FSA25-TRS27.0: Tires
Insurance Checklist

The Insurance Checklist outlines the Bidder's insurance coverage obligations, if awarded. Complete insurance requirements are in the terms and conditions.

1. Comprehensive General Liability
   - Minimum limits of $1,000,000 per occurrence to include:
     - Bodily Injury
     - Property Damage
     - Contractual Liability
   - General Aggregate
     - Minimum limit of $2,000,000
2. Automobile Liability
   - Minimum limit of $1,000,000 per occurrence to include:
     - Owned, non-owned, hired, scheduled automobiles
3. The Florida Sheriffs Association (FSA) must be listed as an Additional Insured
4. The certificate must include the FSA bid number and bid title.

Bidder understands the insurance requirements of the contract terms and conditions, and that if awarded evidence of insurance is required five (5) business days prior to the contract award date.

City Commission Regular Meeting - 5:05 PM **11. B.**

Meeting Date: 05/18/2026

Re: Approval of Culpepper & Terpening, Inc. SA No. 3 - S. Depot Drive Corridor Improvements - Ref. RFQ 2025-022

Submitted For: Mark Zrallack, City Engineer , Engineering

SUBJECT:

Approval of Culpepper & Terpening's Specific Authorization No. 3 in an amount not to exceed $112,340.00 for the associated professional engineering services of the S. Depot Drive Corridor improvements.

SUMMARY:

South Depot Drive, between Orange Avenue and Citrus Avenue, is located in the heart of our downtown area and is in dire need of reconstruction to provide a more pedestrian friendly roadway section complete with ADA accessibility upgrades, public parking, street lighting, storm drainage improvements, landscaping, and associated irrigation. This specific authorization provides surveying, engineering design, and permitting services for the S. Depot Drive project along with bidding services questions arise during the construction bidding phase.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Deny and contract with another consultant.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Shyanne Harnage, CRA/CED Administrator
Public Works Department

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	N/A
Amount:	N/A

FISCAL IMPACT:

Required funding shall be presented to the FPRA Board for approval.

Attachments

City Attorney Approval Memo
SA No. 3
Exhibit A

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	TRACY TELLE, ENGINEERING
FROM:	SARA HEDGES, CITY ATTORNEY **SH**
RE:	APPROVAL OF CULPEPPER & TERPENING, INC. SA NO. 3 - REF. RFQ 2025-022
CAO RLS FILE:	RLS 26-131
DATE:	APRIL 9, 2026

I have reviewed the above Request for Legal Services (RLS) related to a Specific Authorization with Culpepper & Terpening, Inc. related to improvements at S. Depot Drive. The Specific Authorization is approved as to legal form and correctness.

Please note, an Interlocal Agreement between the City and the FPRA will need to be entered explaining each entity's roles and responsibilities for this project prior to this Specific Authorization being approved by either entity.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

SPECIFIC AUTHORIZATION NO. 3

S. DEPOT DRIVE IMPROVEMENTS (ORANGE AVE. TO CITRUS AVE.)

PROFESSIONAL SERVICES

SCOPE OF SERVICES

Pursuant to the continuing agreement related to "RFQ No. 2025-022 – Engineering Services" (hereinafter referred to as "AGREEMENT" between the **City of Fort Pierce** (hereinafter referred to as "CITY") and **Culpepper and Terpening, Inc.** (hereinafter referred to as "ENGINEER") dated the 1st day of December 2025, as well as the First Amendment to the Amended Continuing Contract for Professional Services dated the 2nd day of February 2026, the CITY and the Fort Pierce Redevelopment Agency, a Community Redevelopment Agency established pursuant to Florida Statutes Chapter 163, (hereinafter referred to as "FPRA") authorizes the ENGINEER to provide professional services as detailed herein.

The CITY desires professional surveying and engineering services for Parcel ID No. 2410-805-0005-010-4 commonly referred to as S. Depot Drive together with adjacent public road right-of-way identified as Market Street, Fort Pierce, FL, hereinafter referred to as the "Project".

Section 1 - Scope of Work and Schedule of Services

CONSULTANT will provide the following services in accordance with this AUTHORIZATION:

Professional surveying and engineering services are required for the preparation and completion of engineering plans and specification package for the design and permitting for the proposed S. Depot Drive reconstruction. The proposed services and scope of work is more particularly described in Exhibit "A", which is attached hereto and incorporated by reference herein.

Section 2 - Deliverables

CONSULTANT shall provide the following deliverables to the CITY as list below and described in Exhibit "A", which is attached hereto and incorporated by reference herein:

Boundary, Right-of-Way, and Topographic Survey	30 days from NTP
Preliminary Engineering Plans	60 days from NTP
Final Plans	150 days from NTP
Landscape, Irrigation and Hardscape Plans	150 days from NTP
Bidding Services	180 days from NTP

Section 3 - Method and Amount of Compensation

CITY will compensate CONSULTANT for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $112,340.00

Section 4 - CITY's Responsibilities

CITY hereby designates the City Engineer or his designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 – FPRA's Responsibilities

The FPRA will be the party responsible for all funding in relation to the design and the construction of the proposed project.

Section 6 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and in its behalf, effective as of the date herein written.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

Date: _____

ATTEST:

_____
Linda Cox, Agency Clerk

FORT PIERCE REDEVELOPMENT AGENCY:

_____
Linda Hudson, Chairperson

Date: _____

APPROVED AS TO
FORM & CORRECTNESS:

_____ Date: _____

Sara Hedges, City and Agency Attorney

CULPEPPER AND TERPENING, INC.

By: Stefan K Matthes Digitally signed by Stefan K Matthes DN: CN=Stefan K Matthes, dnQualifier=A01410D0000019A2C92D20500049C52, O=CULPEPPER AND TERPENING INC., C=US Reason: I am the author of this document Date: 2026.04.30 10:55:06-04'00' Date: April 30, 2026

Stefan K. Matthes, P.E., Sr. Vice President

EXHIBIT "A"

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

March 27, 2026

Project Number: P26-033
Contract File
Sender's Email: rcabrera@ct-eng.com

VIA: Email

Attn: Tracy S. Telle – Engineering Manager
City of Fort Pierce
100 North U.S. 1
Fort Pierce 34950

RE: Project Number: P26-033
Project Name: CFP - S. Depot Drive Roadway Improvement
Agreement for Professional Engineering & Surveying Services

Dear Tracy:

On behalf of the firm of Culpepper & Terpening, Inc., we are pleased to enclose our Agreement for Professional Engineering & Surveying Services. The scope of work consists of design and permitting for roadway improvements located in downtown Fort Pierce, Florida, along S. Depot Drive between Citrus Avenue and north from its connection with Orange Avenue, with a project length of approximately 0.2 miles. The proposed improvements include pavement upgrades, site grading, stormwater design, roadway lighting, landscaping elements, and pedestrian facilities where feasible within the available Right-of-Way. A vehicular turnaround is proposed at the south end of the site to accommodate circulation needs. The project also includes evaluation of a specialty paver design.

If this proposal meets with your approval, please execute the contract, initial each page, and return to our office. Upon receipt, we will provide your office with one fully-executed original contract. An executed contract will serve as the notice to proceed.

We appreciate the opportunity to provide this proposal. We look forward to being a part of your project team. Should you have any questions or require any additional information, please feel free to contact me directly at (772) 464-3537.

Sincerely,
CULPEPPER & TERPENING, INC.

Roberto Cabrera
Project Manager, PE

Stefan K. Matthes, PE
Sr. Vice President

Enclosure: Agreement for Engineering & Surveying Services

CC: C&T Accounting

Professional Services Agreement Between
Culpepper & Terpening, Inc. (Consultant) for
City of Fort Pierce (Client)
Project Name CFP - S. Depot Drive Roadway Improvement Project Number P26-033
March 27, 2026
****

WORK AUTHORIZATION NO. :	**P26-033**
PROJECT NAME:	**CFP - S. Depot Drive Roadway Improvement**
CONSULTANT:	**Culpepper & Terpening, Inc.**

This Agreement for Engineering Services ("Agreement") is made and entered into between City of Fort Pierce, hereinafter designated as the "CLIENT" and CULPEPPER & TERPENING, INC. as the "Consultant", the parties agree to services and conditions hereinafter stated.

I. PROJECT DESCRIPTION/OBJECTIVES

The S. Depot Drive Roadway Improvement project consists of design and permitting for roadway improvements located in downtown Fort Pierce, Florida, along S. Depot Drive between Citrus Avenue and north from its connection with Orange Avenue, with a project length of approximately 0.2 miles.. The proposed improvements include pavement upgrades, site grading, stormwater design, roadway lighting, landscaping elements, and pedestrian facilities where feasible within the available Right-of-Way. A vehicular turnaround is proposed at the south end of the site to accommodate circulation needs. The project also includes evaluation of a specialty paver design.

II. SCOPE OF SERVICE

Services associated with this Work Authorization (WA) are described in Section II, with compensation identified in Section IV.

To accomplish the above objectives, the services will be divided into the following tasks:

TASK **TASK DESCRIPTION**

1.01 Project Initiation & Data Collection

Consultant shall compile and review available records, prior plans, permits, and other documentation associated with the project area. Consultant shall attend a project kickoff meeting with the Client and engineering team and review available base information, including survey data, to support design. Consultant shall perform a field review to confirm existing site conditions and infrastructure.

2.01 Boundary, Right-of-Way, Topographic Survey

Consultant to perform boundary, Right-of-Way, and topographic survey services within the project limits. The survey to identify property lines, above ground visible improvements, surface features, utilities observed in the field, and elevation data. Deliverables to be provided in CAD and PDF formats for use in design development.

2.02 Geotechnical Services

Consultant to coordinate geotechnical exploration within the project limits to support roadway design. The work includes soil borings, laboratory testing, and preparation of a geotechnical report describing subsurface conditions and pavement design parameters. The report will provide recommendations related to pavement structure, subgrade conditions, and other geotechnical considerations associated with the proposed improvements.

3.01 Preliminary Plans

Consultant to prepare the initial plan submittal documents generally consistent with the FDOT FDM and Florida Greenbook. The plans to be prepared in 24" x 36" format and developed in accordance with the City of Fort Pierce criteria, FDOT FDM, and FDOT Standard Plans. The initial submittal is anticipated to consist of Preliminary Plans developed generally consistent with the FDOT FDM and the framework referenced in FDM Part III, Chapter 301.2, and is anticipated to include the following components:

- Key Sheet (Preliminary)
- General Notes/Summary of Pay Items (Preliminary)
- Typical Sections (Preliminary)
- Project Layout Sheets @ 100 scale (Preliminary)
- Roadway Plan & Profile Sheets @ 40 Scale (Preliminary)
- Cross Sections @ 100' intervals (Preliminary)

3.02 Master Stormwater Design

Consultant to develop a master stormwater management concept for the project corridor to support roadway improvements. This task includes evaluation of existing drainage conditions, preparation of stormwater calculations, and development of a conceptual drainage layout for the proposed improvements. The analysis will address stormwater collection, conveyance, and discharge considerations associated with the project area.

3.03 ERP 10-2 Permit Application

Consultant to prepare the documentation required for submittal under the SFWMD ERP 10/2 Self-Certification process. This task includes preparation of supporting drainage calculations, O&M Manual, maintenance cost estimates, design exhibits, and completion of the applicable self-certification forms consistent with District criteria.

3.04 Final Plans

Consultant to prepare the Final Plans submittal for the proposed roadway section. The plans to be developed generally consistent with the FDOT FDM and Florida Greenbook and prepared in 24" x 36" format. The Final Plans are anticipated to follow the framework referenced in FDM Part III, Chapter 301.2, and to be developed in accordance with the City of Fort Pierce criteria, FDOT FDM, and FDOT Standard Plans. The submittal is anticipated to include the following components:

- Key Sheet (Final)
- General Notes/Summary of Pay Items (Final)
- Typical Section (Final)
- Project Layout Sheets @ 100 scale (Final)
- Roadway Plan & Profile Sheets @ 40 scale (Final)
- Cross Sections @ 100' intervals (Final)
- Stormwater Pollution Prevention Plan (Final)
- Traffic Control Plan (Final)
- Signing & Pavement Marking Plan (Final)

3.05 Streetscape, Landscape & Irrigation Design Plans

Consultant shall prepare Selective Clearing and Grubbing Plans, including relocation design for viable Sabal Palms within the proposed right of way improvements and identification of palms to be removed.

Consultant shall develop conceptual landscape designs for the project corridor, including tree islands and street tree placement, with 2D renderings prepared for each roadway or parking configuration and a final design for the selected alternative. Consultant shall also prepare conceptual hardscape layouts for specialty pavers or streetscape elements and preliminary irrigation design for the proposed landscaping.

Consultant shall prepare preliminary and final cost estimates and attend coordination and design review meetings with the project team. Consultant shall prepare complete landscape construction documents, including plans, notes, and details, in accordance with applicable design standards.

Plans shall be submitted at the final design stages, and review comments shall be addressed prior to resubmittal.

3.06 Street Lighting Design Plans

Consultant to prepare street lighting design plans associated with the roadway improvement project. The work includes development of lighting layout plans showing fixture placement, pole locations, and electrical routing associated with the proposed street lighting system. Power for the lighting system is anticipated to originate from a separate electrical service to be determined during design development.

The task includes preparation of lighting plan drawings and supporting electrical details for incorporation into the construction plan set and coordination with the roadway and streetscape design.

4.01 Bidding Services

Consultant to provide assistance to the City of Fort Pierce during the bidding process, including the following items:

- Prepare for and attend the pre-bid meeting for the project.
- Provide City of Ft. Pierce with responses to request for information and/or questions that arise from the meeting.
- Prepare plan revisions based on comments received during the bidding process.
- Review bid tabulations prepared by City of Ft. Pierce and provide recommendations of award.
- Issue “Approved for Construction” plan sets to the contractor

7.01 Project Management & Representation

Consultant to provide ongoing project management and representation services, including coordination with the client, design team, regulatory agencies and other stakeholders. This task includes participation in meetings, comment responses, tracking project milestones, and facilitating communication throughout the permitting and design process.

8.01 Reimbursable Expenses

Reimbursable expenses including any direct, non-salary expense, including but not limited to copies, blueprints, out-of-office reproduction or photographic services, local travel, special mailing services, contract services authorized by the Client, Agency required notification and publication services, etc. will be billed as appropriate.

III. ASSUMPTIONS/CLARIFICATIONS

1 Environmental & Jurisdictional work by others

2 Subsurface Hydrology Reports/Opinions by Others

3 Environmental Assessment by Others

4 Easement Preparation billed as Additional Service

5 Utility Conflict Resolution is not included in the scope of services.

6 Title review is not included in this proposal.

7 Archaeology Determinations by others

8 Title Work Provided By Client

9 Scope/Price is based on use of Standard C&T Contract

10 Preparation of NPDES NOI permit application is not included in this scope.

11 Environmental support by others

12 Traffic Control Plans will reference the current Florida Department of Transportation (FDOT) Standard Plans.

13 The survey of Subsurface Utility Engineering services will be based on the North American Datum of 1983 (NAD 83), East Zone and elevations will be referenced to the North American Vertical Datum 1988 (NAVD 88).

14 Additional services outside of this scope will be billed as a T&E expense according to the Exhibit A, attached herein.

15 Utility relocation design and utility relocation costs are not included in this scope.

IV. BREAKDOWN OF FEES FOR BASIC SERVICES

Work authorized is estimated to be completed in accordance with the following schedule:

Task#	Task Description		AMOUNT	Fee Type
1.01	Project Initiation & Data Collection	$	1,510.00	LS
2.01	Boundary, Right-of-Way, Topographic Survey	$	7,500.00	LS
2.02	Geotechnical Services	$	3,500.00	LS
3.01	Preliminary Plans	$	14,080.00	LS
3.02	Master Stormwater Design	$	7,790.00	LS
3.03	ERP 10-2 Permit Application	$	3,500.00	T&E
3.04	Final Plans	$	27,550.00	LS
3.05	Streetscape, Landscape & Irrigation Design Plans	$	22,350.00	LS
3.06	Street Lighting Design Plans	$	14,400.00	LS
4.01	Bidding Services	$	3,620.00	LS
7.01	Project Management & Representation	$	6,040.00	T&E
8.01	Reimbursable Expenses	$	500.00	T&E
		$	**112,340.00**	

The term "LS" indicates a Lump Sum fee for the tasks specified and is intended to be a fixed fee, not subject to change without the agreement of both parties. The term "T&E" indicates a Time & Expense task and this is an estimated budget figure only.

V. COMPLETION DATE & DELIVERABLES

Work authorized is estimated to be completed in accordance with the following schedule:

Task#	Task Description	Completion Date	Copies
1.01	Project Initiation & Data Collection	7 days from NTP	0
2.01	Boundary, Right-of-Way, Topographic Survey	30 days from NTP	2
2.02	Geotechnical Services	30 days from NTP	2
3.01	Preliminary Plans	60 days from NTP	2
3.02	Master Stormwater Design	150 days from NTP	2
3.03	ERP 10-2 Permit Application	TBD	2
3.04	Final Plans	150 days from NTP	2
3.05	Streetscape, Landscape & Irrigation Design Plans	150 days from NTP	2
3.06	Street Lighting Design Plans	150 days from NTP	2
4.01	Bidding Services	180 days from NTP	0
7.01	Project Management & Representation	TBD	0
8.01	Reimbursable Expenses	TBD	0

VI. AGREEMENT

The following documents, as applicable, are attached and are incorporated into this Work Authorization:

- Exhibit A: General Conditions

Approved By:
City of Fort Pierce

Tracy S. Telle

Date:

Submitted By:
Culpepper & Terpening, Inc.

James P. "Butch" Terpening, Jr., P.E.
COO

Date:

Appendix A
Culpepper & Terpening, Inc.
Hourly Rate Schedule

SERVICES	RATE
Principal Engineer P.E.	$ 320.00
Senior Project Manager P.E.	$ 250.00
Senior Project Engineer PE	$ 240.00
Project Engineer P.E.	$ 200.00
Senior Project Manager	$ 240.00
Project Manager	$ 205.00
Project Engineer/Manager/Design/EI	$ 150.00
Civil Design Technician/Senior Design Technician	$ 130.00
CADD Operator/Technician	$ 110.00
Senior Land Surveyor	$ 215.00
Survey Crew Chief	$ 120.00
Senior Survey Technician	$ 130.00
Survey Technician	$ 110.00
GIS Technician	$ 140.00
Project Coordinator	$ 130.00
Administration Services	$ 90.00
Drone Survey Crew	$ 220.00
Two Man Field Survey Crew	$ 180.00
Three Man Field Survey Crew	$ 225.00
ADDITIONAL SERVICES	**RATE**
Principal Planner	$ 230.00
Environmental Specialist	$ 230.00
Senior Electrical Engineer	$ 275.00
Senior Landscape Architect	$ 180.00
Senior Inspector	$ 150.00
Inspector	$ 125.00
Utility Designating Crew	$ 295.00
Ground Penetrating Radar (GPR) & Operator	$ 185.00
Test Hole – Pervious	$ 400.00
Test Hole – Impervious	$ 500.00
Location Vac. Truck and Crew ($/Hr)	$ 295.00
Hydrographic Vessel Under 18'	$ 14.55

Rates are valid until December 31, 2026

City Commission Regular Meeting - 5:05 PM **11. C.**

Meeting Date: 05/18/2026

Re: Approval of Culpepper and Terpening, Inc., Specific Authorization No. 5 for the Jetty Park Pier Survey at an amount of $6,200

Submitted For: Devoshay Johnson, Deputy City Manager - Administrative Services, Administrative Services

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SUBJECT:

Approval of Culpepper and Terpening, Inc., Specific Authorization No. 5 for the Jetty Park Pier Survey at an amount of $6,200

SUMMARY:

The U.S. Army Corps of Engineers is currently in the process of amending our existing Lease Agreement to encompass the pier section of the park, as the current agreement only pertains to the adjacent parcel. This amendment will eliminate the necessity for a separate license agreement for the pier, thereby relieving the City from the obligation of engaging in five-year renewals. Furthermore, this consolidation will allow the City to manage two Army Corps parcels under a single lease, which remains valid until 2034. To proceed with the lease amendment, the Army Corps requires a survey of the pier to be conducted by the City. Therefore, City staff would like to engage the services of Culpepper and Terpening, Inc. to conduct a survey at a cost of $6,200 through the continuing contract for professional engineering services.

RECOMMENDATION:

Approval of Culpepper and Terpening, Inc., Specific Authorization No. 5 for the Jetty Park Pier Survey at an amount of $6,200

ALTERNATIVES:

City Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Marsha Commond, Administrative Services Manager

COORDINATED WITH:

City Attorney's Office

Fiscal Impact

Budgeted Y/N: Y

Account: 0016000-534900

Amount: $6,200

OTHER INFORMATION:

Attachments

Specific Authorization No. 5
Presentation Slide
Professional Services Contract
Professional Services Contract Amendment
City Attorney's Office Memo

SPECIFIC AUTHORIZATION NO. 5

JETTY PARK PIER SURVEY

PROFESSIONAL ENGINEERING SERVICES

Pursuant to the Continuing Contract for "RFQ No. 2025-002 – Professional Engineering Services" (hereinafter referred to as "AGREEMENT") between the City of Fort Pierce, Florida (hereinafter referred to as "CITY") and Culpepper & Terpening, Inc. (hereinafter referred to as "CONSULTANT") dated the _____ day of _____, _____, the CITY authorizes the CONSULTANT to provide professional engineering services as detailed in this Specific Authorization (hereinafter referred to as "AUTHORIZATION").

The CITY desires professional engineering services related to a specific purpose survey of the Jetty Park Pier located at Seaway Dr. and S. A1A, Fort Pierce, FL 34947, hereinafter referred to as the "Project".

Section 1 - Scope of Work

CONSULTANT will provide the following services in accordance with this AUTHORIZATION and as described in Exhibit "A", which is attached hereto and incorporated by reference herein:

CONSULTANT will conduct a review of the existing Jetty lease and license agreements, provide a field survey of the paved walkway and associated improvements (benches, trash cans, etc.), and geospatial aerial imagery to establish the rip rap limits along the east-west portion of the Jetty. Based on the above collected data, CONSULTANT will prepare a sketch and legal description. As per the U.S. Army Corps of Engineers, the sketch will include geospatial locations of found improvements and tie into the existing leased area.

Section 2 - Deliverables

CONSULTANT shall provide the following deliverables to the CITY as listed below and described in Exhibit "A", which is attached hereto and incorporated by reference herein:

Proposed services will be completed within 1 month from the issuance of the Notice to Proceed.

Section 3 - Method and Amount of Compensation

CITY will compensate CONSULTANT for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $6,200

Section 4 - CITY's Responsibilities

CITY hereby designates the Public Works Director or his designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the CONSULTANT by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

Date: _____

APPROVED AS TO
FORM & CORRECTNESS:

_____
Sara Hedges,
City Attorney

CULPEPPER & TERPENING, INC.:

By: _____ Date: 4/29/26

Jonathan Jones (name)

Director of Survey (title)

Exhibit "A" - Proposal

Professional Services Agreement Between
Culpepper & Terpening, Inc. (Consultant) for
City of Fort Pierce (Client)
Project Name CFP - Jetty Pier Lease Support Project Number P26-054
April 6, 2026
****

WORK AUTHORIZATION NO. :	**P26-054**
PROJECT NAME:	**CFP - Jetty Pier Lease Support**
CONSULTANT:	**Culpepper & Terpening, Inc.**

This Agreement for Engineering Services ("Agreement") is made and entered into between City of Fort Pierce, hereinafter designated as the "CLIENT" and CULPEPPER & TERPENING, INC. as the "Consultant", the parties agree to services and conditions hereinafter stated.

I. PROJECT DESCRIPTION/OBJECTIVES

The project shall generally be defined and described as providing professional survey services in support of a Lease Agreement between the City of Fort Pierce and the Army Corp of Engineers as it pertains to the South Jetty at the Fort Pierce Inlet.

II. SCOPE OF SERVICE

Services to be provided by this Consultant pursuant to this Work Authorization (WA) shall be provided in accordance with the services under Section II and payable in the amount set forth in Section IV.

To accomplish the above objectives, the services will be divided into the following tasks:

TASK	TASK DESCRIPTION
20.12	**Specific Purpose Survey** Consultant to provide a review of the existing Lease and License agreements, field survey of the paved walkway and associated improvements (benches, trash cans, etc.) and geospatial aerial imagery to establish the rip rap limits along the east-west portion of the Jetty. Based on the above collected data, consultant to prepare a sketch and legal description. As per the ACOE, the sketch will include geospatial locations of found improvements and tie into the existing Lease area.

III. ASSUMPTIONS/CLARIFICATIONS

1 Location of improvements is limited to significant above ground improvements.

2 Title review is not included in this proposal.

3 Survey does not include a determination of the MHWL, property boundaries or other coastal lines.

4 Additional services outside of this scope will be billed as a T&E expense.

Client's Initials: _____

C&T Initials: _____

Professional Services Agreement Between
Culpepper & Terpening, Inc. (Consultant) for
City of Fort Pierce (Client)
Project Name CFP - Jetty Pier Lease Support Project Number P26-054
April 6, 2026
****

IV. BREAKDOWN OF FEES FOR BASIC SERVICES

Work authorized is estimated to be completed in accordance with the following schedule:

Task#	Task Description		Amount	Fee Type
20.12	Specific Purpose Survey		$ 6,200.00	LS
		Estimated Total	**$ 6,200.00**	

The term "LS" indicates a Lump Sum fee for the tasks specified and is intended to be a fixed fee, not subject to change without the agreement of both parties. The term "T&E" indicates a Time & Expense task and this is an estimated budget figure only.

V. COMPLETION DATE & DELIVERABLES

Work authorized is estimated to be completed in accordance with the following schedule:

Task#	Task Description	Completion Date	Copies
20.12	Specific Purpose Survey	20-25 business days	

VI. AGREEMENT

The following documents, as applicable, are attached and are incorporated into this Work Authorization:

- N/A

Approved By:
City of Fort Pierce

Marsha Commond

Date:

Submitted By:
Culpepper & Terpening, Inc.

James P. "Butch" Terpening, Jr., P.E.
COO

Date:



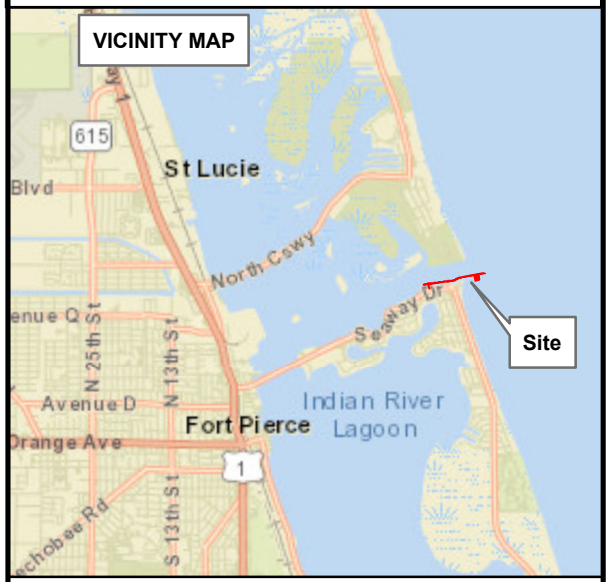
General Map
Fort Pierce Harbor Project
Tract No. 4 and South Jetty
Lease DACW17-1-09-0001 &
License DACW17-3-21-0001
Fort Pierce, St. Lucie County, Florida
16 July 2025

500 250 0 500
Feet

LEGEND

- Fort Pierce Harbor Project Tract 4 (Fee)
- USACE Lease DACW17-1-09-0001 in favor of the City of Fort Pierce (~1.99 Ac.)
- USACE License DACW17-3-21-0001 in favor of the City of Fort Pierce (~0.33 Ac.)
- TIITF Submerged Lands Easement No 29646 (4717-56) in favor of St. Lucie County Erosion District (~1.55 Ac.)
- Perpetual Access Easement in favor of USACE Fort Pierce Harbor Project
- St. Lucie County Parcel Data

N



Prepared by: D. DeVane
Department of the Army
Corps of Engineers
Jacksonville District
Real Estate Division
Technical Services Branch

CONTINUING CONTRACT FOR RFQ No. 2025-022

PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT for PROFESSIONAL ENGINEERING SERVICES (hereinafter referred to as “Agreement” or "Contract") is made and entered into this 1st day of December, 2025 by and between the City of Fort Pierce, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "City") and **CULPEPPER & TERPENING, INC.**, whose local principal address is **2980 South 25th Street, Fort Pierce, FL 34981** (hereinafter referred to as "Consultant").

WHEREAS, pursuant to RFQ No. 2025-022 and Section 287.055, Florida Statutes, the City solicited proposals for non-exclusive continuing contracts to perform professional services; and

WHEREAS, the Consultant is qualified pursuant to Section 287.055, Florida Statutes, to provide services within the scope of practice of **professional engineering services** under a continuing contract; and

WHEREAS, at the regularly scheduled meeting on **August 18, 2025**, the City Commission of the City of Fort Pierce approved the negotiations of a continuing contract and authorized the execution of an agreement for Continuing Professional Services between the City and Consultant; and

WHEREAS, the Consultant is willing and able to render professional services for various projects on an as-needed basis and for the compensation and on the terms hereinafter set forth.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, agreements, terms, and condition contained herein, do agree as follows:

1. SERVICES

The Consultant’s responsibility under this Agreement is to provide professional services within the scope of practice of **professional engineering services** (hereinafter “professional services”).

Consultant represents to the City that the professional services to be performed under this Agreement shall be in accordance with the highest standards accepted and established practices and procedures recognized as such in Consultant’s trade in general and that Consultant shall conform to this Agreement.

Consultant shall be responsible for the technical accuracy of its professional services and documents resulting therefrom, and City shall not be responsible for discovering deficiencies therein. Consultant shall correct any such deficiencies without additional compensation or cost to City, except to the extent any such deficiency is directly attributable to deficiencies in City-furnished information.

Consultant shall be responsible for the completeness and accuracy of the work prepared or compiled under Consultant's obligation for each project and shall correct, at Consultant's expense, all errors or omissions therein which may be disclosed. The cost necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional costs to City caused by such errors shall be chargeable to Consultant and shall not be considered a cost of the Work. The fact that City has reviewed or approved Consultant's work shall in no way relieve Consultant of any of its responsibilities.

2. TERM

The term of this Agreement shall be for a period of two (2) years commencing on the date first written above, with three (3) one (1) year renewal options available unless otherwise extended or terminated in writing.

A. The City may extend this Agreement up to one hundred eighty (180) days beyond the expiration date of the existing Agreement. The rates in effect on the last day of the contract shall remain in effect for the Agreement extension period. Additional extensions shall be subject to agreement of both parties.

B. Any work that commences must be complete on or before the expiration of the Term period stated herein.

3. TECHNICAL AND PROFESSIONAL SERVICES

It shall be the responsibility of the Consultant to work with the City to provide professional services related projects for City. Each project will require a separate Specific Authorization using a form agreed to by both parties. The Specific Authorization shall set out the Scope of Work, time of performance, compensation schedule for each project, and any other necessary terms.

4. PERIOD OF SERVICE; SPECIFIC AUTHORIZATIONS

A. The Consultant will be available to begin work promptly after receipt of a fully executed copy of this Agreement. It is agreed that this Agreement shall be considered as a continuing contract and work will be initiated on an assignment-by-assignment basis through the execution of a Specific Authorization. The City reserves the right to select the respective Consultant who the City believes is in its best interest to perform the specified work.

B. If the Consultant's professional services called for under this Agreement are delayed for reasons beyond the Consultant's control, the time of performance shall be adjusted appropriately through a Change Order, and only upon agreement by the City to the adjustment and that the reasons were beyond the Consultant's control, as outlined in Paragraph 17, below.

C. Specific work assignments shall be set forth in individual Specific Authorizations, which will be issued to the Consultant. All Specific Authorizations shall be executed on behalf of the City in accordance with the City Purchasing Policy. The Specific Authorizations shall describe the scope of the work to be performed, cost to perform the work and shall set forth the schedule for completion of the work.

D. The City shall provide all criteria and full information as to City's requirements for the assignment and designate in writing a person with authority to act on City's behalf on all matters concerning this assignment.

5. TIME OF PERFORMANCE

Each project performed pursuant to this Agreement shall be performed in a timely manner without unreasonable delay within the time period identified in the Specific Authorization.

If the work is not fully completed according to the terms of the Agreement and within the time limits stipulated in the individual Specific Authorization, it is hereby acknowledged that the City will suffer damages which are not capable of ascertainment or calculation, and therefore the Consultant shall pay the City liquidated damages, a sum of which will be outlined in each individual Specific Authorization, per day for each day following the required completion date, until the date upon which actual completion occurs.

6. COMPENSATION

The Consultant shall be compensated for all services satisfactorily completed in accordance with the terms and conditions of this Agreement and each Specific Authorization. All invoices presented to the City for payment shall be on a Request for Payment form approved by the City. Payment for services performed will be processed within forty-five (45) days of receipt and approval of a proper invoice and in accordance with the applicable terms of the Local Government Prompt Payment Act, Sections 218.70-80, Florida Statutes.

7. GENERAL CONDITIONS

A. It is understood and agreed that the Consultant's services under this Agreement do not include participation, whatsoever, in any litigation. Should such services be required, a supplemental agreement may be negotiated between the City and the Consultant describing the services desired and providing a basis for compensation to the Consultant.

B. Upon the Consultant's written request, the City will furnish or cause to be furnished such reports, studies, instruments, documents, and other information as the

Consultant and City mutually deem necessary; and the Consultant may rely upon same in performing the services required under this Agreement.

8. TRUTH-IN-NEGOTIATION CERTIFICATE

Execution of this Agreement by Consultant shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement are accurate, complete and current at the time of execution of the Agreement. The original Agreement rates and any additions thereto shall be adjusted to exclude any significant sums by which City determines the Agreement rate(s) was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such rate adjustments shall be made within one year following the end of this Agreement.

9. DEFAULT/TERMINATION

A. FOR CAUSE

If either party fails to fulfill its obligations under this Agreement in a timely and proper manner, the other party shall have the right to terminate this Agreement by giving written notice of any deficiency and by allowing the party in default seven (7) calendar days to correct the deficiency. If the defaulting party fails to correct the deficiency within this time, this Agreement shall terminate at the expiration of the seven (7) calendar day time period.

With regard to the Consultant, the following items shall be considered a default under this Agreement:

1) If the Consultant should be adjudged bankrupt, or if he, or it, should make a general assignment for the benefit of his, or its, creditors, or if a receiver should be appointed on account of his, or its, insolvency.

2) If the Consultant should persistently or repeatedly refuse or fail, except in cases for which an extension of time is provided, to provide the services contemplated by this Agreement.

3) If the Consultant disregards laws, ordinances, or the instructions of the Project Manager or otherwise is guilty of a substantial violation of the provisions of this Agreement.

In the event of termination, the Consultant shall only be entitled to receive payment for work satisfactorily completed prior to the termination date.

B. WITHOUT CAUSE

Either party may terminate the Agreement without cause at any time upon thirty (30) calendar days prior written notice to the other party. In the event of termination, the City shall compensate the Consultant for all authorized work satisfactorily performed through the termination date.

10. SUBCONSULTANTS AND SUBCONTRACTORS

In the event the Consultant requires the services of any subconsultant, subcontractor or professional associate in connection with the services to be provided under this Agreement, Consultant shall secure the written approval of City Project Manager before engaging such subconsultant, subcontractor, or professional associate.

If a subconsultant fails to perform or make progress, as required by this Agreement, and it is necessary to replace the subconsultant to complete the work in a timely fashion, the Consultant shall promptly do so, subject to acceptance of the new subconsultant by the City. The substitution of a subcontractor shall not be adequate cause to excuse a delay in the performance of any portion of this Agreement as set forth in the Scope of Work.

The Consultant, its subconsultants, agents, servants, or employees agree to be bound by the Terms and Conditions of this Agreement and in the Consultant's agreement with the subconsultant for work to be performed for the City, the Consultant must incorporate the terms of this Agreement.

11. FEDERAL AND STATE TAX

The City is exempt from payment of Florida State Sales and Use Taxes.

The City will sign an exemption certificate submitted by the Consultant. The Consultant shall not be exempted from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the City, nor is the Consultant authorized to use the City's Tax Exemption Number in securing such materials.

The Consultant shall be responsible for payment of its own and its share of its employees' payroll, payroll taxes, and benefits with respect to this Agreement.

12. INSURANCE

The Consultant shall, at its own expense, procure and maintain, with insurers acceptable to the City, the types and amounts of insurance conforming to the minimum requirements set forth herein. The Consultant shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to and approved by the City. As evidence of compliance with the insurance required herein, Consultant shall furnish the City with:

(a) A fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the Fort Pierce Redevelopment Agency and the City of Fort Pierce and their respective members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;
(b) The original of the policy(ies); or
(c) Other evidence satisfactory to the City.

Until such insurance is no longer required by this Contract, Consultant shall provide the City with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

To the extent Consultant is permitted to and elects to sub-contract any of the work performed under this Contract, Consultant will require all subcontractors to provide insurance coverage complying with the requirements set forth herein and will provide the City with evidence of such coverage prior to the commencement of the subcontractor's work.

Workers' Compensation Insurance/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance (NCCI), without restrictive endorsements, other than any endorsement required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One: Statutory
Part Two: $1,000,000 Each Accident
$1,000,000 Disease – Policy Limit
$1,000,000 Disease – Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against the City, and their respective officials, officers and employees in the manner which would result from the attachment of NCCI's Waiver of Our Right to Recover From Others Endorsement (Advisory Form WC 00 03 13) with the City, and their respective officials, officers and employees scheduled thereon.

Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements

other than those which are required by the State of Florida or those which under an ISO filing must be attached to the policy (i.e., mandatory endorsements).

The City, and their respective officials, officers and employees shall be included as an "Additional Insureds" on a form no more restrictive than ISO Form (CG 20 10, Additional Insured – Owners, Lessees, or contractors – Scheduled Person or Organization Endorsement) and ISO Form CG 20 37 (Additional Insured – Owners, Lessees or contractors Completed Operations). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$1,000,000 Personal and Advertising Injury
$1,000,000 Each Occurrence

Consultant shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the final completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements other than those required by the State of Florida or those under which an ISO filing must be attached to the policy (i.e., mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence – Bodily Injury and Property Damage Combined

Design Professional Liability

Any entity hired to perform professional design services as a part of this Contract shall maintain professional liability coverage. Such coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Contract and such claims-made coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Claim
$1,000,000 Per Aggregate

Pollution Legal Liability

Any entity hired to perform services as part of this contract for environmental or pollution related concerns shall maintain Consultant's Pollution Liability coverage. Such insurance shall cover Consultant for liability resulting from pollution of other environmental impairment arising out of, or in connection with, work performed under this Contract, or which arises out of, or in connection with this Contract, including coverage for clean-up of pollution conditions and third-party bodily injury and property damage claims arising from pollution conditions. Such insurance shall also include transportation coverage and non-owned disposal site coverage.

Coverage must either be on an occurrence basis; or if on a claims-made basis, the coverage must respond to all claims reported with three years following the period for which coverage is required, and which would have been covered had the coverage been on an occurrence basis.

The insurance shall include the CITY, and their respective officials, officers and employees as additional insureds.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Loss
$2,000,000 Annual Aggregate

Property Insurance (Builders Risk / Installation Floater)

100% Contract Value. Such insurance shall be on a form acceptable to the City's Risk Management Department. The Property policy shall include SPECIAL FORM/ALL RISK COVERAGES. The Property policy shall not be subject to a coinsurance clause. A maximum $10,000 deductible for other than windstorm and hail. For windstorm and hail coverage, the maximum deductible applicable shall be 2% of the completed value of the project. The City shall be included as Insureds and as Loss Payees.

Payment Bond and Performance Bond

Consultant shall execute, deliver to the City, in accordance with the performance and payment bond requirement as stated herein, and record in the public records of the county where the improvement is located, a statutory payment bond and a common law performance bond in the amount of this Agreement. Consultant shall provide the City with a true copy of the recorded bond(s) as evidence of such recording. The payment and performance bonds shall be issued using the Statutory Payment Bond form and the Common Law Performance Bond form provided by the City.

Each bond shall be signed on behalf of the Consultant by an individual who is duly authorized to execute the bond on behalf of the Consultant Each executed bond should be accompanied by (a) appropriate acknowledgment of the respective parties, and (b) the Power-of-Attorney for the Attorney-in-Fact who has executed the bond.

All bonds required under this Agreement shall be written with a surety holding a certificate of authority authorizing it to write surety bonds in Florida and the surety bond shall be countersigned by a licensed Florida agent appointed by the surety. The surety shall have a minimum Best's Rating of "A-" according to A.M. Best Company and shall also maintain a current certificate of authority as an acceptable surety on Federal Bonds in accordance with U.S. Department of Treasury Circular 570, current revision.

General Conditions

The insurance provided by Consultant shall apply on a primary basis to any insurance or self-insurance maintained by the City. Any insurance or self-insurance maintained by the City shall be excess of, and shall not contribute with, the insurance provided by Consultant.

Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by Consultant shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, the City may permit Consultant to self-insure, in whole or in part, one or more of the insurance coverages required by this Agreement. All applicable deductibles and self-insured retentions must be disclosed to and approved by the City prior to being used to satisfy any of the insurance requirements contained herein. Consultant shall pay on behalf of the City, or their respective officials, officers, and employees any deductible or self-insured retention applicable to a claim against the City, or their respective officials, officers, and employees.

All policies of insurance provided by the Consultant shall be endorsed to provide that the Insurer waives its rights against the City of Fort Pierce and their members, officials, officers, and employees.

Compliance with these insurance requirements shall not limit the liability of Consultant. Any remedy provided to the City by the insurance provided by Consultant or the City shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Consultant) available to the City under this Agreement or otherwise.

All insurance policies provided by the Consultant shall be endorsed to provide the City with thirty (30) days' prior written notice of cancellation.

Neither approval nor failure to disapprove insurance furnished by Consultant shall relieve Consultant from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attention: Purchasing
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

Additional Insured for General Liability

City of Fort Pierce and their respective officials, officers and employees

13. INDEMNIFICATION

Except for expenses or liabilities arising from the negligence of the City, the Consultant hereby expressly agrees to indemnify and hold the City harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows:

Consultant shall indemnify and hold harmless, to the maximum extent permitted by law, the City and their officials, officers and employees from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Consultant and persons employed by or utilized by the Consultant in Consultant's performance of this Agreement.

Consultant's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon Consultant whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

Consultant's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

The Consultant hereby acknowledges that the payments made under this Agreement include specific consideration for the indemnification herein provided. It is the specific intent of the parties hereto that the foregoing indemnification complies with Sections 725.06 and 725.08, Florida Statutes (Chapter 725).

14. ASSIGNMENT

The City and Consultant each binds itself and its successors, legal representatives, and assigns to the other party to this Agreement and to the partners, successors, legal representatives, and permitted assigns of such other party, in respect

to all covenants of this Agreement; and, neither the City nor the Consultant will assign or transfer its rights and obligations in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto.

The Consultant agrees that the persons named in the Scope of Work shall provide services as described therein. The services of the person(s) so named are a substantial inducement and material consideration for this Agreement. In the event such persons can no longer provide the services required by this Agreement, the Consultant shall immediately notify the City in writing and the City may elect to terminate this Agreement without any liability to the Consultant for unfinished work product. The City may elect to compensate the Consultant for unfinished work product, provided it is in a form that is sufficiently documented and organized to provide for subsequent utilization in completion of the work product.

15. PUBLIC RECORDS

A. City strictly adheres to all statutes, court decisions, and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes. In accordance with Chapter 119, Florida Statutes, Consultant shall comply with all public records laws and specifically:

1. Keep and maintain public records required by City to perform the service.

2. Upon request from City's custodian of public records, provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time as provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Consultant does not transfer the records to City.

4. Upon completion of the Agreement, transfer, at no cost, to City all public records in possession of Consultant or keep and maintain public records required by City to perform the service. If Consultant transfers all public records to City upon completion of the Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon completion of the Agreement, Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology systems of City.

B. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 North U.S. 1, Fort Pierce, FL 34950.

16. CONFLICT OF INTEREST

The Consultant represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Florida Statutes, to include, but not limited to, Sections 112.311 and 112.313, Florida Statutes. The Consultant further represents that no person having any interest shall be employed for said performance.

The Consultant shall promptly notify the City in writing by certified mail of all potential conflicts of interest prohibited by existing state law for any prospective business association, interest or other circumstance, which may influence or appear to influence the Consultant's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Consultant may undertake and request an opinion of the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Consultant. The City agrees to notify the Consultant of its opinion by certified mail within thirty (30) days of receipt of notification by the Consultant. If, in the opinion of the City, the prospective business association, interest or circumstance would not constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall, at his option, enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the City by the Consultant under the terms of this Agreement. If, in the opinion of the City, the prospective business association, interest or circumstance does constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall either not enter into said association or terminate this Agreement with the City prior to entering into said association.

17. EXCUSABLE DELAYS (FORCE MAJEURE)

Neither party shall be liable to the other for failure to perform its obligations hereunder if and to the extent that such failure to perform results from causes beyond

its reasonable control (financial difficulty shall not be considered a cause beyond a party's control) all of which causes herein are called "Force Majeure", including, but without being limited to, strikes, lockouts, or other industrial disturbances; fires; unusual climatic conditions; acts of God; acts of a public enemy; or inability to obtain transportation or necessary materials in the open market. Provided, however, that market conditions, labor conditions, construction industry price trends and similar matters which normally affect the bidding process shall not be considered a Force Majeure. The party unable to perform as a result of force majeure promptly shall notify the other of the beginning and ending of each such period, and City shall compensate Consultant at the rates set forth herein, for the services performed by Consultant hereunder, up to the date of the beginning of such period.

18. PLEDGE OF CREDIT, ARREARS

The Consultant shall not pledge the City's credit or make it a guarantor of payment of surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The Consultant further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

19. OWNERSHIP OF DOCUMENTS

All original sketches, tracings, drawings, computations, details, design calculations, and other documents and plans that result from the Consultant's services under this Agreement are and remain the property of the City as instruments of service. The Consultant shall furnish copies to the City upon completion of such documents.

The City shall, at no additional expense, be furnished one (1) set of reproducible copies of any maps and/or drawings prepared for it by the Consultant. Consultant shall likewise submit copies of all field notes, calculation sheets and computer discs to the City.

20. INDEPENDENT CONSULTANT RELATIONSHIP

The relationship of the Consultant to the City will be solely that of a consultant. The Consultant is an independent consultant and is not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent consultant, between the City and the Consultant, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement. The Consultant will provide the professional and technical services required for the successful completion of this Agreement in accordance with practices generally acceptable within the industry and good ethical standards.

21. ATTORNEYS' FEES AND COSTS

In the event of any dispute concerning the terms and conditions of this Agreement or in the event of any action by any party to this Agreement to judicially interpret or enforce this Agreement or any provision hereof, or in any dispute arising in any manner from this

Agreement, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses, whether suit be brought or not, and whether any settlement shall be entered in any declaratory action, at trial or on appeal.

22. VERIFICATION OF EMPLOYMENT STATUS

The Consultant agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

23. PROHIBITION AGAINST CONTINGENT FEES

Per Section 287.055(6)(a), Florida Statutes, "The architect (or registered surveyor and mapper or professional engineer, as applicable) warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the architect (or registered surveyor and mapper, or professional engineer, as applicable) to solicit or secure this agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the architect (or registered surveyor and mapper or professional engineer, as applicable) any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this agreement."

24. AUDIT

The Consultant agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three years, or as otherwise applicable under law, after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Consultant involving transactions related to this Agreement. The Consultant agrees that payment(s) made under this Agreement shall be subject to reduction for amounts charged thereto which are found based on audit examination not to constitute allowable costs under this Agreement. The Consultant shall refund by check payable to the City the amount of such reduction of payments. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of the project and issuance of the final certificate, or as otherwise applicable under law.

25. NON DISCRIMINATION

The Consultant covenants and agrees that the Consultant shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race

or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.

26. AUTHORITY TO PRACTICE

The City represents that it is a political subdivision of the State of Florida with the authority to engage the professional and to accept the obligation for payment for the services.

The Consultant hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the City's representative on an annual basis.

27. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

28. FLORIDA CONTRACTS

WHERE APPLICABLE AND PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

29. COMPLETE AGREEMENT

This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The Consultant recognizes that any representations, statements or negotiations made by the City staff do not suffice to legally bind the City in a contractual relationship unless they have been reduced to writing, authorized, and signed by an authorized City representative. This Agreement shall bind the parties, their assigns, and successors in interest.

30. AMENDMENT

This Agreement may be amended only with the written approval and agreement of the parties.

31. MODIFICATIONS OF WORK

The City reserves the right to make changes in Scope of Work, including alterations, reductions therein, or additions thereto. Upon receipt by the Consultant of the City's notification of a contemplated change, the Consultant shall, in writing:

A. Provide a detailed estimate for the increase or decrease in cost due to the contemplated change,

B. Notify the City of any estimated change in the completion date, and

C. Advise the City if the contemplated change shall affect the Consultant's ability to meet the completion dates or schedules of this Agreement.

If the City so instructs in writing, the Consultant shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the City's decision to proceed with the change.

If the City elects to make the change, the City shall initiate an Agreement Amendment or Change Order and the Consultant shall not commence work on any such change until the authorized representative for the City signs such written Amendment.

32. NOTICE

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

City:
CITY OF FORT PIERCE
Attn: Purchasing Department
100 N. US Highway 1
Fort Pierce, FL 34950

Consultant:
Culpepper & Terpening, Inc.
Attn: Sherry Terpening, President
2980 S. 25th Street
Fort Pierce, FL 34981

With a Copy to:
City Attorney
City Attorney's Office
100 N. US Highway 1
Fort Pierce, FL 34950

or to such other address as any party may designate by notice complying with the terms of this Section. Each such notice shall be deemed delivered (a) on the date delivered if

by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

Should City or Consultant have a change of address, the other party shall immediately be notified in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box.

33. CAPTIONS AND HEADINGS

Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Agreement, nor the intent of any provisions hereof.

34. WAIVER

No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other provision or the enforcement thereof. City's consent to or approval of any act by Consultant requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by Consultant requiring consent or approval, whether or not similar to the act so consented or approved.

35. COMPLIANCE WITH LAWS

The Consultant, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise Consultant, upon request, as to any such laws of which it has present knowledge.

36. INTERPRETATION; CONTROLLING LAW; VENUE

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. The laws of the State of Florida shall govern this Agreement and all interpretations thereof. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in St. Lucie County, to include the Nineteenth Judicial Circuit of Florida for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

37. DISPUTE RESOLUTION; WAIVER OF JURY TRIAL

Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Consultant and the City or its Project Manager. At all times, the Consultant shall carry on the work and maintain its progress schedule in accordance with the requirements of the Agreement and the determination of the City or its representatives, pending resolution of the dispute. All claims arising out of this Agreement or its breach shall be submitted first to mediation. The parties shall share the mediator's fee equally. The mediation shall be held in St. Lucie County, Florida. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. This Agreement shall be governed by the laws of the State of Florida. **TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.**

38. ANTITRUST ASSIGNMENT

The Consultant, the City, and the State of Florida recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the State of Florida and local governments. Therefore, the Consultant assigns to the State of Florida and the City any and all claims for such overcharges as to goods, materials or services purchased in connection with the Agreement.

39. CONFIDENTIALITY

Consultant shall not disclose, publish, or authorize others to disclose or publish, design data, drawings, specifications, reports, or other information pertaining to the projects assigned to Consultant by City or other information to which Consultant has had access during the term of this Agreement without the prior written approval of the City during the term of this Agreement and for a period of two (2) years after the termination of this Agreement.

Consultant shall consider all information provided by City and all drawings, reports, studies, design calculations, specifications, and other documents resulting from the Consultant's performance of the services to be proprietary unless such information is available from public sources. Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the City, in response to legal process, or in accordance with applicable law.

40. E-VERIFY

All requirements of Section 448.095, Florida Statutes, shall be complied with by Consultant. In accordance with, Section 448.095, Florida Statutes, Consultant shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired

during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Consultant enters into a contract with a subcontractor performing work or providing services on its behalf, Consultant shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. Consultant shall, upon request, provide evidence of compliance with this provision to the City. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Consultant is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

41. SOVEREIGN IMMUNITY

Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement in counterparts each of which shall be treated as an original upon the terms and conditions above stated.

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson

Linda Hudson, Mayor

12/1/2025

Date

APPROVED AS TO FORM CORRECTNESS:

By: _____

Sara Hedges, City Attorney

CONSULTANT:

By: Sherry Terpening

Print: **Sherry T. Terpening**

Title: **President**

Today's Date: **11-06-2025**

CULPEPPER & TERPENING INC

City of Fort Pierce
RFQ No. 2025-022
Professional Engineering Services
Proposed Fee Schedule
Exhibit 1

SERVICES	RATE
Principal Engineer P.E.	$ 320.00
Senior Project Manager P.E.	$ 250.00
Senior Project Engineer PE	$ 240.00
Project Engineer P.E.	$ 200.00
Senior Project Manager	$ 240.00
Project Manager	$ 205.00
Project Engineer/Manager/Design/EI	$ 150.00
Civil Design Technician/Senior Design Technician	$ 130.00
CADD Operator/Technician	$ 110.00
Senior Land Surveyor	$ 215.00
Survey Crew Chief	$ 120.00
Senior Survey Technician	$ 130.00
Survey Technician	$ 110.00
GIS Technician	$ 140.00
Project Coordinator	$ 130.00
Administration Services	$ 90.00
Drone Survey Crew	$ 220.00
Two Man Field Survey Crew	$ 180.00
Three Man Field Survey Crew	$ 225.00
ADDITIONAL SERVICES	**RATE**
Principal Planner	$ 230.00
Environmental Specialist	$ 230.00
Senior Electrical Engineer	$ 275.00
Senior Landscape Architect	$ 180.00
Senior Inspector	$ 150.00
Inspector	$ 125.00
Utility Designating Crew	$ 295.00
Ground Penetrating Radar (GPR) & Operator	$ 185.00
Test Hole – Pervious	$ 400.00
Test Hole – Impervious	$ 500.00
Location Vac. Truck and Crew ($/Hr)	$ 295.00
Hydrographic Vessel Under 18'	$ 14.55

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: **Culpepper & Terpening, Inc.**

Authorized Representative's Name and Title: **Sherry T. Terpening - President**

Address: **2980 S. 25th Street**

City: **Fort Pierce** State: **Florida** Zip Code: **34981**

Phone Number: **772-464-3537** Email Address: **sterpening@ct-eng.com**

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: Sherry Terpening **Sherry T. Terpening - President** **11-06-25**

Authorized Signature | Printed Name and Title | Date

STATE OF FLORIDA
COUNTY OF **ST. LUCIE**

Sworn (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization

this **6th** day of **November**, 20**25** by **Sherry T. Terpening**, who is

☒ personally known or
☐ produced identification (ID produced: _____).

Notary Public Signature: _____ (Seal)

ROBERTO CABRERA
MY COMMISSION # HH 460374
EXPIRES: November 19, 2027

Print Name: **Roberto Cabrera** My Commission Expires: **11-19-27**

FIRST AMENDMENT TO THE
CONTINUING CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
BETWEEN THE CITY OF FORT PIERCE AND
CULPEPPER & TERPENING, INC.

This First Amendment to the Continuing Contract for Professional Engineering Services (hereinafter referred to as the "Amendment") is made and entered into this 2nd day of February, 2026 by and between the City of Fort Pierce, Florida, a municipal corporation ("City"), and Culpepper & Terpening, Inc. (Consultant), with its principal place of business at 2980 South 25th St., Fort Pierce, FL 34981 ("Contractor") (collectively referred to as the "Parties").

RECITALS:

WHEREAS, on December 1, 2025, the Parties entered into a Continuing Contract pursuant to RFQ No. 2025-022 for Professional Engineering Services; and

WHEREAS, the Parties desire to amend the Agreement to define "professional engineering services," to be consistent with the requirements of the RFQ, and with all other terms and conditions remaining unchanged.

NOW THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals**. The foregoing recitations are true and correct and are incorporated herein by reference.

2. **Professional Engineering Services Defined**. Professional Engineering Services, also referred to as "professional services," includes any services related to:
   a) Boundary and Topographic, Right-of-Way, Utility, and Easement Surveys
   b) Paving, Drainage, and Roadway Improvements
   c) Stormwater Management Design
   d) FDOT Roadway and Enhancement Project Design
   e) Local Park Improvement Design
   f) Marine Design Services
   g) Traffic Engineering
   h) State and Federal Permitting Services
   i) Special Services such as Feasibility Studies and Planning
   j) Construction Contract Administration
   k) Construction Engineering and Inspection

3. **Full Force and Effect.** Except as expressly modified herein, all other terms, conditions, and provisions of the Agreement shall remain in full force and effect.

4. **Effective Date**. This First Amendment shall be effective upon execution by the Parties.

5. **Conflicts/Amendment**. Except as otherwise set forth herein, the terms and conditions of the Continuing Services Agreement shall remain in full force and effect between the Parties. In the case of a perceived conflict between the terms of the Continuing Services Agreement and this Amendment, this Amendment shall govern.

6. **Counterparts.** The Parties agree for purposes of this Amendment, the Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts. Facsimile and electronic mail copies in "portable document format" (".pdf") form are acceptable and shall constitute effective execution and delivery of this Amendment as to the Parties and may be used in lieu of the original Amendment for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

[Rest of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Amendment in counterparts, each of which shall be treated as an original upon the terms and conditions stated above.

CONTRACTOR:

Culpepper & Terpening, Inc.

By: _____

Print: Sherry Terpening

Title: CEO

Today's Date: 01/20/2026

ATTEST:

_____

Linda Cox, City Clerk

CITY OF FORT PIERCE

_____

Linda Hudson, Mayor

2/2/2026

Date

APPROVED AS TO FORM AND CORRECTNESS:

_____

Sara Hedges, Esq., City Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: MARSHA COMMOND, SPECIAL PROJECTS COORDINATOR - PUBLIC WORKS, PUBLIC WORKS, DIRECTORS OFFICE

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: SPECIFIC AUTHORIZATION FOR THE JETTY PARK PIER SURVEY

CAO RLS FILE: 26-144

DATE: APRIL 27, 2026

I have reviewed the above Request for Legal Services (RLS) related to the Specific Authorization with Culpepper & Terpening for surveying services at the Jetty Park Pier. A clean copy of the agreement is attached with minor formatting changes. The clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **11. D.**

Meeting Date: 05/18/2026

Re: Approval of Change Order to increase Annual Purchase Order 260503 for The Peterbilt Store-Fort Pierce

Submitted For: Devoshay Johnson, Deputy City Manager - Administrative Services, Administrative Services

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SUBJECT:

Approval to increase Purchase Order No. 260503 with The Peterbuilt Store, Fort Pierce, FL, to provide parts and repairs for Solid Waste refuse trucks from $50,000 to $100,000.

SUMMARY:

The Annual Purchase Order 260503, with Peterbilt, was created for the period of October 1, 2025, to September 30, 2026, totaling $50,000. This additional funding was anticipated and is necessary to meet the Solid Waste Division's needs for refuse truck parts and services for the remainder of the fiscal year.

Peterbilt is recognized as a sole source vendor because it is the only authorized dealer for Peterbilt trucks, parts, and service warranty repairs in several Florida counties, including Broward, Collier, Hendry, Lee, Martin, Miami-Dade, Monroe, Okeechobee, Palm Beach, and St. Lucie. Please see the attached.

RECOMMENDATION:

The Public Works Department recommends approving an additional $50,000 for purchase order 260503 with The Peterbuilt Store in Fort Pierce, FL, for refuse truck parts and services for the remainder of the fiscal year.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Purchasing Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2026
Account:	4024200546510
Amount:	50,000.00

FISCAL IMPACT:

The amount of this change order is avaiable, and will be drawn from the Solid Waste Repair and Maintenance/Vehicle Parts account: 4024200-546510.

Attachments

APPROVED SOLE SOURCE FORM AND LETTER

PURCHASING DIVISION

SOLE /SINGLE SOURCE JUSTIFICATION FORM

To ensure transparency and compliance, Sole/Single Source purchase requests must be approved in advance and accompanied by appropriate written documentation. This form, along with the required supporting materials, satisfies that requirement.
The City Manager may approve purchases up to $50,000. Any purchase exceeding $50,000 requires the approve of the Commission.

Requested By	Leroy Lewis
Department	Public Works
Purchase Requisition No.	26/1178
Supplier Name	The Peterbilt Store
Price	$100,000.00

Please check the appropriate section and provide detailed justification along with department head approval.

☑ **Sole Source** The specified supplier is the ONLY provider or products/service as described on the purchase requisition. A quotation MUST be attached, and the prices/terms set forth are deemed reasonable for the values presented.

Justification for Sole Source. Attach vendor documentation certifying that the vendor is the only source for the products or services in question and /or holds the production, copyrights, trademark, and/or holds production, copyrights, trademark, and/or patent to the item, and check the following applicable statements:

☑ The vendor holds the exclusive distribution rights for the item in question.

☐ The item/service to be purchased is the only item/service compatible with existing equipment owned by the City of Fort Pierce.

☐ The vendor is the single provider of goods or services which have unique characteristics essential to the needs of the program to perform the intended function AND no other product will be suitable for use by the City of Fort Pierce.

Describe what is unique about the product, service or source and steps taken to confirm unavailability of competition as appropriate:

Please see the attached sole source letter.

☐ **Single Source.** The specified supplier was selected to complement/support the following business decision. A quotation MUST be attached, and the prices/terms set forth are

deemed reasonable for the values presented. Please check the appropriate box and provide additional information:

☐ Standardized System ☐ Parts provided by "OEM" ☐ Other (Please explain below):

What steps were taken to verify that these features are not available elsewhere?

☐ Other brands/manufactures were examined. Please list names and phone numbers and explain why they are not suitable for use by the City. Attach additional pages as necessary.

☐ Other vendors were contacted. Please list their names and phone numbers and explain why those contacted would not meet the needs of the City. Attach additional pages as necessary.

Requestor Signature _____ Date 11/10/25

Department Head Signature _____ Date 11/6/25 Goes to commission

The Purchasing Division has reviewed the request and has completed the required due diligence per the Purchasing Ordinances, Section 2-439(a)(5). The Purchasing Division recommends the following:

☐ Sole Source ☐ Single Source ☐ Piggyback

APPROVED BY

Purchasing Agent/Specialist

Name _____ Signature _____ Date _____

Purchasing Manager

Name _____ Signature _____ Date _____

October 24, 2025

Attention:
City of Ft Pierce
Attn: Lazaro Robelo
52 Savannah Road

Subject: Peterbilt Dealership Sole Source Letter

To Whom It May Concern:

This letter is to inform all parties that The Peterbilt Store South Florida LLC is the only authorized dealer of Peterbilt trucks, parts and service and warranty repairs in the following counties in the State of Florida: Broward, Collier, Hendry, Lee, Martin, Miami-Dade, Monroe, Okeechobee, Palm Beach and St. Lucie.

The dealerships are located at the following addresses:

2441 South State Road 7 (Hwy 441), Fort Lauderdale, FL 33317
2253 Vista Parkway #7, West Palm Beach, FL 33411
5750 Orange Avenue, Fort Pierce, FL 34947
5313 State Road 82/MLK, Fort Myers, FL 33905
111 South San Benito Street, Clewiston, FL 33440
7206 Belvedere Road, West Palm Beach, FL 33411
8440 NW 58th Street, Doral, FL 33166

If you have any questions or concerns, please feel free to contact me at 940-299-7794.

Sincerely,

PETERBILT MOTORS COMPANY

Dan Stoll

Dan Stoll
National Dealer Development Manager
Dan.Stoll@paccar.com

City Commission Regular Meeting - 5:05 PM **11. E.**

Meeting Date: 05/18/2026

Re: Approval of Change Order to increase PO 260364 with RDK Truck Sales

Submitted For: Devoshay Johnson, Deputy City Manager - Administrative Services, Administrative Services

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SUBJECT:

Approval to increase purchase order 260364 from $46,410.00 to $71,910.00 (an additional $25,500.00) with RDK Truck Sales, Tampa, FL to cover the cost of refuse truck rentals.

SUMMARY:

The Public Works Department is seeking approval to increase Purchase Order 260364 by an additional $25,500.00 with RDK Truck Sales in Tampa, FL. This increase is necessary to cover the cost of an additional 3 months. Purchase Order 260364 was created specifically for emergency refuse truck rentals to meet the demands of Solid Waste's fleet, which is currently facing challenges due to an aging fleet and several down vehicles. The additional funding is essential to ensure continued refuse truck rentals for the extended period.

RECOMMENDATION:

The Public Works Department recommends approval to increase purchase order 260364 by $25,500.00 with RDK Truck Sales, Tampa, FL, to cover the cost of refuse truck rentals for an additional 3 months.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Purchasing Department

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2026

Account: 4024200544100

Amount: 34,000.00

FISCAL IMPACT:

The funds for this change order are available and will be drawn from the Solid Waste Rentals & Leases/Equipment Rental account: 4024200-544100.

Attachments

RDK RENTAL INVOICE

RDK Truck Sales
3214 Adamo Drive
Tampa, FL 33605
PHONE: (813) 241-0711
FAX: (813) 241-0414

BILL TO

CITY OF FORT PIERCE
52 SAVANNAH DR
FORT PIERCE FL 34982
P:(772) 460-2200

CONTRACT TO

CITY OF FORT PIERCE
52 SAVANNAH DR
FORT PIERCE FL 34982
P:(772) 460-2200

INVOICE: B101005927:01

DATE INVOICE	CUSTOMER'S REF NO.	TERMS	CUSTOMER NO.	TRIP REPORT?	FUEL RECEIPTS?
5/1/2026 12:00:00AM	108537	C-RCPT	12233	NO	NO

Contract	Type	Billing#	PO	Unit	Vehicle	VIN
C101001104	L-RENT	7		108537	2024 BATTLE MOTORS LET2	1CYAADAJ3R1002198

QTY	UOM	DESCRIPTION					UNIT PRICE	EXTD PRICE
1.00		MONTHLY	Begin Date:	05/01/2026	End Date:	05/31/2026	8,500.0000	$8,500.0000
		Month to Month Rental						

CONTRACT SUBTOTAL	$8,500.00
TAX	$0.00
EXTENDED	$8,500.00

BILL SUBTOTAL	**$8,500.00**
TAX	**$0.00**
TOTAL	**$8,500.00**

City Commission Regular Meeting - 5:05 PM **11. F.**

Meeting Date: 05/18/2026

Re: Approval of Change Order #1 for Bid No. 2025-007 - Sunrise Theatre Ac Chiller Replacement

Submitted For: Marisa Quijano, Interim Executive Director, Sunrise Theatre

---

SUBJECT:

Approval of an additional expense of $9,775 to complete the Sunrise Theatre AC Chiller Replacement Project.

SUMMARY:

On Wednesday, March 11, 2026, Airstron LLC. contacted the Sunrise Theatre Project Manager, Marisa Quijano, regarding the deterioration of the steel beams that serve as the chiller stand.

While the area had been surveyed prior to installation and the steel beams seemed to be in adequate conditions from the exterior view, once the old AC Chiller was removed from the beams, the deterioration of the steel was exacerbated. Both the workers from Airstron LLC. and the Sunrise Theatre Maintenance Manager, Walter Price, assessed the condition of the beams. Both parties agreed that the steel has deteriorated so badly that they would be an unsafe foundation for the new chiller to be placed on.

While deterioration can be expected at a rapid rate in Florida's climate, it is also clear that the steel beams had not been maintained properly over the years. The installation date of the current steel beams is uncertain, but it is assumed they are at least twenty years old, if not older. In Florida's climate, outdoor materials like this need to be assessed annually and resealed with a galvanized coating to increase its lifespan.

It is necessary to replace the steel beams during this current project. To do this work at a later time, or within a separate project, would require the uninstallation and removal of the new chiller which would require scheduling large machinery such as a crane. By adding the extra cost to this project, we can guarantee the installation of new steel beams with the proper galvanized protection as well as ensuring the maintenance of the area is added to the annual facility operations.

The total additional expense is $9,775, which can be covered by the Sunrise Theatre restricted fund.

RECOMMENDATION:

Approve the expense.

ALTERNATIVES:

Deny the expense and incur higher charges later.

RESPONSIBLE STAFF:

Marisa Quijano, Interim Executive Director
Walter Price, Facilities Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager
Richard Chess, City Manager

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2026
Account:	406-4600-563200
Amount:	9775

FISCAL IMPACT:

The initial chiller installation cost approved was $242,320. The new cost would be a total of $252,095. This cost is covered by the Sunrise Theatre restricted fund.

Attachments

City of FP - Change Order
Change Order - Scope of Work
Airstron LLC. Steel Beams Assessment
Sunrise Theatre Steel Beam Assessment
Steel Frame Photo 1
Steel Frame Photo 2
Steel Frame Photo 3
Steel Frame Photo 4
Airstron LLC. Contract

Bid No. 2025-007

CHANGE ORDER FORM
CITY OF FORT PIERCE

PROJECT: **Sunrise Theatre Chiller Replacement**

DATE: 3/17/26 CONTRACTOR: Airstron LLC

OWNER: CITY OF FORT PIERCE AGREEMENT DATE: 9/2/25

CHANGE ORDER REQUESTED BY: City ___ Contractor ✓

THE FOLLOWING CHANGES ARE MADE TO THE CONTRACT DOCUMENTS:

CONTRACT AMOUNT AND CONTRACT TIME:

Original CONTRACT AWARD AMOUNT	$ 242,320.00
Current CONTRACT AMOUNT ADJUSTED by Previous CHANGE ORDER(S)	$ _____
Net (Increase) (Decrease) of CONTRACT AMOUNT resulting from this CHANGE ORDER	$ 9,775.00
Current CONTRACT AMOUNT Including this CHANGE ORDER	$ 252,095
ORIGINAL CONTRACT TIME	90 Calendar Days From Notice to Proceed
Current CONTRACT TIME ADJUSTED by Previous CHANGE ORDER	_____ Calendar Days
Net (Increase) (Decrease) Resulting from this CHANGE ORDER	_____ Calendar Days
Current CONTRACT COMPLETION DATE including this CHANGE ORDER	5/10/2026

Bid No. 2025-007

CHANGES ORDERED:

I. GENERAL: This CHANGE ORDER is necessary to cover changes in the Work to be performed under the Contract Documents. General Conditions, Supplementary Conditions as applicable, Specifications, and all parts listed in Article 1, Definitions of the General Conditions, apply to and govern all Work under this CHANGE ORDER.

II. REQUIRED CHANGES:

Provide & install a new galvanized chiller frame, & secure to roof per engineering specifications

III. JUSTIFICATION:

Current chiller frame is not in proper condition

IV. PAYMENT:

Payment for the above listed items shall be made according to the

Agreement. V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change(s), and work affected thereby, is subject to all provisions of the original Agreement not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of this Change Order shall have no effect on the original Agreement other than matters expressly provided herein.

RECOMMENDED BY:

Marisa Quijano

By: _____
Signature

Date: 3/17/26

ACCEPTED BY:

Contractor: Airstron Mechanical

By: James Jurek
Signature

Name: James Jurek

Date: 3/31/2026

APPROVED BY: City of Ft. Pierce

Date: _____

By: James Jurek Project Manager
Signature & Title

END OF CHANGE ORDER

Airstron Mechanical
Building Efficiency and Sustainability
A Service Logic Company

AIR CONDITIONING / REFRIGERATION
SALES / SERVICE / INSTALLATIONS
532 NW Mercantile PL. #102 Port St Lucie FL 34986
St Lucie (772) 924-3000 • Fax (772) 336-5513 • CMC1251258

Change order #1

March 23rd, 2026

Sunrise Theatre
117 S 2nd St.
Fort Pierce, Fl.
34951

RE:Replacement of steel chiller stand

ATTN: Marisa Quijano

I would like to take a moment to thank you for including Airstron, Inc. in the stand replacement, we understand that you have a choice in contractors to perform this work and appreciate that you have chosen to include us.

Based on the information collected during site visit our intended scope of work for this project will be:

Scope of work:

- Provide and install (1) Galvanized I-beam chiller stand (like for like)
- Remove existing degraded steel stand VIA crane
- Set new stand on existing concrete columns
- Anchor stand per engineering spec
- Set new chiller on new stand, anchor chiller per engineering spec
- All labor, materials, and equipment are included in this cost
- Remove all directly related debris from site

Working hours:

- The work for the scope described above is proposed during business hours

Pricing excludes:

- Any work performed outside the scope of work as described above
- Any roofing
- Waterproofing, painting

Any alteration or deviation above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Airstron, Inc. Purchaser (Debtor) agrees to pay all cost of Collection damages, including a reasonable attorneys fee for collecting this account or repossessing the said property, whether Suit be brought or not. The Purchaser (Debtor) agrees that the said materials above described will not be removed from above address without prior written consent of Airstron Inc., The Seller (Secured Party). Purchaser (Debtor) waives demand and all requirements to hold it liable. All delinquent payments shall bear interest at 11/2% per month until paid.
If Airstron Inc. is required to make repairs occasioned by improper operation; damage caused by electrolytic action (either battery action or stray currents); negligence or misuse of the equipment or due to any cause beyond our control, purchaser shall reimburse Airstron; for the expenses incurred in making such repairs. It is mutually understood that replacement parts, refrigerant and service
materials must be purchased by you, from us, at our regular selling prices, and installed by us, during the terms of this contract. Any repairs, refrigerant, chemicals, and supplies deemed necessary and recommended by so for efficient operation of your installation are to be authorized by you. Unless these recommendations are accepted by you and authorization given to perform this Service, we will not furnish emergency service. Airstron shall not be liable for injuries to persons, or damages to property, accept buss due to the negligent acts or omissions of Airstron employees. In no event shall Airstron be liable for any form of damage to the equipment listed in this agreement. This contract contains the entire agreement between the parties and shall become effective on the date shown below, provided it has been accepted by you and approved by us. If the customer is a corporation, or any other entity created by law, than the person executing this agreement on behalf of the customer is hereby executing this agreement as an authorized agent of the customer and in addition hereto agrees to serve as a guarantor and is personally liable for all the debts of the customer, company or corporation arising out of this contract. Any modifications in this Agreement must be done in writing and executed by all parties. It is hereby agreed by the parties that venue or jurisdiction to any litigation arising out of the terms of this contract shall be in Dade County, Florida In the event that nay provisions of this contract are found to be illegal, unenforceable or void, by any Court of law, then the remaining provisions shall remain in full force and effect.
This Proposal may be withdrawn by us if not accepted within 30 Days

Project pricing:

Labor costs for above listed scope : _____ $ 2,400.00

Equipment costs for above listed scope : _____ $ 3,075.00

Materials costs for above listed scope : _____ $ 4,300.00

Proposed total pricing for above listed scope :_____ $ 9,775.00

Pricing good for 15 days from date of proposal

Respectfully,

James Jurek.

Authorization to Proceed:

_____
Signature

_____
Print name

_____
Date

Airstron Mechanical
Building Efficiency and Sustainability
A Service Logic Company

Title:

Assessment of Degraded Steel Chiller Stand

The existing steel chiller stand was found to be in a significantly degraded condition, and in our opinion it is no longer safe to remain in service. Upon removal of the existing chiller, and inspection of the structure, we noticed the existing steel was in a compromised state.

The structure exhibits advanced corrosion, section loss, and visible weakening of critical load-bearing members. In several areas, the steel has experienced substantial material degradation, compromising its structural integrity to support an operational chiller for an extended period of time. Connections and anchorage points also show signs of deterioration, further increasing the risk of instability or failure.

Due to these conditions, we recommend steel replacement, Of which will be a like for like structural frame with added galvanized protection.

James Jurek/ Project Manager **Date: 3/19/26**

SUNRISE THEATRE

TREASURE COAST'S #1 DESTINATION FOR LIVE ENTERTAINMENT

RFP 2025-007 - Change Order #1
Sunrise Theatre Assessment of Additional Work

On Wednesday, March 11, 2026, Airstron LLC. contacted me, Marisa Quijano - the Sunrise Theatre Project Manager for RFP 2025-007, regarding the steel beams that serve as the chiller stand.

While the area had been surveyed prior to installation and the steel beams seemed to be in adequate conditions from the exterior view, once the old AC Chiller was removed from the beams, the deterioration of the steel was exacerbated. Both the workers from Airstron LLC. and the Sunrise Theatre Maintenance Manager, Walter Price, assessed the condition of the beams. Both parties agreed that the steel has deteriorated so badly that they would be an unsafe foundation for the new chiller to be placed on.

I assessed the condition from photos provided and Mr. Price verbally explained the condition of the beams and how their current state is not safe. While deterioration can be expected at a rapid rate in Florida's climate, it is also clear that the steel beams had not been maintained properly over the decades. I am unsure of the installation date of the current steel beams, but it is assumed they are at least twenty years old, if not older. In Florida's climate, outdoor materials like this need to be assessed annually and resealed with a galvanized coating to increase its lifespan.

With the installation of a new chiller, I agree with the assessment of both Airstron LLC. and Walter Price, the Sunrise Theatre Maintenance Manager, that a new steel chiller stand is required to complete the project of replacing the chiller. To do this work at a later time, or within a separate project, would require the uninstallation and removal of the new chiller which would require scheduling large machinery such as a crane. By adding the extra cost to this project, we can guarantee the installation of new steel beams with the proper galvanized protection as well as ensuring the maintenance of the area is added to the annual facility operations.

Marisa Quijano

Interim Executive Director

Sunrise Theatre









THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

July 31, 2025

Airstron, LLC
1559 SW 21st Avenue,
Fort Lauderdale, FL 33312
Attn: Robert Pascucci, VP Sales and Service

Email: jjurek@airstron.com

SUBJECT: Notice of Award
Bid No. 2025-007 – Sunrise Theatre Chiller Replacement

Dear Mr. Pascucci,

The Commission of the City of Fort Pierce met in regular session, Monday, May 5, 2025, and awarded the subject solicitation to your firm, in the amount of $242.320.00.

Please take the following actions:

1. Execute and notarize this Award Letter
2. Execute the Agreement
3. **Return documents enclosed within five (5) days after receipt, via email to:**

Email:
Madison White, Purchasing Agent
City of Fort Pierce
mwhite@cityoffortpierce.com

Carbon Copy:
purchasing@cityoffortpierce.com

This letter must be signed by one of the officers registered with the State of Florida on the attached list; if not on list, provide a letter or copy of corporate resolution authorizing the individual to sign contract documents on behalf of the corporation.

Sincerely,
CITY OF FORT PIERCE

Madison White

Madison White Purchasing Agent

ACCEPTED BY:
AIRSTRON, LLC

Signature (Manual)

Signature (Typed or Printed)

UP Construction
Title

8-1-25
Date

NOTARIZATION

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of AUG 2025,

by TYLER BERGENS (Officer of Firm), VP-CONSTRUCTION (Title), of

AIRSTRON MECHANICAL LLC (Name of Firm) a FLORIDA (State) corporation, on behalf of the corporation.

He/She is personally known to me or has produced _____ as identification.

Mellissa Sabatino

Notary Public

My commission expires: _____

MELLISSA SABATINO
MY COMMISSION # HH 478579
EXPIRES: May 5, 2028

/mw

cc: Marisa Quijano, Acting Executive Director
Holland Ryan, Project Manager

Attachments: Service Agreement

SERVICE AGREEMENT

Between

CITY OF FORT PIERCE, FL

and

AIRSTRON, LLC

for

SUNRISE THEATRE CHILLER REPLACEMENT

This Agreement entered into this 2nd day of September, 2025 ("Agreement") is made and entered into by and between the City of Fort Pierce, Florida, a municipal corporation ("City"), and **Airstron, LLC,** a FLORIDA CORPORATION with its principal place of business at 1559 SW 21st Avenue, Fort Lauderdale, FL 33312 ("Contractor").

CITY and Contractor hereby agree as follows:

1. **Contractor Services.**
Contractor will provide the services as set forth in **Exhibit A**, Statement of Work, attached hereto and incorporated for all purposes ("the Services"), to the satisfaction of the CITY.

Notwithstanding any other provision of this Agreement, Contractor's performance of the Services will (1) conform to the specifications and requirements contained in the Bid 2025-007 ~ Sunrise Theatre Chiller Replacement which conforms with the Contractor's proposal dated January 17, 2025, attached as **Exhibit B**. To the extent that the Bid or Contractor's bid submittal conflict with the terms of this Agreement, the terms of this Agreement will control.

2. **Compensation.**
Total compensation to Contractor will not exceed **$242,320.00 (Two Hundred Forty-Two Thousand Three Hundred Twenty Dollars)** for the initial term of the Agreement, which includes all travel and expenses. Payment for services performed will be processed within thirty (30) days of receipt and approval of invoice and in accordance with the Florida Prompt Payment Act, Florida Statutes Section 218.70-79.

Upon completion of the Services and acceptance by the CITY, Contractor will submit an invoice setting forth amounts due to Contractor. Each invoice will be accompanied by documentation that CITY may reasonably request to support the invoice amount. CITY will, within ten (10) days from the date it receives an invoice and supporting documentation, approve or disapprove the amount reflected in the invoice. If CITY approves the amount or any portion of the amount, CITY will promptly pay to Contractor the amount approved so long as Contractor is not in default under this Agreement. If CITY disapproves any invoice amount, CITY will give Contractor specific reasons for its disapproval in writing, within ten (10) days from the date it receives an improper payment request or invoice. Contractor will submit invoices to CITY as follows:

City of Fort Pierce
Attn: Accounts Payable
P.O. Box 1480
Fort Pierce, FL 34954

3. **Term.**

This Agreement will commence as of the date last signed below ("Effective Date") and will terminate either ninety (90) days after the Notice to Proceed or on October 31, 2025, whichever is later, unless extended in writing by both parties upon mutually acceptable terms and conditions or terminated in accordance with Section 8 of the Agreement.

4. **Licenses, Permits, Taxes, Fees, Laws and Regulations**

4.1 Contractor warrants that it will obtain, maintain in effect, and pay the cost for all licenses, permits, or certifications that may be necessary for Contractor's performance of this Agreement.

4.2 Contractor will be responsible for the payment of all taxes, excises, fees, payroll deductions, employee benefits (if any), fines, penalties or other payments required by federal, state, or local law or regulation in connection with Contractor's performance of this Agreement.

4.3 Contractor will comply with and will be responsible for requiring its officers and employees to comply with all applicable federal, state, and local laws and regulations.

5. **Ownership and Use of Work Material.**

5.1 All drawings, specifications, plans, computations, sketches, data, records, photographs, tapes, renderings, models, publications, statements, accounts, reports, studies, and other materials prepared by Contractor or any Contractor's subcontractor in connection with the Services (collectively, "Work Material"), whether or not accepted or rejected by CITY, are the sole property of CITY and for its exclusive use and reuse at any time without further compensation and without any restrictions.

5.2 Contractor grants and assigns to CITY all rights and claims of whatever nature and whether now or hereafter arising in and to the Work Material.

5.3 Contractor will deliver all Work Material to CITY upon expiration or termination of this Agreement. CITY will have the right to use the Work Material for the completion of the Services or otherwise. CITY may, at all times, retain the originals of the Work Material.

5.4 The Work Material will not be used or published by Contractor or any other party unless expressly authorized by CITY in writing. Contractor will treat all Work Material as confidential.

6. **Confidentiality and Safeguarding of City Records; Press Releases; Public Information.**

6.1 Contractor shall not disclose, publish, or authorize others to disclose or publish, Work Material or other information pertaining to the Services assigned to Contractor by CITY or other information to which Contractor had access during the term of this Agreement without the prior written approval of the City Attorney.

6.2 **Advertising.** Contractor will not make any press releases, public statements, or

advertisement referring to the services or the engagement of Contractor as an independent Contractor of CITY in connection with the Agreement or release any information relative to the Agreement for publication, advertisement or any other purpose

6.3 **Duration.** The restrictions and obligations under this Section will survive expiration or termination of this Agreement for any reason.

7. Public Records.

7.1 CITY strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records Under Florida law, as defined in Section 119.011 (12), F.S. Contractor shall keep and maintain public records required by the CITY and City to perform the services under this Agreement.

7..2 If Contractor meets the definition of "Contractor" found in Section 119.0701 (1) (1) (a) F.S. (i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency), then the following requirements apply:

7.2.2 Upon request from CITY's custodian of public records, Contractor shall provide CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided 119, Florida Statutes, or as otherwise provided by law.

7.2.3 Contractor shall identity and ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to the CITY.

7.2.4 Upon completion of the contract, Contractor shall transfer, at no cost, to CITY all public records in possession of Contractor or keep and maintain public records required by CITY to perform the service. If Contractor transfers all public records to CITY upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to CITY, upon request from CITY's custodian of public records, in a format that is compatible with the information technology system of the CITY and City.

7.3 **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM , 100 North U.S. Hwy 1, Fort Pierce, FL 34950.**

8. Termination.

8.1 If either party is in default of performance of any material obligation under this Agreement, the party that is not in default may give written notice of the default to the other party and if the party notified fails to correct the default within thirty (30) days or within such period fails to satisfy the party giving notice that the default does not exist, the party giving notice may terminate this Agreement upon expiration of the thirty (30) day period.

8.2 CITY may terminate this Agreement immediately in the event of the filing by or against Contractor of a petition for relief in bankruptcy or for receivership, or in the event that Contractor becomes insolvent.

8.3 The termination of this Agreement will not affect any right or remedy that has accrued to either party at the time of termination.

8.4 Upon termination of this Agreement, Contractor will deliver to the appropriate representative of CITY all Work Material related to the services performed by Contractor in the format requested by the CITY together with any keys, identification badges, or equipment owned by CITY.

8.5 Termination under Sections 8.1 or 8.6 will not relieve Contractor from liability for any default or breach under this Agreement or any other act or omission of Contractor.

8.6 CITY may terminate this Agreement, without cause, upon written notice to Contractor. At such time, Contractor will be compensated only for that work which has been satisfactorily completed to the date of termination. No compensation shall be paid for de-mobilization, take-down, disengagement wind-down or other costs incurred due to termination of this Agreement.

9. Indemnification.

CONTRACTOR hereby expressly agrees to indemnify and hold the CITY harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows:

CONTRACTOR shall indemnify and hold harmless, to the maximum extent permitted by law, CITY and its officials, officers and employees from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the CONTRACTOR and persons employed by or utilized by the CONTRACTOR in CONTRACTOR's performance of this Contract.

CONTRACTOR's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon CONTRACTOR whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

CONTRACTOR's failure to comply with this section's provisions shall constitute a material breach upon which CITY may immediately terminate or suspend this Contract.

10. Insurance.

Contractor shall, at its own expense, procure and maintain, with insurers acceptable to CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. Contractor shall not commence work until the required insurance is in force and evidence of insurance acceptable to CITY has been provided to and approved by CITY.

As evidence of compliance with the insurance required herein, Contractor shall furnish the CITY with: (a) a fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of CITY and their officials, officers and employees as Additional Insureds in the Commercial General Liability coverage; (b) the original of the policy(ies); or (c) other evidence satisfactory to CITY. Such evidence shall include thirty (30) days' written notice of cancellation to the CITY for all coverages.

To the extent Contractor is permitted to and elects to subcontract any of the work performed under this Agreement, Contractor will require all subcontractors to provide insurance coverage complying with the requirements set forth herein and will provide the CITY with evidence of such coverage prior to the commencement of the subcontractor's work.

Until such insurance is no longer required by this Contract, Contractor shall provide the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

If requested to do so by the CITY, Contractor shall, within thirty (30) days after receipt of a written request from the CITY, provide the CITY a certified, complete copy of the policies of insurance of insurance providing the coverage required.

Workers' Compensation Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$1,000,000	Each Accident
	$1,000,000	Disease-Policy Limit
	$1,000,000	Disease-Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against CITY and their officials, officers and employees in the manner which would result from the attachment of National Council on Compensation Insurance's (NCCI) Waiver of Our Right to Recover From Others' Endorsement (Advisory Form WC 00 03 13) with CITY and their officials, officers and employees scheduled thereon.

General Liability Insurance

Such insurance shall be no more restrictive than that provided by the standard Commercial General Liability Form (ISO Form CG 00 01) as filed for use in the State of Florida without any restrictive endorsements other than those required by ISO or the State of Florida or those described below. The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

- Mold, fungus, or bacteria
- Terrorism
- Sexual molestation

The CITY and their officials, officers and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO Form (CG 20 10), Additional Insured – Owners, Lessees, or Contractors). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000	General Aggregate
$2,000,000	Products/Completed Operations Aggregate
$2,000,000	Personal and Advertising Injury
$2,000,000	Each Occurrence

Contractor shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the final completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos of the Contractor. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000	Each Occurrence - Bodily Injury and Property Damage Combined

Property Insurance

Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e., Special Form) property insurance on all such construction, additions, modifications, machinery, and equipment, in the amount of the Contract Price. the policy may be issued as either a "builder's risk" policy or an "installation floater." The policy shall be issued on a non-reporting form of policy. The property policy shall be written on an "agreed value" basis and shall not be subject to any form of coinsurance penalty. In addition to Contractor, the City and the Subcontractors shall also be listed as insureds on this policy, and the City shall be listed as a "loss payee" on the policy.

The maximum deductible for other than windstorm or hail shall be $10,000 per occurrence. The maximum deductible per occurrence for windstorm and hail shall be the greater of $20,000 or 5% of the Contract Price. Contractor shall pay on behalf of the City any such deductible.

The property policy(ies) must be endorsed to provide to waive the insurer's right to subrogate against the City, and its members, officials, officers and employees and to provide a notice of cancellation endorsement assuring that the City shall receive not less than 30 days advance written notice of cancellation.

As evidence of Property Insurance, Contractor shall furnish the City with a fully completed Evidence of Commercial Property Insurance (ACORD Form 28), a certified copy of the original of the policy (certified by an authorized representative of the insurer providing the coverage certifying that the copy is a true copy of the original policy), or other evidence satisfactory to the City signed by an authorized representative of the insurer(s) providing the coverage.

Pollution Legal Liability

Such insurance shall cover the Contractor for liability resulting from pollution or other environmental impairment arising out of, or in connection with work by the Contractor or subcontracted by the Contractor including coverage for clean-up of pollution conditions and third-party bodily injury and property damage claims arising from pollution conditions.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Claim	$1,000,000
Annual Aggregate	$1,000,000

The City and the City's officials, officers, and employees shall be included as an "Additional Insureds" on the policy.

Performance and Payment Bonds

i. BONDS REQUIRED: If the Contract price is in excess of $50,000, within fifteen days after execution of the Contract, CONTRACTOR shall provide the CITY with a Performance Bond and Payment Bond meeting the standards specified herein and conforming to Section 255.05, Florida Statutes, with a Power of Attorney Affidavit, each in an amount not less than the Contract price.

ii. SURETIES' QUALIFICATIONS: All bonds required under this Contract, including, but not by way of limitation, any Bid Bond, Common Law Performance Bond or

iii. Statutory Payment bond, shall be written through a reputable and responsible surety bond agency licensed to do business in the State of Florida and with a surety which holds a certificate of authority authorizing it to write surety bonds m Florida meeting the following requirements:

(1) Ratings by A. M. Best

Unless the Contract price is $500,000 or less and the surety qualifies pursuant to paragraph (3) below, the surety company or corporation shall have the following minimum ratings by The A. M. Best Company:

Contract Price		Best's Rating Classification	Financial Size Category
From: $	00.00	No Bond	No Bond
To: $	50,000.00	Required	Required

From: $	50,000.01	No Minimum	No Minimum
To: $	100,000.01	Required	Required
From: $	100,000.01	No Minimum	No Minimum
To: $	500,000.00	Required	Required
From: $	500,000.01	A- or better	IV or larger
To: $	2,500,000.00		
From: $	2,500,000.01	A- or better	V or larger or more

(2) Circular 570
Unless the project cost is $500,000 or less and the surety qualifies pursuant to paragraph (3) below, regardless of the size of the bond, in addition to meeting the requirements of paragraph (1) above, the surety shall also comply with the Circular 570 requirements as set forth in this paragraph (2). The surety shall maintain a current certificate of authority as an acceptable surety on Federal Bonds in accordance with U.S. Department of Treasury Circular 570, current revision, II the amount of the bond exceeds the underwriting limitations set forth in the Circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the Circular and the excess risk must be protected by co-insurance, reinsurance, or other methods in accordance with Treasury Circular 297, revised September 1, 1978 (3) CFR Section 223.10 - Section 223.111. Further the surety company shall provide the CITY with evidence satisfactory to the CITY, that such excess risk has been protected in an acceptable manner.

(3) (Project cost of $500,000 or Less Notwithstanding the foregoing paragraphs (1) and (2), in the event the Contract price does not exceed $500,000, in accordance with Section287.093 5, Florida Statutes, bonds with a surety company in compliance with the following requirements shall be acceptable:

(a) The surety company is licensed to do business in the State of Florida;
(b) The surety company holds a certificate of authority authorizing it to write surety bonds in Florida;
(c) The surety company has twice the minimum surplus and capital required by the Florida Insurance Code at the time the invitation to bid is issued;
(d) The surety company is otherwise in compliance with the provisions of the Florida insurance Code; and
(e) The surety company holds a currently valid certificate of authority issued by the United States Department of the Treasury under 31 U.S.C. ss. 9304 to 9308.

In order to qualify as an acceptable surety company under this paragraph (3), an Affidavit for Surety Company shall be executed by an Officer of the surety bond insurer as evidence that a surety company is in compliance with the foregoing requirements.

iv. ADDITIONAL OR REPLACEMENT BOND: It is further mutually agreed between the parties hereto that if, at any time, the CITY shall deem the surety or sureties upon any bond to be unsatisfactory, or if, for any reason, such bond (because of increases in the Work or otherwise) ceases to be adequate, the CONTRACTOR shall, at its expense within five (5) days after the receipt of notice from the CITY so to do, furnish an additional or replacement bond or bonds in such form, amount, and with such surety or sureties as shall be satisfactory to the CITY. In such event, no further payments to the CONTRACTOR shall be deemed to be due under this Contract until such new or additional security for the faithful performance of

13. Miscellaneous

13.1 Assignment.
Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party.

13.2 Representations and Warranties by Contractor.
If Contractor is a corporation or a limited liability company, Contractor warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Florida, that it has all necessary power and has received all necessary approvals to execute and deliver this Agreement, and the individual executing this Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor.

13.3 Taxes.
The CITY is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The CITY exemption number is on the face of the Purchase Order. Contractors shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the CITY.

13.4 Entire Agreement; Modifications.
This Agreement supersedes all prior agreements, written or oral, between Contractor and CITY and will constitute the entire Agreement and understanding between the parties with respect to the subject matter hereof. This Agreement and each of its provisions will be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by authorized representatives of CITY and Contractor.

13.5 Force Majeure.
Neither party hereto will be liable or responsible to the other for any loss or damage or for any delays or failure to perform due to causes beyond its reasonable control including, but not limited to, acts of God, strikes, epidemics, war, riots, civil unrest, flood, fire, tsunami, volcano, sabotage, air space closure, ground stop(s), a U.S. Department of State Travel Warning or any other circumstances of like character ("force majeure occurrence").

13.6 Venue; Governing Law.
St. Lucie County, Florida, will be the proper place of venue for suit on or in respect of this Agreement. This Agreement and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof will be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Florida.

13.7 Dispute Resolution.
Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Contractor and the CITY. Unless otherwise directed by CITY, Contractor shall carry on the work and maintain its progress schedule in accordance with the requirements of the Contract and the determination of the CITY or its representatives, pending

resolution of the dispute. Any dispute which is not resolved by mutual agreement shall be decided by the City Manager who shall reduce the decision to writing. The decision of the CITY shall be final and conclusive unless determined by a court of competent jurisdiction to be fraudulent, capricious, arbitrary, so grossly erroneous as to necessarily imply bad faith, or not be supported by substantial evidence.

13.8 Waivers.
No delay or omission in exercising any right accruing upon a default in performance of this Agreement will impair any right or be construed to be a waiver of any right. A waiver of any default under this Agreement will not be construed to be a waiver of any subsequent default under this Agreement.

13.9 Conflict of Interest.
Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Section 112.311, Florida Statutes. Contractor further represents that no person having any interest shall be employed for said performance.

13.10 Verification of Employment Status.
Contractor agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986 if all persons it employs in the performance of this Agreement.

13.11 Non- Discrimination.
Contractor covenants and agrees that Contractor shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of age, sex or physical handicaps (except where based on a Bonafide occupational qualification); or because of marital status, race, color, religion, national origin or ancestry.

13.12 E-Verify.
Effective January 1, 2021, as required by Section 448.095(2)(a), Florida Statutes, Contractor and any subcontractors shall register with and use the E- Verify system to verify the work authorization status of all newly hired employees. The CITY, Contractor, and any subcontractors may not enter into a contract unless each party uses the E-Verify System. Contractor shall provide documentation of its compliance with this requirement upon request by the CITY. If Contractor enters into a contract with a subcontractor, the subcontractor must provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the affidavit during the terms of this Agreement. The CITY will not intentionally award contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions of the Immigration and Nationality Act ("INA"). The CITY shall consider the employment by Contractor of unauthorized aliens a violation of Section 8 U.S.C. 1324(a)(3) [Section 274(e) of the INA]. Contractor agrees that violation by Contractor shall be grounds for unilateral termination of this Agreement by the CITY.

13.13 Parts and Labor Warranty.

Contractor warrants, to City, that any materials and equipment furnished under the Agreement shall be new unless otherwise specified, and for a period of 12 months from initial start-up that all materials and equipment shall be of good quality, free from all defects in material and workmanship and have the capacities and ratings set forth in the Contractor's bid. Contractor further warrants to City that all materials and equipment furnished under the Agreement shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturers, fabricators, suppliers or processors except as otherwise provided for in the Agreement. Contractor shall promptly replace or repair any materials or equipment found by City to be defective or not in conformance with the Agreement after receipt of written notice from City. Contractor shall also be responsible for and pay for the replacement or repair of adjacent materials or equipment which may be damaged as a result of such replacement or repair. Further, in the event of an emergency, City may commence to correct any defective materials or equipment, without prior notice to Contractor, at Contractor's expense. The warranty from Contractor stated herein is in addition to any warranties that are attached to the products from their manufacturers; those warranties stated within the Statement of Work; and any implied warranties to which City is entitled as a matter of law.

CONTRACTOR
AIRSTRON LLC

By: _____

Name: Tyler Bergens

Title: UP Construction

Date: 8-1-25

CITY OF FORT PIERCE

By: Linda Hudson
Linda Hudson, Mayor

9/2/2025
Date

Approved as to form and correctness:

By: _____
Sara Hedges, City Attorney

Attached: **Exhibit "A" – Statement of Work**
Exhibit "B" – Contractor's Proposal

EXHIBIT "A"
STATEMENT OF WORK

A. SCOPE OF WORK

The scope of work ("Services") includes the complete decommissioning of the existing equipment and the installation of new, fully integrated systems that meet all operational requirements

Contractor shall complete the following:

1) Provide and install:
   - One (1) Trane 100-Ton air cooled chiller,
   - Two (2) Bell & Gossett chill water pumps,
   - Two (2) Bell & Gossett triple duty valves,
   - Two (2) Bell & Gossett suction diffusers,
   - Seven (7) butterfly isolation valves, and associated piping
2) Schedule shut down to replace chiller isolation valves
3) De-energize chiller and install lock out tag out device on breaker
4) Preform shut down and drain chiller water
5) Remove existing isolation valves
6) Install new isolation valves, fill system and leak check
7) Remove lock out tag out device and energize chiller
8) Ensure proper functionality of system
9) Schedule 100-Ton air cooled chiller replacement
10) Continue cooling of building from chiller #2 during chiller replacement.
11) De-energize existing chiller #1 and chill water pump #1 install lock out tag out device
12) Remove electrical whip from chiller #1 and chill water pump #1
13) Remove existing controls
14) Close/isolate valves on chiller #1 and chill water pump #1
15) Remove existing chill water control valve
16) Disconnect associated supply and return chill water piping for removal of chiller #1
17) Rig and remove chiller #1 and chill water pump #1
18) Rig and set new chiller #1 and chill water pump #1
19) Stage new chill water pump #2 in location on roof to be installed after chill water pump #1 is up and running
20) Install/weld new piping, associated fittings on chill water supply and return loop
21) Install new chill water control valve
22) Fill chill water system and leak check
23) Open isolation valves for chiller #1 and chill water pump #1
24) Re-install controls
25) Re-connect electrical whip
26) Remove lock out tag out device and energize chiller
27) Startup of chiller/pump and ensure proper functionality
28) Install lock out tag out device on breaker for chill water pump #2

29) Disconnect electrical from chill water pump #2
30) Remove and install new chill water pump #2
31) Re-connect electrical whip to new chill water pump #2
32) Remove lock out tag out device on breaker for chill water pump #2
33) Check rotation, proper amperage, and functionality
34) Remove any trash or debris directly related to job scope
35) **Initiate a short-duration shutdown of the entire HVAC system no longer than 8 hours (pre-arranged and scheduled with City) and complete the following**:
    a. Shut down both chillers and pumps
    b. Isolate necessary valves
    c. Cut piping and weld flanges on pump header piping
    d. Install new isolation valves to enable independent operation of equipment, facilitating the replacement of one component at a time
    e. Fill the system, perform a pressure test, and restore the HVAC system to normal operating condition
    f. Utilize a crane to remove the existing chiller and one pump, lift and set the new chiller and pump in place
    g. Once the new chiller and pump are operational, shut down the second pump and perform its replacement

B. WARRANTIES

1. Contractor shall furnish all materials and/or equipment under the Agreement unconditionally and with the following warranties:

   a. Standard and commercial equipment warranty coverage to include factory startup for chiller replacement.
   b. 1 year warranty coverage on labor, parts, and refrigerant.
   c. 5 year extended limited warranty coverage on compressor parts.

C. CONTRACTOR RESPONSIBILITES

1. The Contractor shall maintain and provide a communication system such as a two-way radio or cellular phone for contact during regular working hours.

2. The Contractor shall own or have access to all the necessary vehicles, equipment and labor to perform the duties assigned.

3. The Contractor shall ensure that all of the Contractor's subcontractors perform in accordance with the terms and conditions of the contract. The Contractor shall be fully responsible for all the Contractor's and Subcontractor's performance, and liable for any of the non-performance. The City retains the right to verify Subcontractors' qualifications by requesting additional information.

D. DAMAGE TO PUBLIC AND/OR PRIVATE PROPERTY

Extreme care shall be taken to safeguard all existing facilities, site amenities, sprinkler systems, trees, shrubs, windows, and all vehicles on or around the job site. Damage to public and/or private property shall be the responsibility of the contractor and shall be replaced or repaired by the contractor at no additional cost to the Cit

the Work shall be furnished in manner and form satisfactory to the CITY.

v. FLORIDA AGENT: The surety company shall have a Florida agent whose name shall be listed in the prescribed space on the forms provided by the CITY for all bonds required by the CITY.

vi. ALTERNATE FORM OF SECURITY: In lieu of the Common Law Performance Bond or Statutory Payment bond, CONTRACTOR may, pursuant to Section 255.05, Florida Statutes, provide an alternate form of security in the form of cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or security of a type listed in Part II of Chapter 625, Florida Statutes. Any such alternative form of security shall be for the same purpose and be subject to the same conditions as those applicable to the bond for which the alternative form of security is being substituted. The determination of the value of an alternative form of security shall be made by the CITY.

General Conditions

Contractor and the CITY shall each be responsible for maintaining insurance on their own property. Regardless of whether the Contractor purchases property coverage or not, Contractor hereby expressly waives and releases any cause of action or right of recovery which Contractor may have hereafter against the CITY for any loss arising out of loss or damage to the Contractor's property, about or a part of, the premises whether covered by insurance or not.

The insurance provided by the Contractor shall apply on a primary basis. Any insurance maintained by the CITY shall be excess of and shall not contribute with the insurance provided by the Contractor. Except as otherwise specifically authorized in this Contract, or for which prior written approval has been obtained hereunder, the insurance maintained by the Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, the CITY may permit the application of a deductible or permit the Contractor to self-insure, in whole or in part, one or more of the insurance coverages required by this Contract. The Contractor shall pay on behalf of the CITY and their officials, officers and employees any deductible or self-insured retention applicable to a claim against the CITY or their officials, officers and employees. All Insurance policies provided by the contractor shall be endorsed to provide the CITY with thirty (30) days' notice of cancellation.

All policies of insurance provided by the CONTRACTOR shall be endorsed to provide that the Insurer waives its rights against CITY and their members, officials, officers, and employees.

Compliance with these insurance requirements shall not limit the liability of the Contractor. Any remedy provided to the CITY by the insurance provided by the Contractor or CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the Contractor) available to CITY under this Contract or otherwise.

Neither approval nor failure to disapprove insurance furnished by the Contractor shall relieve the Contractor from responsibility to provide insurance as required by this Contract.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attn: Purchasing Department
P.O. Box 1480

Fort Pierce, FL 34954-1480

Additional Insured for General Liability
City of Fort Pierce

11. Written Authorization Required

Contractor shall not make changes in the job scope or perform any additional work or provide any additional material, under this Agreement without first obtaining written authorization from CITY for such additional work or materials. Additional labor or materials provided without written authorization shall be done at Contractor's risk and without payment.

12. Notice

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to CITY:
Holland Ryan
Technical Director / Facilities Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Phone: 772-467-4121

With a Copy To:
Gelencia Carter
Purchasing Manager
100 North U.S Hwy 1
Fort Pierce, FL 34954
Phone: 772-467-3102

As to Contractor:
Robert Pascucci
VP Sales and Service
1559 SW 21st Ave
Fort Lauderdale, FL 33312
Phone: 954-923-1564

City Commission Regular Meeting - 5:05 PM **11. G.**

Meeting Date: 05/18/2026

Re: Time Extension for FDOT Agreement G-2X21 for Avenue D Improvements

Submitted For: Mark Zrallack, City Engineer , Engineering

SUBJECT:

Approve and execute the Supplemental Agreement No. 1 to FDOT Contract G-2X21 for a time extension to December 31, 2027.

SUMMARY:

FDOT Agreement G-2X21 was fully executed on April 29, 2024 and provided $1.5 million in General Appropriation Act grant funding for the construction of the Avenue D Improvements from N 29th Street to US 1. Agreement G-2X21 has an expiration date of June 30, 2026. Staff has coordinated with FDOT to obtain a time extension for construction activities to be completed by December 31, 2027.

The current Notice to Proceed for the contractor to begin work on the Avenue D project is May 26, 2026. The current construction completion date is February 18, 2027.

RECOMMENDATION:

Staff recommends approval and execution of the Supplemental Agreement for G-2X21.

ALTERNATIVES:

Do not execute the Supplemental Agreement. Note that the Grant funding will be relinquished.

RESPONSIBLE STAFF:

Selena Griffett
Mark Zrallack

COORDINATED WITH:

FDOT
City Attorney

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2026
Account: 11411115631000
Amount: $4,072,873.50

FISCAL IMPACT:

The amount shown is currently encumbered on PO 260658 awarded to CW Roberts Contracting for the construction of the Avenue D Improvements.

Attachments

Supplemental Agreement 1 (FDOT)
Agreement G-2X21 executed
City Attorney Memo

STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT

SUPPLEMENTAL NO.
1

CONTRACT NO.
G-2X21

FPN
453170-1-54-01

Recipient: CITY OF FORT PIERCE

This Supplemental Agreement ("Supplemental"), dated _____ arises from the desire to supplement the State-Funded Grant Agreement ("Agreement") entered into and executed on April 29, 2024 as identified above. All provisions in the Agreement and supplements, if any, remain in effect except as expressly modified by this Supplemental.

The parties agree that the Agreement is to be amended and supplemented as follows:

The first sentence of Paragraph 3 is amended as follows:

This Agreement shall commence upon full execution by both Parties and the Recipient shall complete the Project on or before December 31, 2027.

Exhibit "A" in the original agreement, dated April 29, 2024 is hereby deleted and replaced with the revised Exhibit A, attached hereto and incorporated in this supplemental agreement.

Reason for this Supplemental and supporting engineering and/or cost analysis:

Due to several delays resulting from the implementation of new municipal policies and the resolution of funding matters, which have impacted the project's initial schedule and postponed the start of the work. The Supplemental is necessary to accommodate the revised construction schedule, which will allow sufficient time for the completion of project construction, project close-out, and submission of the final invoice package. Construction activities are expected to be completed by December 31, 2027.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

RECIPIENT:
CITY OF FORT PIERCE

By:_____
Name: Linda Hudson
Title: Mayor

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By:_____
Name: John P. Krane, P.E.
Title: Director of Transportation Development

Legal Review:

_____

EXHIBIT A

PROJECT DESCRIPTION AND RESPONSIBILITIES

FPN: 453170-1-54-01

This exhibit forms an integral part of the Agreement between the State of Florida, Department of Transportation and

City of Fort Pierce (the Recipient)

PROJECT LOCATION:

☐ The project is on the National Highway System.

☐ The project is on the State Highway System.

PROJECT LENGTH AND MILE POST LIMITS: 1.666 Miles; Roadway ID#9400017 BMP 0.00 to EMP 1.404 and Roadway ID# 94500001 BMP 0.437 to EMP 0.699.

PROJECT DESCRIPTION: The milling and resurfacing from N. 29th Street to US1 will reconstruct sidewalks on the south side of Avenue D from N. 29th Street to N. 25th Street. Additional scope elements include installing concrete pavers and stamped asphalt crosswalks at the street intersections along Avenue D as well as installing new pavement striping and upgrading the signage that do not meet current standards. On signalized intersections, vehicle loops will be removed, and an autoscope video detection system will be installed in their place.

The Recipient shall provide completed signed and sealed plans, including but not necessarily limited to roadway and singing and marking plans.

Project plans shall be produced in accordance with the design criteria and standards for Class D projects. The Recipient is required to use Florida Greenbook, or an approved minimum design standard that is in conformity with the minimum criteria that is outlined in Florida Greenbook. The recipient is required to ensure that specifications are approved in advance. The recipient is responsible for the materials testing progress, along with ensuring that all consultants and contractors for said project are qualified.

The Recipient shall be responsible for coordinating, preparing, and holding all Project public involvement meetings as required per the Department's guidelines and procedures.

The Recipient must submit the following documents for the Departments review with the Final bid submittal:
a) Copies of all permits from applicable agencies.
b) Copies of signed acceptances from the local maintaining agency/ City roadway signalization, lighting, and or/ landscaping.
c) Level II Contamination Assessments (as needed)
d) Signed and sealed plans and specification Packages, respectively.

SPECIAL CONSIDERATIONS BY RECIPIENT:

The Recipient is required to provide a copy of the design plans for the Department’s review and approval to coordinate permitting with the Department and notify the Department prior to commencement of any right-of-way activities.

The Recipient will not be reimbursed for costs that are incurred before the execution of this agreement.

The Recipient shall commence the project's activities subsequent to the execution of this Agreement and shall perform in accordance with the following schedule:

a) Construction to be completed by December 31, 2027.

If this schedule cannot be met, the Recipient will notify the Department in writing with a revised schedule or the project is subject to the withdrawal of funding.

SPECIAL CONSIDERATIONS BY DEPARTMENT:
Issuance of FDOT Notice to Proceed for Construction activities such as project advertisement and contract award is subject to the submittal and approval of the agency production package. To be included; the 100% final plans, specifications, final bid documents(s), and estimates with all work shown within the right of way and applicable permits.

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STATE-FUNDED GRANT AGREEMENT

FPN: 453170-1-54-01	Fund: GR24 Org Code: 55043010404	FLAIR Category: 088862 FLAIR Obj: 751000
FPN:	Fund: Org Code:	FLAIR Category: FLAIR Obj:
FPN:	Fund: Org Code:	FLAIR Category: FLAIR Obj:
County No:94	Contract No: G2X21	Vendor No: F596000322013

THIS STATE-FUNDED GRANT AGREEMENT ("Agreement") is entered into on April 29, 2024 (This date to be entered by DOT only), by and between the State of Florida Department of Transportation, ("Department"), and City of Fort Pierce, ("Recipient"). The Department and the Recipient are sometimes referred to in this Agreement as a "Party" and collectively as the "Parties".

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the Parties agree to the following:

1. **Authority:** The Department is authorized to enter into this Agreement pursuant to Sections 334.044, 334.044(7), and *(select the applicable statutory authority for the program(s) below):*
   - ☐ Section 339.2817 Florida Statutes, County Incentive Grant Program (CIGP), (CSFA 55.008)
   - ☐ Section 339.2818 Florida Statutes, Small County Outreach Program (SCOP), (CSFA 55.009)
   - ☐ Section 339.2816 Florida Statutes, Small County Road Assistance Program (SCRAP), (CSFA 55.016)
   - ☐ Section 339.2819 Florida Statutes, Transportation Regional Incentive Program (TRIP), (CSFA 55.026)
   - ☒ FY 2023/2024 General Appropriation Act (GAA) Line number 2042a , Local Transportation Project , CSFA 55.039

   The Recipient by Resolution or other form of official authorization, a copy of which is attached as **Exhibit "D", Recipient Resolution,** and made a part of this Agreement, has authorized its officers to execute this Agreement on its behalf.

2. **Purpose of Agreement:** The purpose of this Agreement is to provide for the Department's participation in The Construction of Avenue D Road Improvements, as further described in **Exhibit "A", Project Description and Responsibilities,** attached to and incorporated into this Agreement ("Project"); to provide Department financial assistance to the Recipient; state the terms and conditions upon which Department funds will be provided; and to set forth the manner in which the Project will be undertaken and completed.

3. **Term of the Agreement, Commencement and Completion of the Project:** This Agreement shall commence upon full execution by both Parties and the Recipient shall complete the Project on or before June 30, 2026. If the Recipient does not complete the Project within this time period, this Agreement will expire on the last day of the scheduled completion as provided in this paragraph unless an extension of the time period is requested by the Recipient and granted in writing by the Department prior to the expiration of this Agreement. Expiration of this Agreement will be considered termination of the Project. The Recipient acknowledges that no funding for the Project will be provided by the State under this Agreement for work on the Project that is not timely completed and invoiced in accordance with the terms of this Agreement, or for work performed prior to full execution of the Agreement. Notwithstanding the expiration of the required completion date provided in this Agreement and the consequent potential unavailability of any unexpended portion of State funding to be provided under this Agreement, the

DocuSign Envelope ID: D368B70C-3086-44CA-BC3B-987188DD3F39

Recipient shall remain obligated to complete all aspects of the Project identified in **Exhibit "A"** in accordance with the remaining terms of this Agreement, unless otherwise agreed by the Parties, in writing.

Execution of this Agreement by both Parties shall be deemed a Notice to Proceed to the Recipient for the design phase or other non-construction phases of the Project. If the Project involves a construction phase, the Recipient shall not begin the construction phase of the Project until the Department issues a written Notice to Proceed for the construction phase. Prior to commencing the construction work described in this Agreement, the Recipient shall request a Notice to Proceed from the Department.

4. **Amendments, Extensions and Assignment:** This Agreement may be amended or extended upon mutual written agreement of the Parties. This Agreement shall not be assigned, transferred or otherwise encumbered by the Recipient under any circumstances without the prior written consent of the Department.

5. **Termination or Suspension of Project:** The Department may, by written notice to the Recipient, suspend any or all of the Department's obligations under this Agreement for the Recipient's failure to comply with applicable laws or the terms of this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected. The Department may also terminate this Agreement in whole or in part at any time the interest of the Department requires such termination.

    a. If the Department terminates the Agreement, the Department shall notify the Recipient of such termination in writing within thirty (30) days of the Department's determination to terminate the Agreement, with instructions as to the effective date of termination or to specify the stage of work at which the Agreement is to be terminated.

    b. The Parties to this Agreement may also terminate this Agreement when its continuation would not produce beneficial results commensurate with the further expenditure of funds. In this event, the Parties shall agree upon the termination conditions through mutual written agreement.

    c. If the Agreement is terminated before performance is completed, the Recipient shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed an amount which is the same percentage of the contract price as the amount of work satisfactorily completed is a percentage of the total work called for by this Agreement. All work in progress on the Department right-of-way will become the property of the Department and will be turned over promptly by the Recipient.

    d. Upon termination of this Agreement, the Recipient shall, within thirty (30) days, refund to the Department any funds determined by the Department to have been expended in violation of this Agreement.

6. **Project Cost:**

    a. The estimated cost of the Project is $3,000,000.00. This amount is based upon the Schedule of Financial Assistance in **Exhibit "B", Schedule of Financial Assistance**, attached and incorporated in this Agreement. The Schedule of Financial Assistance may be modified by execution of an amendment of the Agreement by the Parties.

    b. The Department agrees to participate in the Project cost up to the maximum amount of $1,500,000.00 and, additionally the Department's participation in the Project shall not exceed N/A% of the total cost of the Project, and as more fully described in **Exhibit "B"**. The Department's participation may be increased or reduced upon a determination of the actual bid amounts of the Project by the execution of an amendment. The Recipient agrees to bear all expenses in excess of the amount of the Department's participation and any cost overruns or deficits incurred in connection with completion of the Project.

    c. The Department's participation in eligible Project costs is subject to, but not limited to:

        i. Legislative approval of the Department's appropriation request in the work program year that the Project is scheduled to be committed;

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ii. Approval of all plans, specifications, contracts or other obligating documents and all other terms of this Agreement; and

iii. Department approval of the Project scope and budget at the time appropriation authority becomes available.

7. **Compensation and Payment:**

a. The Department shall reimburse the Recipient for costs incurred to perform services described in the Project Description and Responsibilities in **Exhibit "A"**, and as set forth in the Schedule of Financial Assistance in **Exhibit "B"**.

b. The Recipient shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The Project and the quantifiable, measurable, and verifiable units of deliverables are described more fully in **Exhibit "A"**, Project Description and Responsibilities. Any changes to the deliverables shall require an amendment executed by both parties.

c. Invoices shall be submitted no more often than monthly and no less than quarterly by the Recipient in detail sufficient for a proper pre-audit and post-audit, based on the quantifiable, measurable and verifiable deliverables as established in **Exhibit "A"**. Deliverables and costs incurred must be received and approved by the Department prior to reimbursements. Requests for reimbursement by the Recipient shall include an invoice, progress report and supporting documentation for the period of services being billed that are acceptable to the Department. The Recipient shall use the format for the invoice and progress report that is approved by the Department.

d. If Recipient is considered a rural community or rural area of opportunity, as these terms are defined by Section 288.0656(2), Florida Statutes, Recipient may submit payment requests for eligible performance completed/costs incurred under this Agreement pursuant to **Exhibit "H", Alternative Advance Payment Financial Provisions.**

e. Supporting documentation must establish that the deliverables were received and accepted in writing by the Recipient and must also establish that the required minimum standards or level of service to be performed based on the criteria for evaluating successful completion as specified in **Exhibit "A"** has been met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of charges as described in **Exhibit "F", Contract Payment Requirements.**

f. Travel expenses are not compensable under this Agreement.

g. Payment shall only be made after receipt and approval of deliverables and costs incurred unless the payment is made under **Exhibit "H"** or advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes or the Department's Comptroller under Section 334.044(29), Florida Statutes.

If the Department determines that the performance of the Recipient is unsatisfactory, the Department shall notify the Recipient of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The Recipient shall, within thirty (30) days after notice from the Department, provide the Department with a corrective action plan describing how the Recipient will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the Department, the Recipient will not be reimbursed or paid under **Exhibit "H"**, to the extent of the non-performance. The Recipient will not be reimbursed or paid until the Recipient resolves the deficiency. If the deficiency is subsequently resolved, the Recipient may bill the Department for any unpaid performance completed by the Recipient during the next billing period or as provided by **Exhibit "H"**, Alternative Advance Payment Financial Provisions. If the Recipient is unable to resolve the deficiency, the funds shall be forfeited at the end of the Agreement's term.

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Recipients receiving financial assistance from the Department should be aware of the following time frames. Inspection and approval of deliverables and costs incurred shall take no longer than 20 days from the Department's receipt of the invoice. The Department has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the deliverables and costs incurred are received, inspected, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Recipient. Interest penalties of less than one (1) dollar will not be enforced unless the Recipient requests payment. Invoices that have to be returned to a Recipient because of Recipient preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Recipient who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

h. The Recipient shall maintain an accounting system or separate accounts to ensure funds and projects are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Recipient's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the contractor and subcontractors considered necessary by the Department for a proper audit of costs.

i. **Progress Reports.** Upon request, the Recipient agrees to provide progress reports to the Department in the standard format used by the Department and at intervals established by the Department. The Department will be entitled at all times to be advised, at its request, as to the status of the Project and of details thereof.

j. If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement which it has with the Recipient owing such amount if, upon demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.

k. The Recipient must submit the final invoice on the Project to the Department within 120 days after the completion of the Project. Invoices submitted after the 120-day time period may not be paid.

l. The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's financial assistance for this Project is in multiple fiscal years, a notice of availability of funds from the Department's project manager must be received prior to costs being incurred by the Recipient. See **Exhibit "B"** for funding levels by fiscal year. Project costs utilizing any fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Recipient, in writing, when funds are available.

m. In the event this Agreement is in excess of $25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of

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contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years, and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

n. Any Project funds made available by the Department pursuant to this Agreement which are determined by the Department to have been expended by the Recipient in violation of this Agreement or any other applicable law or regulation, shall be promptly refunded in full to the Department. Acceptance by the Department of any documentation or certifications, mandatory or otherwise permitted, that the Recipient files shall not constitute a waiver of the Department's rights as the funding agency to verify all information at a later date by audit or investigation.

o. In determining the amount of the payment, the Department will exclude all Project costs incurred by the Recipient prior to the execution of this Agreement, costs incurred prior to issuance of a Notice to Proceed, costs incurred after the expiration of the Agreement, costs which are not provided for in the latest approved Schedule of Financial Assistance in **Exhibit "B"** for the Project, costs agreed to be borne by the Recipient or its contractors and subcontractors for not meeting the Project commencement and final invoice time lines, and costs attributable to goods or services received under a contract or other arrangements which have not been approved in writing by the Department.

8. **General Requirements:**

The Recipient shall complete the Project with all practical dispatch in a sound, economical, and efficient manner, and in accordance with the provisions in this Agreement and all applicable laws.

a. The Recipient must obtain written approval from the Department prior to performing itself (through the efforts of its own employees) any aspect of the Project that will be funded under this Agreement.

☐ If this box is checked, then the Agency is permitted to utilize its own forces and the following provision applies: **Use of Agency Workforce.** In the event the Agency proceeds with any phase of the Project utilizing its own forces, the Agency will only be reimbursed for direct costs (this excludes general overhead).

b. The Recipient shall provide to the Department certification and a copy of appropriate documentation substantiating that all required right-of-way necessary for the Project has been obtained. Certification is required prior to authorization for advertisement for or solicitation of bids for construction of the Project, including if no right-of-way is required.

c. The Recipient shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project.

d. The Recipient shall have the sole responsibility for resolving claims and requests for additional work for the Project by the Recipient's contractors and consultants. No funds will be provided for payment of claims or additional work on the Project under this Agreement without the prior written approval of the claim or request for additional work by Department.

9. **Contracts of the Recipient**

a. The Department has the right to review and approve any and all third party contracts with respect to the Project before the Recipient executes any contract or obligates itself in any manner requiring the disbursement of Department funds under this Agreement, including consultant or construction contracts or amendments thereto. If the Department exercises this right and the Recipient fails to obtain such approval, the Department may deny payment to the Recipient. The Department may review the qualifications of any consultant or contractor and to approve or disapprove the employment of such consultant or contractor.

b. It is understood and agreed by the parties hereto that participation by the Department in a project that involves the purchase of commodities or contractual services or the purchasing of capital equipment or the

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equipping of facilities, where purchases or costs exceed the Threshold Amount for CATEGORY TWO per Chapter 287.017 Florida Statutes, is contingent on the Recipient complying in full with the provisions of Chapter 287.057 Florida Statutes The Recipient shall certify to the Department that the purchase of commodities or contractual services has been accomplished in compliance with Chapter 287.057 Florida Statutes It shall be the sole responsibility of the Recipient to ensure that any obligations made in accordance with this Section comply with the current threshold limits. Contracts, purchase orders, task orders, construction change orders, or any other agreement that would result in exceeding the current budget contained in **Exhibit "B"**, or that are not consistent with the Project description and scope of services contained in **Exhibit "A"** must be approved by the Department prior to Recipient execution. Failure to obtain such approval, and subsequent execution of an amendment to the Agreement if required, shall be sufficient cause for nonpayment by the Department.

c. Participation by the Department in a project that involves a consultant contract for engineering, architecture or surveying services, is contingent on the Recipient's complying in full with provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act. In all cases, the Recipient shall certify to the Department that selection has been accomplished in compliance with the Consultants' Competitive Negotiation Act.

d. If the Project is procured pursuant to Chapter 255, Florida Statutes, for construction services and the cost of the Project is to be paid from state-appropriated funds, then the Recipient must comply with the requirements of Section 255.0991, Florida Statutes.

10. **Design and Construction Standards and Required Approvals:** In the event the Project includes construction the following provisions are incorporated into this Agreement:

a. The Recipient is responsible for obtaining all permits necessary for the Project.

b. In the event the Project involves construction on the Department's right-of-way, the Recipient shall provide the Department with written notification of either its intent to:

i. Award the construction of the Project to a Department prequalified contractor which is the lowest and best bidder in accordance with applicable state and federal statutes, rules, and regulations. The Recipient shall then submit a copy of the bid tally sheet(s) and awarded bid contract, or

ii. Construct the Project utilizing existing Recipient employees, if the Recipient can complete said Project within the time frame set forth in this Agreement. The Recipient's use of this option is subject to approval by the Department.

c. The Recipient shall hire a qualified contractor using the Recipient's normal bid procedures to perform the construction work for the Project. For projects that are not located on the Department's right-of-way, the Recipient is not required to hire a contractor prequalified by the Department unless the Department notifies the Recipient prior to letting that they are required to hire a contractor prequalified by the Department.

d. The Recipient is responsible for provision of Construction Engineering Inspection (CEI) services. The Department reserves the right to require the Recipient to hire a Department pre-qualified consultant firm that includes one individual that has completed the Advanced Maintenance of Traffic Level Training. Notwithstanding any provision of law to the contrary, design services and CEI services may not be performed by the same entity. Administration of the CEI staff shall be under the responsible charge of a State of Florida Licensed Professional Engineer who shall provide the certification that all design and construction for the Project meets the minimum construction standards established by Department. The Department shall have the right to approve the CEI firm. The Department shall have the right, but not the obligation, to perform independent assurance testing during the course of construction of the Project. Subject to the approval of the Department, the Recipient may choose to satisfy the requirements set forth in this paragraph by either hiring a Department prequalified consultant firm or utilizing Recipient staff that meet the requirements of this paragraph, or a combination thereof.

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e. The Recipient is responsible for the preparation of all design plans for the Project. The Department reserves the right to require the Recipient to hire a Department pre-qualified consultant for the design phase of the Project using the Recipient's normal procurement procedures to perform the design services for the Project. Notwithstanding any provision of law to the contrary, design services and CEI services may not be performed by the same entity. All design work on the Project shall be performed in accordance with the requirements of all applicable laws and governmental rules and regulations and federal and state accepted design standards for the type of construction contemplated by the Project, including, as applicable, but not limited to, the applicable provisions of the Manual of Uniform Traffic Control Devices (MUTCD) and the AASHTO Policy on Geometric Design of Streets and Highways. If any portion of the Project will be located on, under, or over any Department-owned right-of-way, the Department shall review the Project's design plans for compliance with all applicable standards of the Department, as provided in **Exhibit "O", Terms and Conditions of Construction**, which is attached to and incorporated into this Agreement.

f. The Recipient shall adhere to the Department's Conflict of Interest Procedure (FDOT Topic No. 375-030-006).

g. The Recipient will provide copies of the final design plans and specifications and final bid documents to the Department's Construction Project Manager prior to commencing construction of the Project. The Department will specify the number of copies required and the required format.

h. The Recipient shall require the Recipient's contractor to post a payment and performance bond in accordance with applicable law.

i. The Recipient shall be responsible to ensure that the construction work under this Agreement is performed in accordance with the approved construction documents, and that it will meet all applicable Recipient and Department standards.

j. Upon completion of the work authorized by this Agreement, the Recipient shall notify the Department in writing of the completion of construction of the Project; and for all design work that originally required certification by a Professional Engineer, this notification shall contain an Engineers Certification of Compliance, signed and sealed by a Professional Engineer, the form of which is attached hereto and incorporated herein as **Exhibit "C", Engineers Certification of Completion.** The certification shall state that work has been completed in compliance with the Project construction plans and specifications. If any deviations are found from the approved plans, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation.

k. The Recipient shall provide the Department with as-built plans of any portions of the Project funded through the Agreement prior to final inspection.

11. **Maintenance Obligations:** In the event the Project includes construction then the following provisions are incorporated into this Agreement:

a. The Recipient agrees to maintain any portion of the Project not located on the State Highway System constructed under this Agreement for its useful life. If the Recipient constructs any improvement on Department right-of-way, the Recipient

☐ shall

☒ shall not

maintain the improvements located on the Department right-of-way made for their useful life. If the Recipient is required to maintain Project improvements located on the Department right-of-way beyond final acceptance, then Recipient shall, prior to any disbursement of the State funding provided under this Agreement, also execute a Maintenance Memorandum of Agreement in a form that is acceptable to the Department. The Recipient has agreed to the foregoing by resolution, and such resolution is attached and incorporated into this Agreement as **Exhibit "D"**. This provision will survive termination of this Agreement.

12. **State Single Audit:** The administration of resources awarded through the Department to the Recipient by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit

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the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of state financial assistance or limit the authority of any state agency inspector general, the Auditor General, or any other state official. The Recipient shall comply with all audit and audit reporting requirements as specified below.

a. In addition to reviews of audits conducted in accordance with Section 215.97, Florida Statutes, monitoring procedures to monitor the Recipient's use of state financial assistance may include but not be limited to on-site visits by Department staff and/or other procedures including, reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to state financial assistance awarded through the Department by this Agreement. By entering into this Agreement, the Recipient agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, the Department of Financial Services (DFS) or the Auditor General.

b. The Recipient, a nonstate entity as defined by Section 215.97(2)(n), Florida Statutes, as a recipient of state financial assistance awarded by the Department through this Agreement is subject to the following requirements:

    i. In the event the Recipient meets the audit threshold requirements established by Section 215.97, Florida Statutes, the Recipient must have a State single or project-specific audit conducted for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. **Exhibit "J", State Financial Assistance (Florida Single Audit Act)** to this Agreement indicates state financial assistance awarded through the Department by this Agreement needed by the Recipient to further comply with the requirements of Section 215.97, Florida Statutes. In determining the state financial assistance expended in a fiscal year, the Recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department by this Agreement, other state agencies and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

    ii. In connection with the audit requirements, the Recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2)(e), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

    iii. In the event the Recipient does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, the Recipient is exempt for such fiscal year from the state single audit requirements of Section 215.97, Florida Statutes. However, the Recipient must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Recipient's audit period for each applicable audit year. In the event the Recipient does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, in a fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the Recipient's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than State entities).

    iv. In accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, copies of financial reporting packages required by this Agreement shall be submitted to:

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Florida Department of Transportation
Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, FL 32399-0405
Email: FDOTSingleAudit@dot.state.fl.us

And

State of Florida Auditor General
Local Government Audits/342
111 West Madison Street, Room 401
Tallahassee, FL 32399-1450
Email: flaudgen_localgovt@aud.state.fl.us

v. Any copies of financial reporting packages, reports or other information required to be submitted to the Department shall be submitted timely in accordance with Section 215.97, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

vi. The Recipient, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date the reporting package was delivered to the Recipient in correspondence accompanying the reporting package.

vii. Upon receipt, and within six months, the Department will review the Recipient's financial reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate corrective action on all deficiencies has been taken pertaining to the state financial assistance provided through the Department by this Agreement. If the Recipient fails to have an audit conducted consistent with Section 215.97, Florida Statutes, the Department may take appropriate corrective action to enforce compliance.

viii. As a condition of receiving state financial assistance, the Recipient shall permit the Department, or its designee, DFS or the Auditor General access to the Recipient's records including financial statements, the independent auditor's working papers and project records as necessary. Records related to unresolved audit findings, appeals or litigation shall be retained until the action is complete or the dispute is resolved.

c. The Recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department, or its designee, DFS or the Auditor General access to such records upon request. The Recipient shall ensure that the audit working papers are made available to the Department, or its designee, DFS or the Auditor General upon request for a period of five years from the date the audit report is issued unless extended in writing by the Department.

13. Restrictions, Prohibitions, Controls and Labor Provisions:

a. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

b. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List, kept by the Florida Department of Management Services, may not submit a bid on a contract to provide goods or services to a public entity; may not submit a bid on a contract with a public

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entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity.

c. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied or have further been determined by the Department to be a non-responsible contractor may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Recipient.

d. No funds received pursuant to this Agreement may be expended for lobbying the Florida Legislature, judicial branch, or any state agency, in accordance with Section 216.347, Florida Statutes.

e. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

f. The Recipient shall:

i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Recipient during the term of the contract; and

ii. Expressly require any contractor and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor and subcontractor during the contract term.

g. The Recipient shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project.

14. Indemnification and Insurance:

a. It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof, a third-party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The Recipient guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Recipient or any subcontractor, in connection with this Agreement.

b. To the extent provided by law, Recipient shall indemnify, defend, and hold harmless the Department against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of Recipient, or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Recipient hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes. The foregoing indemnification shall not constitute a waiver of the Department's or the Recipient's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by Recipient to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or for the acts of third parties. Nothing herein shall be construed as consent by Recipient to be sued by third parties in any manner arising out of this Agreement. This indemnification shall survive the termination of this Agreement.

c. Recipient agrees to include the following indemnification in all contracts with contractors, subcontractors, consultants, or subconsultants (each referred to as "Entity" for the purposes of the below indemnification) who perform work in connection with this Agreement:

"To the extent provided by law, [ENTITY] shall indemnify, defend, and hold harmless the [RECIPIENT] and the State of Florida, Department of Transportation, including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of [ENTITY], or any of its officers, agents, or

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employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by [ENTITY].

The foregoing indemnification shall not constitute a waiver of the Department's or [RECIPIENT]'s sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify [RECIPIENT] for the negligent acts or omissions of [RECIPIENT], its officers, agents, or employees, or third parties. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement."

d. The Recipient shall provide Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law for all employees. If subletting any of the work, ensure that the subcontractor(s) and subconsultants have Workers' Compensation Insurance for their employees in accordance with Florida's Workers' Compensation law. If using "leased employees" or employees obtained through professional employer organizations ("PEO's"), ensure that such employees are covered by Workers' Compensation insurance through the PEO's or other leasing entities. Ensure that any equipment rental agreements that include operators or other personnel who are employees of independent contractors, sole proprietorships or partners are covered by insurance required under Florida's Workers' Compensation law.

e. If the Recipient elects to self-perform the Project, and such self-performance is approved by the Department in accordance with the terms of this Agreement, the Recipient may self-insure and proof of self-insurance shall be provided to the Department. If the Recipient elects to hire a contractor or consultant to perform the Project, then the Recipient shall, or cause its contractor or consultant to carry Commercial General Liability insurance providing continuous coverage for all work or operations performed under the Agreement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. Recipient shall, or cause its contractor to cause the Department to be made an Additional Insured as to such insurance. Such coverage shall be on an "occurrence" basis and shall include Products/Completed Operations coverage. The coverage afforded to the Department as an Additional Insured shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. The limits of coverage shall not be less than $1,000,000 for each occurrence and not less than a $5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy. The limits of coverage described herein shall apply fully to the work or operations performed under the Agreement, and may not be shared with or diminished by claims unrelated to the Agreement. The policy/ies and coverage described herein may be subject to a deductible and such deductibles shall be paid by the Named Insured. No policy/ies or coverage described herein may contain or be subject to a Retention or a Self-Insured Retention unless the Recipient is a state agency or subdivision of the State of Florida that elects to self-perform the Project. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, the Department shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The Department shall be notified in writing within ten days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights or defenses the Department may have.

f. When the Agreement includes the construction of a railroad grade crossing, railroad overpass or underpass structure, or any other work or operations within the limits of the railroad right-of-way, including any encroachments thereon from work or operations in the vicinity of the railroad right-of-way, the Recipient shall, or cause its contractor to, in addition to the insurance coverage required above, procure and maintain Railroad Protective Liability Coverage (ISO Form CG 00 35) where the railroad is the Named Insured and where the limits are not less than $2,000,000 combined single limit for bodily injury and/or property damage per occurrence, and with an annual aggregate limit of not less than $6,000,000. The railroad shall also be added along with the Department as an Additional Insured on the policy/ies procured pursuant to the paragraph above. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, both the Department and the railroad shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The insurance described herein

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shall be maintained through final acceptance of the work. Both the Department and the railroad shall be notified in writing within ten days of any cancellation, notice of cancellation, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights the Department may have.

g. When the Agreement involves work on or in the vicinity of utility-owned property or facilities, the utility shall be added along with the Department as an Additional Insured on the Commercial General Liability policy/ies procured above.

15. Miscellaneous:

a. In no event shall any payment to the Recipient constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Recipient and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

b. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

c. The Recipient and the Department agree that the Recipient, its employees, contractors, subcontractors, consultants, and subconsultants are not agents of the Department as a result of this Agreement.

d. By execution of the Agreement, the Recipient represents that it has not paid and, also agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the financing hereunder.

e. Nothing in the Agreement shall require the Recipient to observe or enforce compliance with any provision or perform any act or do any other thing in contravention of any applicable state law. If any of the provisions of the Agreement violate any applicable state law, the Recipient will at once notify the Department in writing in order that appropriate changes and modifications may be made by the Department and the Recipient to the end that the Recipient may proceed as soon as possible with the Project.

f. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.

g. The Department reserves the right to unilaterally terminate this Agreement for failure by the Recipient to comply with the provisions of Chapter 119, Florida Statutes.

h. The Recipient agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes

i. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The Recipient agrees to waive forum and venue and that the Department shall determine the forum and venue in which any dispute under this Agreement is decided.

j. This Agreement does not involve the purchase of Tangible Personal Property, as defined in Chapter 273, Florida Statutes.

16. Exhibits.

a. **Exhibits A, B, D, F, H,** and J are attached to and incorporated into this Agreement.

b. ☒ The Project will involve construction, therefore, **Exhibit "C"**, Engineer's Certification of Compliance is attached and incorporated into this Agreement.

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c. ☐ Alternative Advance Payment Financial Provisions are used on this Project. If an Alternative Pay Method is used on this Project, then **Exhibit "H"**, Alternative Advance Payment Financial Provisions, is attached and incorporated into this Agreement.

d. ☐ This Project utilizes Advance Project Reimbursement. If this Project utilizes Advance Project Reimbursement, then **Exhibit "K"**, Advance Project Reimbursement is attached and incorporated into this Agreement.

e. ☐ A portion or all of the Project will utilize the Department's right-of-way and, therefore, **Exhibit O, Terms and Conditions of Construction in Department Right-of-Way**, is attached and incorporated into this Agreement.

f. ☐ The following Exhibit(s), in addition to those listed in 16.a. through 16.f., are attached and incorporated into this Agreement: _____

g. **Exhibit and Attachment List**

Exhibit A: Project Description and Responsibilities
Exhibit B: Schedule of Financial Assistance
*Exhibit C: Engineer's Certification of Compliance
Exhibit D: Recipient Resolution
Exhibit F: Contract Payment Requirements
Exhibit H: Alternative Advance Payment Financial Provisions
Exhibit J: State Financial Assistance (Florida Single Audit Act)
*Exhibit K: Advance Project Reimbursement
*Exhibit O: Terms and Conditions of Construction in Department Right-of-Way

*Additional Exhibit(s):
*Indicates that the Exhibit is only attached and incorporated if applicable box is selected.

The remainder of this page intentionally left blank.

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IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written above.

RECIPIENT

By: Linda Hudson

Name: Linda Hudson

Title: Mayor

STATE OF FLORIDA,
DEPARTMENT OF TRANSPORTATION

DocuSigned by:

By: John Krane 04/29/2024 | 4:25 PM EDT
A534C9FDF7984A5...

Name: John P. Krane, P.E.

Title: Director of Transportation Development, District Four

DocuSigned by:

Legal Review:

By: Francine Steelman
43DE6BB3B3BE464...

Name: Francine Steelman

Title: Assistant General Counsel

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EXHIBIT A

PROJECT DESCRIPTION AND RESPONSIBILITIES

FPN: 453170-1-54-01

This exhibit forms an integral part of the Agreement between the State of Florida, Department of Transportation and

City of Fort Pierce (the Recipient)

PROJECT LOCATION:

☐ The project is on the National Highway System.

☐ The project is on the State Highway System.

PROJECT LENGTH AND MILE POST LIMITS: 1.666 Miles; Roadway ID #94000017 BMP 0.00 to EMP 1.404 and Roadway ID #94500001 BMP 0.437 to EMP 0.699.

PROJECT DESCRIPTION: The milling and resurfacing from N. 29th Street to US 1 and will reconstruct sidewalks on the south side of Avenue D from N. 29th Street to N. 25th Street. Additional scope elements include installing concrete pavers and stamped asphalt crosswalks at the street intersections along Avenue D as well as installing new pavement striping and upgrading the signage that do not meet current standards. On signalized intersections, vehicle loops will be removed, and an autoscope video detection system will be installed in their place.

The Recipient shall provide completed signed and sealed plans, including but not necessarily limited to roadway and signing and marking plans.

Project plans shall be produced in accordance with the design criteria and standards for Class D projects. The Recipient is required to use Florida Greenbook, or an approved minimum design standard that is in conformity with the minimum criteria that is outlined in Florida Greenbook. The recipient is required to ensure that specifications are approved in advance. The recipient is responsible for the materials testing progress, along with ensuring that all consultants and contractors for said project are qualified.

The Recipient shall be responsible for coordinating, preparing, and holding all Project public involvement meetings as required per the Department's guidelines and procedures.

The Recipient must submit the following documents for the Departments review with the Final bid submittal:
a) Copies of all permits from applicable agencies.
b) Copies of signed acceptances from the local maintaining agency/City roadway signalization, lighting, and or/ landscaping.
c) Level II Contamination Assessments (as needed)
d) Signed and sealed plans and specification Packages, respectively.

SPECIAL CONSIDERATIONS BY RECIPIENT:

The Recipient is required to provide a copy of the design plans for the Department's review and approval to coordinate permitting with the Department, and notify the Department prior to commencement of any right-of-way activities.

The Recipient will not be reimbursed for cost that are incurred before the execution of this agreement.

The Recipient shall commence the project's activities subsequent to the execution of this Agreement and shall perform in accordance with the following schedule:

a) Construction to be completed by June 30, 2026.

If this schedule cannot be met, the Recipient will notify the Department in writing with a revised schedule or the project is subject to the withdrawal of funding.

SPECIAL CONSIDERATIONS BY DEPARTMENT:
Issuance of FDOT Notice to Proceed for Construction activities such as project advertisement and contract award is subject to the submittal and approval of the agency production package. To be included; the 100% final plans, specifications, final bid document(s), and estimates with all work shown within the right of way and applicable permits.

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EXHIBIT B
SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS:	FINANCIAL PROJECT NUMBER:
City of Fort Pierce 100 N U.S. Highway 1 Fort Pierce, FL 34950	453170-1-54-01

PHASE OF WORK by Fiscal Year:		MAXIMUM PARTICIPATION (1) TOTAL PROJECT FUNDS	(2) LOCAL FUNDS	(3) STATE FUNDS	Indicate source of Local funds
Design- Phase 34 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Design Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
Right-of-Way- Phase 44 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Right-of-Way Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
Construction- Phase 54 **FY: 2024**	Maximum Department Participation (Local Transportation Project GAA)	$3,000,000.00	$1,500,000.00	$1,500,000.00	☐ In-Kind ☒ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Construction Cost	$3,000,000.00 %	$1,500,000.00 %	$1,500,000.00 %	
Construction Engineering and Inspection - Phase 64 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Construction Engineering and Inspection Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
(Phase : 54 Design) FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
	TOTAL COST OF THE PROJECT	$3,000,000.00	$1,500,000.00	$1,500,000.00	

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:
I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Jason Nwamah
District Grant Manager Name

DocuSigned by:
Jason Nwamah
07D82E8DC27F4EB...
Signature

04/29/2024 | 4:49 PM EDT
Date

DocuSign Envelope ID: D368B70C-3086-44CA-BC3B-987188DD3F39

EXHIBIT C

ENGINEER'S CERTIFICATION OF COMPLIANCE

Engineer's Certification of Compliance. The Recipient shall complete and submit the following Notice of Completion and, if applicable, Engineer's Certification of Compliance to the Department upon completion of the construction phase of the Project.

NOTICE OF COMPLETION

STATE-FUNDED GRANT AGREEMENT
Between
THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
and The City of Fort Pierce

PROJECT DESCRIPTION:The Construction of Avenue D Road Improvements.

FPID#: 453170-1-54-01

In accordance with the Terms and Conditions of the State-Funded Grant Agreement, the undersigned provides notification that the work authorized by this Agreement is complete as of _____, 20__.

By: _____

Name: _____

Title: _____

ENGINEER'S CERTIFICATION OF COMPLIANCE

In accordance with the Terms and Conditions of the State-Funded Grant Agreement, the undersigned certifies that all work which originally required certification by a Professional Engineer has been completed in compliance with the Project construction plans and specifications. If any deviations have been made from the approved plans, a list of all deviations, along with an explanation that justifies the reason to accept each deviation, will be attached to this Certification. Also, with submittal of this certification the Recipient shall furnish the Department a set of "as-built" plans certified by the Engineer of Record/CEI.

By: _____, P.E.

SEAL:

Name: _____

Date: _____

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EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

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RESOLUTION NO. 24-R24

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A FY 2023/2024 GENERAL APPROPRIATION ACT (GAA) AWARD FOR IMPROVEMENTS ALONG AVENUE D FROM N. 29TH STREET TO US 1.

WHEREAS, the City submitted a State General Appropriation Local Funding Initiative Request for Fiscal Year 2023/2024; and

WHEREAS, the City was awarded an amount of up to $1,500,000; and

WHEREAS, the Florida Department of Transportation supplied the attached State-Funded Grant Agreement for execution; and

WHEREAS, the City must authorize its officers and personnel to execute the attached State-Funded Grant Agreement in order to be eligible to receive the award; and

WHEREAS, a copy of this Resolution is required as an exhibit to the attached State-Funded Grant Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida:

1. The City of Fort Pierce is authorized to enter into the State-Funded Grant Agreement with the Florida Department of Transportation, attached at Exhibit 1.

2. The City of Fort Pierce's officers and personnel, to include the Mayor, City Clerk, and City Attorney, are hereby authorized to execute the State-Funded Grant Agreement on behalf of the City of Fort Pierce.

3. This Resolution shall become effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 15th day of April, 2024

Linda Hudson

Linda Hudson, Mayor

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

(SEAL)

Approved as to Form and Correctness:

Sara Hedges
City Attorney

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EXHIBIT F

CONTRACT PAYMENT REQUIREMENTS
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

Salaries: Timesheets that support the hours worked on the project or activity must be kept. A payroll register, or similar documentation should be maintained. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

Fringe benefits: Fringe benefits should be supported by invoices showing the amount paid on behalf of the employee, e.g., insurance premiums paid. If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown. Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

Travel: Reimbursement for travel must be in accordance with s. 112.061, F.S., which includes submission of the claim on the approved state travel voucher along with supporting receipts and invoices.

Other direct costs: Reimbursement will be made based on paid invoices/receipts and proof of payment processing (cancelled/processed checks and bank statements). If nonexpendable property is purchased using state funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with DMS Rule 60A-1.017, F.A.C., regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in s. 273.02, F.S., for subsequent transfer to the State.

Indirect costs: If the contract stipulates that indirect costs will be paid based on a specified rate, then the calculation should be shown. Indirect costs must be in the approved agreement budget and the entity must be able to demonstrate that the costs are not duplicated elsewhere as direct costs. All indirect cost rates must be evaluated for reasonableness and for allowability and must be allocated consistently.

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Contracts between state agencies may submit alternative documentation to substantiate the reimbursement request, which may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf.

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EXHIBIT H

ALTERNATIVE ADVANCE PAYMENT FINANCIAL PROVISIONS

If payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes or the Department's Comptroller under Section 334.044(29), Florida Statutes:

1. The invoiced amount to the Department for contractor(s) and consultant(s) cannot exceed the amount of the invoice received from the Recipient's contractor(s) or consultant(s).

2. All of the Recipient's costs must have been incurred and paid prior to the date of the invoice.

3. All invoices received from the Recipient shall clearly separate the cost of the contractor(s) or consultant(s) from the Recipient's costs billed to the Department.

4. All invoices submitted to the Department must provide complete documentation, including a copy of the contractor's or consultant's invoice(s), to substantiate the cost on the invoice.

5. The Recipient must certify on each invoice that the costs from the contractor(s) or consultant(s) are valid and have been incurred by the contractor(s) or consultant(s).

6. Each monthly invoice subsequent to the first invoice from the Recipient must contain a statement from the Recipient that the previous month's cost incurred by the contractor(s) or consultant(s) has been paid by the Recipient to the contractor(s) or consultant(s).

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EXHIBIT J

STATE FINANCIAL ASSISTANCE (FLORIDA SINGLE AUDIT ACT)

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Awarding Agency: Florida Department of Transportation

State Project Title and CSFA Number:

☐ County Incentive Grant Program (CIGP), (CSFA 55.008)
☐ Small County Outreach Program (SCOP), (CSFA 55.009)
☐ Small County Road Assistance Program (SCRAP), (CSFA 55.016)
☐ Transportation Regional Incentive Program (TRIP), (CSFA 55.026)
☒ FY 2023/2024 General Appropriation Act (GAA) Line number 2042A, CSFA 55.039

***Award Amount:** $1,500,000.00 (ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS.)

*The state award amount may change with supplemental agreements

Specific project information for CSFA Number is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

To: Jason.Nwamah@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL

G2X21

4/29/2024

CONTRACT INFORMATION

Contract:	G2X21
Contract Type:	GD - GRANT DISBURSEMENT (GRANT)
Method of Procurement:	G - GOVERMENTAL AGENCY (287.057,F.S.)
Vendor Name:	CITY OF FORT PIERCE
Vendor ID:	F596000322013
Beginning Date of This Agreement:	04/30/2024
Ending Date of This Agreement:	06/30/2026
Contract Total/Budgetary Ceiling:	ct = $1,500,000.00
Description:	The Construction of Avenue D Road Improvements

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR JASON ADANK, CPA, COMPTROLLER ON 4/29/2024

Action:	Original
Reviewed or Approved:	APPROVED
Organization Code:	55043010404
Expansion Option:	AF
Object Code:	751000
Amount:	$1,500,000.00
Financial Project:	45317015401
Work Activity (FCT):	215
CFDA:	
Fiscal Year:	2024
Budget Entity:	55150200
Category/Category Year:	088862/24
Amendment ID:	O001
Sequence:	00
User Assigned ID:	
Enc Line (6s)/Status:	0001/04

Total Amount: $1,500,000.00

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: SELENA GRIFFETT, PROJECT ENGINEER, ENGINEERING

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: TIME EXTENSION AMENDMENT FOR FDOT AGREEMENT G-2X21 FOR AVENUE D IMPROVEMENTS

CAO RLS FILE: 26-172

DATE: MAY 4, 2026

I have reviewed the above Request for Legal Services (RLS) related to an extension of a grant with
the Florida Department of Transportation (FDOT) for improvements to Avenue D. Under RLS 26-76, an Extension Letter was submitted, and this Office recommended an amendment be done to extend the length of the agreement. It appears that FDOT provided a Supplemental Agreement extending the agreement to December 31, 2027. The Supplemental Agreement is approved as to form and correctness.

Please note that per the memo from RLS 26-76, a Resolution may be needed for presentation to the Commission. Please consult with the City Clerk's Office on whether a Resolution will be needed.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **11. H.**

Meeting Date: 05/18/2026

Re: SA 1 for RFQ 2025-022 for Consor North America Inc for CEI for Nebraska Avenue Sidewalk project

Submitted For: Mark Zrallack, City Engineer , Engineering

SUBJECT:

Approval of Specific Authorization No. 1 for Consor North America, Inc. under RFQ 2025-022 for Construction Engineering and Inspection Services for the Nebraska Avenue Sidewalk project from Lawnwood Circle to S 13th Street in the amount of $96,633.80.

SUMMARY:

The city received federal Transportation Alternatives Program (TAP) funding to construct sidewalks along Nebraska Avenue from Lawnwood Circle to S 13th Street. Because of the nature of this funding and the required supporting documentation, staff has coordinated with Consor North America under their continuing professional services contract (RFQ 2025-022) to provide Construction Engineering and Inspection services.

The first amendment to the contract with Consor North America, Inc includes Construction Engineering and Inspection Services.

RECOMMENDATION:

Staff recommends approval of Specific Authorization 1 for Consor North America Inc

ALTERNATIVES:

Do not approve the Specific Authorization.

RESPONSIBLE STAFF:

Selena Griffett
Mark Zrallack

COORDINATED WITH:

Consor North America
City Attorney

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2026
Account:	1141111563210
Amount:	$96,633.80

FISCAL IMPACT:

Infrastructure Surtax funds will be used for these CEI services.

Attachments

SA 1 CEI-Consor
Exhibit SA 1 - Consor Proposal
RFQ 2025-022 Consor Agreement
Consor First Amendment RFQ2025-022
City Attorney Memo

SPECIFIC AUTHORIZATION NO. 1
NEBRASKA AVENUE SIDEWALK CONSTRUCTION
LAWNWOOD CIRCLE TO S 13TH STREET
PROFESSIONAL ENGINEERING SERVICES

REF. RFQ No. 2025-022

SCOPE OF SERVICES

Pursuant to the "Continuing Contract for RFQ No. 2025-022 – Professional Engineering Services" between the **City of Fort Pierce** (hereinafter referred to as "CITY") and **Consor North America, Inc.** (hereinafter referred to as "ENGINEER") dated the 2nd day of February, 2026, (hereinafter collectively referred to as the "AGREEMENT"), CITY authorizes the ENGINEER to provide professional services as detailed herein.

The CITY desires professional engineering services related to the Nebraska Avenue Sidewalk from Lawnwood Circle to S 13th Street, hereinafter referred to as the "PROJECT".

Section 1 - Scope of Work and Schedule of Services

ENGINEER will provide the following services in accordance with this AUTHORIZATION:

ENGINEER will perform Construction Engineering and Inspection (CEI) Services. These services will comply with requirements by FDOT and FHWA for the federally funded Transportation Alternative Program funds. The proposed services and scope of work are more particularly described in Exhibit "A", which is attached hereto and incorporated by reference herein.

Section 2 - Deliverables

ENGINEER shall provide the required reports and inspection materials to the CITY as listed in Exhibit "A", which is attached hereto and incorporated by reference herein, to ensure compliance with FDOT/FHWA requirements and to invoice for reimbursements. Final acceptance of reports and inspection materials is to be complete by March 30, 2027.

Section 3 - Method and Amount of Compensation

CITY will compensate ENGINEER for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $96633.80.

Section 4 - CITY's Responsibilities

CITY hereby designates the City Engineer or their designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and on its behalf, effective as of the date hereinabove written.

CITY OF FORT PIERCE, FLORIDA:

By: _____ Date: _____
Linda Hudson, Mayor

CONSOR NORTH AMERICA, INC.

By: _____ Date: 5/5/26
Randy Scott, PE, Senior Vice President

APPROVED AS TO FORM & CORRECTNESS:

By: _____ Date: _____
Sara Hedges, City Attorney

2552 Peters Road, Suite C
Fort Pierce, FL 34945

April 7, 2026

Selena Griffett, P.E.
City of Fort Pierce
Project Engineer
100 North US-1
Fort Pierce, FL 34950

RE: **Consor North America, Inc Fee Proposal**
Professional Construction, Engineering, and Inspection Services (CEI) for Nebraska Ave Sidewalk Improvement Project - Lawnwood Circle to South 13th St

Dear Ms. Griffett,

Consor is thankful for the opportunity to be considered to perform CEI services for the Nebraska Ave Sidewalk Improvement Project from Lawnwood Circle to South 13th St. Attached for your consideration is our scope of services and fee proposal. We have utilized an expected 130 day project duration to develop our anticipated staff hours and fee to meet the City's expectations.

The fee proposed will be invoiced based on actual hours worked. This is not a lump sum contract.

If you have any questions or need additional information, please feel free to contact me at your earliest convenience.

Sincerely,

Consor North America, Inc

Randall J Scott

Randy Scott, PE
Vice President

Encl: Fee Proposal

2552 Peters Road, Suite C
Fort Pierce, FL 34945

EXHIBIT A
SCOPE OF SERVICES

DESCRIPTION OF THE WORK TO BE PERFORMED:

Perform construction engineering and inspection services for **the Nebraska Ave Sidewalk Improvement Project from Lawnwood Circle to South 13th St FM# 453492-1-58-01**, as described in Exhibit A. The firm will work to meet all goals and objectives established by City of Fort Pierce in order to oversee the construction of the project. The firm will also perform all the inspections and investigations necessary to certify that the project was constructed in accordance with the plans and specifications.

PURPOSE:

This scope of services describes and defines the Construction Engineering and Inspection (CEI) services which are required for contract administration, inspection, for the construction project.

SCOPE:

Exercise independent professional judgment in performing obligations and responsibilities under this Agreement.

Services provided by the Consultant shall comply with FDOT, City, Federal and State local regulations, manuals, procedures, and memorandums in effect as of the date of Notice to Proceed.

LENGTH OF SERVICE:

The services included in this scope shall be performed by March 1, 2027

REQUIREMENTS OF THE CONSULTANT:

Pre-Construction Activities:

- Conduct a preconstruction conference. Prepare and distribute a meeting agenda prior to the conference and minutes following the conference.
- Review and Approve concrete and asphalt mix design(s)
- Review and Approve Contractor's MOT and Dewatering Plan
- Review and Approve Shop Drawings
- Perform Utility coordination with agencies
- Video tape the preconstruction conditions throughout the project limits and provide to the City. Provide a digital photo log or video of project activities, with heavy emphasis on potential claim items/issues and on areas of real/ potential public controversy.

Construction Management:

- Maintain the required level of surveillance of Contractor activities, interpreting plans, specifications, and special provisions for the Construction Contract. Maintain complete, accurate records of all activities and

events relating to the project and properly document all project changes. Also, we will review and provide a recommendation of the contractor's monthly payments promptly to the City for processing.

- Monitor the Contractor's on-site construction activities and inspect materials entering into the work in accordance with the specifications, and approved products for conformance. Maintain detailed accurate records of the Contractor's daily operations and of significant events that affect the work. This also includes monitoring / inspection of any erosion and sediment control devices within the project.

- Monitor and inspect Contractor's Work Zone Traffic Control and review modifications to the Work Zone Traffic Control Plan, including Alternate Work Zone traffic Control Plan, in accordance with the FDOT procedures.

- Consor to perform independent assurance soil density testing, and to provide oversight of the contractors geotechnical testing

- Performance of concrete plastic properties (slump, air content, and temperature) testing, and creating test cylinders for strength verification for structural concrete if applicable.

- Analyze problems that arise on a project and proposals submitted by the Contractor; work to resolve such issues, and process the necessary paperwork.

- Produce reports, verify quantity calculations and field measure for payment purposes (contractors' monthly payment and Change Orders) as needed to prevent delays in Contractor operations and to facilitate prompt processing of such information in order for the City to make timely payment to the Contractor.

- Conduct weekly or biweekly progress meetings and distribute minutes.

- Assist The City with Public Information and awareness.

Post-Construction Activities:

- Verify final quantities, review final contractor pay application, and prepare recommendation for final payment.

- Compile all final documentation and transmit files to the City.

- Prepare certification of construction.

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2552 Peters Road, Suite C
Fort Pierce, FL 34945

EXHIBIT B

METHOD OF COMPENSATION

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the Consultant for the services described in Exhibit "A" (Scope of Services) and method by which payments will be made.

2.0 COMPENSATION

For satisfactory completion of all services detailed in Exhibit 'A' (Scope of Services) of this proposal, the City will pay the Consultant a Total Maximum Limiting Amount not to exceed **$96,633.80**. It is agreed that this amount will be the limit of all compensation due the Consultant for completion of the services detailed in Exhibit 'A'.

2.1 Summary of Compensation

The Total Maximum Limiting Amount will include the elements defined in the Contract Compensation Summary Table below.

Construction Engineering & Inspection Services

Position	Total Hours	Rate per Hour	Total
CEI Sr. Project Engineer / Senior Construction Manager	21	$336.36	$7,063.56
CEI Project Administrator / Construction Manager	244	$196.96	$48,058.24
CEI Senior Inspector	400	$103.78	$41,512.00
			$96,633.80

Total Fee **$96,633.80**

2552 Peters Road, Suite C
Fort Pierce, FL 34945

EXHIBIT C

1.0 PURPOSE

This exhibit is a breakdown, for reference only, of the estimated fee schedule in Exhibit B – see the below table

Pre-Construction Activities / Design Review

Position	Hours per Week	Total Weeks	Total Hours	Rate per Hour	Total
CEI Sr. Project Engineer / Senior Construction Manager	1	2	2	$336.36	$672.72
CEI Project Administrator / Construction Manager	12	2	24	$196.96	$4,727.04
CEI Senior Inspector	8	1	8	$103.78	$830.24
					$6,230.00

Construction Management through Substantial Completion - 15 Weeks

Position	Hours per Week	Total Weeks	Total Hours	Rate per Hour	Total
CEI Sr. Project Engineer / Senior Construction Manager	1	15	15	$336.36	$5,045.40
CEI Project Administrator / Construction Manager	12	15	180	$196.96	$35,452.80
CEI Senior Inspector	24	15	360	$103.78	$37,360.80
					$77,859.00

Post Construction Activities

Position	Hours per Week	Total Weeks	Total Hours	Rate per Hour	Total
CEI Sr. Project Engineer / Senior Construction Manager	1	4	4	$336.36	$1,345.44
CEI Project Administrator / Construction Manager	10	4	40	$196.96	$7,878.40
CEI Senior Inspector	8	4	32	$103.78	$3,320.96
					$12,544.80

				Total Fee	**$96,633.80**

CONTINUING CONTRACT FOR RFQ No. 2025-022

PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT for PROFESSIONAL ENGINEERING SERVICES (hereinafter referred to as "Agreement" or "Contract") is made and entered into this 2nd day of February, 2026 by and between the City of Fort Pierce, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "City") and **CONSOR NORTH AMERICA, INC.**, whose local principal address is **2041 Vista Parkway, Suite 101, West Palm Beach, FL 33411** (hereinafter referred to as "Consultant").

WHEREAS, pursuant to RFQ No. 2025-022 and Section 287.055, Florida Statutes, the City solicited proposals for non-exclusive continuing contracts to perform professional services; and

WHEREAS, the Consultant is qualified pursuant to Section 287.055, Florida Statutes, to provide services within the scope of practice of **professional engineering services** under a continuing contract; and

WHEREAS, at the regularly scheduled meeting on **August 18, 2025**, the City Commission of the City of Fort Pierce approved the negotiations of a continuing contract and authorized the execution of an agreement for Continuing Professional Services between the City and Consultant; and

WHEREAS, the Consultant is willing and able to render professional services for various projects on an as-needed basis and for the compensation and on the terms hereinafter set forth.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, agreements, terms, and condition contained herein, do agree as follows:

1. SERVICES

The Consultant's responsibility under this Agreement is to provide professional services within the scope of practice of **professional engineering services** (hereinafter "professional services").

Consultant represents to the City that the professional services to be performed under this Agreement shall be in accordance with the highest standards accepted and established practices and procedures recognized as such in Consultant's trade in general and that Consultant shall conform to this Agreement.

Consultant shall be responsible for the technical accuracy of its professional services and documents resulting therefrom, and City shall not be responsible for discovering deficiencies therein. Consultant shall correct any such deficiencies without additional compensation or cost to City, except to the extent any such deficiency is directly attributable to deficiencies in City-furnished information.

Consultant shall be responsible for the completeness and accuracy of the work prepared or compiled under Consultant's obligation for each project and shall correct, at Consultant's expense, all errors or omissions therein which may be disclosed. The cost necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional costs to City caused by such errors shall be chargeable to Consultant and shall not be considered a cost of the Work. The fact that City has reviewed or approved Consultant's work shall in no way relieve Consultant of any of its responsibilities.

2. TERM

The term of this Agreement shall be for a period of two (2) years commencing on the date first written above, with three (3) one (1) year renewal options available unless otherwise extended or terminated in writing.

A. The City may extend this Agreement up to one hundred eighty (180) days beyond the expiration date of the existing Agreement. The rates in effect on the last day of the contract shall remain in effect for the Agreement extension period. Additional extensions shall be subject to agreement of both parties.

B. Any work that commences must be complete on or before the expiration of the Term period stated herein.

3. TECHNICAL AND PROFESSIONAL SERVICES

It shall be the responsibility of the Consultant to work with the City to provide professional services related projects for City. Each project will require a separate Specific Authorization using a form agreed to by both parties. The Specific Authorization shall set out the Scope of Work, time of performance, compensation schedule for each project, and any other necessary terms.

4. PERIOD OF SERVICE; SPECIFIC AUTHORIZATIONS

A. The Consultant will be available to begin work promptly after receipt of a fully executed copy of this Agreement. It is agreed that this Agreement shall be considered as a continuing contract and work will be initiated on an assignment-by-assignment basis through the execution of a Specific Authorization. The City reserves the right to select the respective Consultant who the City believes is in its best interest to perform the specified work.

B. If the Consultant's professional services called for under this Agreement are delayed for reasons beyond the Consultant's control, the time of performance shall be adjusted appropriately through a Change Order, and only upon agreement by the City to the adjustment and that the reasons were beyond the Consultant's control, as outlined in Paragraph 17, below.

C. Specific work assignments shall be set forth in individual Specific Authorizations, which will be issued to the Consultant. All Specific Authorizations shall be executed on behalf of the City in accordance with the City Purchasing Policy. The Specific Authorizations shall describe the scope of the work to be performed, cost to perform the work and shall set forth the schedule for completion of the work.

D. The City shall provide all criteria and full information as to City's requirements for the assignment and designate in writing a person with authority to act on City's behalf on all matters concerning this assignment.

5. TIME OF PERFORMANCE

Each project performed pursuant to this Agreement shall be performed in a timely manner without unreasonable delay within the time period identified in the Specific Authorization.

If the work is not fully completed according to the terms of the Agreement and within the time limits stipulated in the individual Specific Authorization, it is hereby acknowledged that the City will suffer damages which are not capable of ascertainment or calculation, and therefore the Consultant shall pay the City liquidated damages, a sum of which will be outlined in each individual Specific Authorization, per day for each day following the required completion date, until the date upon which actual completion occurs.

6. COMPENSATION

The Consultant shall be compensated for all services satisfactorily completed in accordance with the terms and conditions of this Agreement and each Specific Authorization. All invoices presented to the City for payment shall be on a Request for Payment form approved by the City. Payment for services performed will be processed within forty-five (45) days of receipt and approval of a proper invoice and in accordance with the applicable terms of the Local Government Prompt Payment Act, Sections 218.70-80, Florida Statutes.

7. GENERAL CONDITIONS

A. It is understood and agreed that the Consultant's services under this Agreement do not include participation, whatsoever, in any litigation. Should such services be required, a supplemental agreement may be negotiated between the City and the Consultant describing the services desired and providing a basis for compensation to the Consultant.

B. Upon the Consultant's written request, the City will furnish or cause to be furnished such reports, studies, instruments, documents, and other information as the

Consultant and City mutually deem necessary; and the Consultant may rely upon same in performing the services required under this Agreement.

8. TRUTH-IN-NEGOTIATION CERTIFICATE

Execution of this Agreement by Consultant shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement are accurate, complete and current at the time of execution of the Agreement. The original Agreement rates and any additions thereto shall be adjusted to exclude any significant sums by which City determines the Agreement rate(s) was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such rate adjustments shall be made within one year following the end of this Agreement.

9. DEFAULT/TERMINATION

A. FOR CAUSE

If either party fails to fulfill its obligations under this Agreement in a timely and proper manner, the other party shall have the right to terminate this Agreement by giving written notice of any deficiency and by allowing the party in default seven (7) calendar days to correct the deficiency. If the defaulting party fails to correct the deficiency within this time, this Agreement shall terminate at the expiration of the seven (7) calendar day time period.

With regard to the Consultant, the following items shall be considered a default under this Agreement:

1) If the Consultant should be adjudged bankrupt, or if he, or it, should make a general assignment for the benefit of his, or its, creditors, or if a receiver should be appointed on account of his, or its, insolvency.

2) If the Consultant should persistently or repeatedly refuse or fail, except in cases for which an extension of time is provided, to provide the services contemplated by this Agreement.

3) If the Consultant disregards laws, ordinances, or the instructions of the Project Manager or otherwise is guilty of a substantial violation of the provisions of this Agreement.

In the event of termination, the Consultant shall only be entitled to receive payment for work satisfactorily completed prior to the termination date.

B. WITHOUT CAUSE

Either party may terminate the Agreement without cause at any time upon thirty (30) calendar days prior written notice to the other party. In the event of termination, the City shall compensate the Consultant for all authorized work satisfactorily performed through the termination date.

10. SUBCONSULTANTS AND SUBCONTRACTORS

In the event the Consultant requires the services of any subconsultant, subcontractor or professional associate in connection with the services to be provided under this Agreement, Consultant shall secure the written approval of City Project Manager before engaging such subconsultant, subcontractor, or professional associate.

If a subconsultant fails to perform or make progress, as required by this Agreement, and it is necessary to replace the subconsultant to complete the work in a timely fashion, the Consultant shall promptly do so, subject to acceptance of the new subconsultant by the City. The substitution of a subcontractor shall not be adequate cause to excuse a delay in the performance of any portion of this Agreement as set forth in the Scope of Work.

The Consultant, its subconsultants, agents, servants, or employees agree to be bound by the Terms and Conditions of this Agreement and in the Consultant's agreement with the subconsultant for work to be performed for the City, the Consultant must incorporate the terms of this Agreement.

11. FEDERAL AND STATE TAX

The City is exempt from payment of Florida State Sales and Use Taxes.

The City will sign an exemption certificate submitted by the Consultant. The Consultant shall not be exempted from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the City, nor is the Consultant authorized to use the City's Tax Exemption Number in securing such materials.

The Consultant shall be responsible for payment of its own and its share of its employees' payroll, payroll taxes, and benefits with respect to this Agreement.

12. INSURANCE

The Consultant shall, at its own expense, procure and maintain, with insurers acceptable to the City, the types and amounts of insurance conforming to the minimum requirements set forth herein. The Consultant shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to and approved by the City. As evidence of compliance with the insurance required herein, Consultant shall furnish the City with:

(a) A fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the Fort Pierce Redevelopment Agency and the City of Fort Pierce and their respective members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;
(b) The original of the policy(ies); or
(c) Other evidence satisfactory to the City.

Until such insurance is no longer required by this Contract, Consultant shall provide the City with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

To the extent Consultant is permitted to and elects to sub-contract any of the work performed under this Contract, Consultant will require all subcontractors to provide insurance coverage complying with the requirements set forth herein and will provide the City with evidence of such coverage prior to the commencement of the subcontractor's work.

Workers' Compensation Insurance/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance (NCCI), without restrictive endorsements, other than any endorsement required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One: Statutory
Part Two: $1,000,000 Each Accident
$1,000,000 Disease – Policy Limit
$1,000,000 Disease – Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against the City, and their respective officials, officers and employees in the manner which would result from the attachment of NCCI's Waiver of Our Right to Recover From Others Endorsement (Advisory Form WC 00 03 13) with the City, and their respective officials, officers and employees scheduled thereon.

Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements

other than those which are required by the State of Florida or those which under an ISO filing must be attached to the policy (i.e., mandatory endorsements).

The City, and their respective officials, officers and employees shall be included as an "Additional Insureds" on a form no more restrictive than ISO Form (CG 20 10, Additional Insured – Owners, Lessees, or contractors – Scheduled Person or Organization Endorsement) and ISO Form CG 20 37 (Additional Insured – Owners, Lessees or contractors Completed Operations). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$1,000,000 Personal and Advertising Injury
$1,000,000 Each Occurrence

Consultant shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the final completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements other than those required by the State of Florida or those under which an ISO filing must be attached to the policy (i.e., mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence – Bodily Injury and Property Damage Combined

Design Professional Liability

Any entity hired to perform professional design services as a part of this Contract shall maintain professional liability coverage. Such coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Contract and such claims-made coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Claim
$1,000,000 Per Aggregate

Pollution Legal Liability

Any entity hired to perform services as part of this contract for environmental or pollution related concerns shall maintain Consultant's Pollution Liability coverage. Such insurance shall cover Consultant for liability resulting from pollution of other environmental impairment arising out of, or in connection with, work performed under this Contract, or which arises out of, or in connection with this Contract, including coverage for clean-up of pollution conditions and third-party bodily injury and property damage claims arising from pollution conditions. Such insurance shall also include transportation coverage and non-owned disposal site coverage.

Coverage must either be on an occurrence basis; or if on a claims-made basis, the coverage must respond to all claims reported with three years following the period for which coverage is required, and which would have been covered had the coverage been on an occurrence basis.

The insurance shall include the CITY, and their respective officials, officers and employees as additional insureds.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Loss
$2,000,000 Annual Aggregate

Property Insurance (Builders Risk / Installation Floater)

100% Contract Value. Such insurance shall be on a form acceptable to the City's Risk Management Department. The Property policy shall include SPECIAL FORM/ALL RISK COVERAGES. The Property policy shall not be subject to a coinsurance clause. A maximum $10,000 deductible for other than windstorm and hail. For windstorm and hail coverage, the maximum deductible applicable shall be 2% of the completed value of the project. The City shall be included as Insureds and as Loss Payees.

Payment Bond and Performance Bond

Consultant shall execute, deliver to the City, in accordance with the performance and payment bond requirement as stated herein, and record in the public records of the county where the improvement is located, a statutory payment bond and a common law performance bond in the amount of this Agreement. Consultant shall provide the City with a true copy of the recorded bond(s) as evidence of such recording. The payment and performance bonds shall be issued using the Statutory Payment Bond form and the Common Law Performance Bond form provided by the City.

Each bond shall be signed on behalf of the Consultant by an individual who is duly authorized to execute the bond on behalf of the Consultant Each executed bond should be accompanied by (a) appropriate acknowledgment of the respective parties, and (b) the Power-of-Attorney for the Attorney-in-Fact who has executed the bond.

All bonds required under this Agreement shall be written with a surety holding a certificate of authority authorizing it to write surety bonds in Florida and the surety bond shall be countersigned by a licensed Florida agent appointed by the surety. The surety shall have a minimum Best's Rating of "A-" according to A.M. Best Company and shall also maintain a current certificate of authority as an acceptable surety on Federal Bonds in accordance with U.S. Department of Treasury Circular 570, current revision.

General Conditions

The insurance provided by Consultant shall apply on a primary basis to any insurance or self-insurance maintained by the City. Any insurance or self-insurance maintained by the City shall be excess of, and shall not contribute with, the insurance provided by Consultant.

Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by Consultant shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, the City may permit Consultant to self-insure, in whole or in part, one or more of the insurance coverages required by this Agreement. All applicable deductibles and self-insured retentions must be disclosed to and approved by the City prior to being used to satisfy any of the insurance requirements contained herein. Consultant shall pay on behalf of the City, or their respective officials, officers, and employees any deductible or self-insured retention applicable to a claim against the City, or their respective officials, officers, and employees.

All policies of insurance provided by the Consultant shall be endorsed to provide that the Insurer waives its rights against the City of Fort Pierce and their members, officials, officers, and employees.

Compliance with these insurance requirements shall not limit the liability of Consultant. Any remedy provided to the City by the insurance provided by Consultant or the City shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Consultant) available to the City under this Agreement or otherwise.

All insurance policies provided by the Consultant shall be endorsed to provide the City with thirty (30) days' prior written notice of cancellation.

Neither approval nor failure to disapprove insurance furnished by Consultant shall relieve Consultant from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attention: Purchasing
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

Additional Insured for General Liability

City of Fort Pierce and their respective officials, officers and employees

13. INDEMNIFICATION

Except for expenses or liabilities arising from the negligence of the City, the Consultant hereby expressly agrees to indemnify and hold the City harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows:

Consultant shall indemnify and hold harmless, to the maximum extent permitted by law, the City and their officials, officers and employees from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Consultant and persons employed by or utilized by the Consultant in Consultant's performance of this Agreement.

Consultant's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon Consultant whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

Consultant's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

The Consultant hereby acknowledges that the payments made under this Agreement include specific consideration for the indemnification herein provided. It is the specific intent of the parties hereto that the foregoing indemnification complies with Sections 725.06 and 725.08, Florida Statutes (Chapter 725).

14. ASSIGNMENT

The City and Consultant each binds itself and its successors, legal representatives, and assigns to the other party to this Agreement and to the partners, successors, legal representatives, and permitted assigns of such other party, in respect

to all covenants of this Agreement; and, neither the City nor the Consultant will assign or transfer its rights and obligations in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto.

The Consultant agrees that the persons named in the Scope of Work shall provide services as described therein. The services of the person(s) so named are a substantial inducement and material consideration for this Agreement. In the event such persons can no longer provide the services required by this Agreement, the Consultant shall immediately notify the City in writing and the City may elect to terminate this Agreement without any liability to the Consultant for unfinished work product. The City may elect to compensate the Consultant for unfinished work product, provided it is in a form that is sufficiently documented and organized to provide for subsequent utilization in completion of the work product.

15. PUBLIC RECORDS

A. City strictly adheres to all statutes, court decisions, and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes. In accordance with Chapter 119, Florida Statutes, Consultant shall comply with all public records laws and specifically:

1. Keep and maintain public records required by City to perform the service.

2. Upon request from City's custodian of public records, provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time as provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Consultant does not transfer the records to City.

4. Upon completion of the Agreement, transfer, at no cost, to City all public records in possession of Consultant or keep and maintain public records required by City to perform the service. If Consultant transfers all public records to City upon completion of the Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon completion of the Agreement, Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology systems of City.

B. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 North U.S. 1, Fort Pierce, FL 34950.

16. CONFLICT OF INTEREST

The Consultant represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Florida Statutes, to include, but not limited to, Sections 112.311 and 112.313, Florida Statutes. The Consultant further represents that no person having any interest shall be employed for said performance.

The Consultant shall promptly notify the City in writing by certified mail of all potential conflicts of interest prohibited by existing state law for any prospective business association, interest or other circumstance, which may influence or appear to influence the Consultant's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Consultant may undertake and request an opinion of the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Consultant. The City agrees to notify the Consultant of its opinion by certified mail within thirty (30) days of receipt of notification by the Consultant. If, in the opinion of the City, the prospective business association, interest or circumstance would not constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall, at his option, enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the City by the Consultant under the terms of this Agreement. If, in the opinion of the City, the prospective business association, interest or circumstance does constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall either not enter into said association or terminate this Agreement with the City prior to entering into said association.

17. EXCUSABLE DELAYS (FORCE MAJEURE)

Neither party shall be liable to the other for failure to perform its obligations hereunder if and to the extent that such failure to perform results from causes beyond

its reasonable control (financial difficulty shall not be considered a cause beyond a party's control) all of which causes herein are called "Force Majeure", including, but without being limited to, strikes, lockouts, or other industrial disturbances; fires; unusual climatic conditions; acts of God; acts of a public enemy; or inability to obtain transportation or necessary materials in the open market. Provided, however, that market conditions, labor conditions, construction industry price trends and similar matters which normally affect the bidding process shall not be considered a Force Majeure. The party unable to perform as a result of force majeure promptly shall notify the other of the beginning and ending of each such period, and City shall compensate Consultant at the rates set forth herein, for the services performed by Consultant hereunder, up to the date of the beginning of such period.

18. PLEDGE OF CREDIT, ARREARS

The Consultant shall not pledge the City's credit or make it a guarantor of payment of surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The Consultant further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

19. OWNERSHIP OF DOCUMENTS

All original sketches, tracings, drawings, computations, details, design calculations, and other documents and plans that result from the Consultant's services under this Agreement are and remain the property of the City as instruments of service. The Consultant shall furnish copies to the City upon completion of such documents.

The City shall, at no additional expense, be furnished one (1) set of reproducible copies of any maps and/or drawings prepared for it by the Consultant. Consultant shall likewise submit copies of all field notes, calculation sheets and computer discs to the City.

20. INDEPENDENT CONSULTANT RELATIONSHIP

The relationship of the Consultant to the City will be solely that of a consultant. The Consultant is an independent consultant and is not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent consultant, between the City and the Consultant, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement. The Consultant will provide the professional and technical services required for the successful completion of this Agreement in accordance with practices generally acceptable within the industry and good ethical standards.

21. ATTORNEYS' FEES AND COSTS

In the event of any dispute concerning the terms and conditions of this Agreement or in the event of any action by any party to this Agreement to judicially interpret or enforce this Agreement or any provision hereof, or in any dispute arising in any manner from this

Agreement, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses, whether suit be brought or not, and whether any settlement shall be entered in any declaratory action, at trial or on appeal.

22. VERIFICATION OF EMPLOYMENT STATUS

The Consultant agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

23. PROHIBITION AGAINST CONTINGENT FEES

Per Section 287.055(6)(a), Florida Statutes, "The architect (or registered surveyor and mapper or professional engineer, as applicable) warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the architect (or registered surveyor and mapper, or professional engineer, as applicable) to solicit or secure this agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the architect (or registered surveyor and mapper or professional engineer, as applicable) any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this agreement."

24. AUDIT

The Consultant agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three years, or as otherwise applicable under law, after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Consultant involving transactions related to this Agreement. The Consultant agrees that payment(s) made under this Agreement shall be subject to reduction for amounts charged thereto which are found based on audit examination not to constitute allowable costs under this Agreement. The Consultant shall refund by check payable to the City the amount of such reduction of payments. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of the project and issuance of the final certificate, or as otherwise applicable under law.

25. NON DISCRIMINATION

The Consultant covenants and agrees that the Consultant shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race

or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.

26. AUTHORITY TO PRACTICE

The City represents that it is a political subdivision of the State of Florida with the authority to engage the professional and to accept the obligation for payment for the services.

The Consultant hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the City's representative on an annual basis.

27. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

28. FLORIDA CONTRACTS

WHERE APPLICABLE AND PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

29. COMPLETE AGREEMENT

This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The Consultant recognizes that any representations, statements or negotiations made by the City staff do not suffice to legally bind the City in a contractual relationship unless they have been reduced to writing, authorized, and signed by an authorized City representative. This Agreement shall bind the parties, their assigns, and successors in interest.

30. AMENDMENT

This Agreement may be amended only with the written approval and agreement of the parties.

31. MODIFICATIONS OF WORK

The City reserves the right to make changes in Scope of Work, including alterations, reductions therein, or additions thereto. Upon receipt by the Consultant of the City's notification of a contemplated change, the Consultant shall, in writing:

A. Provide a detailed estimate for the increase or decrease in cost due to the contemplated change,

B. Notify the City of any estimated change in the completion date, and

C. Advise the City if the contemplated change shall affect the Consultant's ability to meet the completion dates or schedules of this Agreement.

If the City so instructs in writing, the Consultant shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the City's decision to proceed with the change.

If the City elects to make the change, the City shall initiate an Agreement Amendment or Change Order and the Consultant shall not commence work on any such change until the authorized representative for the City signs such written Amendment.

32. NOTICE

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

City:
CITY OF FORT PIERCE
Attn: Purchasing Department
100 N. US Highway 1
Fort Pierce, FL 34950

Consultant:
Consor North America, Inc.
Attn: David Bowden, Executive Vice President
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411

With a Copy to:
City Attorney
City Attorney's Office
100 N. US Highway 1
Fort Pierce, FL 34950

or to such other address as any party may designate by notice complying with the terms of this Section. Each such notice shall be deemed delivered (a) on the date delivered if

by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

Should City or Consultant have a change of address, the other party shall immediately be notified in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box.

33. CAPTIONS AND HEADINGS

Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Agreement, nor the intent of any provisions hereof.

34. WAIVER

No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other provision or the enforcement thereof. City's consent to or approval of any act by Consultant requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by Consultant requiring consent or approval, whether or not similar to the act so consented or approved.

35. COMPLIANCE WITH LAWS

The Consultant, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise Consultant, upon request, as to any such laws of which it has present knowledge.

36. INTERPRETATION; CONTROLLING LAW; VENUE

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. The laws of the State of Florida shall govern this Agreement and all interpretations thereof. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in St. Lucie County, to include the Nineteenth Judicial Circuit of Florida for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

37. DISPUTE RESOLUTION; WAIVER OF JURY TRIAL

Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Consultant and the City or its Project Manager. At all times, the Consultant shall carry on the work and maintain its progress schedule in accordance with the requirements of the Agreement and the determination of the City or its representatives, pending resolution of the dispute. All claims arising out of this Agreement or its breach shall be submitted first to mediation. The parties shall share the mediator's fee equally. The mediation shall be held in St. Lucie County, Florida. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. This Agreement shall be governed by the laws of the State of Florida. **TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.**

38. ANTITRUST ASSIGNMENT

The Consultant, the City, and the State of Florida recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the State of Florida and local governments. Therefore, the Consultant assigns to the State of Florida and the City any and all claims for such overcharges as to goods, materials or services purchased in connection with the Agreement.

39. CONFIDENTIALITY

Consultant shall not disclose, publish, or authorize others to disclose or publish, design data, drawings, specifications, reports, or other information pertaining to the projects assigned to Consultant by City or other information to which Consultant has had access during the term of this Agreement without the prior written approval of the City during the term of this Agreement and for a period of two (2) years after the termination of this Agreement.

Consultant shall consider all information provided by City and all drawings, reports, studies, design calculations, specifications, and other documents resulting from the Consultant's performance of the services to be proprietary unless such information is available from public sources. Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the City, in response to legal process, or in accordance with applicable law.

40. E-VERIFY

All requirements of Section 448.095, Florida Statutes, shall be complied with by Consultant. In accordance with, Section 448.095, Florida Statutes, Consultant shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired

during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Consultant enters into a contract with a subcontractor performing work or providing services on its behalf, Consultant shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. Consultant shall, upon request, provide evidence of compliance with this provision to the City. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Consultant is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

41. SOVEREIGN IMMUNITY

Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement in counterparts each of which shall be treated as an original upon the terms and conditions above stated.

ATTEST:

Linda W. Cox
Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson
Linda Hudson, Mayor

2/2/2026
Date

APPROVED AS TO FORM CORRECTNESS:

By: _____
Sara Hedges, City Attorney

CONSULTANT:

By: David Bowden

Print: David Bowden

Title: EVP

Today's Date: 1/20/26

Exhibit 1

LOADED CONTRACT RATE SCHEDULE
Consor North America, Inc.
Professional Engineering Services
City of Fort Pierce RFQ2025-022

Job Classification	Weighted Average Rate	Overhead % 170.53%	FCCM 0.220%	Operating Margin 15%	Loaded Contract Rate	Negotiated Contract Rate
Principal Engineer	$132.21	$225.46	$0.29	$19.83	$377.79	$349.00
Senior Engineer	$78.81	$134.39	$0.17	$11.82	$225.19	$225.19
Senior Project Manager	$82.62	$140.90	$0.18	$12.39	$236.09	$219.80
Engineer 2	$73.52	$125.37	$0.16	$11.03	$210.08	$206.00
Engineer 1	$56.79	$96.85	$0.12	$8.52	$162.28	$162.28
Engineering Intern	$48.53	$82.76	$0.11	$7.28	$138.68	$138.68
Senior Design Technician	$42.34	$72.20	$0.09	$6.35	$120.99	$120.99
Design Technician	$35.55	$60.61	$0.08	$5.33	$101.57	$101.57
Utility Coordinator	$57.75	$98.48	$0.13	$8.66	$165.02	$165.02
Senior Environmental Specialist	$68.99	$117.65	$0.15	$10.35	$197.14	$197.14
Environmental Specialist	$39.18	$66.81	$0.09	$5.88	$111.96	$111.96
Public Information Officer	$78.13	$133.23	$0.17	$11.72	$223.24	$204.50
GIS Specialist	$36.06	$61.49	$0.08	$5.41	$103.04	$103.04
Administrative Support	$31.03	$52.91	$0.07	$4.65	$88.66	$88.66

LOADED CONTRACT RATE SCHEDULE
Consor Engineers, LLC
Professional Engineering Services
City of Fort Pierce RFQ2025-022

Job Classification - **Home**	Weighted Average Rate	**Home** Overhead %	FCCM	Operating Margin	**Home** Expenses	Loaded Contract Rate
		153.06%	0.350%	15%	16.79%	
Senior Construction Manager w/PE	$117.94	$180.52	$0.41	$17.69	$19.80	$336.36
Construction Manager w/o PE	$69.06	$105.70	$0.24	$10.36	$11.60	$196.96
Senior Inspector	$40.92	$62.63	$0.14	$6.14	$6.87	$116.70
Inspector	$37.75	$57.78	$0.13	$5.66	$6.34	$107.66

Job Classification - **Field**	Weighted Average Rate	**Field** Overhead %	FCCM	Operating Margin	**Field** Expenses	Loaded Contract Rate
		116.61%	0.350%	15%	21.65%	
Senior Construction Manager w/PE	$117.94	$137.53	$0.41	$17.69	$25.53	$299.11
Construction Manager w/o PE	$69.06	$80.53	$0.24	$10.36	$14.95	$175.14
Senior Inspector	$40.92	$47.72	$0.14	$6.14	$8.86	$103.78
Inspector	$37.75	$44.02	$0.13	$5.66	$8.17	$95.74

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: Consor North America, Inc.

Authorized Representative's Name and Title: David Bowden,Executive Vice President

Address: 6505 Waterford District Drive, Suite 470

City: Miami State: Florida Zip Code: 33126

Phone Number: 888-451-6822 Email Address: legal@consoreng.com

Section 787.06(14), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By:	David Bowden, EVP	1/20/26
Authorized Signature	Printed Name and Title	Date

STATE OF FLORIDA
COUNTY OF Seminole

Sworn (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization

this 20th day of January, 2026 by David Bowden, who is

☒ personally known or
☐ produced identification (ID produced: _____

Notary Public Signature: KLyReed (Seal)

KRYSTA L. REED
MY COMMISSION # HH 490652
EXPIRES: February 27, 2028

Print Name: Krysta L. Reed My Commission Expires: 2/27/28

FIRST AMENDMENT TO THE
CONTINUING CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
BETWEEN THE CITY OF FORT PIERCE AND
CONSOR NORTH AMERICA, INC.

This First Amendment to the Continuing Contract for Professional Engineering Services (hereinafter referred to as the "Amendment") is made and entered into this 2nd day of February, 2026 by and between the City of Fort Pierce, Florida, a municipal corporation ("City"), and Consor North America, Inc. (Consultant), with its principal place of business at 6505 Waterford District Drive, Suite 470, Miami, FL 33126 ("Contractor") (collectively referred to as the "Parties").

RECITALS:

WHEREAS, on December 1, 2025, the Parties entered into a Continuing Contract pursuant to RFQ No. 2025-022 for Professional Engineering Services; and

WHEREAS, the Parties desire to amend the Agreement to define "professional engineering services," to be consistent with the requirements of the RFQ, and with all other terms and conditions remaining unchanged.

NOW THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitations are true and correct and are incorporated herein by reference.

2. **Professional Engineering Services Defined.** Professional Engineering Services, also referred to as "professional services," includes any services related to:
   a) Boundary and Topographic, Right-of-Way, Utility, and Easement Surveys
   b) Paving, Drainage, and Roadway Improvements
   c) Stormwater Management Design
   d) FDOT Roadway and Enhancement Project Design
   e) Local Park Improvement Design
   f) Marine Design Services
   g) Traffic Engineering
   h) State and Federal Permitting Services
   i) Special Services such as Feasibility Studies and Planning
   j) Construction Contract Administration
   k) Construction Engineering and Inspection

3. **Full Force and Effect.** Except as expressly modified herein, all other terms, conditions, and provisions of the Agreement shall remain in full force and effect.

4. **Effective Date.** This First Amendment shall be effective upon execution by the Parties.

5. **Conflicts/Amendment.** Except as otherwise set forth herein, the terms and conditions of the Continuing Services Agreement shall remain in full force and effect between the Parties. In the case of a perceived conflict between the terms of the Continuing Services Agreement and this Amendment, this Amendment shall govern.

6. **Counterparts.** The Parties agree for purposes of this Amendment, the Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts. Facsimile and electronic mail copies in "portable document format" (".pdf") form are acceptable and shall constitute effective execution and delivery of this Amendment as to the Parties and may be used in lieu of the original Amendment for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

[Rest of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Amendment in counterparts, each of which shall be treated as an original upon the terms and conditions stated above.

CONTRACTOR:

Consor North America, Inc.

By: _____

Print: David Bowden

Title: EVP

Today's Date: 1/20/26

ATTEST:

_____

Linda Cox, City Clerk

CITY OF FORT PIERCE

_____

Linda Hudson, Mayor

2/2/2026

Date

APPROVED AS TO FORM AND CORRECTNESS:

_____

Sara Hedges, Esq., City Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: SELENA GRIFFETT, PROJECT ENGINEER, ENGINEERING

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: SA 1 FOR RFQ 2025-022 FOR CONSOR NORTH AMERICA INC FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES

CAO RLS FILE: 26-154

DATE: MAY 4, 2026

I have reviewed the above Request for Legal Services (RLS) related to the Specific Authorization with Consor North America Inc. for construction engineering and inspection services for the Nebraska Avenue sidewalk project. A redlined draft is attached to the RLS, with minor changes. A note was also added, suggesting a deadline be given under deliverables.

A clean copy of the Specific Authorization is approved as to form and correctness. If you choose to add a deadline, please include it in the clean copy before presentation.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **11. I.**

Meeting Date: 05/18/2026

Re: Approval of Change Order for CDBG Residential Rehabilitation Project – Bid No. 2026-005

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

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SUBJECT:

Approval of expenditure to increase Purchase Order No. 260699 with Burch Construction to provide residential rehabilitation services for a resident on Avenue H from $60,255.00 to $73,780.00; total change order amount of $13,525.00 due to unforeseen site conditions and necessary plumbing repairs identified during rehabilitation construction activities.

SUMMARY:

The Grants Administration Division seeks approval to increase Purchase Order No. 260699 with Burch Construction from $60,255.00 to $73,780.00 to allow for the successful completion of this Community Development Block Grant (CDBG) Residential Rehabilitation project for a resident on Avenue H.

During rehabilitation activities, unforeseen conditions were identified that required additional work beyond the original scope to ensure the residence meets program standards, maintains safe and functional living conditions, and allows the bathroom rehabilitation improvements to be properly completed. The additional work includes the following:

1. Roof Vent Customization & Replacement-Custom fabrication and replacement of roof vent adapters due to discontinued components incompatible with the existing system. Work includes removal of existing vents, fabrication of replacement components, installation, flashing, sealing, and waterproof integration with the existing roofing system. Cost: $3,400.00.
2. Master Bathroom Concrete Removal & Underground Plumbing Replacement-Removal of concrete slab sections to access deteriorated underground plumbing discovered (copper) during rehabilitation activities. Work includes removal and replacement of failing drain piping with new PVC plumbing, reconfiguration to accommodate the updated shower layout, inspection and testing, backfill and compaction, and restoration of the concrete slab. Cost: $9,750.00.
3. Second Vanity Installation-Installation of a second bathroom vanity including placement, plumbing connections, fixtures, sealing, and final operational adjustments to support completion of the rehabilitation improvements. Cost: $375.00.

RECOMMENDATION:

The Grants Division recommends approval of the change order request.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Grants Administration Division

COORDINATED WITH:
Purchasing Division

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2023-2024
Account:	1039002
Amount:	73,780.00

FISCAL IMPACT:

The required funds will be provided from the Community Development Block Grant (CDBG) Residential Rehabilitation account 1039002. Approval of expenditure to increase Purchase Order No. 260699 with Burch Construction to provide residential rehabilitation services for a resident on Avenue H from $60,255.00 to $73,780.00; total change order amount of $13,525.00 due to unforeseen site conditions and necessary plumbing repairs identified during rehabilitation construction activities.

Attachments

Change Order Invoice and Summary
Agenda Item 11.D.
Recommendation for Award Letter
Bid Tabulation Memo
Submittal - Burch Construction

Burch Construction

CHANGE ORDER #CO-01

AIA STYLE – OFFICIAL CHANGE ORDER

Contractor: Burch Construction LLC | License: CGC 1539205

Project: CDBG Residential Rehabilitation – 2708 Avenue H

Location: Fort Pierce, FL | Bid No: 2026-005

1. Roof Vent Customization & Replacement

Custom fabricated roof vent adapters due to discontinued components. Scope included removal of existing vents, custom fabrication, installation, flashing, sealing, and full waterproofing integration with existing roofing system.

2. Master Bathroom Concrete Removal & Underground Plumbing Replacement

Concrete slab saw cutting and removal to access plumbing. Removal of deteriorated cast iron piping and installation of new PVC drain system. Reconfiguration for new shower layout, testing, inspection, backfill, compaction, and concrete restoration.

3. Second Vanity Installation

Installation of second bathroom vanity including placement, leveling, and securing unit. Connection to existing plumbing lines for water supply and drainage, installation of faucet and fixtures, sealing at wall and countertop, and final adjustments for proper operation.

CHANGE ORDER SUMMARY

Change Description	Amount
Roof Vent Custom Fabrication	$3,400.00
Bathroom Concrete Removal & Plumbing Replacement	$9,750.00
Second Vanity Installation	$375.00
Total Change Order	$13,525.00
Original Contract Amount	$60,255.00
Revised Contract Total	$73,780.00

Contractor Signature: _____

Printed Name: Ryan Burch

Homeowner Signature: Reluncher Johnson

Printed Name: Reluncher Johnson

City Authorized Representative: _____

City Commission Regular Meeting - 5:05 PM **Agenda Item # 11.D.**
Meeting Date: 01/20/2026
Re: Approval of Bid 2026-005 - CDBG Residential Rehabilitation of 2708 Avenue H
Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

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SUBJECT:
Approval to award Bid No. 2026-005 for CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL to Burch Construction, for an amount not to exceed $60,255.00.

SUMMARY:
On November 20, 2025, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on October 20 and October 27, 2025, with a scheduled opening at 3:00 PM on November 20, 2025. Invitations were sent to 679 vendors. Nineteen (19) vendors requested specifications with two (2) responding (10.53%) plus 0 “No Bid” (10.53% total response).

RECOMMENDATION:
Staff recommends approval of Bid No. 2026-005 — CDBG Residential Rehabilitation of 2708 Avenue H, awarding the project to Burch Construction, the lowest and most responsive bidder in an amount not to exceed $60,255.00

ALTERNATIVES:
Award to alternative bidders or request new bids.

RESPONSIBLE STAFF:
Donnella Clarke, Grants Manager, City of Fort Pierce

COORDINATED WITH:
Gelencia Carter, Purchasing Division Manager

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2024 -2025
Account: 1039002
Amount: 60255.00
FISCAL IMPACT:
Approval of award **Bid No. 2026-005** for **CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL** to **Burch Construction**, for an amount **not to exceed $60,255.00**

Attachments

Bid Tabulation Memo
Recommendation for Award Letter
Submittal - Burch Construction
Bid Response Form - Revised
Bid Response Form

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: 1/05/2026

RECOMMENDATION FOR AWARD

Solicitation No: 2026-005

Solicitation Title: CDBG Residential Rehabilitation - 2708 Avenue H

Solicitation Advertisement: 10/20/2025 and 10/27/2025

Solicitation Due Date: 11/20/2025

Award Authority:

- [x] **City Commission**
- [x] **City Manager**
- [x] **Purchasing Manager**
- [x] **Director of Finance**
- [ ] **Planning Board**
- [ ] **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From: Donnella Clarke

Through: Donnella Clarke

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: Burch Construction

Initial Term Amount: $60,255.00

Contract Terms, if applicable:

Award is based on the following concurrence (s):

On November 20, 2025, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on October 20 and October 27, 2025, with a scheduled opening at 3:00 PM on November 20, 2025.

The invitation was sent to 679 vendors. Nineteen (19) vendors requested specifications with two (2) responding (10.53%) plus 0 " No Bid " (10.53% total response). Burch Construction and Island Harbor Custom Builders submitted their responses for bid.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Covasky Brutus, Community Engagement Specialist**

FROM: **LaTonya Hubbard, Purchasing Agent,** *LaTonya Hubbard*

SUBJECT: **Bid No. 2026-005 – CDBG Residential Rehabilitation 2708 Avenue H**

DATE: **December 3, 2025**

On November 20, 2025, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on October 20 and October 27, 2025, with a scheduled opening at 3:00 PM on November 20, 2025.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached are the Tabulation Sheet and the Submittal Response Checklist for the referenced bid. A total of two (2) submissions were received, one (1) electronic submission and one (1) hand-delivered submission. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 679 vendors. Nineteen (19) vendors requested specifications with two (2) responding (10.53%) plus 0 "No Bid" (10.53% total response).

Please be advised that during initial review of the submittals, the following findings need to be brought to your attention:

- **Honest Home Builders did not attend the Mandatory Pre-Bid Conference and Site Visit. As stated in the project specifications, attendance at this conference and site visit is a requirement. Contractors who do not attend are not permitted to participate in the bid process. Accordingly, the bid must be considered non-responsive.**

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission Agenda Item).

The entire process including approval of Commission must be completed by **January 26, 2026**, which is the expiration date of the bid and responses.

/lh

cc: Donnella Clerk, Grants Manager
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H**
BID NUMBER:	**2026-005**
OPENING DATE:	11/20/25 at 3:00 P.M.
RECOMMENDED AWARD:	Pending

RESPONSE
2 of 19 = 10.53%
0 "No Bids"
Total = 10.53%

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Burch Construction *Stuart, FL*	**$60,255.00**
Island Harbor Custom Builders *Sebastian, FL*	**$116,200.00**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CHECK THE CITY'S WEBSITE, https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO:
City of Fort Pierce, Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

MAIL TO:
City of Fort Pierce Purchasing Division,
Room 101
P.O. Box 1480
Fort Pierce, FL 34954-1480

INVITATION TO BID
and
BIDDER ACKNOWLEDGMENT

Bid Writer: Latonya Hubbard, 772-467-3102

Bid No: 2026-005

Mandatory Site-Visit:
10:00 A.M, TUESDAY, OCTOBER 28, 2025

Bid Title: CDBG RESIDENTIAL REHABILITATION OF 2708 AVENUE H

Mandatory Site-Visit Location:
2708 AVENUE H
FORT PIERCE, FL 34947

Bid Opening Location:
Purchasing Division Conference Room, Room 101
100 North U.S. #1, 1st Floor
Fort Pierce, Florida 34950

Bid Due Date & Time:
3:00 PM, TUESDAY, NOVEMBER 11, 2025

If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.

Bidder Name:
Burch Construction

Mailing Address:
611 SW Federal Highway

I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

X _____
Authorized Signature (Manual)

City, State, Zip Code:
Stuart, FL 34994

Typed or Printed Name:
Ryan Burch

Type of Entity (Select one):
Corporation LLC
Partnership
Proprietorship

Title:
Owner

Incorporated in the State of: FL **Year:** 2025

Delivery in _____ **days, ARO**

Phone Number: 772-812-4787

Payment Terms: Net 30 Days

Fax Number:

FEIN or SS Number: 39-4561026

E-Mail Address: Rburchconstruction@outlook.com

Local Business: X Y ___N **MWBE:** X Y ___N

Bid Security is attached, when required, in the amount of $ _____

F.O.B. DESTINATION

If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension (1986) and Executive Order 12689, Debarment and Suspension (1989) at 2 C.F.R. Part 180

(1). The prospective recipient of Federal assistance funds certifies, by Response, that it is in compliance with the requirements of 2 C.F.R. Part 180 and that neither it, its principals, nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective recipient of Federal assistance funds is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this Response.

ATTESTATION

By signing this report, I certify to the best of my knowledge and belief that the foregoing is true, complete, and accurate. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Sections 3729-3730 and 3801-3812).

Company Name

Burch Construction

Name and Title of Authorized Representative

Ryan Burch / Owner

Ryan Burch

Signature

11-2-25

Date

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Burch Construction does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

11-2-25

Date

BID RESPONSE FORM

Bid Item	**CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H FORT PIERCE, FL 34947**		
Bid Number	**2026-005**	**Due Date & Time**	**3:00 PM, TUESDAY, NOVEMBER 11, 2025**

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 15,450.00
Repair/Replace fascia and soffit	$ 4,600.00
Replace main entry door	$ 1,100.00
Replace side door (2)	$850.00
Replace toilet (2)	$ 650.00
Replace 7 windows – impact	$ 14,205.00
Repair exterior & interior wall (include paint)	$ 1,500.00
Replace hallway light	$ 100.00
Replace HVAC	$ 6,600.00
Replace smoke detectors (2)	$ 0
Install (4) smoke detectors	$ 300.00
Replace interior doors (6)	$ 2,500.00
Replace closet doors (2 bifold)	$ 450.00
Permits	$ 1,500.00
TOTAL	$ 49,805.00

The Bidder hereby acknowledges receipt of the following addenda:

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).

by Ryan Burch / Owner
(Print individual's name and title)

for Solar Energy Professionals DBA: Burch Construction

whose business address is 1201 19th Pl Vero Beach, FL 32960

(If applicable) its Federal Employer Identification Number (FEIN) is 37-4561026

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

__✓__ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Ryan Bud
(Signature)

11-2-25
(Date)

STATE OF Florida

COUNTY OF Martin

PERSONALLY APPEARED BEFORE ME, the undersigned authority Ryan Burch
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day Second of November, 2025.

(NOTARY PUBLIC)

My Commission Expires: 8-22-27

Notary Public State of Florida
Yesenia J. Cardo
My Commission HH 437868
Expires 8/27/2027

E-VERIFY
AFFIRMATION STATEMENT

Description: **CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H**

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Burch Construction

Authorized Company Person's Signature: Ryan Burch

Authorized Company Person's Title: Owner

Date: 11-2-25

STATE OF FLORIDA
COUNTY OF _____
Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 2nd day of November, 20 25 by Ryan Burch, who is ☐ personally known or ☑ produced identification (ID produced: DL).

Signature: _____ (Seal)

NOTARY PUBLIC

Notary Public State of Florida
Yesenia J. Cardo
My Commission HH 437866
Expires 8/27/2027

My Commission Expires: 8-27-27

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: Burch Construction

Authorized Representative's Name and Title: Ryan Burch / owner

Address: 1201 19th Pl Vero Beach

City: Ft Vero Beach State: FL Zip Code: 32960

Phone Number: (772) 812-4782 Email Address: RBurchConstruction@outlook.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or
representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity
does not use coercion for labor or services as defined in that statute. As the person authorized to sign
on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is
   not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: _____ Ryan Burch / owner 11-2-25

Authorized Signature | Printed Name and Title | Date

STATE OF FLORIDA
COUNTY OF Martin

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization

this 2nd day of November, 2025 by Ryan Burch, who is

☐ personally known or
☑ produced identification (ID produced: DL).

Notary Public Signature: _____ (Seal)

Print Name: Yesenia Carde My Commission Expires: 8-27-27

Notary Public State of Florida
Yesenia J. Carde
My Commission HH 437866
Expires 8/27/2027

REFERENCES

BID NO. 2026-005

CDBG RESIDENTIAL REHABILITATION OF 2708 AVENUE H

Contact Person & Title	Greg Green / PM
Email Address	info@hf.org
Phone No.	321-434-8000
Company Name	Burch Construction
Mailing Address	1425 Malabar Rd.
City, State, Zip	Palm Bay, FL
Type of commercial work contracted	MRI suite Renovation/Demo, MEP, Finishes, etc.
Contact Person & Title	Adam Carter / owner
Email Address	Acarter8990@yahoo.com
Phone No.	(772) 267-7954
Company Name	Burch Construction
Mailing Address	5907 sw Cherokee St.
City, State, Zip	Palm City, FL 34990
Type of commercial work contracted	Ext. & Interior Full Remodel

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) Ryan Burch

Business name, if different from above Burch Construction

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☑ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.) 611 SW Federal Hwy

Requester's name and address (optional)

City, state, and ZIP code Stuart, FL 34994

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
: :

or

Employer identification number
39 : 4561026

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here | **Signature of U.S. person** ▶ Ryan Burch | **Date** ▶ 11-2-25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

ADDENDUM NO.	ADDENDUM DATE

Bid Response Form
Page 2 of 2

Vendor: Burch Construction
Address: 1201 19th Pl
City, State, Zip Code: Vero Beach, FL 32960
Email Address: RBurchConstruction@outlook.com
Typed Name, Title: Ryan Burch / owner
Signature Ryan Burch **Date** 11-2-25
Telephone # (772) 812-4282 **Fax #**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Ryan Burch

"SAMPLE AGREEMENT"

HOMEOWNER/CONTRACTOR AGREEMENT

This Agreement (hereinafter sometimes referred to as the "Contract") entered this day of 2nd Day Nov , 2025 by and between _____ Hereinafter referred to as "Owner" and **Contractor.** hereinafter referred to as "Contractor", with financing provided by the City of Fort Pierce, and hereinafter referred to as "City", in the amount of $XX,XXX.00.

1. **HOLD HARMLESS.** In consideration of the compensation received hereunder, Contractor shall agree to defend, indemnify, and hold harmless the Owner and the City from liability and claim for damages because of bodily injury, death, property damage, sickness, disease or loss and expense arising from Contractor's performance under this Agreement to install or construct home improvements to be paid for out of the proceeds of the Owner's rehabilitation loan. Contractor is acting in the capacity of an independent Contractor with respect to the Owner.

2. **LIEN WAIVERS**. Contractor agrees to protect, defend and indemnify Owner and the City from any claims for unpaid work, labor, or materials with respect to Contractor's performance. Final payment shall not be due until the Contractor has delivered to the Owner complete release of all liens for work completed arising out of Contractor's performance or a receipt in full covering all labor and materials for which a lien could be filed or a bond satisfactory to the Owner indemnifying the Owner against any lien. It is expressly agreed to by the parties that the compensation to be paid to the Contractor pursuant to this Agreement includes compensation for the indemnification provided in paragraphs 1 and 2.

3. **CONTRACT AMOUNT AND PAYMENT SCHEDULE**. Payments will be scheduled as follows, subject to the Owner's acceptance of work done:

1/3 completion, 2/3 completion	100% completion

Contractor hereby acknowledges acceptance of this Agreement:

Ryan Burk
Contractor Company
Name of Contractor / Business Owner
Address:
City / State / Zip:

11-2-25
Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☑ physical presence or ☐ online notarization,** this 2nd day of November, 2025 by _____, who is (are) personally known to me or who has (have) produced DL as identification.

Notary Seal

Notary Public State of Florida
Yesenia J. Carde
My Commission HH 437866
Expires 8/27/2027

Signature of Notary Public

Yesenia Carde
Name of Notary Typed, Printed or Stamped

Parcel ID Number: 2409-606-0015-000-9

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BURCH, RYAN TYLER

SOLAR ENERGY PROFESSIONALS LLC
611 SW FEDERAL HIGHWAY
STUART FL 34994

LICENSE NUMBER: CGC1539205

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/15/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robert Nichols Insurance Group 1557 Park Ln South Ste 102 Jupiter FL 33458	**CONTACT NAME:** Robert Nichols **PHONE (A/C, No, Ext):** (561) 406-6153 **FAX (A/C, No):** (561) 406-6961 **E-MAIL ADDRESS:** rnichols@robertnicholsinsurancegrdoup.com
INSURED Solar Energy Professionals , LLC 611 SW Federal Highway Stuart FL 34994	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Nautilus Insurance Company **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			VSQUR-Q	01/26/2025	01/26/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG BI/PD DEDUCTIBL	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 1,000,000 $ **2,500
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder:

City of Fort Pierce/Grants Administration Division
Attn: Purchasing Division
P.O. Box 1480
Fort Pierce FL 34954-1480

Additionally Insured

City of Fort Pierce/Grants Administration Division and their members, officials,
officers, and employees.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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October 30, 2025

CITY FORT PIERCE

CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H

BID NO. 2026-005

ADDENDUM NO. 1

The purpose of this addendum is to provide responses to questions submitted by potential bidders regarding the bid specifications. Additionally, the bid due date has been extended as indicated below.

Extension of Bid Due Date:
The bid due date has been extended from **3:00 PM, Tuesday, November 11, 2025, to**:

3:00 PM. Wednesday, November 12, 2025.

1. QUESTION: The insurance requirements contain information regarding Watercraft Insurance. We will have no work related to needing to utilize a watercraft. Will this insurance requirement still need to be met for this specific project?

ANSWER: As outlined in the insurance requirements document, Watercraft Liability coverage is required **only to the extent watercraft are utilized**. If the bidder can perform the work without the use of watercraft and has no intention of using watercraft to complete the work, this coverage is **not required**. If watercraft will be needed or used to perform any portion of the scope of work, then Watercraft Liability coverage must be provided as specified in the insurance requirements.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Ryan Burch
Typed or Printed

Company Name: Burch Construction

Address: 611 SW Federal Hwy

Stuart, FL 34994

Date: 11-6-2025

November 12, 2025

CITY FORT PIERCE

CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H

BID NO. 2026-005

ADDENDUM NO. 2

The purpose of this addendum is to extend the bid due date from 3:00 PM, Wednesday, November 12, 2025, to:

3:00 P.M., THURSDAY, NOVEMBER 20, 2025

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Ryan Burch
Typed or Printed

Company Name: Burch Construction

Address: 611 SW Federal Highway, Stuart, FL 34994

Date: 11-13-25

/lh

November 18, 2025

CITY FORT PIERCE

CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H

BID NO. 2026-005

ADDENDUM NO. 3

The purpose of this addendum is to revise the scope of work and the bid response form.

The following items were added to the Scope of Work:

- **Replace bathroom tub w/ walk-in shower with grab bars**
- **Replace electrical outlet for washer and dryer in the shed.**
- **Misc electrical**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: _____
Typed or Printed

Company Name: Burch Construction

Address: 611 SW Federal Hwy, Stuart, FL 34994

_____

Date: 11-18-25

REVISED
BID RESPONSE FORM

Bid Item	**CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H FORT PIERCE, FL 34947**		
Bid Number	**2026-005**	**Due Date & Time**	**3:00 PM, WEDNESDAY, NOVEMBER 19, 2025**

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 15,450
Repair/Replace fascia and soffit	$ 4,600
Replace main entry door	$ 1,100
Replace bathroom tub w/walk-in shower with grab bars	$ 8,500
Replace electrical outlet for washer and dryer in the shed	$ 750
Misc electrical	$ 1,200
Replace side door (2)	$ 850
Replace toilet (2)	$ 650
Replace 7 windows – impact	$ 14,205
Repair exterior & interior wall (include paint)	$ 1,500
Replace hallway light	$ 100
Replace HVAC	$ 6,600
Replace smoke detectors (2)	$ 0
Install (4) smoke detectors	$ 300
Replace interior doors (6)	$ 2,500
Replace closet doors (2 bifold)	$ 450
Permits	$ 1,500
TOTAL	$ 60,255

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
3	11-18-25

Bid Response Form
Page 2 of 2

Vendor: Burch Construction

Address: 611 SW Federal Hwy

City, State, Zip Code: Stuart, FL 34994

Email Address: Rburchconstruction@outlook.com

Typed Name, Title: Ryan Burch, Owner

Signature RyanBurch **Date** 11-18-25

Telephone # (772) 812-4787 **Fax #**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

City Commission Regular Meeting - 5:05 PM **12. A.**

Meeting Date: 05/18/2026

Re: Major Site Plan Amendment to existing Conditional Use (John Carroll High School)

Submitted For: Kev Freeman, Planning Director, Planning Department

---

SUBJECT:

Quasi-Judicial Hearing - Application for Major Site Plan Amendment to existing Conditional Use has been submitted by property owner, Bishop of Diocese Plam Beach and Representative McCarty & Associates Land Planning, to add an additional 45,159 sq. ft building on John Carroll High School, located at 407 S. 33rd St. and 3402 Delaware Ave., Fort Pierce, FL. The property is zoned Medium Density Residential, R-4.

SUMMARY:

A ‘major site plan amendment’ application has been submitted to add additional, 45,159 sf. building to its existing site. John Carroll High School is seeking approval to add said building for academic and administrative use.

The property is in the R-4, Medium Density Residential zoning district and has a future land use designation of RM, Residential Medium.
Parcel IDs: 2408-324-0002-000-7, 2408-313-0002-000-3, and 2408-324-0001-000-0.

RECOMMENDATION:

The Planning Board, at their April 13, 2026, meeting, voted 6-0 to recommend approval of the request with conditions as excepted from Sec. 125-235:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement, provided by the COFP, must be notarized and submitted
2. A Site Development Permit is required with St. Lucie County Public Works Department
3. A land clearing permit must be submitted and approved prior to the submission of the development permit with COFP
4. A tree removal permit with mitigation is required prior to the development permit
5. All sign permits shall be filed separately of development permit
6. Demolition permits are required prior to submission of site development permits

ALTERNATIVES:

1. Recommend approval with additional/modified conditions.
2. Recommend disapproval

RESPONSIBLE STAFF:

Kerry Charles Driver - Senior Planner

COORDINATED WITH:

1. Technical Review Committee
2. Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report
Applicant's Presentation
Site Plan for Signature
Staff Supporting Documents
Property Card
Survey
Deed
Stormwater Management Report
Construction Plans
Architectural Plans
Landscape Plan
Traffic Statement
Lighting Plan
Applicant's Complete File
Public Notice
Proof of Publication

CITY OF FORT PIERCE

CITY COMMISSION

May 18, 2026

John Carroll High School
Major Site Plan Amendment to existing Conditional Use
407 S. 33rd Street & 3402 Delaware Ave.

APPLICANT

McCarty & Associates Land Planning

(Mike McCarty)

PROPERTY OWNER(S)

Bishop of Diocese Palm Beach

PARCEL ID #(S):

2408-324-0002-000-7

(407 S 33rd St.)

2408-313-0002-000-3

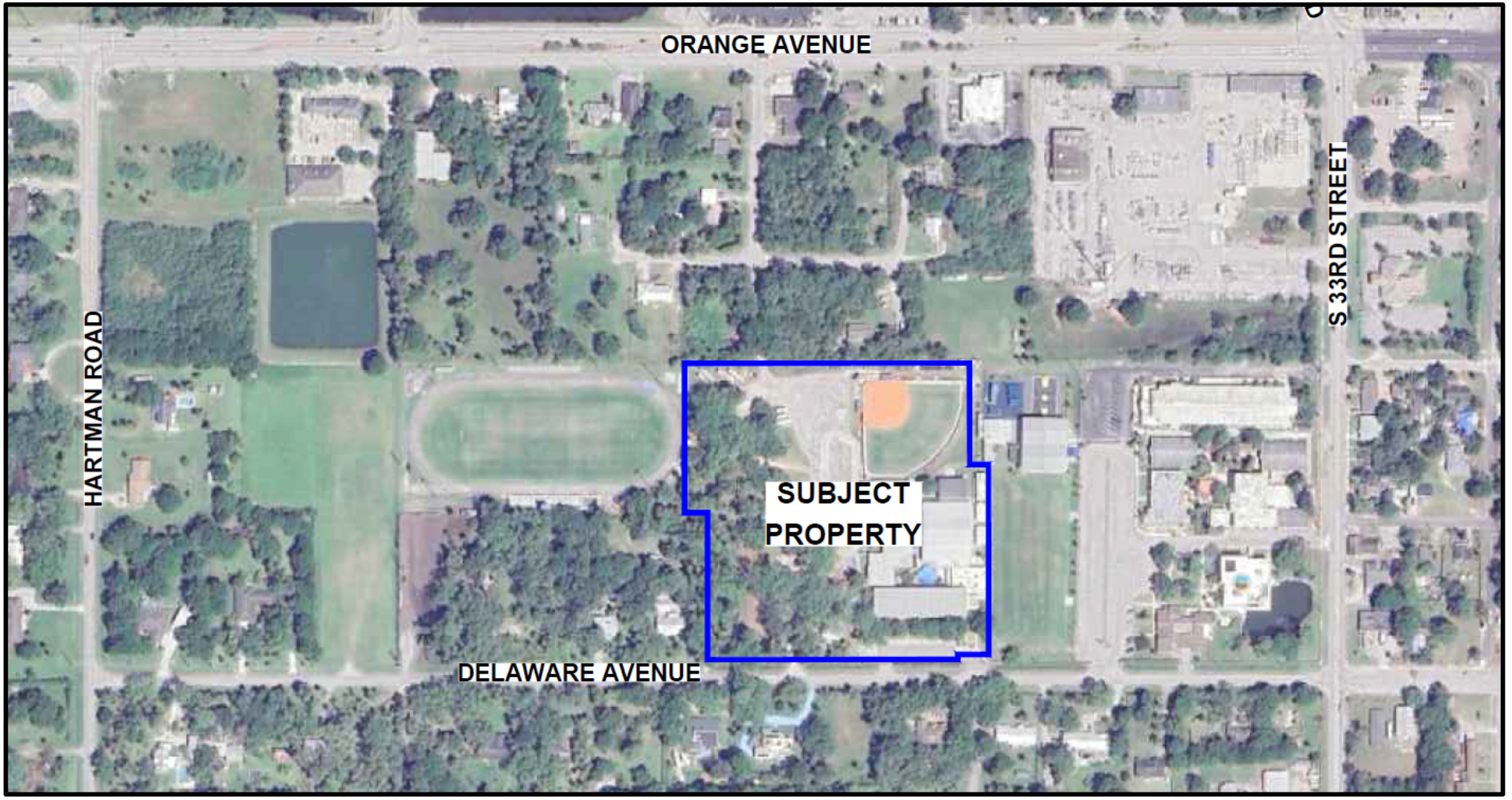
2408-324-0001-000-0

(3402 Delaware Ave.)

SUMMARY

A ‘major site plan amendment’ application has been submitted to add additional, 45,159 sf. building to its existing site. John Carroll High School is seeking approval to add said building for academic and administrative use.

SITE LOCATION



SITE AREA= 17.49 +/- Acres

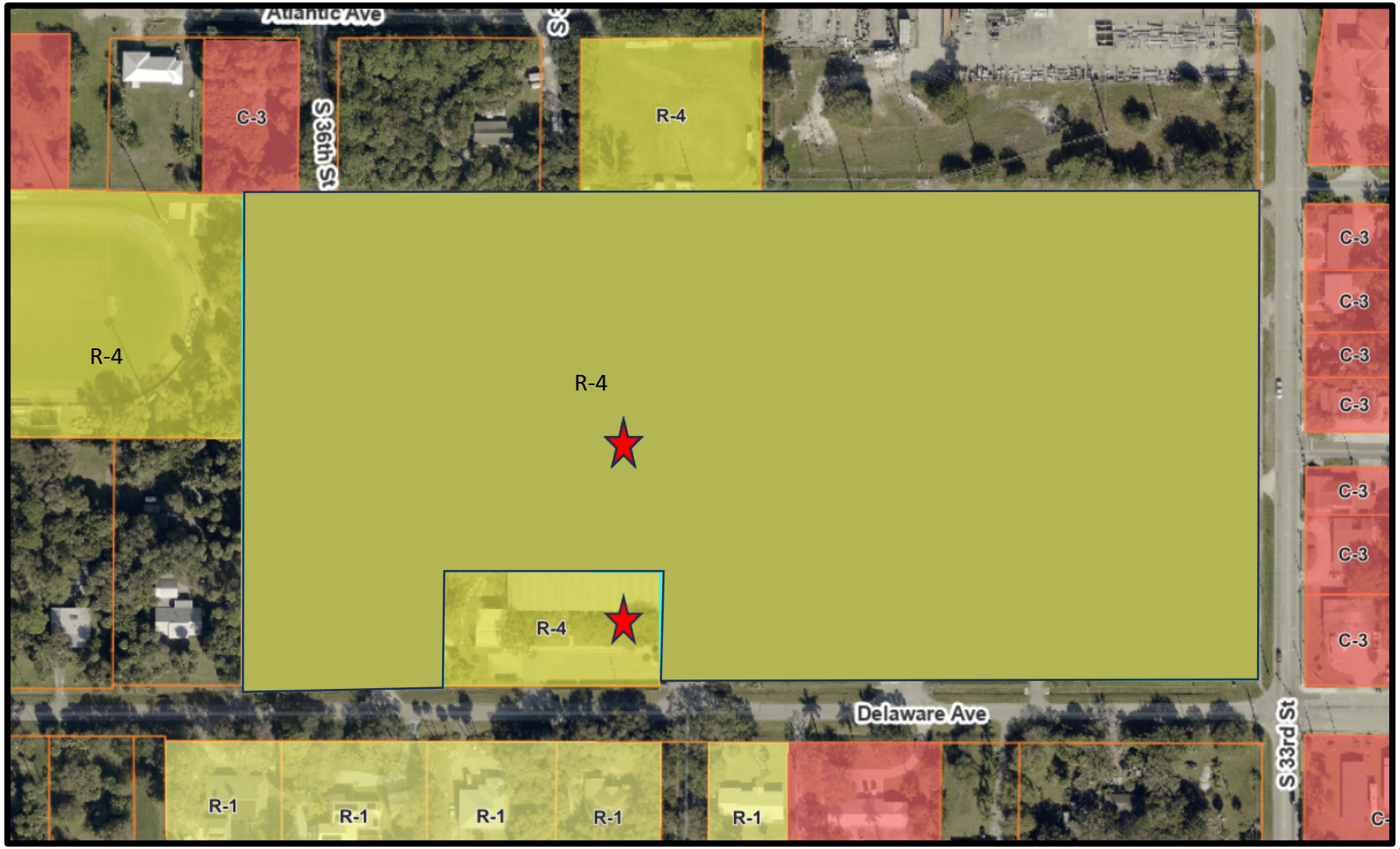
FUTURE LAND USE

FLU:(RM) Residential Medium

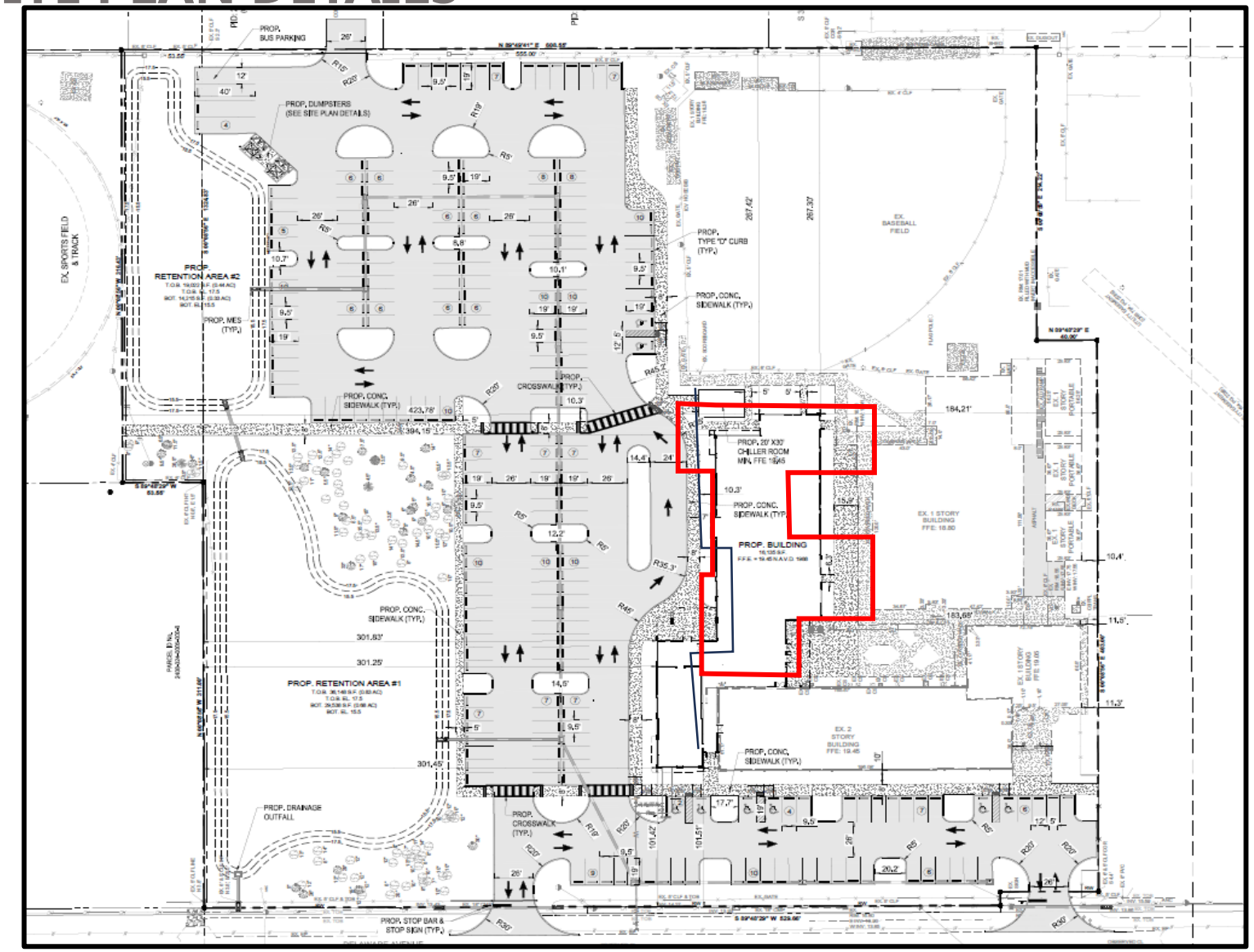


ZONING

Zoning: R-4, Medium Density Residential



SITE PLAN DETAILS



Building	45,159 sq. ft.
1st Floor	16,089 sf
2nd Floor	18,100 sf
3rd Floor	10,970 sf
Terrace	954 sf
Building Footprint	16,735 sf
Building Height	44’ 3-story
Parking (259)	251 Spaces 4 ADA 4 Bus spaces
Retentions	2

ARCHITECURAL DESIGN



FRONT RENDERING

FIELD COLOR
SW 7004 - SNOWBOUND

TRIM COLOR
SW 6001 - GRAYISH

EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS

VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.

PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

BUILDING DESIGN







INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD

NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL



NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6" x 8"



PRECAST CONCRETE TILE
MATCH TO EXISTING



TYPICAL ELEVATION DETAIL



INSPIRATION FOR METAL FINS

BUILDING DESIGN cont'd



INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP



FRONT CORNER RENDERING

TRIM COLOR
SW 6001 - GRAYISH

EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS

VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.

FIELD COLOR
SW 7004 - SNOWBOUND



5 A-11 MONUMENT SIGN FRONT RENDERING
SCALE: 1/2" = 1'-0"

LANDSCAPE PLAN & DETAILS

Landscape Details	Quantity
North Property Line West Property Line	14/14 trees 12/12 trees
South Property Line	18/18
VUA Landscaping	7,537/7,600 75/77 trees
Total Trees: 182	Total Shrubs: 2,207



PLANNING BOARD APPROVAL w/ CONDITIONS

At the April 13, 2026, Planning Board meeting, it was approved to move the amendment application forward to City Commission with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement, provided by the COFP must be notarized and submitted
2. A Site Development Permit is required with St. Lucie County Public Works Department
3. A land clearing permit must be submitted and approved prior to the submission of the development permit with COFP
4. A tree removal permit with mitigation is required prior to the development permit
5. All sign permits shall be filed separately of development permit
6. Demolition permits are required prior to submission of site development permits

RECOMMENDATION for City Commission

Staff's recommendation is **Approval with the six conditions**

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.

2. Recommend Disapproval.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

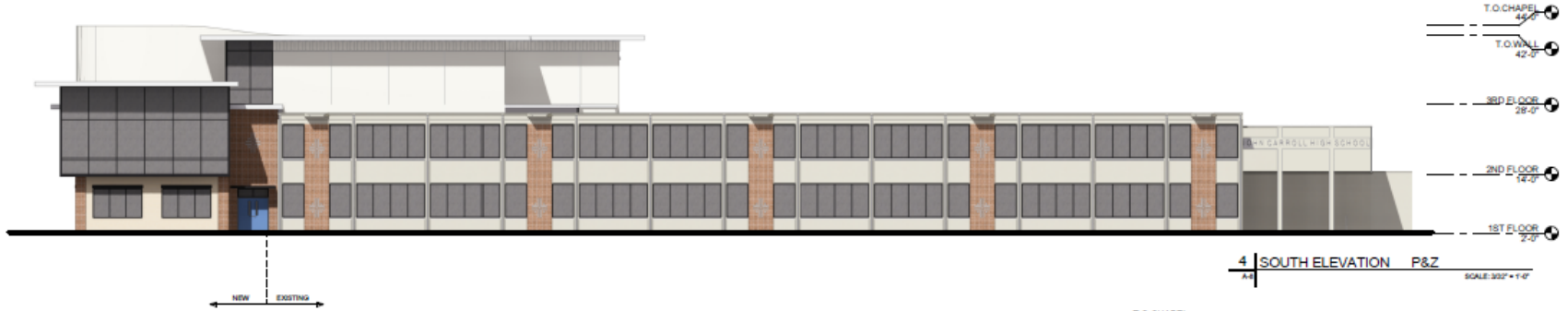
CITY OF FORT PIERCE

CITY COMMISSION

May 18, 2026

John Carroll High School
Major Site Plan Amendment to existing Conditional Use
407 S. 33rd Street & 3402 Delaware Ave.

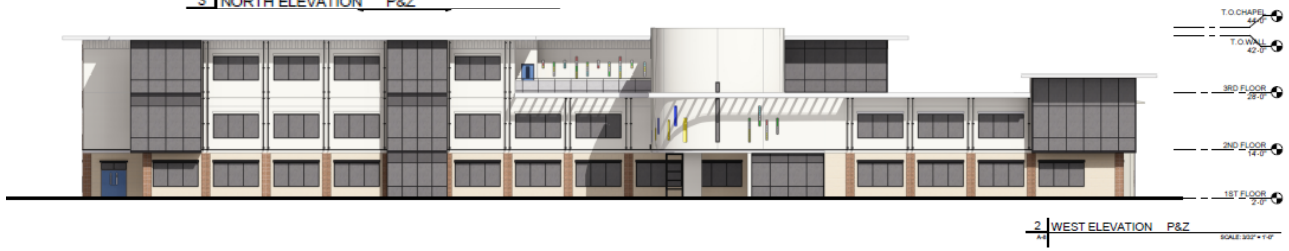
ELEVATIONS



4 SOUTH ELEVATION P&Z



3 NORTH ELEVATION P&Z



2 WEST ELEVATION P&Z



1 EAST ELEVATION P&Z

John Carroll High School– Major Site Plan Amendment to existing Conditional Use

FLOOR PLAN



COLOR LEGEND		
	CIRCULATION	13,257 SF
	CHAPEL	2,531 SF
	ADMINISTRATIVE	4,646 SF
	UTILITIES / STORAGE	4,971 SF
	CLASSROOM	20,017 SF
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

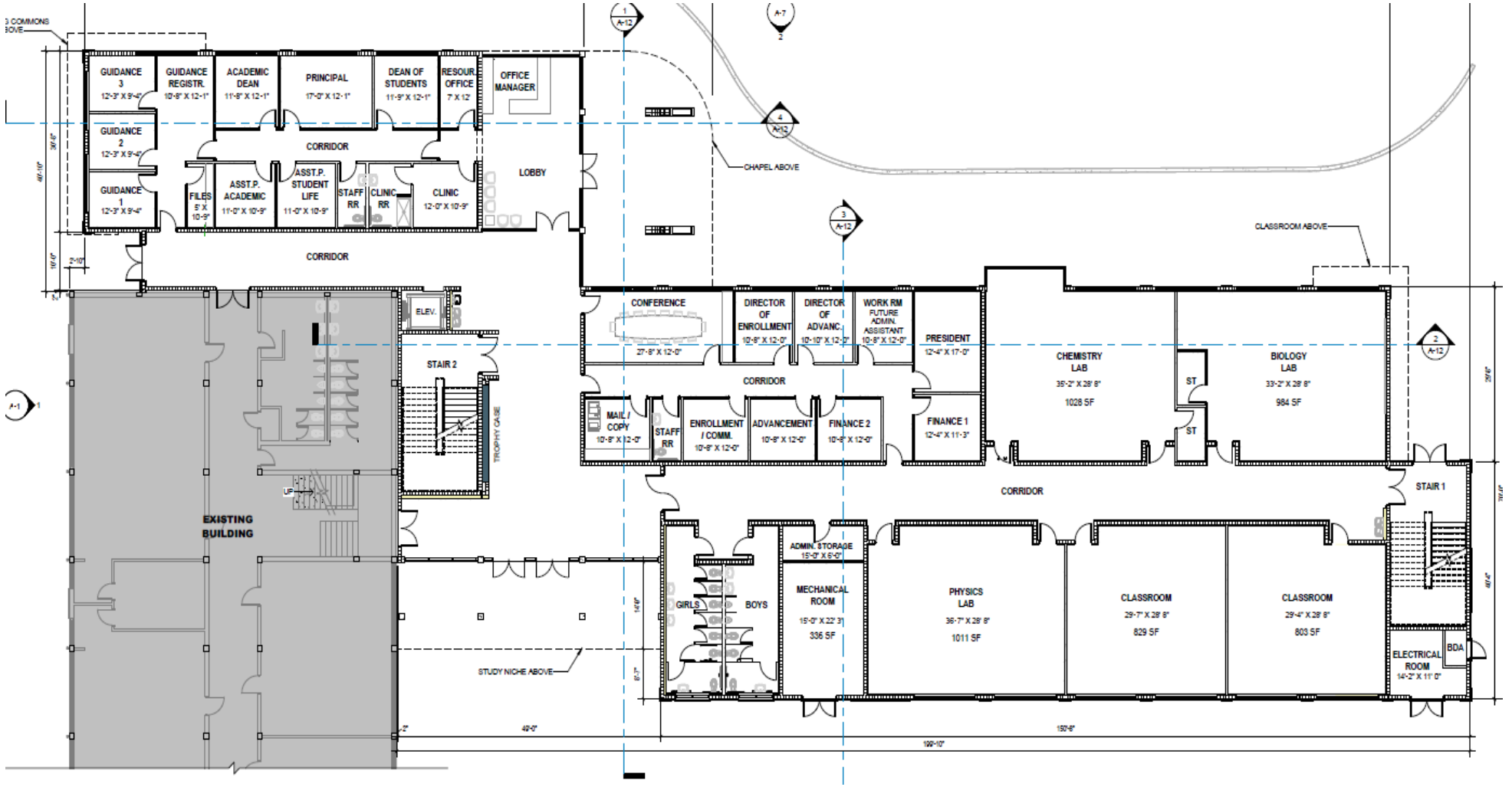
AREA BREAKDOWN

BUILDING AREA

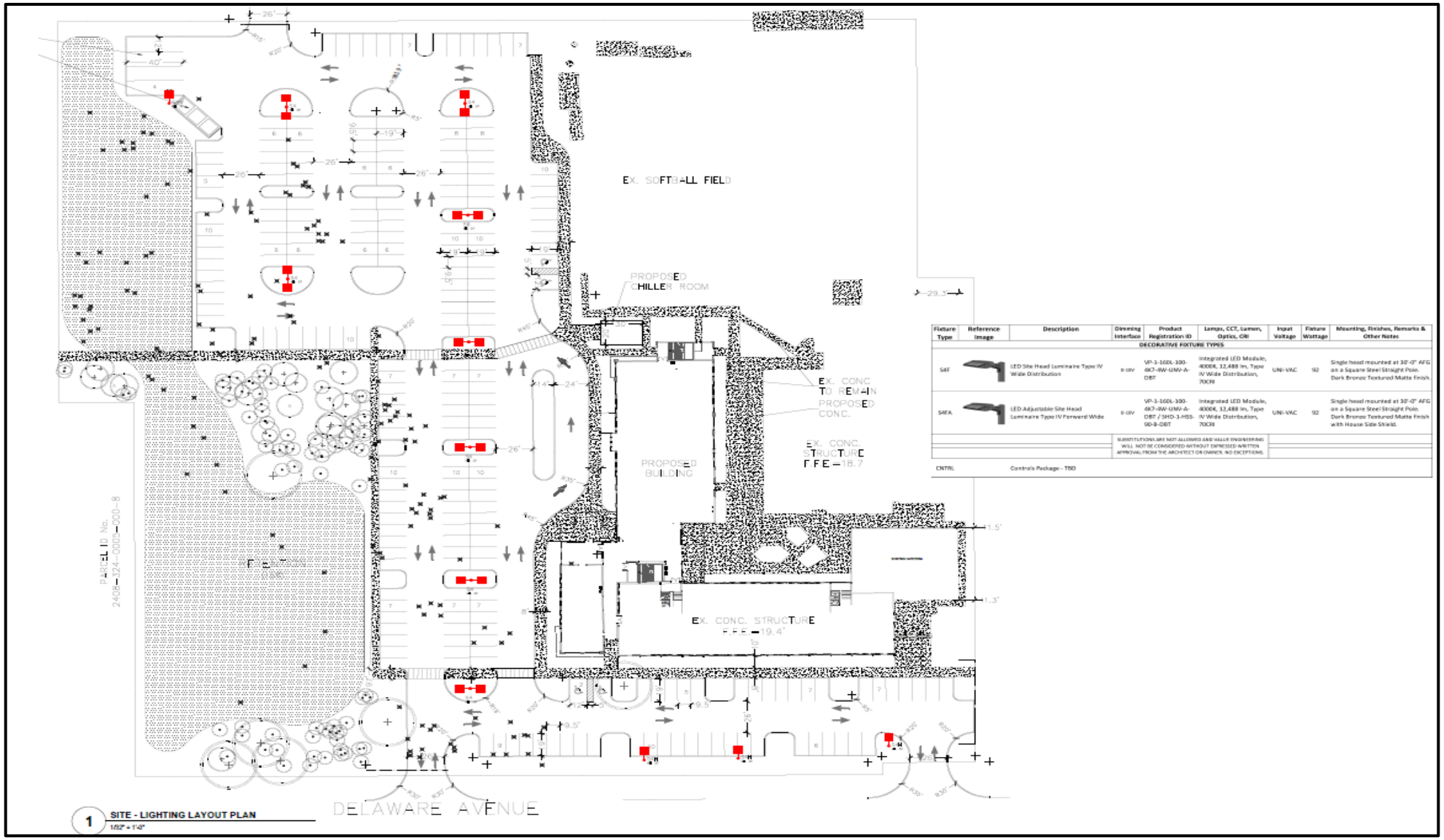
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

FLOOR PLAN cont'd



LIGHTING PLAN



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-3-16DL-330-4K7-8W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte Finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-3-16DL-330-4K7-8W-UNV-A-DBT / SHO-3-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte Finish with House Side Shield.
				SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.				
CNTRL		Controls Package - TBD						

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Richard Chess, MBA, City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Major Site Plan Amendment to existing Conditional Use** **John Caroll High School** **407 S. 33rd Street & 3402 Delaware Ave.**
BOARD DATE:	May 18, 2026

STAFF REPORT

Owner:	Bishop of Diocese Palm Beach PO Box 109650 Palm Beach Gardens, FL 33410
Applicant:	McCarty & Associates Land Planning and Design 309 SE Osceola Street, Suite 104 Stuart, FL 34994
Applicant's Request:	Approval of Major Site Plan Amendment to existing Conditional Use
Location(s):	407 S. 33rd Street and 3402 Delaware Ave.
Parcel IDs:	2408-313-0001-000-6, 2408-324-0001-000-0, and 2408-313-0002-000-3
Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

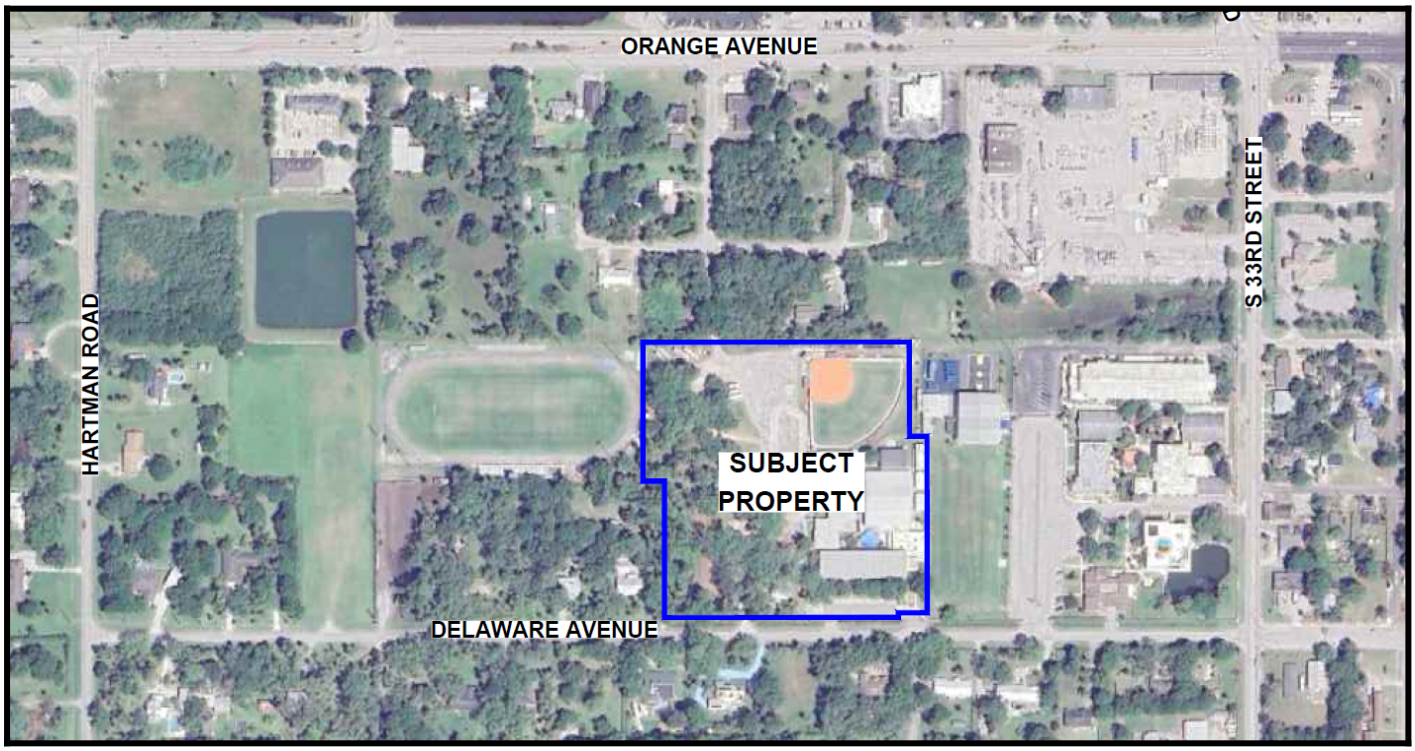
Surrounding FLU:

North	East	South	West
RM	GC	RL	RM

Surrounding Zoning:

North	East	South	West
R-4	C-3	R-1/C-3	R-4

Utilities: FPUA



Site Location: 407 S. 33rd Street and 3402 Delaware Ave.

Site Area: 17.49 acres

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a major site plan amendment to existing conditional use to add an additional 45,159 sf building.

Future Land Use & Zoning

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses 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 category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject site has a zoning district classification of the Medium Density Residential (R-4) district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain non-residential uses are permitted under the parameters and safeguards set forth in this section.

Conditional Use

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. Educational facilities requires approval under the conditional use code.

Design Review

The respected existing 1960s mid-modern structure will be expanded to include additional classrooms, administrative offices, and a chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor. The architectural style preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.

The chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

The new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls

into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Elevated study areas encourage visual interaction across the campus, especially toward the courtyard. Social and learning spaces use glazing for transparency, blurring interior and exterior boundaries.

Parking

Per city code Sec. 125-315, Off-Street Parking, the building addition will provide an additional 251 regular parking stalls, 4 ADA, and 4 school bus parking stalls. The school bus parking stalls will be utilized for idol buses during non-school hours for recreational use.

Landscaping

Section 123-37 provides general landscape details and requirements. Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced. Enhanced landscape that includes drought-tolerant, native species, and shade trees are provided throughout the site conforming to code requirements. Landscape buffers will soften the building edges and define outdoor gathering areas, contributing to a strong sense of place. Of the 75 required, 77 trees will be planted within the VUA landscape area.

Traffic Impact Statement

Submitted by Velcon Engineering & Surveying, LLC, this amendment includes the demolition of existing school buildings and the removal of modular classrooms to be replaced by a new academic building designed to accommodate the same enrollment of students. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors. This is a renovation of the existing campus not an expansion. These new buildings do not increase student enrollment but rather offer the same students more resources and a better learning environment.

Lighting

The provided luminaire schedule for the development proposes a total of 20 single foot candles to be placed throughout the property, providing ample lighting.

Technical Review Committee

All affected departments have reviewed the proposed Major Site Plan Amendment to existing Conditional Use application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Neighbor Property Owner Response Summary

A total of 71 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of May4, 2026, there has been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public hearing.

Planning Board Recommendation

The Planning Board, at their April 13, 2026, meeting, voted 6-0 to recommend approval of the request with conditions as excepted from Sec. 125-235:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement, provided by the COFP, must be notarized and submitted
2. A Site Development Permit is required with St. Lucie County Public Works Department
3. A land clearing permit must be submitted and approved prior to the submission of the development permit with COFP
4. A tree removal permit with mitigation is required prior to the development permit
5. All sign permits shall be filed separately of development permit
6. Demolition permits are required prior to submission of site development permits

Staff Recommendation*:*

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject: Major Site Plan Amendment to existing Conditional Use with the six (6) noted conditions.

JOHN CARROLL HIGH SCHOOL

407 Delaware Ave & 3402 Delaware Ave
Fort Pierce FL 34947

Development Team:

McCarty & Associates
LAND PLANNING AND DESIGN

REG
ARCHITECTS
since 1988

VELCON
ENGINEERING | SURVEYING
CONSTRUCTION MANAGEMENT

SINCE 1940
JACQUIN & SONS
CONSTRUCTION MANAGER

John Carroll High School

- Application: Amendment to Major Site Plan and the Conditional Use

- The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

- Approximately 12,000 sqft total of building will be demolished to accommodate the new building and removal of the portable classrooms once construction is complete.

- The site improvements include:
  - Stormwater treatment system, paved parking and improved circulation.
  - New landscaping, sidewalks with pedestrian crossings and improved ADA accessibility

McCarty & Associates
LAND PLANNING AND DESIGN



Site Plan Graphic



McCarty & Associates

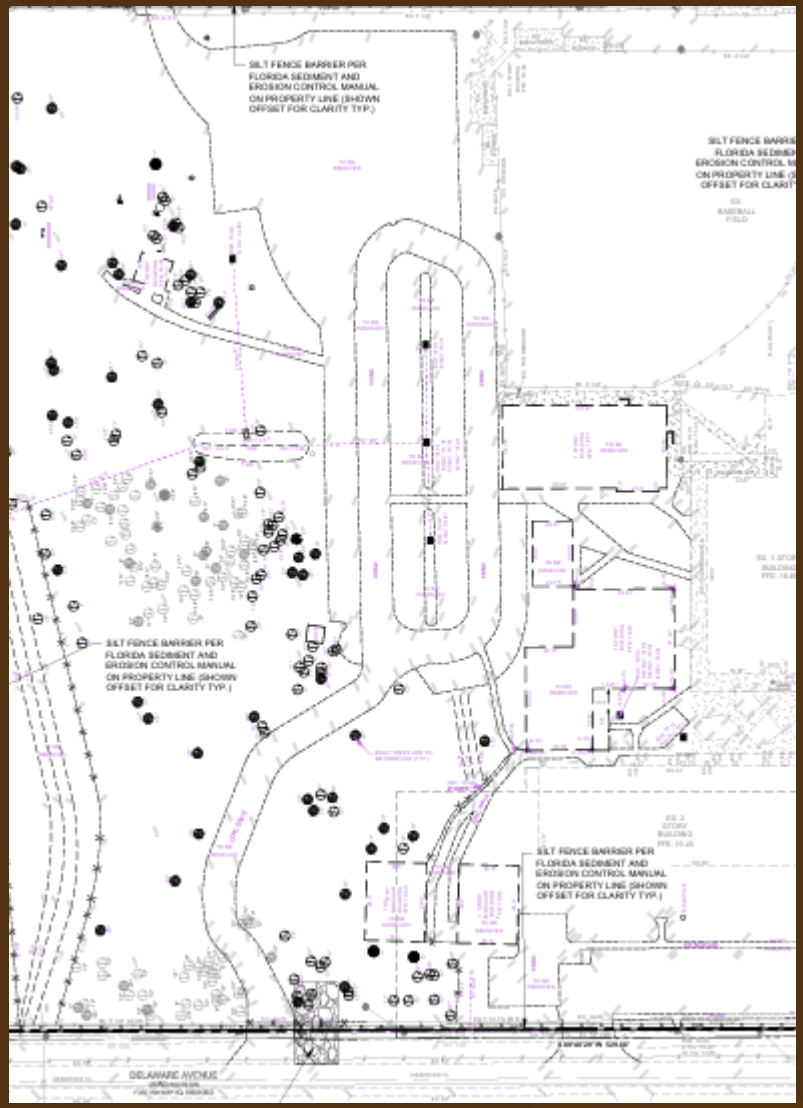
LAND PLANNING AND DESIGN

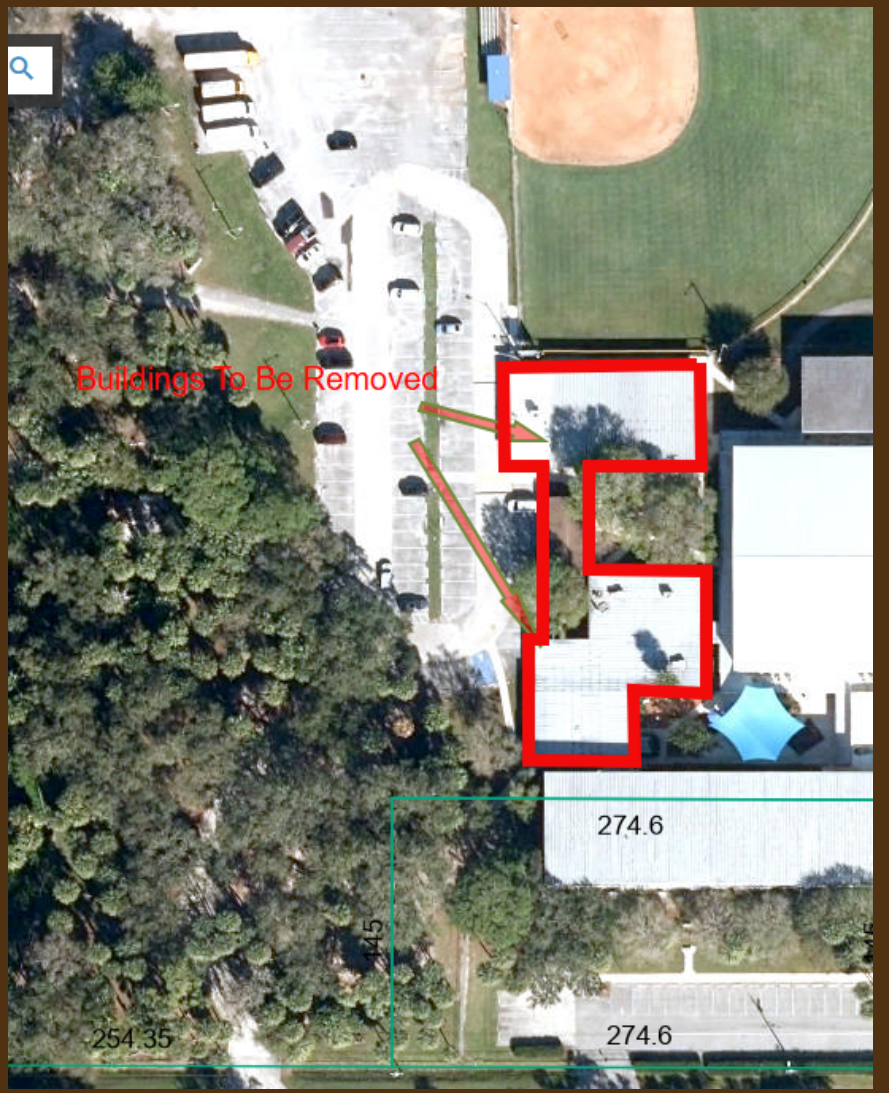






Existing Conditions

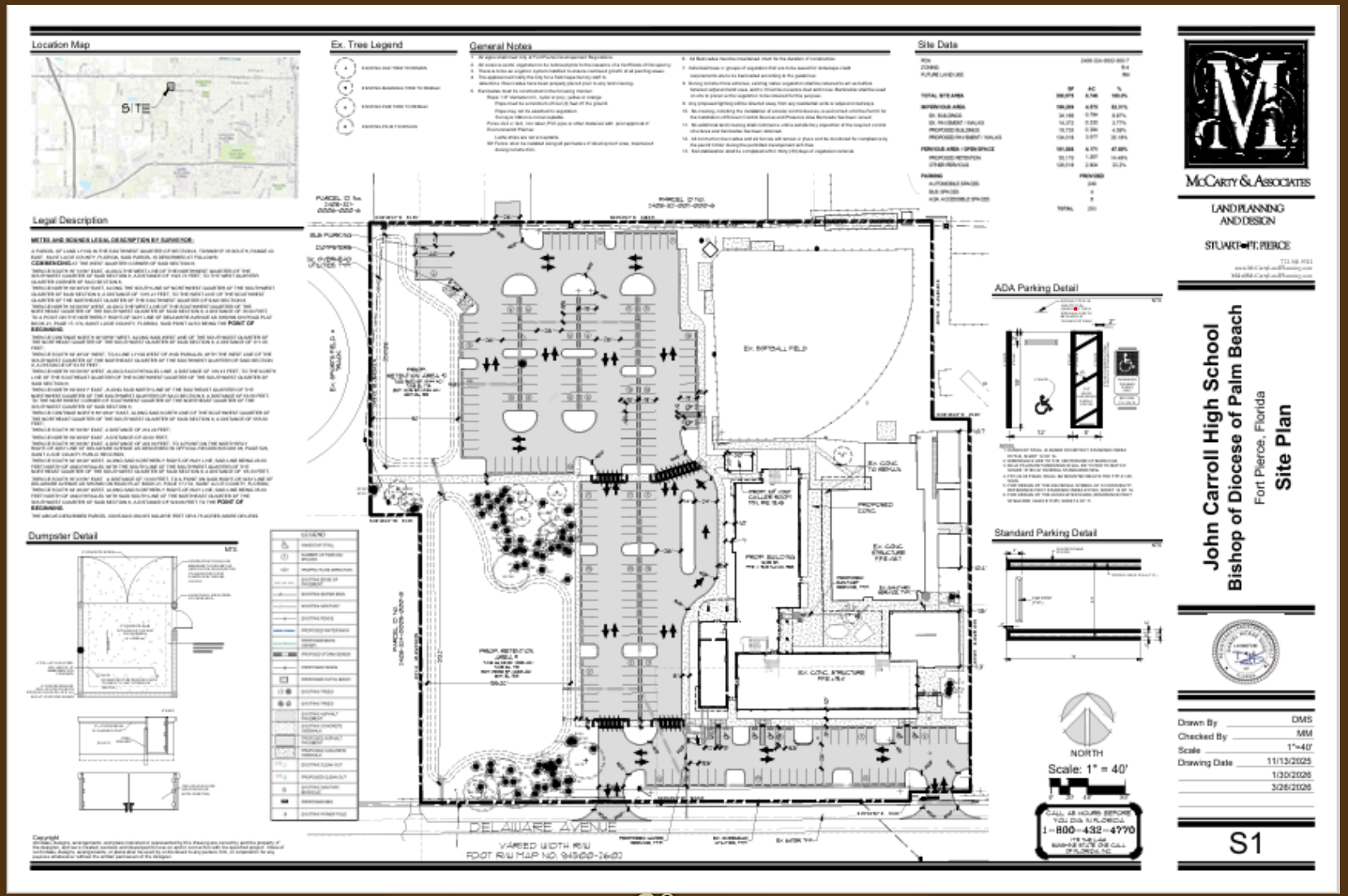




McCarty & Associates
LAND PLANNING AND DESIGN



Site Plan



McCarty & Associates

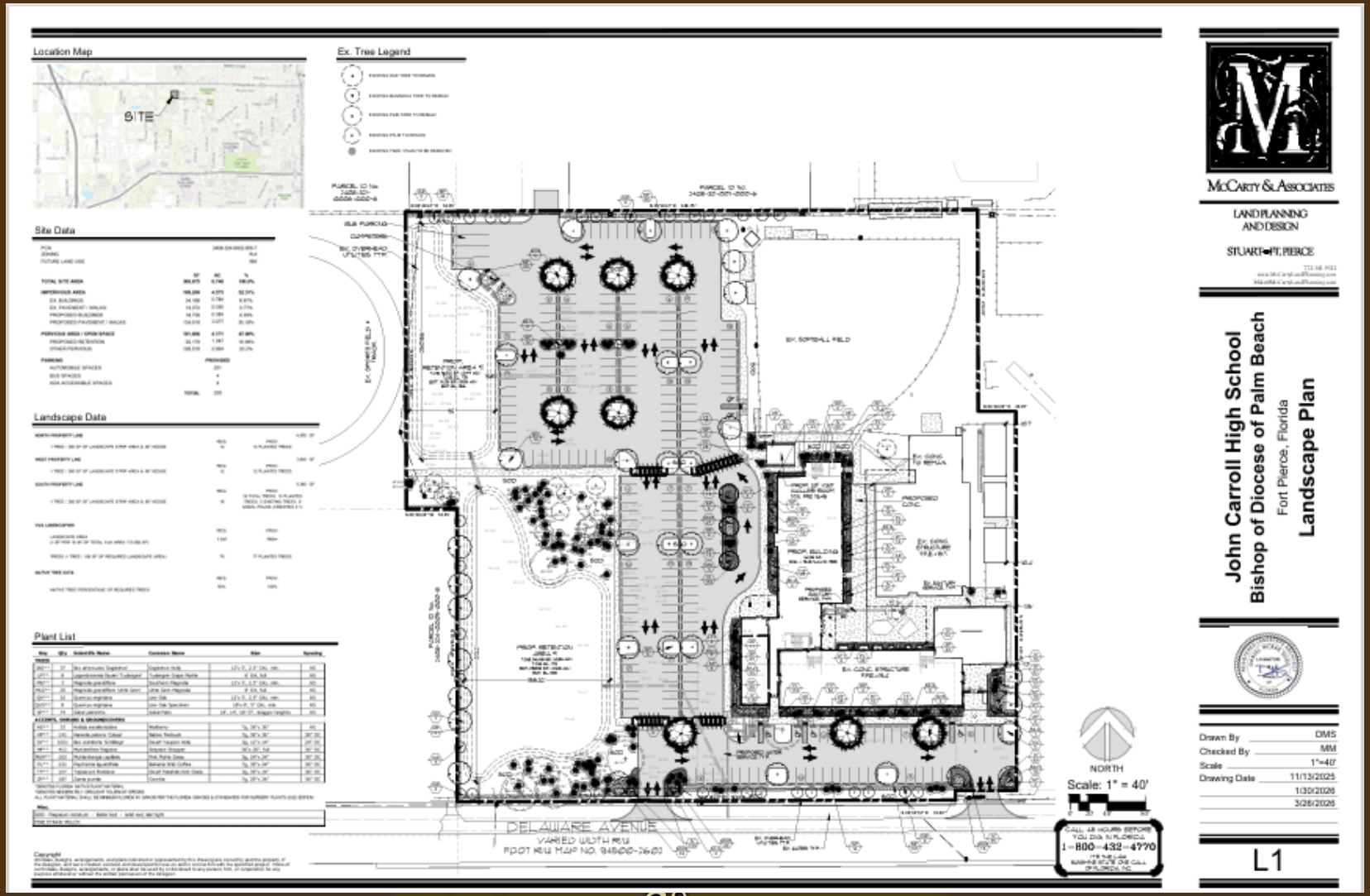
LAND PLANNING AND DESIGN







Landscape Plan

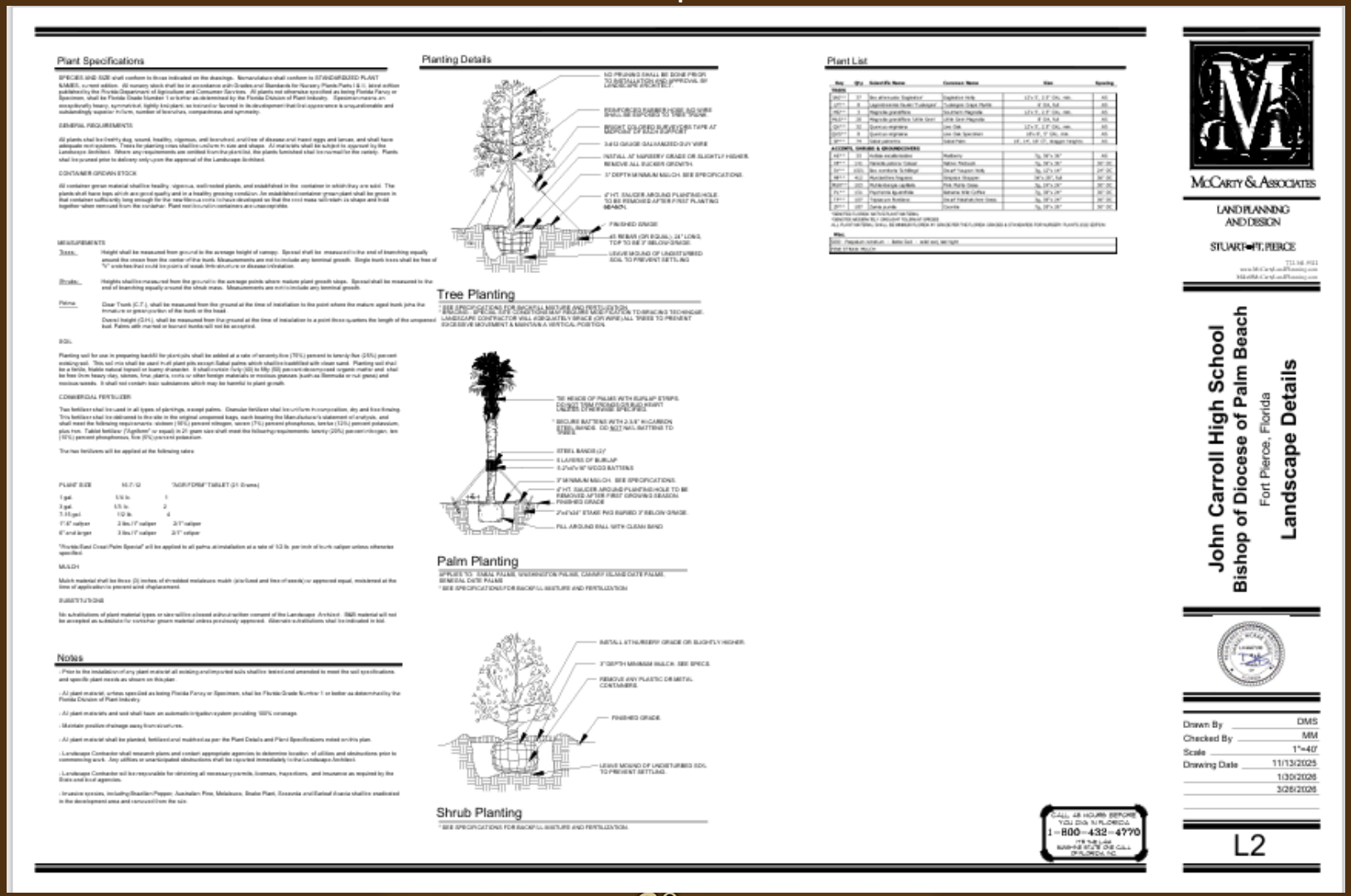


McCarty & Associates

LAND PLANNING AND DESIGN



Landscape Plan



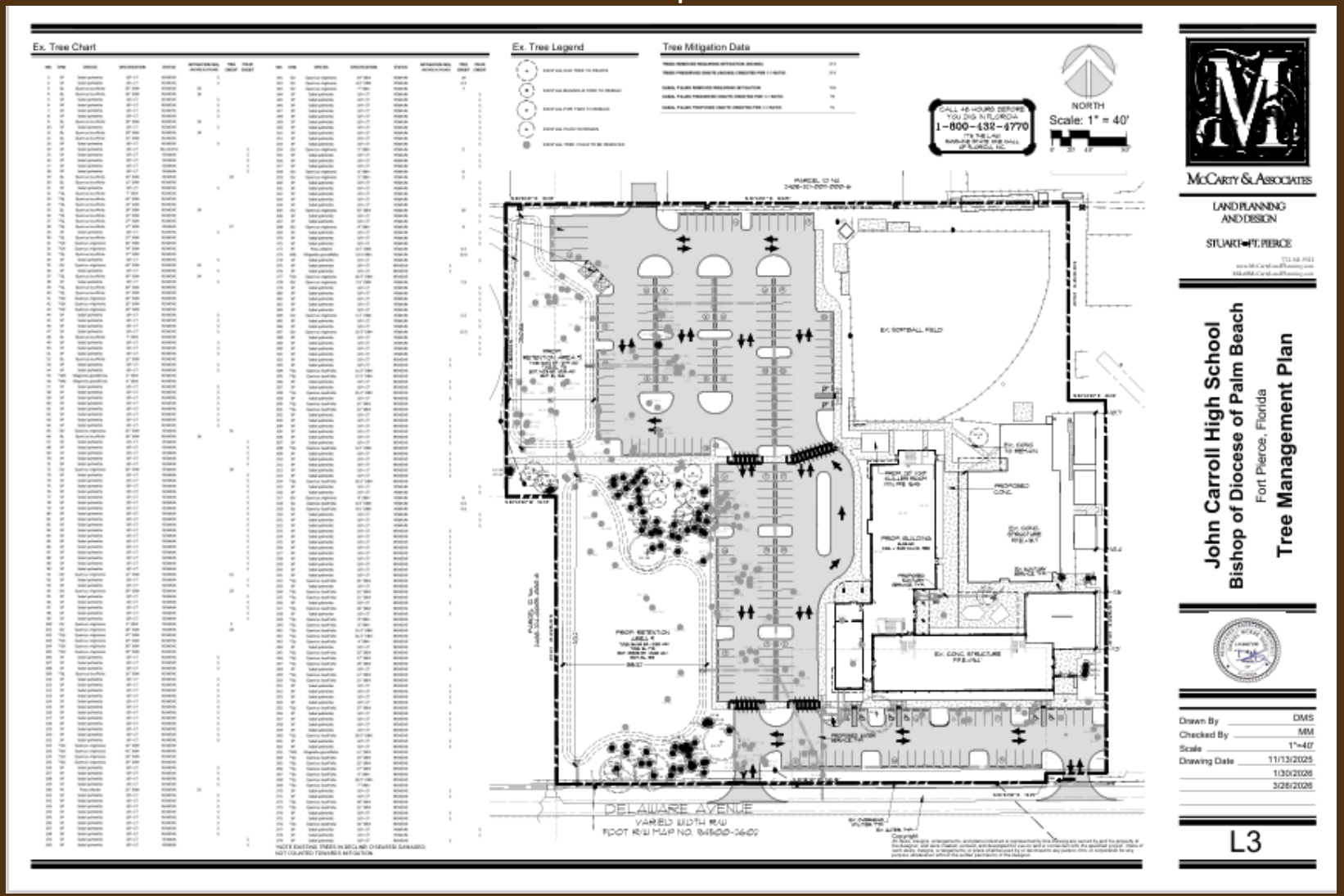
McCarty & Associates
LAND PLANNING AND DESIGN







Landscape Plan



McCarty & Associates

LAND PLANNING AND DESIGN



Architectural Rending



FRONT RENDERING



CORNER RENDERING

REG ARCHITECTS since 1988

Rick Gonzalez, AIA
President

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3400 DELAWARE AVE
FORT PIERCE, FL 33617

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JEL/GJ/CC
CHECKED	CMP/EG
PROJECT #	2008

© REG 2025

CONCEPTUAL RENDERING

PROGRESS SET - PAZ

A-13

McCarty & Associates
LAND PLANNING AND DESIGN



Architectural Rendering



ENTRANCE RENDERING



BACK RENDERING

REG ARCHITECTS
since 1998

Rick Gonzalez, AIA
President

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

NO. DATE DESCRIPTION

DATE
MODELED
CHECKED
PROJECT #
© REG 2025

CONCEPTUAL RENDERING

A-14

McCarty & Associates
LAND PLANNING AND DESIGN







Architectural Rendering



FRONT CORNER RENDERING



NORTH RENDERING

REG ARCHITECTS

Rick Gonzalez, AIA
President

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

NO. DATE DESCRIPTION

DATE
MODELED
CHECKED
PROJECT #

CONCEPTUAL RENDERING

A-15

McCarty & Associates
LAND PLANNING AND DESIGN



Recommendations

- We respectfully request a recommendation of approval of this application to the City Council which has demonstrated compliance with the City of Fort Pierce Land Development Regulations and the Comprehensive Growth Management Plan.

- City staff recommends approval of the application.

- Questions?

McCarty & Associates
LAND PLANNING AND DESIGN



McCarty & Associates

LAND PLANNING AND DESIGN

772.341.9322

www.McCartyLandPlanning.com

Site Planning • Landscape Architecture • Zoning
Land Use • Development • Consulting



Location Map



Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN

General Notes

1. All signs shall meet City of Fort Pierce Developement Regulations.
2. All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
   - Rope must be a minimum of four (4) feet off the ground.
   - Rope may not be attached to vegetation
   - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
   - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
8. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
9. Any proposed lighting will be directed away from any residential units or adjacent roadways.
10. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
11. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
12. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.

Site Data

PCN		2408-324-0002-000-7
ZONING		R-4
FUTURE LAND USE		RM

	SF	AC	%
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%

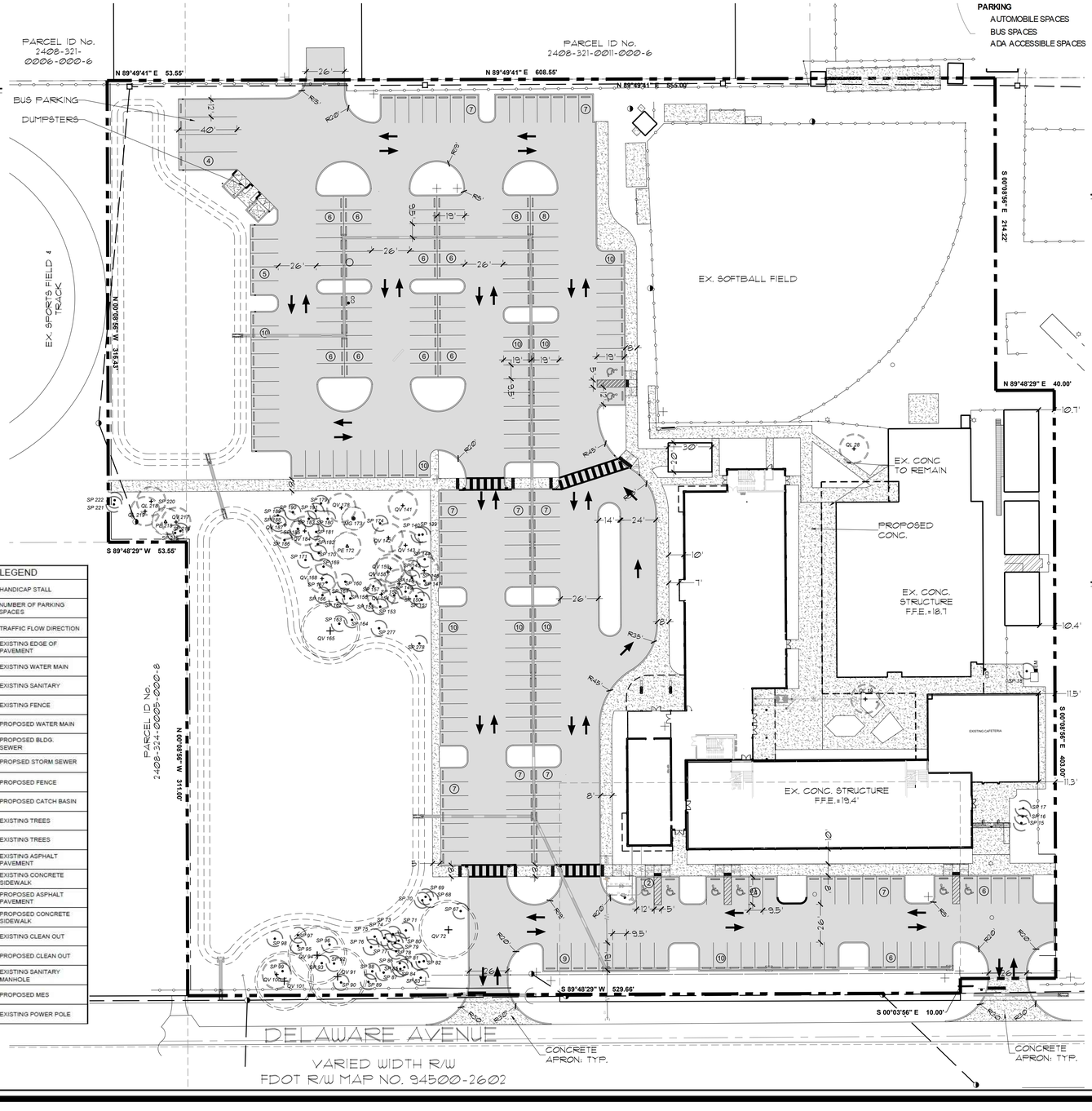
PARKING	**PROVIDED**
AUTOMOBILE SPACES	249
BUS SPACES	4
ADA ACCESSIBLE SPACES	8
TOTAL	253

Legal Description

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

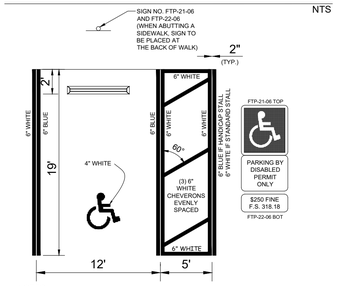
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.
THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;
THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;
THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;
THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;
THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;
THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;
THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;
THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.
THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.



ADA Parking Detail

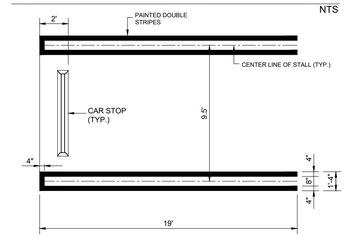
NTS



NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

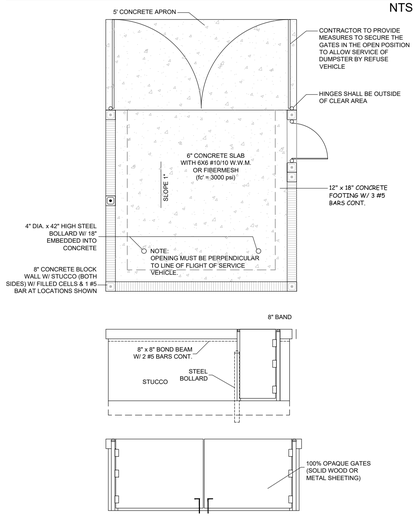
Standard Parking Detail

NTS



Dumpster Detail

NTS



LEGEND	
	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
	EXISTING FENCE
	PROPOSED WATER MAIN
	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING CLEAN OUT
	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE

NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BOSCH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

S1

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Project File

From : Tanner Retherford, P.E., Project Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

Date : March 31, 2026

This is to advise you that we have completed the review of the following documents as received by this office on March 31, 2026:

- ☐ Development Permit Compliance Review
- ☒ Major Site Plan Amendment
- ☐ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval Major Site Plan Amendment
- ☐ Variance 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 Comments

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Project File

From : Tanner Retherford, P.E., Project Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

Date : February 18, 2026

This is to advise you that we have completed the review of the following documents as received by this office on February 18, 2026:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Major Site Plan Amendment
- ☐ Test Reports & Related Documents
- ☐ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☑ Do Not Recommend

- ☑ Approval Major Site Plan Amendment
- ☐ Variance 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 Comments

ENGINEERING COMMENTS:

1. Please label all proposed buildings on the Site Plan.

2. Please dimension all detention/retention areas on the Site Plan.

3. Please revise plan to include existing and proposed utilities for the project. This should be shown on the Site Plan.

4. Delaware Avenue is a SLC maintained roadway, so your driveway apron does not have to be within City of Fort Pierce requirements. The Site Plan shows the apron to be concrete, and the preliminary Construction Plans show the driveways asphalt. Please revise to represent what you want constructed accurately

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	KERRY DRIVER, Senior Planner
RE:	**Major Site Plan: Amendment Commercial** **Project #: PZSITE2025-00043** **John Carroll High School – 407 S. 33rd St.**
BOARD DATE: **Resubmittal Date:**	December 18, 2025 (TRC) February 13, 2026

Resubmittal of a Major Site Plan: Commercial
Resubmittal DATE: February 13, 2026

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan: Amendment development for John Carroll High School located at 407 33rd Street.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00043
John Carroll HS - 401 S 33 St - 1st Resubmittal

W/WW Engineering: Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 403 Seaway Drive, Fort Pierce Florida 34949. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Available**. Please send me all electric info as soon as possible.

New pad mount transformer lead time is up to 52 weeks.

Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: N/A

FPUAnet Fiber: N/A

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: PZSITE2025-00043 John Carroll High School

REVIEW DATE: 12/8/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: ___X____

Site Plan Requires Re-submittal: _____

The following Conditions/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.**~~ **Received 2/3/2026**
2. ~~**Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**~~

3. ~~**Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**~~ **Received 2/3/2026**

4. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 2/9/2026**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. ~~**Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.**~~

6. ~~**A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code*.**~~

7. ~~**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 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)**~~

8. ~~**Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**~~

9. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, 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.)**~~

10. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~

11. ~~**Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***~~

12. ~~**Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the**~~

~~distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~

13. **~~Please provide a truck circulation detail.~~**

14. **~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~**

15. **~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~**

16. **~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~**

17. **~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)~~**

18. **~~The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)~~**

19. **~~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.~~**

20. **~~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.~~**

21. **~~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 requirements of the fire department.**~~

22. ~~**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.**~~

23. ~~**Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).**~~

24. ~~**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 the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**~~

25. ~~**Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**~~

26. ~~**Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**~~

JCHS - PZSITE2025-00043

GC

Grant M. Chambers<Grant.M.Chambers@stlucieco.gov>

Reply | Reply all | Forward

To: Mike McCarty <mike@mccartylandplanning.com>; Dawn Mccartylandplanning <dawn@mccartylandplanning.com>

Thu 3/12/2026 1:11 PM

Cc: Kerry Driver; Kevin Freeman

You replied on Thu 3/12/2026 1:16 PM

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.

Our only comments were related to the traffic and a condition requiring a Site Development Permit from the County. Given the response stating that the school is not being expanded and the capacity will remain the same, we are marking the comment as satisfied. A condition requiring a Site Developmetn Permit should still be included.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Dawn Gilmore
McCarty & Associates Land Planning
309 SE Osceola St., Suite 104
Stuart, FL 34994

Project#: PZSITE2025-00043 – Major Site Plan: Amendment – John Carroll High School @ **407 S 33rd Street - Parcel ID: 2408-313-0001-000-6**

Technical Review Committee comments for December 18, 2025, TRC Meeting

City of Fort Pierce Planning Department

The site plan requires resubmittal for the following reasons:

1. The site plan should identify additional parking to be added, including ADA parking stalls
2. Dumpster location and enclosure details for the proposed building are missing
3. Provide Development Review Application

Advisory Comments:

1. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted
2. Sign permit shall be filed separate of development permit
3. A land clearing permit must be filed prior to the submission of the development permit
4. Tree removal permit with mitigation is required prior to development permit

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Project File

From : Tanner Retherford, P.E., Project Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

Date : December 2nd, 2025

This is to advise you that we have completed the review of the following documents as received by this office on December 1st, 2025:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Major Site Plan Amendment
- ☐ Test Reports & Related Documents
- ☐ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☑ Do Not Recommend
- ☑ Approval Major Site Plan Amendment
- ☐ Variance 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 Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Resubmittal to include a completed Development Review Application per Section 125-313(3)(a).

2. Please revise the site plan to include all information required by section 125-313(3)(c).

3. Please revise plan to include bearings and distances of the property boundaries shown on the plan.

4. Please revise plan to include existing and proposed utilities for the project. Include all mains to be used in the ROW, and all underground or overhead electric lines. Also, please show continuation of the sanitary service leaving the proposed building and where the final connection point will be.

5. Please include a legend for all symbols used on the plan.

6. Please include all necessary City of Fort Pierce details on the plan. (Dumpster Enclosure, Handicap and Standard Parking, Concrete Bumper Detail, Concrete Driveway Detail)

7. A major site plan amendment requires a storm drainage plan to be included with the submittal package. See all requirements for the storm drainage plan in Section 125-313(3)(c)(14). Please include a storm drainage plan with the resubmittal package.

8. Please revise stie plan to include bumper rails where necessary according to Section 125-315(c)(7).

9. Please revise site plan to show all driveway aprons to be concrete per City standard detail.

10. Please revise site plan to show ADA warnings at all necessary locations.

11. Please revise site plan to show curb ramps at all ADA accessible parking spaces and pathways. Include City of Fort Pierce standard detail.

12. Please revise plans to call out all proposed curb types proposed. Include City of Fort Pierce standard detail.

13. Doesn't appear to be sufficient ADA parking spaces available in accordance with Section 125-315.

ADIVISORY COMMENTS:

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.

2. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

December 18, 2025

Case #: PZSITE2025-00043

Planner: City of Ft. Pierce Planning Department.

Major site plan amendment

407 South 33rd St., Ft. Pierce. (John Carroll High School)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00043
John Carroll HS - 401 S 33 St (Major Site Plan Amendment)

W/WW Engineering: Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application.
Please forward me all electric information like a riser diagram and panel schedule.

New pad mount transformer lead time is up to 52 weeks.

Please contact Sal Scimeca for electric customer requirements and project coordination.
Before work begins.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Approved. Natural gas is on site and should be utilized for a more efficient way to heat water. Additionally natural gas should be utilized to provide back up power generation. If you have any questions feel free to reach out.

Billy Dupre - Business Development Representative - Gas Operations

(Con't pg 2)

Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498 O: 772-466-1600 X4705 F: 772-468-2413

FPUAnet Fiber: Approved.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: PZSITE2025-00043 John Carroll High School

REVIEW DATE: 12/8/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __x_____

The following Conditions/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. **Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**

3. **Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**

4. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

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26. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

September 16, 2025

PROJECT: John Carrol High School SP Amendment

REF: PZSITE2025-00043

TO: Kerry C. Driver

FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. A Traffic analysis is required for review by the County's third party reviewer at the cost of the applicant. Please provide the traffic analysis email to Kori.Benton@stlucieco.gov with written acknowledgement of the cost and authorization to proceed.
2. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

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, APRIL 13, 2026, 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

Present:	Justine Carter; Nichelle Clemons; Christopher Widing; Alexander Edwards; Clayton Johnson; Anton Kreisl, Chair
Absent:	Krista Storey
Staff Present:	Sara Hedges, City Attorney Kev Freeman, Planning Director Christopher Suneson, Assistant Planning Director Vennis Gilmore, Historic Preservation/Senior Planner Kerry Driver, Senior Planner Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Storey was excused.

5. APPROVAL OF MINUTES

a. Minutes from the February 9, 2026, meeting

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to approve the minutes from the February 9, 2026, meeting.

AYE: Christopher Widing, Alexander Edwards, Clayton Johnson, Justine Carter, Nichelle Clemons, Chair Anton Kreisl

Passed

6. NEW BUSINESS

a. **PD2025-00002**
Final Planned Development
Pulte-Cornerstone
2721 S. Jenkins Road

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the applicant is requesting approval of a Final Planned Development of the Pulte-Cornerstone Planned Development (PD) Zoning District. Mr. Gilmore said the site area is approximately 49.92 acres with 28% open space, which is over the minimum of 20%. Mr. Gilmore stated the application proposes a 239 fee-simple, single-family residential community with a range of home sizes and designs, and amenities, along with additional buffers from I-95. He noted the linear park amenity leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens. Mr. Gilmore explained the recent history of the project, noting, the Planning Board unanimously recommended approval of the Master Planned Development with 14 conditions on November 10, 2025, and the City Commission approved the Master Planned Development on February 2, 2026, with the same conditions. He said the Future Land Use is RM, Residential Medium and the Zoning is PD, Planned Development. Mr. Gilmore showed an illustrative site plan with lot types "A" and "B". He reviewed the site data, phasing plan, bus route, and PD benefits. Mr. Gilmore highlighted that the greatest peak hour and peak direction anticipated for the project is the 147 PM entry trips, which is a minimal scale impact project. He showed a typical roadway tract, the section distance rendering for lot type "B", and a landscape plan with tree mitigation. Mr. Gilmore said the exterior color schemes are Florida Mediterranean and Coastal and the architecture of the development reflects current Florida vernacular homes in a wide variety of single-story and two-story options that will create a varied streetscape. He showed the amenity center rendering, the proposed identity feature and the model homes. Mr. Gilmore provided the environmental report findings and storm drainage for the project. Mr. Gilmore noted the seven (7) conditions of approval.

Mr. Freeman added that the Planned Development benefit #2 states, at the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the traveling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce.
Mr. Freeman said, in his opinion, the rendering is not art, it is a project identification monument. He said when this is taken to the City Commission, staff will not be recommending approval of the feature described. Mr. Freeman said it doesn't meet the intent of the public benefits of an identification piece in the sense of art as an identity feature that could be replicated through other projects in gateway situations within the city. Mr. Freeman said he does not think this is what the City Commission was expecting as they wanted to be involved in the design. He asked the Board to take this into account when considering the application.

Chair Kreisl asked if there was any problem with the location and if an additional condition could be added for the artwork. Chair Kreisl agreed with Mr. Freeman that the artwork is not nailing it with what the City Commission had in mind. Mr. Freeman said it is not rendered acceptable and concepts used in other locations from around the country were forwarded to the applicant.

Chair Kreisl asked Mr. Gilmore if all the conditions have been met that could be from the Master

Planned Development. Chair Kreisl asked if planning staff was satisfied with the Technical Review Committee comments regarding sidewalks on both sides of the street. He also asked if planning staff was satisfied with the size of the hurricane-hardened cabana building.

Mr. Freeman noted all the homes would be built to hurricane standards and only if there are extreme storm conditions, the homes and the cabana building would be taken out by a hurricane.

Mr. Widing suggested adding condition eight (8) for the makeup of the sign.

Mr. Freeman said the intent of the artwork was to get a gateway feature that the Planning Board and City Commission would like to see. Mr. Freeman used the example of the tower in Tradition as an identity feature that can be seen from I-95 in Port St. Lucie.

Ms. Carter asked if the only shared space for the residents was a cabana. She said it is a small communal space for the size of the community. She asked for enlargement of the building or a community center for the well-being of the residents. Ms. Carter also pointed out that the Gopher Tortoise Survey shall be submitted 90 days prior to land clearing.

Ms. Clemons said she had concerns about the height of the signage/artwork. She said, with no measurements, there is no way of knowing what would be seen from I-95.

Mr. Freeman said staff had concerns about the visual nature of the sign and that visual nature was being recognized as an entry point into the city. Ms. Carter asked what staff had in mind of what the artwork should be.

Mr Freeman suggested a tower-like installation with the Fort Pierce theme that can be recognized before people get to the property. He noted it can be a challenge to create a gateway feature with such a diverse community and commerce in different areas. The feature should be flexible to be able to deal with different parts of the city.

Ms. Carter asked what native plants on site would be retained and if any of the mitigated plants could be kept.

Mr. Freeman explained that they are finding existing levels of property are below what is required when developments come in to raise to an acceptable level for the flood plain. Unfortunately, a lot of the property levels in the city, and specifically if it has been used for agriculture in the past, require some type of fill to take place. He said there is no option to retain trees, because if fill goes in, the tree will not survive.

Leslie Olson, Applicant Representative, from the District Planning Group, reviewed the high points of the development. She noted the ideal location for the new community, being close to I-95, the turnpike, commercial goods and services and job hubs. She said the project has an approved Future Land Use for Residential Medium and an approved Master Planned Development rezoning. Ms. Olson highlighted the Final Planned Development will have lower density and 88% less traffic than the prior General Commercial Future Land Use designation. Ms. Olson said the Final Planned Development will be walkable, green and connected. She said the design of the buildings was to maximize noise impacts from I-95 by having the least number of windows and doors on the I-95 side. Ms. Olson said they will not be utilizing any storm water dry detention ditches. The dry detention areas will be landscaped and create natural habitat with a natural ecosystem. She talked about the nine (9) Planned Development benefits. Ms. Olson explained that the identity feature was submitted last month, and they received comments back on Friday, April 10, 2026. She said they will work with staff to identify something that the City Commission would be happy with. Ms. Olson said they did show the identity feature to Mayor Hudson, and she liked it. Ms. Olson asked for some guidance on the

identity feature so they do not have to come back to the Planning Board and the City Commission. She said all the development standards have been met or exceeded, including the sidewalk conditions that the City Commission proposed. Ms. Olson said there would be a north main entrance and a south entrance to the property. She noted the easement agreement had been signed by Pulte and the property owner to the north. Ms. Olson noted the jurisdictional boundary determination has been made and there is not a wetland, as it was mentioned that there may be a wetland in the environmental report.

Lee Dobbins, Attorney from Dean Mead Law Firm, reviewed the process and procedures for the Final Planned Development. He said they are following the city's code for the two-step process: the Master Planned Development approval and Final Planned Development approval. Mr. Dobbins said the Master Planned Development was approved by the City Commission, which was primarily conceptual in design. The Final Planned Development includes the fully designed site plan and associated documents. He said the approval of the Master Planned Development authorizes the applicant to submit the associated Final Planned Development in accordance with the terms and conditions of the Master Planned Development. There were two (2) documents approved in the Master Planned Development process, which were the ordinance approving the rezoning and the Planned Development Agreement. Mr. Dobbins stated the Master Site Plan had 14 conditions, which have been slimmed down to seven (7) or eight (8) conditions after today. He said the developers' obligation for Final Planned Development approval is to submit an application that is consistent with the Master Planned Development approval and meets the requirements of the city code for Final Planned Development. The city standard of review is to confirm that the Master Planned Development requirements and Final Planned Development requirements have been met.

Mr. Dobbins answered questions from the Board regarding the lift station and if the art feature is in Phase 1. He said the first amendment to the development agreement in the Final Planned Development was to move the artwork from Phase 2 to Phase 1. Mr. Dobbins said they want to get the artwork nailed down as soon as possible so it does not slow down the other elements of the project. He was asking for as much flexibility as possible in terms of time, and he asked not to come back through the entire process again just for the artwork element. Mr. Dobbins noted the Planned Development agreement states one will be provided. He concluded they will need to work with staff and make sure the City Commission is agreeable to the artwork.

Chair Kreisl said the importance of the feature is something that the public may compel the Board to go through the full process.

The Board members gave final comments.

Ms. Carter said she has concerns about the size of the communal space. She said it is insufficient for the size of the community. Chair Kreisl said he is not happy with the wording of the regulation for the hurricane building. He said there is a lot of gray area. Ms. Carter also had concerns about the trees being removed and replaced with palm trees. She wanted to know if this is the correct habitat for native wildlife. Mr. Johnson said the majority of the trees are native, and they are giving a lot more trees than they are removing.

Chair Kreisl asked each Board member if they were comfortable with not having the sign art come back to the Planning Board. Ms. Clemons said the public should have an opportunity to see the art, not a sign. Mr. Widing said they should get some public input, especially with all the changes in the past 6–9 months. He noted the identity feature is a time element and can't be kicked down the road. Chair Kreisl said he is leaning toward the applicant coming back to the Planning Board to allow the public to say whether they like or dislike the artwork. Mr. Edwards said coming back to the Planning Board will allow public input and give the Planning Board another chance to look at the artwork. Mr. Johnson said he doesn't mind public input, but he does not want to hold up Planned Development. He is okay with leaving the decision to the

Planning staff to get the process going. Ms. Carter wants the artwork to come back to the Planning Board since this is branding for the city. She said she wants visibility of the artwork and she would like public feedback. Ms. Carter said she was looking for a pretty large monument versus a small sign.

Based on the Board member's input, the Chair said the artwork would need to be brought back to the Planning Board and the City Commission. He said condition # 8 would read that the applicant shall receive final monument design approval from the Planning Board and the City Commission prior to the final certificate of occupancy of Phase 1.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following seven (7) conditions:

1. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.
2. A Gopher Tortoise Survey shall be submitted 90 days prior to land clearing.
3. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.
6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT’s calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer’s proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.
7. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located at 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner’s right of access through the project site.
8. Applicant shall receive final monument design approval from the Planning Board and the City Commission prior to the final certificate of occupancy for Phase 1.

AYE: Alexander Edwards, Clayton Johnson, Justine Carter, Nichelle Clemons, Christopher Widing, Chair Anton Kreisl

Passed

b. **PZCON2025-00010**
Conditional Use
Legacy Future Scholars Academy
510 Orange Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the conditional use is to allow for the operation of a private school serving Pre-Kindergarten through 8th Grade, with a capacity for up to 200 students in 18,428 square feet of the existing 20,195 square foot commercial building. The property is zone C-3, General Commercial Zone with a future land use of GC, General Commercial. The subject property has a total of approximately 0.53 acres. Mr. Gilmore said the school has secured strategic community partnerships to ensure safe and effective operations through a shared playground and shared parking. He stated the First United Methodist Church has agreed to allow shared use of its playground for the students and the United Methodist Church has also agreed to a shared parking agreement, where the school can use their parking lot for both arrival and dismissal, ensuring smooth traffic flow and safe pedestrian pathways during arrival and dismissal. Mr. Gilmore reviewed the arrival and dismissal plan. He said the staggered schedule ensures smooth traffic management, limits overlap between groups and reduces the impact on local roads during peak hours. Mr. Gilmore said the operation of the proposed facility will be from 8:00 am to 3:30 pm, Monday through Friday and there will be a total of 26 staff members. He showed the site plan, proposed design elevations and landscape plan. Mr. Gilmore reviewed the student arrival and dismissal safety plan and traffic analysis. He concluded that staff recommends approval with six (6) conditions of approval.

Chair Kreisl asked if the school would require school zones on Orange Avenue and Avenue A and additional signage on both sides of the building. He also asked if the shared parking agreement indicates a time period.

Ms. Clemons verified the hours of operation from 8 am to 3:30 pm.

Ms. Carter asked if students would be bussed or dropped off.

Mike Menard, applicant representative from Architectonic, explained that the Public Works department gave three (3) locations for the dumpster, and they have picked the location that is shown on the site plan.

Chair Kreisl said he has concerns with the location, being that the school does not have control over the queuing of property because the partnership with the church could be terminated at any time. He asked what the plan would be if the shared agreement dissolves. He asked how the school was going to accommodate pick-up and drop off if the agreement was no longer in place.

Mr. Menard said the property on 500 Orange Avenue has a loop drive but the Planning and Engineering department was not happy with that option, so they went with the United Methodist Church on Avenue A to come up with the current plan.

Chair Kreisl agreed the church is a better plan, but he said the concerns are still there with the parking lease agreement. If the agreement is dissolved, the Conditional Use is no longer valid and becomes an enforcement issue. He said he is hesitant to recommend approval unless a back-up plan is in place to keep operating. He said another concern is parents parking on the street for drop off and pickup. Chair Kreisl said it needs to be very clearly understood by parents to know the traffic regulations and to not violate them. He said he needed to see an alternate plan in place for pickup and drop off.

Mr. Menard said students would be biking, walking or driven to school.

Mr. Widing said the intent is to have 100% of the students picked up and dropped off on Avenue A and not Orange Avenue. The biggest concern is safety.

Mr. Menard said the parking lot on the property is for staff and Avenue A is for pickup and drop off.

Chair Kreisl said without the parking agreement the Conditional Use would not be possible. Since the applicant doesn't own the parking lot, it puts the city in a tough spot. Option "B" is needed.

City Attorney, Sara Hedges, clarified if the shared parking agreement was with the First Methodist Church or 500 Event Center. Ms Hedges said the parking agreement with First Methodist Church will auto-renew on a 5-year term.

Mr. Menard explained the 500 Orange Avenue Event Center was the original shared parking agreement. The parking agreement is with the First Methodist Church.

Steve Tarr, building owner, said the parking issue was resolved with the Planning Department and in the unlikely event the lease was terminated, the school will provide personal transportation by using buses and vans to pick up the students and 500 Orange Avenue is also another back-up plan.

Chair Kreisl said the applicant needs to have a plan in place, and it needs to be added to the application. It needs to show that traffic will not be bogged down on Avenue A and Orange Avenue.

Ms. Clemons was concerned about the constant traffic and stacking of cars compacted for one or two hours in the morning and afternoon. She noted that without an alternative plan, the school could be closed. Parents waiting on the street because of inclement weather could create an issue.

Mr. Tarr said there are a lot more uses that could have significantly more trips than a school. The school will basically have trips to it an hour in the morning and an hour in the afternoon. It is a low intensive use traffic wise, versus a business that could have traffic all day long as well as in the evening and not even deal with Avenue A at all. The drop-off issue has been the same over the past year. He said the operator of the school is investing one million dollars into the building, and they will deal with the issues.

Ms. Hedges asked the Board to take a five-minute recess to discuss a possible conflict of interest with Board member Widing. After the recess, Mr. Widing recused himself from the item.

Chair Kreisl asked Ms. Hedges if she sees what she needs to see in the lease agreement to understand whether this is applying to all the property that is being discussed.

Ms. Hedges said she was confused about the two posted agreements, and she wants to make sure everyone is looking at the First United Methodist church agreement. She said she would have loved for the lease to be written a little bit better. It doesn't explain exactly where the parking lot is located or include a picture of the property and what they are doing. It is mainly talking about the recitals and playground area. Ms. Hedges said in the agreement portion there is kind of a throwaway about the student arrival, drop off and pickup, but it does not have much detail. She said there is not a lot of control in the agreement, because it does not outline much in the way of parking. It is very heavy on the playground but light in the parking lot. There is not a lot in the lease agreement that controls how the parking and drop off is going to happen. She said, if the Board is uncomfortable, they could create conditions if the agreement goes away.

Ms. Hedges said if the Board is not happy with what exists currently, they can also table the application and ask the applicant to bring back better plans showing how to handle backed-up parking and if the parking lease agreement goes away, what are the secondary plans.

Ms. Hedges advised the Board on what they should be looking for from the applicant as far as the lease agreement. She said it should be related to the actual areas covered by the lease agreement. She suggested providing an image. Ms. Hedges said the agreement does not discuss flow and where the cars are going to flow. She said specifics are needed of what they are authorized to do. She also suggested terms and conditions for pick-up and drop-off, including timeframes, days of week, and what time drop off begins and ends. Ms. Hedges informed the Board that they can also fashion conditions of approval and if the lease agreement does not allow them to do the conditions, then they can't operate, but if it is hammered out in the agreement, then there is no question.

Chair Kreisl explained to the applicant that the lease agreement should clearly define the boundaries of the parking lot itself, and the location with an image or site plan. He said it needs to include specific language about how the shared parking is going to be used and what times it is going to be used. Chair Kreisl said the applicant needs to effectively own the entirety of the parking lot intended to be used during the specific times. He also said a structured option B plan of how the school will operate if the lease agreement ever goes away is also needed.

Mr. Menard said the building is in the Peacock Art District, and it is 20,000 square feet and has been vacant for over 25 years. It has 18 parking spaces. He asked the Board to name one business that could go into the building and meet the city's requirements. Mr. Menard said the parking requirement for office or retail use is 67 to 100 spaces. He asked what we can do to revitalize this building. Mr. Menard said the City Commission has already reduced the parking by 50%, trying to get redevelopment, and nothing is being redeveloped. He said we finally got staff on board, we have a safety plan and a back-up plan by the school. Mr. Menard concluded that there is going to be a problem with parking no matter what goes into the building.

Chair Kreisl said the Conditional Use needs to be approved with specific conditions.

Ms. Hedges said if the applicant does not want to come back to the Board and wants a vote today, it would be appropriate to make a motion to approve or recommend denial of the Conditional Use application. Ms Hedges said we would need the applicant's input on whether he wants to move forward with a vote today.

Mr. Menard wanted to know if the application could be approved with conditions.

Leslie Olson, resident, said she has some degree of Historic Preservation, and she cares deeply about the neighborhood, downtown, revitalization and redevelopment. She said what makes our downtown parking special is there is not enough parking. She said if there was enough parking it wouldn't be special because it would be all parking. If we want to revitalize and redevelop and have old buildings purchased, we have to be flexible and look at other options. Ms. Olson said there is on-street parking on Avenue A and Orange Avenue. The streets were designed to be pedestrian oriented. If there is an acceptable lease agreement reached, this is a great opportunity for that building. She said none of the old buildings are going to meet the code. She suggested finding the best way to work around it and encouraging redevelopment of the special places.

Ms. Carter asked if there was a time constraint for the school to be in place for the upcoming school year.

Board discussion ensued on how to move forward.

Mr. Freeman said the recommendation would be hinged on the outstanding pieces of information being included in the application when it is presented to the City Commission.

Chair Kreisl summarized the conditions for the Board. #1 - Prior to the presentation of this application to the City Commission, the lease agreement will be revised to clearly define the location boundaries of the parking lot use, and time of operation and signed by both parties. #2 - Prior to the presentation of this application to the City Commission, this application will include a back-up plan B for drop off and pick up should the lease agreement be dissolved.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following six (6) conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Coordinate with the City of Fort Pierce Public Works – Solid Waste Division to ensure that your proposed dumpster enclosure meets the City Standards and is accessible for City Garbage Trucks.
4. Should vehicle staging encroach into Avenue A right-of-way, the operator of the school shall provide an alternative transportation solution to alleviate any roadway impacts.
5. Any impacts to Avenue A, such as signage, crosswalks, temporary lane closures, etc., require a City of Fort Pierce Right-of-Way Permit approved by the City Engineer.
6. This Conditional Use Approval is based on the maximum capacity of 200 students.
7. Prior to the presentation of this application to the City Commission, the lease agreement will be revised to clearly define the location, boundaries of the parking lot use, and time of operation and signed by both parties.
8. Prior to the presentation of this application to the City Commission, this application will include a back-up plan B for drop off and pick up should the lease agreement be dissolved.

AYE: Clayton Johnson, Justine Carter, Nichelle Clemons, Christopher Widing, Alexander Edwards, Chair Anton Kreisl

Passed

c. **PZSITE2025-00043**
Major Site Plan Amendment
John Carroll High School
407 S. 33rd Street

Ms. Driver gave an overview of the application. She said John Carroll High School is seeking approval to add a 45,159 square foot building for academic and administrative use. Ms. Driver said the site area is approximately 17.49 acres with a Future Land Use of RM - Residential Medium and a Zoning of R-4, Medium Density Residential. She said the building is 3 stories, with 251 parking spaces. She showed the building design, and the landscape plan.

Mike McCarty, Applicant, from McCarty & Associates Land Planning, introduced the team working on the project. He said the project proposes a new three-story, 45,159 gross square footage academic and administrative building, replacing outdated classrooms and portables. Mr. McCarty said the redevelopment modernizes facilities, enhances safety, and improves campus functionality. He stated approximately 12,000 square feet total of building will be demolished to accommodate the new building and the removal of the portable classrooms once construction is complete. Mr. McCarty said the site's improvements include: a stormwater treatment system, paved parking and improved circulation, new landscaping, sidewalks with pedestrian crossings

and improved ADA accessibility.

Rick Gonzalez, president of REG Architects, stated he does a lot of historical preservation. He said five (5) design principles were incorporated at the site. Mr. Gonzalez said the site has some weathered mid-century modern buildings that they are hoping to use as an inspiration for the project and the rhythm of the building was incorporated into the new design structure. He said there is a strong base with brickwork and soft sand colors to match the building on the other side and a strong roofline which will create shade on the building. Mr. Gonzalez noted the social and learning areas are transparent with glass to differentiate them from the classroom. He said the chapel is like an anchor going into the sky to allow for a high ceiling inside the chapel and the chapel lines up above the new primary entry. Mr. Gonzalez said the existing courtyard is incorporated into the glass common areas and there is a notch between the new and historic building.

Corey Heroux, President of John Carroll High School, said the school is celebrating its 60th anniversary in Fort Pierce. She said there are many 3rd generation students and the redevelopment will secure the foundation for generations to come.

Chair Kreisl asked Ms. Driver if there were any Technical Review Committee comments and if anything was unresolved.

Motion was made by Justine Carter, and seconded by Clayton Johnson to forward a recommendation of approval to the CityCommission with the following six (6) conditions:

1. A Site Development Permit is required with St. Lucie County Public Works Department.
2. A land clearing permit must be approved prior to the submission of the development permit with COFP.
3. Tree removal permit with mitigation is required prior to development permit.
4. All sign permits shall be filed separately of development permit.
5. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted.
6. Demolition permits are required prior to submission of site development permits.

AYE: Justine Carter, Nichelle Clemons, Christopher Widing, Alexander Edwards, Clayton Johnson, Chair Anton Kreisl

Passed

d. **PZSITE2026-00001**
Major Site Plan Amendment
Amazon Distribution Center
2300 S. Kings Highway

Mr. Suneson gave an overview of the application to construct 1.1 million square feet of refrigerated warehouse and office building with associated site improvements on 69.19 acres. He said the land was recently subdivided into three (3) parcels through administrative approval. Mr. Suneson said 740 new permanent jobs are proposed with this use. He said the subject parcel is currently vacant and has a Future Land Use of GC, General Commercial and a Zoning of CP-1, Commercial Parkway Zone. Mr. Suneson provided some history on the project. He said the property was previously rezoned in August 2021 to its current CP-1 designation and in September 2021, a major site plan was approved to construct two buildings totaling 485,000 square feet of office and warehouse distribution space. Mr. Suneson noted the proposed building to land area of 0.36 is way less than the 1.0 floor-to-area ratio. He explained that warehouses and freight are allowed by right in the zoning district and the office is an accessory to the main use. Ms. Suneson showed the site plan, landscape plan and the modern masonry

building elevations. He said there is a lot of landscaping around the three lakes and a landscaping screening buffer around the perimeter. Mr. Suneson said there would be two main types of traffic for the semi-trucks and for the employees. Mr. Suneson said the semi-trucks would enter from the south and circulate counterclockwise and exit on White Road. He highlighted that signalization is under review for White Road and Kings Highway. Mr. Suneson said the employees would enter into the internal parking lot between Lake 1 and Lake 2 as shown on the site plan. He concluded that staff recommended approval with five conditions.

Mr. Johnson asked about potentially having over 200 U-turns for employees coming from the north, because the median break is south of the area.

Chair Kreisl asked if there is a continuous sidewalk proposed for the entire frontage of the property and if there is any information on the county's roadway improvement project at White Road.

Jeff Iravani, Applicant Representative from JHI Consultants, explained that the sidewalk comes in from Kings Highway for the employees. There are no sidewalks by the truck portion of the site. He said in Phase 1 there will be 700 plus employees and access for the associates will be a right turn in and out. He said there is a left-hand turn lane at White Road and Kings Highway, so they can make a U-turn. All entries will have a right turn lane. Mr. Iravani said the applicant has already contributed $400,000 to the Peters Road construction. He said White Road is being constructed into a 2-lane road with a sidewalk and the entry at the intersection of Kings Highway is being improved with a left and right turn lane and signalization. Mr Iravani said that Amazon is taking the 69 acres in Phase 1 and there is a possibility for Amzon taking Phase 2 for an additional 69 acres with an additional 500 employees.

Chair Kreisl asked if the employees would have to drive all the way down to Okeechobee Road to make a U-turn. Mr. Iravani said a U-turn could be made at Crossroads.

Mr. Johnson asked if the employee parking lot was gated. Mr. Iravani said the employee parking lot will not be gated at this time. He said the traffic report was submitted and approved by DOT.

Ms. Carter asked if there were any options to improve Peters Road for employees coming into the back entrance.

Mr. Iravani said that the area is designed for truck traffic. Mr. Iravani answered questions from the Board on employees having to make a U-turn coming and going to work. Mr. Iravani explained that the employees come in shifts and, since this is not a fulfillment center, there will be no small vans, only refrigerated trucks, which will make for less traffic.

Chair Kreisl said geographically, this part of Fort Pierce is custom-built for this type of facility with access to I-95 and the turnpike and where it is located from the rest of the city.

Ms. Carter asked if there was a chance for a second employee entry/exit besides having to make U-turns. Chair Kreisl said they are bound to DOT crossings and the next crossroad is Crossroads.

Luke Lambert, Traffic Engineer with Traffic Mobility Consultants, explained how the traffic report works. He said with regard to the U-turn movement for northbound employees exiting, there are figures in the report that make that movement. Then a detailed analysis is done, and it shows how many people can make the U-turn. The report is under review by FDOT and St. Lucie County and everything looks good. Mr. Lambert said there is also an option to make a right turn on White Road to get to Peters to go southbound to Crossroads or Okeechobee. He said no matter where employees come from, they have many options, and they are projecting 50 U-turn

movements for passenger vehicles.

Mr. Johnson asked with the signalization at White Road, if there was any capacity for the parking lot to have admittance from the north to White Road for inflow of traffic.

Mr. Iravani stated that Amazon wants single access for employees, and they do not want the employees going along White Road because it will conflict with the truck traffic. He said Amazon may put a gate on the employee parking lot in the future. Mr. Iravani said he can't get a left turn out of DOT because of the classification and restrictions on median openings.

Mr. Widing wanted to know if 50 is a lot of U-turns or not. Mr. Lambert said the traffic report occurs in the worst case scenario. He noted Amazon breaks up their shifts, and they are not during peak hours of traffic. Mr. Iravani said FDOT agreed with the left-turn and right-turn storage lanes and, based on what is on the road right now for the left-turn storage lane or U-turns, the links are sufficient for the traffic from Amazon and other trips in the area to make a left-hand turn or U-turn.

Motion was made by Justine Carter, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. A review of the tree survey and tree mitigation calculations will be performed at the time of Development Permit Compliance Review.
2. Per the submitted environmental report, evidence of consultation with US Fish and Wildlife will be required during Development Permit Compliance Review.
3. All signage will be permitted separately through building permits.
4. All required State and Federal agency permits will be required at time of Development Permit Compliance Review.
5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.

AYE: Nichelle Clemons, Christopher Widing, Alexander Edwards, Clayton Johnson, Justine Carter, Chair Anton Kreisl

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Motion was made by Christopher Widing, and seconded by Alexander Edwards to re-elect Ms. Clemons as Vice-Chair.

AYE: Christopher Widing, Alexander Edwards, Clayton Johnson, Justine Carter, Nichelle Clemons, Chair Anton Kreisl

Passed

Motion was made by Clayton Johnson, and seconded by Nichelle Clemons to re-elect Mr. Kreisl as Chair.

AYE: Alexander Edwards, Clayton Johnson, Justine Carter, Nichelle Clemons, Christopher Widing, Chair Anton Kreisl

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman said his update revolves around state legislation. He said there have been a number of bills coming through that go into effect next January. The bills relate to fees, processing times, and alternative ways of doing Pre-Application meetings with external agencies. He said the city attorney will need to review ordinances that will be dealing with state issues.

Mr. Freeman said a response was received from the Department of Commerce regarding the EAR Comprehensive Plan. He said it was sent back because they found three (3) issues relating primarily to State Bill 180, because the Comprehensive Plan has become more restrictive with the amendments made to it. Mr. Freeman said they are very minor comments, and he will provide an update once they meet with the state.

Mrl. Freeman said he is moving forward with looking at an ordinance on how the city reuses existing property, particularly in the CRA. There have been a lot of issues of applicants not being able to get approval because of the city code relating to what is required to set up a new business in an existing building. The underlying issue is the city code does not allow it. Mr. Freeman said what staff finds more than likely is that they have signed a lease to go into an existing property that may have already been used for the similar use they intend to do. They now have to make substantial improvements and bring everything up to the city code, which is not the same as it was 10–20 years ago. He said we have vacant and underutilized buildings, especially on Orange Avenue and segments of US Highway 1. Most of the entryways into the city are affected by trying to get people to reuse existing property. Mr. Freeman said staff is going to slim down some of the code issues that are obstructing this. He said he would want feedback from the Planning Board. Mr. Freeman said he is also talking with developers and agents to get their input on what they find difficult in getting a simple reuse of a building and especially if most of the work is internal to the building. He said the city wants to see improvements but not at the expense of maintaining the building's vacancy for another 10 years. Mr. Freeman concluded that this will also help create a different image of the city, in terms of use and being active, and also create more jobs.

Chair Kreisal said this is a challenging issue to deal with. Vacant buildings paint a picture of degradation, lack of interest, crime and a declining community when, in a lot of cases, it is just inaccessibility and people want to develop, but they can't because there are hurdles. The city does not do a good enough job of creating those incentives to streamline that process for potential applicants.

10. BOARD COMMENTS

Ms. Carter suggested adding additional communal space requirements for the size of the community and the community hardened building.

Mr. Freeman said this comes from the policy in the Comprehensive Plan, and we cannot amend the policy unless we remove it in its entirety. He suggested the enabling regulations should be incorporated into the Code of Ordinances. Mr. Freeman said once we have got the Comprehensive Plan from the state, then staff can come back with amendments. Staff has to make sure they are not making things more restrictive. He said the legislation is in place until October 2027 unless we are subjected to a hurricane or state of emergency issued by the governor. If this is the case, the legislation deadline will be extended.

11. ADJOURNMENT

Owner1	Owner2	MailAddress1	MailCity	MailState	MailZipCode
Florida Power & Light Company		700 Universe Blvd PSX/JB	Juno Beach	FL	33408-2657
Christopher Chevine (LF EST)	Thomas Cook (TR)	103 S 35th ST	Fort Pierce	FL	34947-6102
Bishop Of Diocese Palm Beach		PO Box 109650	Palm Beach Gardens	FL	33410-9650
Martin A Noelke	Jamie L Noelke	3730 Delaware Ave	Fort Pierce	FL	34947-6117
Paulo G Robles		3615 Atlantic AVE	Fort Pierce	FL	34947-6101
IGLESIA DEL DIOS VIVO COLUMNA Y APOYO		302 S 33rd ST	Fort Pierce	FL	34947-3539
Anthony R Crowder	Magdalena Carrero	7902 NW 67th AVE	Tamarac	FL	33321-7007
Gail D Ingram		2603 Avenue Q	Fort Pierce	FL	34947-2059
Children's Institute of Higher Learning Inc		406 S 33rd ST	Fort Pierce	FL	34947-3540
William Johnson Jr		2404 Winnding Creek Ln	Fort Pierce	FL	34981-5062
Carmen Rogers Sohan		3405 Delaware AVE	Fort Pierce	FL	34947-6115
Andres Hurtado Damian	Adilene Hurtado	907 S 27th ST	Fort Pierce	FL	34947-4636
Greater Friendship Missionary		300 S 33rd ST	Fort Pierce	FL	34947
Nabria K Randolph	Brian L Randolph	3313 Delaware AVE	Fort Pierce	FL	34947-6113
Nash Alladin	Bibi Alladin	3315 Delaware AVE	Fort Pierce	FL	34947-6113
Jake Motto		500 Dark Hammock RD	Fort Pierce	FL	34947-6135
Dark Hammock Est POA Inc		PO Box 683	Fort Pierce	FL	34954-0683
Gregory Glafenhein		3307 Delaware Av	Fort Pierce	FL	34947-6136
Ronald Quillet	Belinda Quillet	3401 Delaware AVE	Fort Pierce	FL	34947-6115
The True Cornerstone Church of Fort Pierce Inc		3215 Delaware AVE	Fort Pierce	FL	34947-3587
St Lucie County		2300 Virginia Ave	Fort Pierce	FL	34982-5632
Mary E Noelke (TR)		3750 Delaware Ave	Fort Pierce	FL	34947-6117
Gerardo Villegas (TR)	Martha Villegas (TR)	5504 SW Bellflower CT	Palm City	FL	34990-8843
Herbert D Brown		3608 Juan Ortiz CIR	Fort Pierce	FL	34947-6110
Edgar Perez	Nency Perez	4002 Greenwood DR	Fort Pierce	FL	34982-6151
Jose A Velasquez	Rose G Velasquez	3205 Boston AVE	Fort Pierce	FL	34947-3508
Jeff Biegun Holdings LLC		15835 Corporate Rd N	Jupiter	FL	33478-6422
Alma Scharwz (Est)		507 S 33rd St	Fort Pierce	FL	34947-3511
Bright Brown Inc		2504 Lazy Hammock LN	Fort Pierce	FL	34981-5407
Ignacio A Ceren		303 S 32nd St	Fort Pierce	FL	34947
David A De Florio		1775 Trowbridge RD	Fort Pierce	FL	34945-4620
M Daniel McBride (LF EST)	Deborah C McBride (LF EST)	4310 Seminole RD	Fort Pierce	FL	34951-4043
Charles A Urso		108 S 35th St	Fort Pierce	FL	34947-6102
Jose Gabriel Ariza Moya	Catherine Lemas Ariza	239 Flamingo ST	Lake Placid	FL	33852-9065
St Lucie County Farm Bureau		3327 Orange Ave	Fort Pierce	FL	34947-3561

Angel Rojas Cervantes		6930 173rd Pl N	Jupiter	FL	33458-8993
Debra J Fuller		107 S 36th ST	Fort Pierce	FL	34947-6106
Jonathon Dean Appel	Anna Danielle Appel	3815 Delaware AVE	Fort Pierce	FL	34947-6134
Shala D Egan		3407 Delaware AVE	Fort Pierce	FL	34947-6115
Moise Charles (TR)	Ginette Charles (TR)	1725 SW Saint Andrews DR	Palm City	FL	34990-2205
Ermith Lazare		3406 Menendez AVE	Fort Pierce	FL	34947-6125
Mattie M Reed (LF EST)	Valerie V Jones	3201 Citrus Ave	Fort Pierce	FL	34947-3510
Arc of St Lucie County Inc		PO Box 1016	Fort Pierce	FL	34954-1016
Carol A Parks		3400 Menendez ST	Fort Pierce	FL	34947-6125
Lormande Joseph	Marie C Joseph	502 Dark Hammock RD	Fort Pierce	FL	34947-6135
Housing Auth City Of Ft Pierce		511 Orange Ave	Fort Pierce	FL	34950-4278
504 S 33rd Street LLC		6589 NW 33rd AVE	Coconut Creek	FL	33073-3224
George C Fulmer	Patricia A Fulmer	3820 Delaware Ave	Fort Pierce	FL	34947-6119
Patricia A Jones	Clyde Jones	107 S 36th CT	Fort Pierce	FL	34947-6104
Manuel Esquivel	Candido Esquivel	5548 NW Cordrey ST	Port St Lucie	FL	34986-3924
Ivolyn James		10133 SW 78th CT	Ocala	FL	34476-3601
Tyson W Hallford	Heather J Hallford	3821 Delaware Ave	Fort Pierce	FL	34947-6134
Felicia A Rivas		164 Ponce De Leon ST	Royal Palm Beach	FL	33411-1213
Jorge Alberto Magana (TR)	Gladis M Linares	4781 Pineaire LN	West Palm Beach	FL	33417-4603
MARENT INVESTMENTS LLC		10661 Orange AVE	Fort Pierce	FL	34945-2015
Pedro Moreno Maldonado	Liliana Ortega Martinez	3107 Atlantic AVE	Fort Pierce	FL	34947-3520
Charles L Odom	Jessica L Odom	3700 Menendez Ave	Fort Pierce	FL	34947
Michael Mock		3501 Menendez St	Fort Pierce	FL	34947-6126
Enrique Vasquez		3108 Delaware AVE	Fort Pierce	FL	34947-3531
WINNERS 1 LLC		3341 SW Crestview RD	Fort Pierce	FL	34953-3536
Mary Jane Schultz (LF EST)	Franklin Daniel Schultz II (LF EST)	600 Dark Hammock RD	Fort Pierce	FL	34947-6121
Eric Lopez Aguilera		863 Noa ST	Fort Pierce	FL	34982-4004
MMM & S Health Services LLC		850 S 21st ST, Unit Ste B	Fort Pierce	FL	34950-4829
Jose Ramon Aguilar-Arellano		1403 Hale CT	Fort Pierce	FL	34982-3635
John M Deck	Mary B Deck	3405 Menendez Ave	Fort Pierce	FL	34947
Suzanne Darville		3403 Menendez Ave	Fort Pierce	FL	34947-6126
Laurie J Hendershot		PO Box 3117	Fort Pierce	FL	34948-3117
Jo Ann Sloan (EST)		3107 Citrus AVE	Fort Pierce	FL	34947-3528
Clint Hughes	Margie Hughes	601 Dark Hammock RD	Fort Pierce	FL	34947-6122
Roshini Lakram		5235 NW Jake Ct	Port St Lucie	FL	34986-2717
Esequiel Castaneda	Maria Tecla Pricila Antonia Castaneda	307 S 31st ST	Fort Pierce	FL	34947-7214

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

April 28, 2026

Dear Property Owner:

The property owner of **Bishop of Diocese Palm Beach** is requesting approval of a **major site plan amendment to an existing conditional use,** constructing an additional 45,159 sf building. The proposed will be used for academic and administrative purposes, and it is located at 407 S. 33rd St. and 3402 Delaware Ave., Parcel IDs 2408-313-0001-000-6, 2408-313-0002-000-3, and 2408-324-0001-000-0.

> *Legal description: 8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)*
> *Legal description: 8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)*
> *Legal description: 8 35 40 SE 1/4 OF NW 1/4 OF SW 1/4-LESS S 346 FT- (4.76 AC) (OR460-2622)*

The property has a zoning classification of Medium Density Residential (R-4) and a future land use designation of Medium Density Residential (RM).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, May 18, 2026**, which begins at **5:05 p.m**., in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Major Site Plan Amendment** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Sincerely,

Kerry C. Driver
Senior Planner

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

Property Identification

Site Address: 3402 DELAWARE AVE
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20080
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650

Legal Description

8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)



Current Values

Just/Market Value:	$2,286,100
Assessed Value:	$2,045,347
Exemptions:	$2,045,347
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):	60,035
Gross Sketched Area (SF):	65,232
Land Size (acres):	0.95
Land Size (SF):	41,382

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2625	XX01	CV		$0

Building Information (1 of 2)

Finished Area: 48,656 SF

Gross Sketched Area: 53,853 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: SCHL	Year Built: 1966	Frame:
Grade: Y_D	Effective Year: 1979	Primary Wall: Brk/Masonry
Story Height: 2 Story	No. Units: N/A1	Secondary Wall:

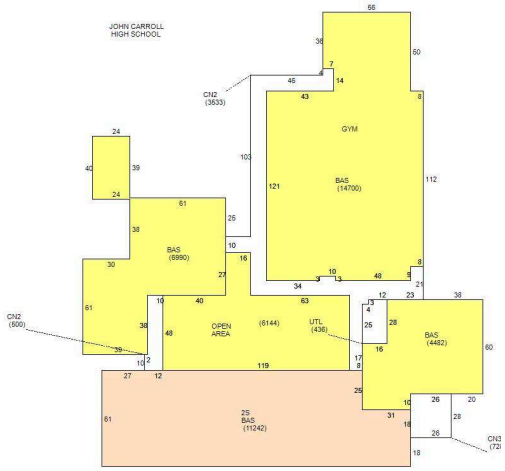
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	11242	11242	516
BAS	BASE AREA	37414	37414	1880
CN2	CANOPY	4033	0	866
CN3	CANOPY	728	0	108
UTL	UTILITY ROOM	436	0	88

Building Information (2 of 2)

Finished Area: 11,379 SF

Gross Sketched Area: 11,379 SF

Exterior Data

View:
Building Type: DBth
Grade: Y_D
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1979
Effective Year: 1979
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Conc Block
Secondary Wall:

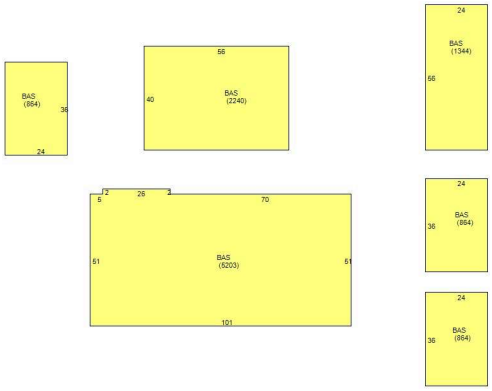
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: AVERAGE
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11379	11379	1020

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	9200	1979

Current Year Values

Current Values Breakdown

Building and SFYI:	$2,237,400
Land:	$48,700
Just/Market:	$2,286,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$240,753
Assessed:	$2,045,347
Exemption(s):	$2,045,347
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$2,045,347

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.95	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
2024	$2,286,100	$2,045,347	$2,045,347	$0
2023	$2,324,600	$1,859,407	$1,859,407	$0
2022	$2,524,100	$1,690,370	$1,690,370	$0
2021	$2,413,500	$1,536,700	$1,536,700	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-497	Jul 13, 2006	Roof	$76,900	$769
F92-000900	Aug 11, 1992	Alterations/Remodeling	$32,000	$32,000
CA20067	Jul 13, 2006	Additions to existing construction	$3,000	$100
CR200690	Jul 11, 2006	Alterations/Remodeling	$2,100	$100
BP09-1234	Jul 27, 2009	Alterations/Remodeling	$400	$50
BP14-2969	Dec 22, 2014	Wall	$4,000	$80
BP16-2617	Sep 28, 2016	Electric	$500	$0
BP22-2657	Aug 25, 2022	Repairs	$588,600	$0
CBLDG-2024-00111	Nov 4, 2024		$5,000	$0
CBLDG-2024-00350	Nov 5, 2024	Window replacement	$31,112	$0

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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NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

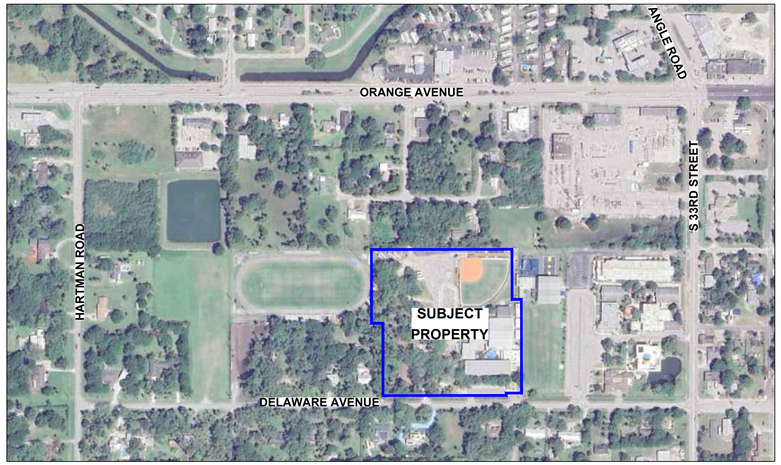
LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

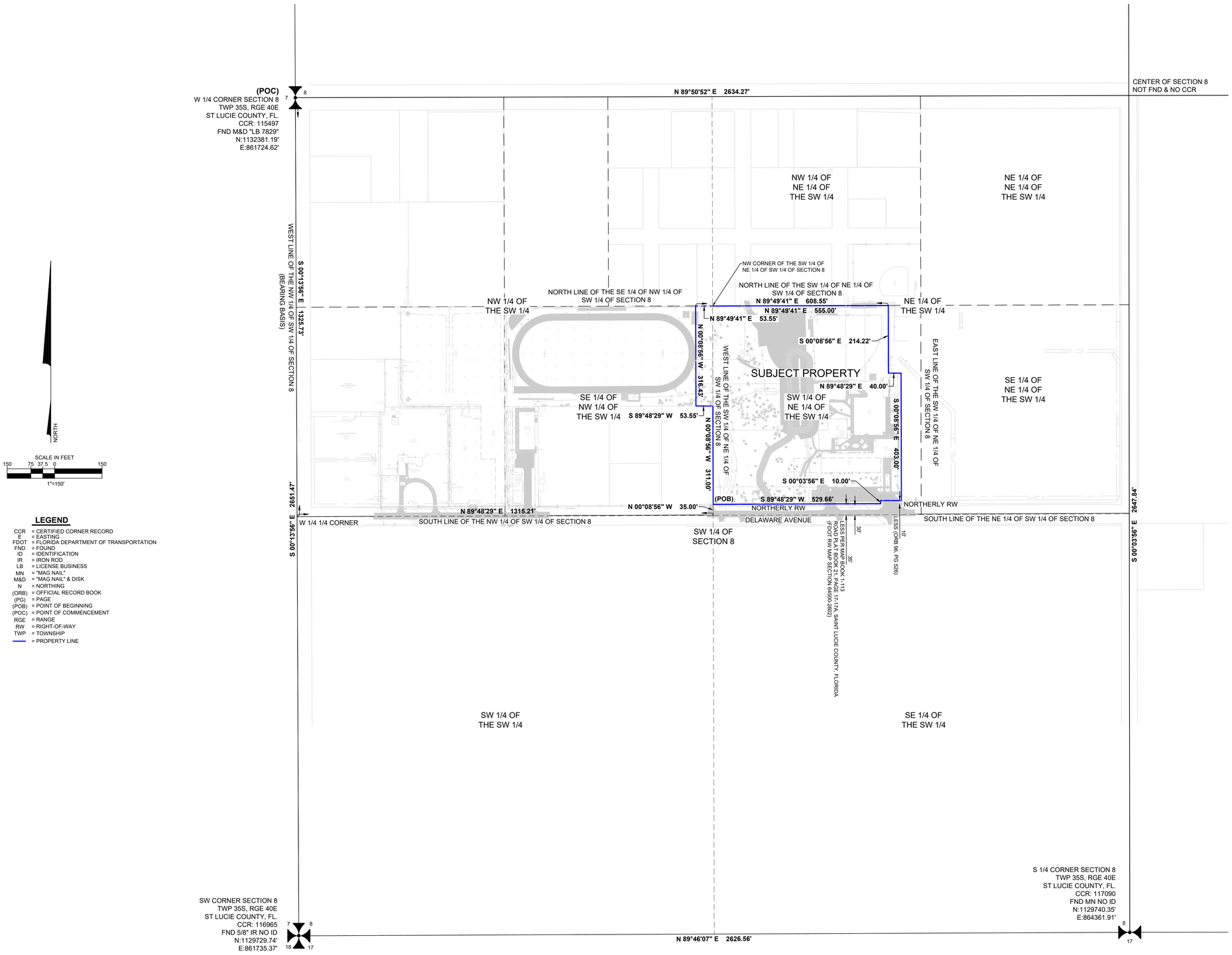
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS: | DATE | BY

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 150'
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST JOHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
▭	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊡	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

DELAWARE AVENUE (20' ASPHALT)

N 00°08'56" W 316.43'
S 89°48'29" W 53.55'
N 00°08'56" W 311.00'
N 89°49'41" E 608.55'
S 00°03'56" E 10.00'
S 89°48'29" W 65.33'
S 00°08'56" E 403.00'
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS:	DATE	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 30'
DATE: 09-22-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 3 OF 3

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\02 SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

Parcel 4A

SPECIAL WARRANTY DEED 700261 RANCO FORM 03

5

This Special Warranty Deed *Made the* 14th *day of* December *A. D. 19* 84 *by*
THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole
hereinafter called the grantor, to
THOMAS V. DAILY, as Bishop of the Diocese of Palm Beach, his successors in office and assigns, a corporation sole
whose postoffice address is 9999 North Military Trail, Palm Beach Gardens, FL 33410

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, Florida viz:*

South 1/2 of NE 1/4 of SW 1/4, less North 150 feet of South 180 feet of W 274.6 feet of E 1060.2 feet and Less Delaware Avenue Right-of-Way as shown in Map Book 1, page 113, located in Section 8, Township 35 South, Range 40 East, and LESS property as described in O. R. Book 96, page 526, Public Records of St.Lucie County, Florida and LESS East 30 feet.

Subject to taxes for 1984 and subsequent years, if not exempt, easements and restrictions of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE APR-8 85 00.45

'85 APR -8 A10:18

FILED AND RECORDED ROGER P. ... ST. LUCIE ...

700261

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 claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has hereunto set* his *hand and seal the day and year first above written*

Signed, sealed and delivered in our presence:

Sharon J. Malthus

Rose Wells

Thomas J. Grady (L.S.)
Thomas J. Grady, as Bishop of the Diocese of Orlando, his successors (L.S.)
in office and assigns, a corporation sole

STATE OF FLORIDA,
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole 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.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December A. D. 19 84.

Sharon J. Malthus
Notary Public, State of Florida
My Commission Expires:
85

This Instrument prepared by: THIS INSTRUMENT WAS PREPARED BY ROBERT J. PEGUS, JR. of Smathers, Thompson, Marks, Prescott & Divine, P.A.

Address P. O. Box 2737 Orlando, FL 32802

Notary Public, State of Florida at Large
My Commission Expires May 7, 1985
Bonded by American Fire & Casualty Co.

OR BOOK 460 PAGE 2621

Stormwater Management Report

for

John Carroll High School

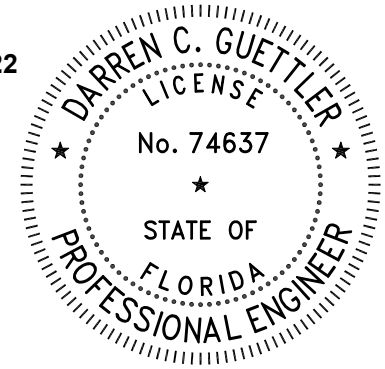
Fort Pierce, Florida

January, 2026

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002



Darren C. Guettler, P.E.
Florida Lic. No 74637
Date: 01-29-2026

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality treatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches
Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

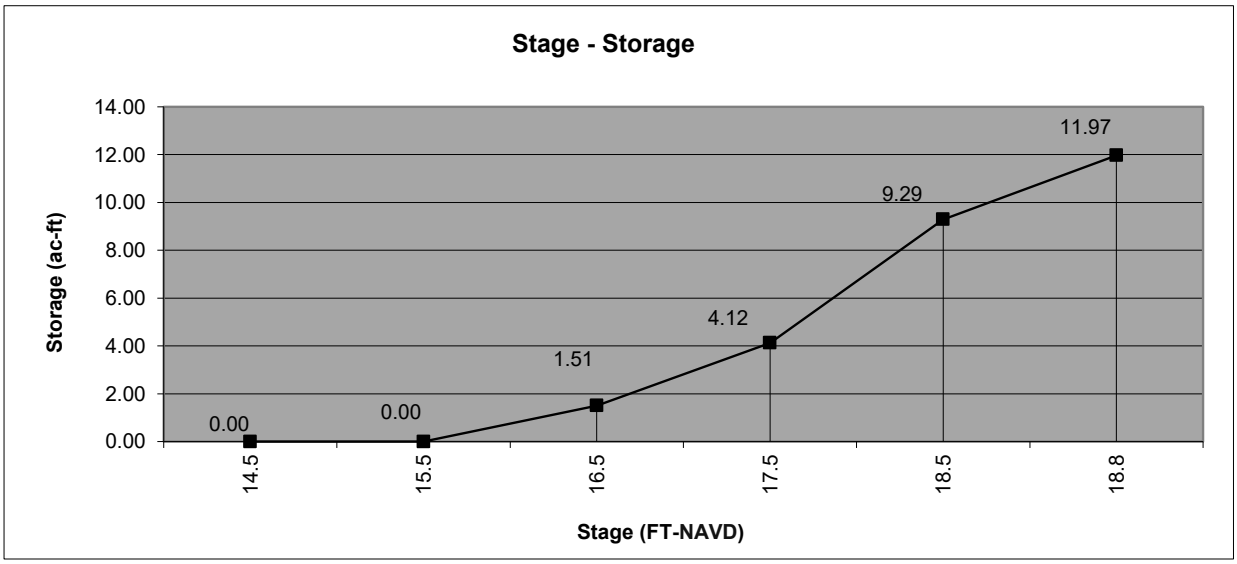
S =	2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch	*	1ft / 12in	*	8.75 Drainage Area (AC)	=	0.73 Treated Volume	ac-ft	

OR

2.5 Inches Times the Percent Impervious

(Site Area)	8.75 Project Area (AC)	- (	0.00 Lakes (AC)*	+	0.00 Wetlands (AC)*	+	1.17 Roofs	)	=	7.58 Site Area		
(Impervious Area)			7.58 Site Area (AC)	-	4.17 Pervious Area (AC)	=	3.41 Impervious Area	ac				
(% Impervious)	Impervious Area / Site Area (AC)	*	100	%		=	45.0%					
(2.5 in. * % Imp.)			2.50	inches *	45.0% Percent Impervious	=	1.12 Inches To Be Treated	inches				
(Treated Volume)	1.12 Treated Inches	*	1ft / 12 inches	*	8.75 Site Area (AC)	=	0.82 Treated Volume	ac-ft				

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**	(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**	**1.51 ac-ft**

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

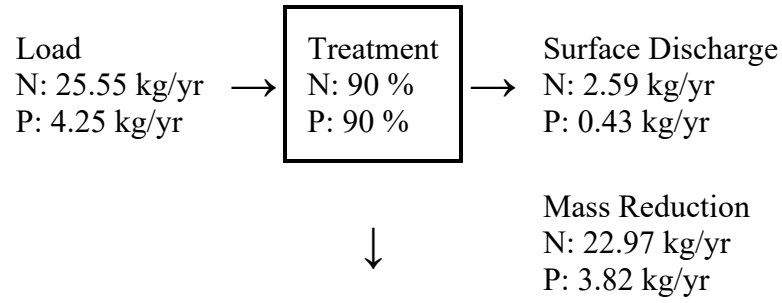
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

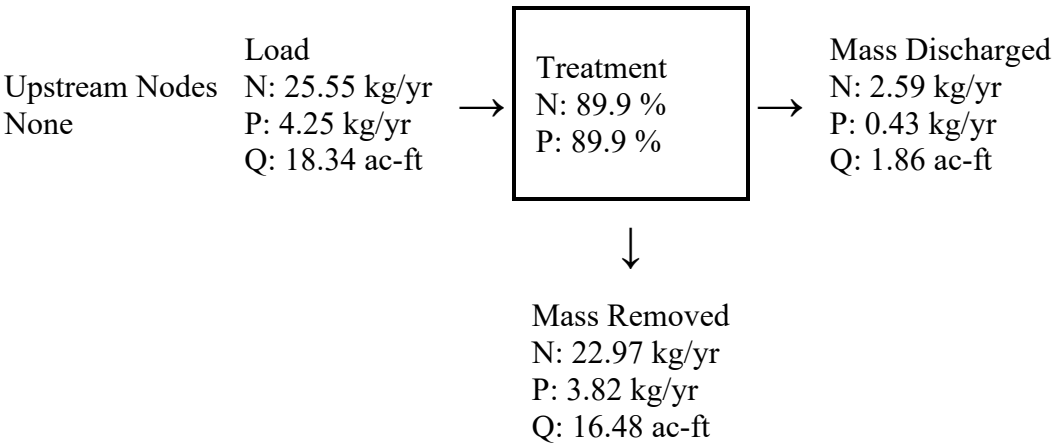
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

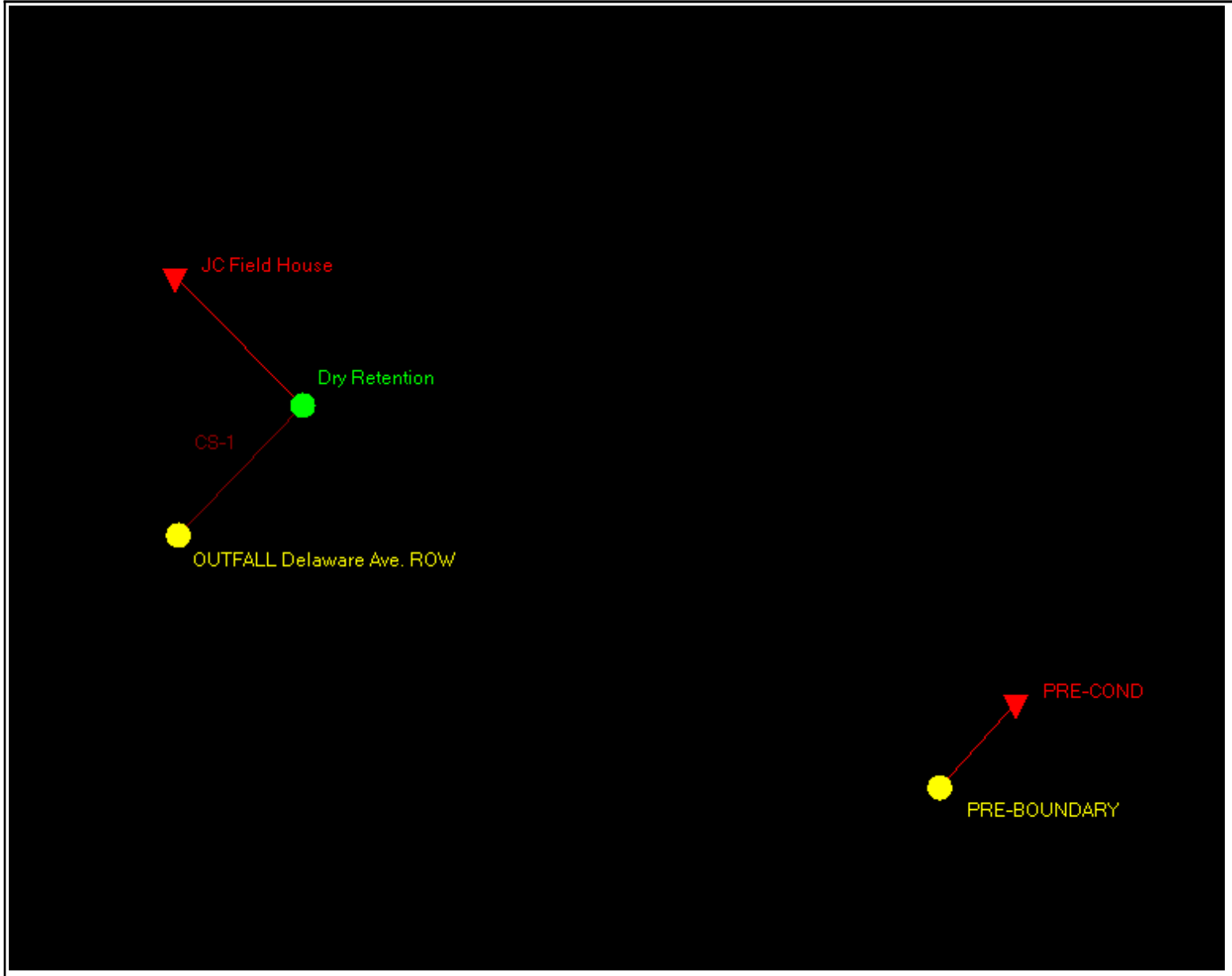
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: JC High School

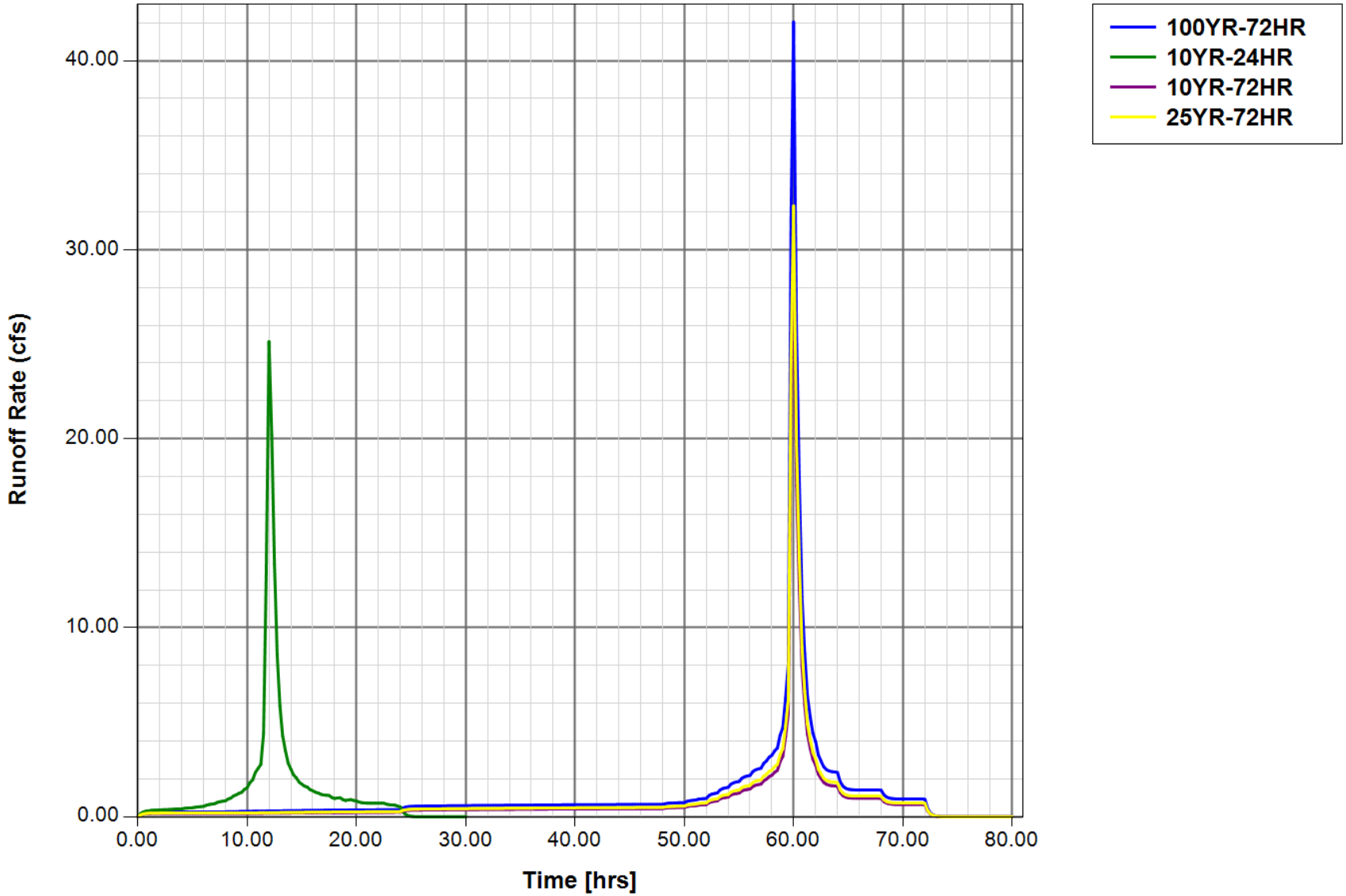
Scenario:	w/ Discharge
Node:	Dry Retention
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7500 ac
Curve Number:	84.0
% Impervious:	52.31
% DCIA:	52.31
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
JC High School	100YR-72HR	42.05	60.0000	12.23	11.27	8.7500	92.2	52.31	52.31
JC High School	10YR-24HR	25.14	12.0167	6.00	5.14	8.7500	92.6	52.31	52.31
JC High School	10YR-72HR	28.74	60.0000	8.50	7.58	8.7500	92.4	52.31	52.31
JC High School	25YR-72HR	32.32	60.0000	9.50	8.57	8.7500	92.3	52.31	52.31

Simple Basin Runoff Rate: JC High School [w/ Discharge]



Simple Basin: PRE-COND

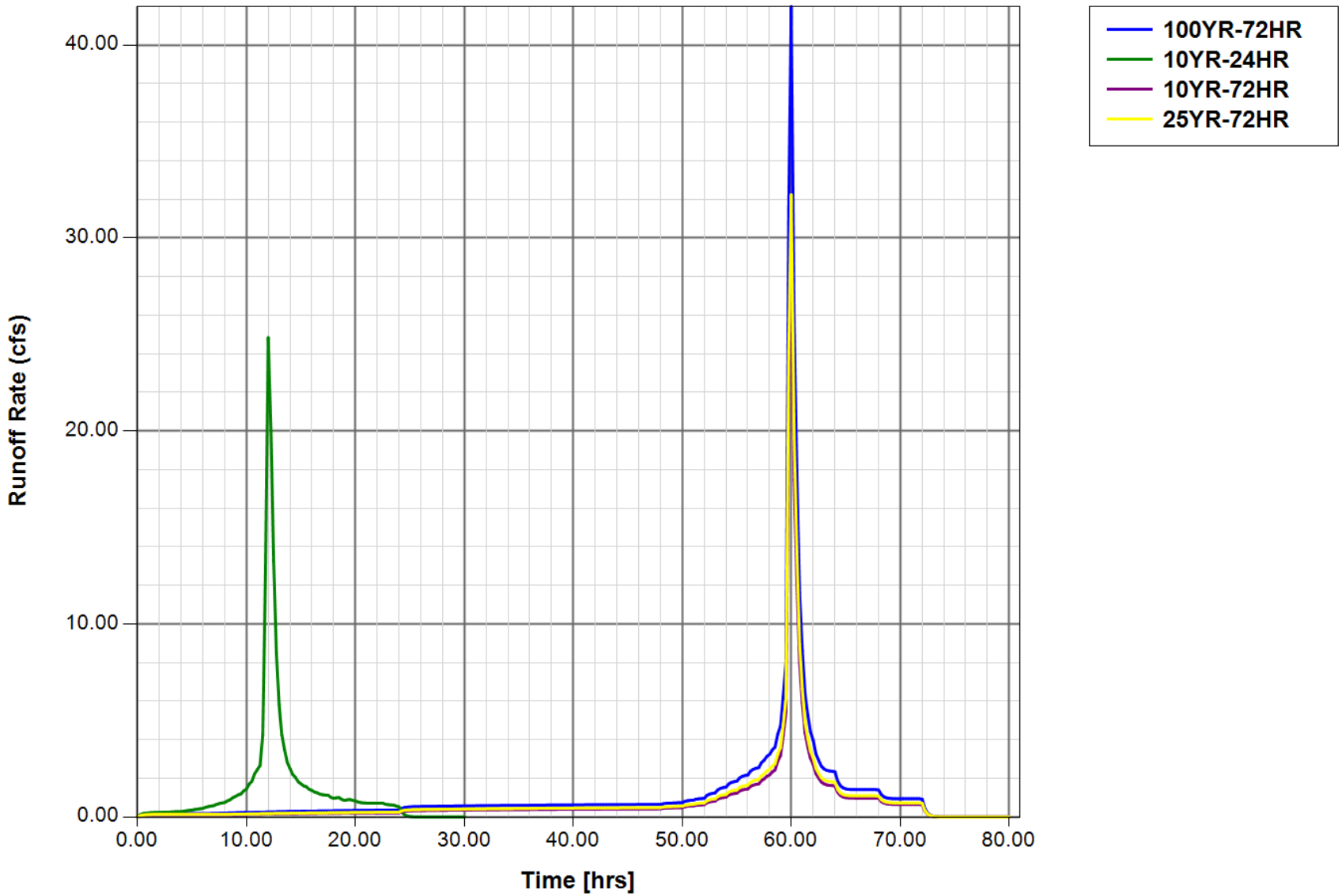
Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: OUTFALL Delaware Ave. ROW

Scenario: w/ Discharge
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.80 ft
Warning Stage: 17.90 ft
Boundary Stage:

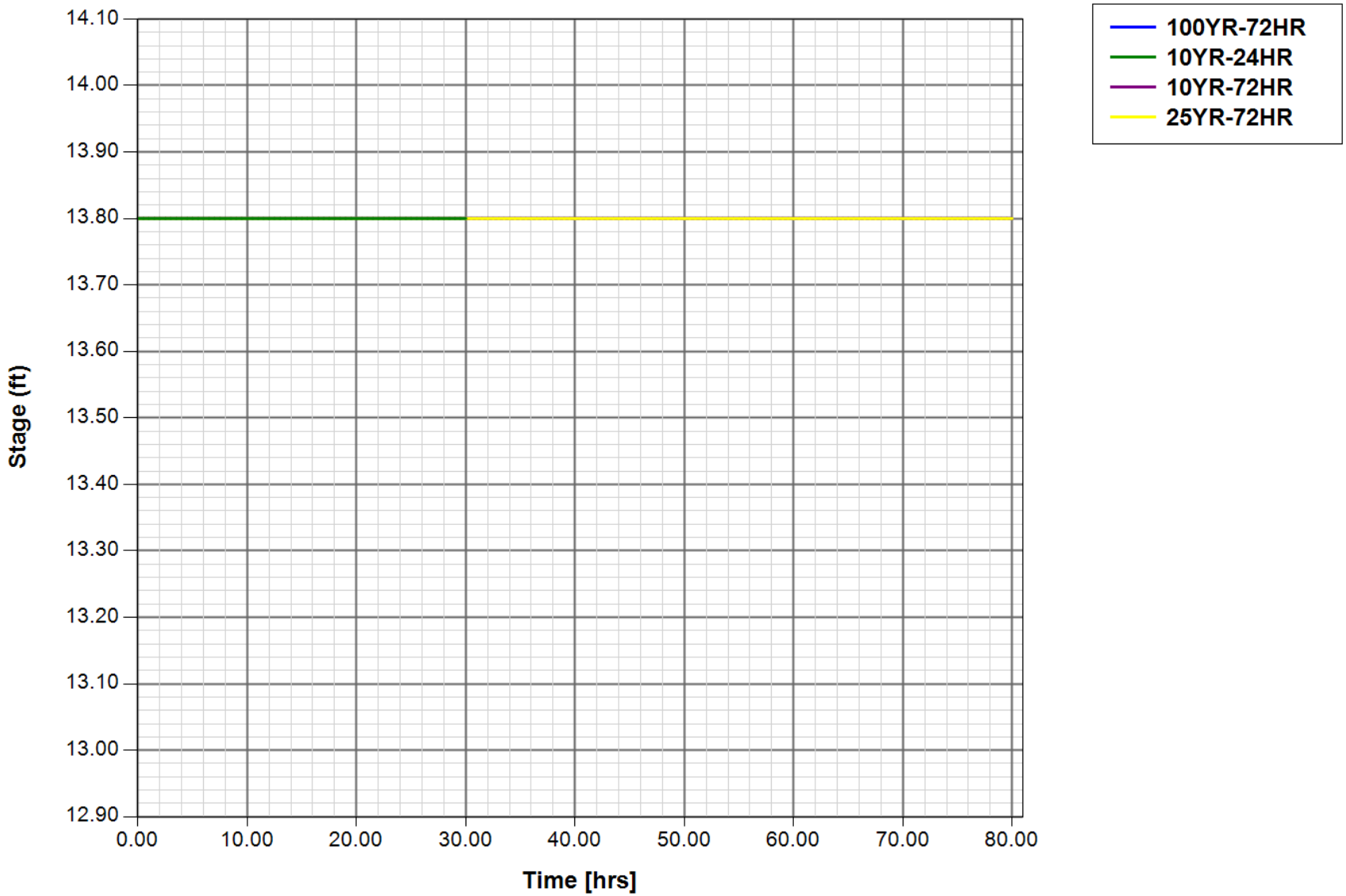
Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	13.80
0	0	0	72.0000	13.80

Comment:

Node Max Conditions [w/ Discharge]

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]
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0

Stage [Node: OUTFALL Delaware Ave. ROW]



Node Max Conditions [w/ Discharge]

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]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware Ave. ROW	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	None	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0130	Manning's N:	0.0130
Length:	16.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical		

Geometry Type:	Rectangular
Invert:	17.00 ft
Control Elevation:	13.00 ft
Max Depth:	999.00 ft
Max Width:	2.50 ft
Fillet:	0.00 ft

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

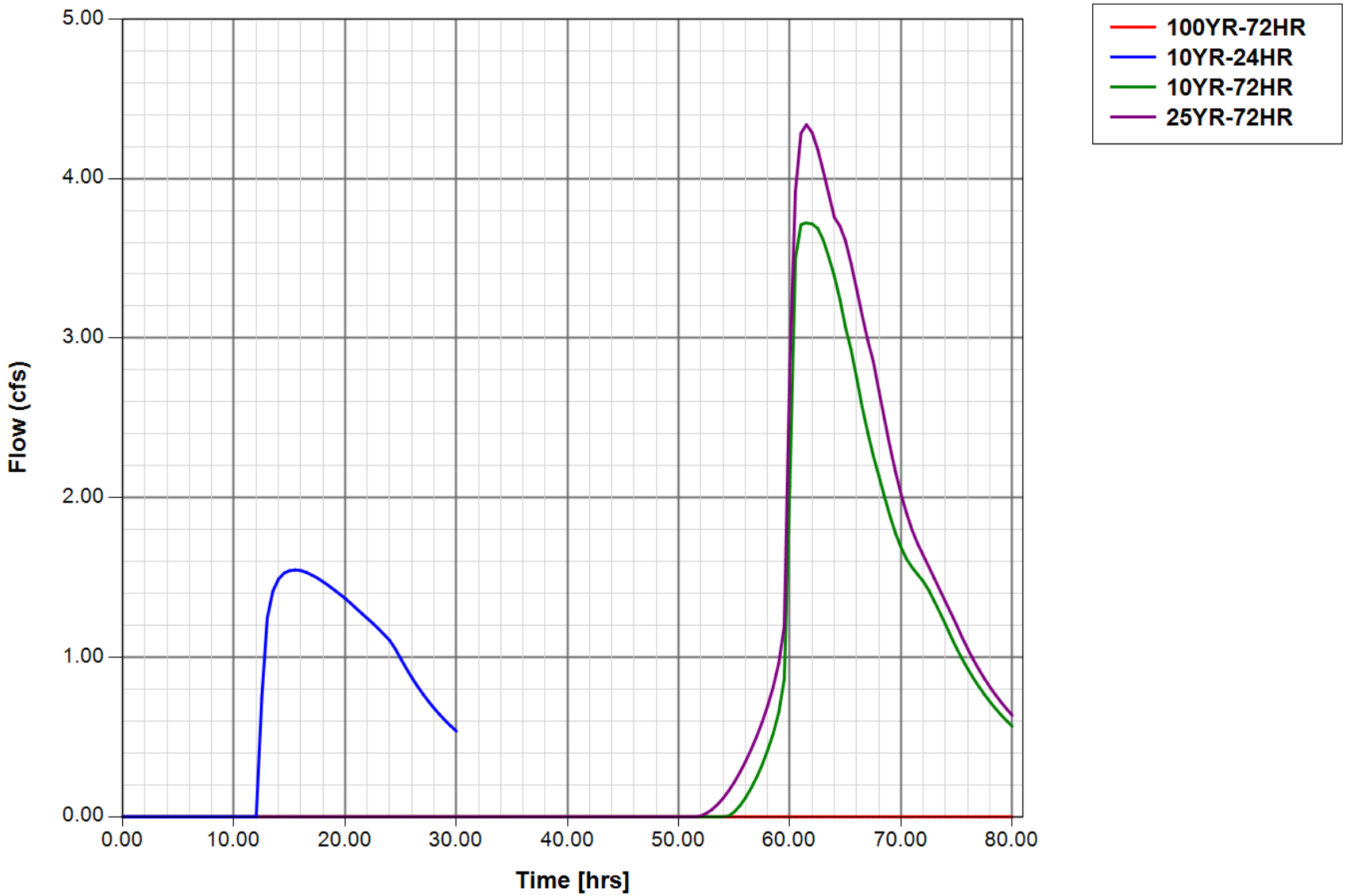
Weir Comment:

Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33

Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N



80°21'32"W 27°26'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix D - USDA Soil Survey

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



January 28, 2026

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: 1:1,630 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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 19, Aug 29, 2025

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	2.3	20.5%
16	Hilolo loamy sand, 0 to 2 percent slopes	2.9	26.7%
38	Riviera fine sand, 0 to 2 percent slopes	5.8	52.9%
Totals for Area of Interest		**11.0**	**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
Landscape: Coastal plains
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

Landscape: Coastal plains
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
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

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

Landscape: Coastal plains
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
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
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
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: 2zlft
Landscape: Coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 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
Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
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 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces, Drainageways on marine terraces, Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, convex, concave
Across-slope shape: Linear, concave
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

38—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Landscape: Coastal plains
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 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

Riviera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 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): 3w

Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Wabasso
Percent of map unit: 8 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Brynwood
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Floridana
Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

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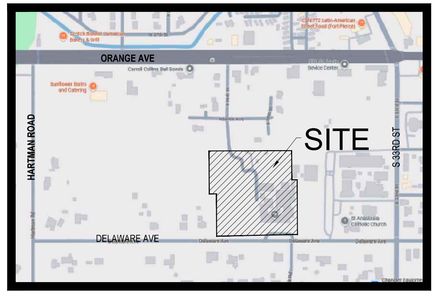
JOHN CARROLL HIGH SCHOOL

CONCEPTUAL CIVIL CONSTRUCTION PLANS & SPECIFICATIONS

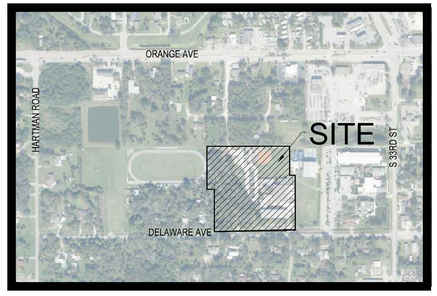
SECTION 8, TOWNSHIP 35 S, RANGE 40 E

CITY OF FORT PIERCE, FLORIDA



LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	HORIZONTAL CONTROL PLAN
02	PAVING, GRADING & DRAINAGE PLAN
03	PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS
04	WATER & SEWER PLAN
05	WATER & SEWER DETAILS AND SPECIFICATIONS
06	WATER & SEWER DETAILS AND SPECIFICATIONS
07	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
08	STORMWATER POLLUTION PREVENTION PLAN

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

PLAN FOR

BISHOP OF DIOCESE OF PALM BEACH

ENGINEER & SURVEYOR

VELCON

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 25-1022

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT: JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT: BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.:	25-1022
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	11/05/2025
CAD I.D.:	25-1022 - COVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: COV.

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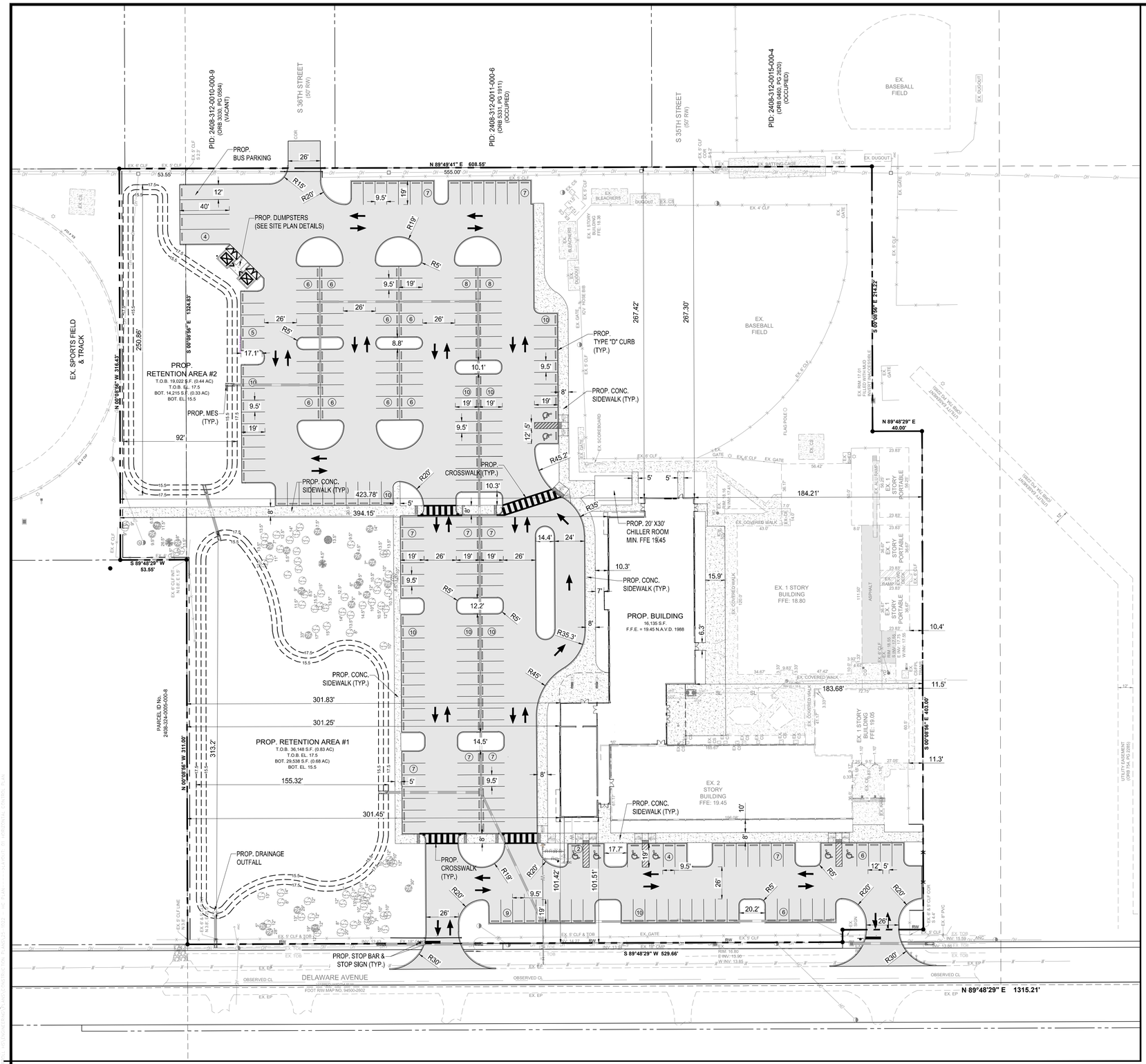
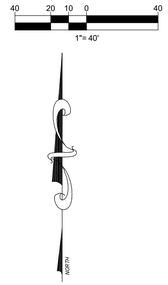
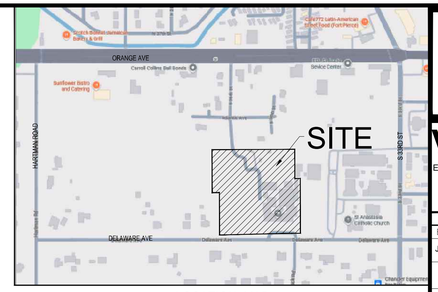






LOCATION MAP

N.T.S.

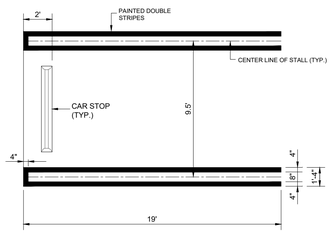
SECTIONS 8, TWP. 35 S, RGE. 40 E

LEGEND

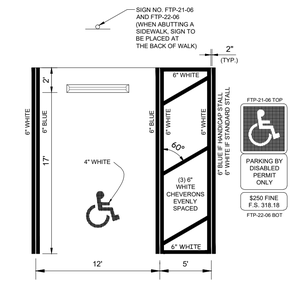
	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
X	EXISTING FENCE
W	PROPOSED WATER MAIN
SL	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
X	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
C/O	EXISTING CLEAN OUT
C/O	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE
+ 17.4	EXISTING GRADE ELEVATION
XX.X	PROSED GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	RUNOFF FLOW DIRECTION

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125



TYPICAL PARKING STALL
N.T.S.



NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
7. 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

HANDICAP SPACE DETAIL
N.T.S.

OWNER:

BISHOP OF DIOCESE OF PB
PO BOX 109650
PALM BEACH GARDENS, FL 33410

PARCEL IDENTIFICATION NUMBERS:

2408-324-0002-000-7

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	179'
REAR:	15'	10'
SIDE:	6'	5'

PROPERTY CLASSIFICATIONS:

ZONING : R-4
FUTURE LAND USE: RM

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: WAREHOUSING/STORGAE (150)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	BUILDING AREA	TRIPS
WEEKDAY DAILY TRIPS:	1.71 / 1,000 G.F.A.	6,000 G.F.A.	10
A.M. PEAK HOUR TRIPS:	0.17 / 1,000 G.F.A.	6,000 G.F.A.	1
P.M. PEAK HOUR TRIPS:	0.18 / 1,000 G.F.A.	6,000 G.F.A.	1

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING THAT WILL DIRECT STORMWATER TO THE DRY DETENTION AREA AT THE SOUTH END OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE DELAWARE AVENUE ROAD SWALE. SFWMD CRITERIA FOR WATER QUALITY AND QUANITITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER = FPUA
WASTEWATER = FPUA

DRAINAGE SITE DATA:

TOTAL PROJECT AREA	380,975 S.F.	8.746 AC	100.00%
IMPERVIOUS AREA			
EX. BUILDINGS	34,166 S.F.	0.784 AC	8.97%
EX. PAVEMENT / WALKS	14,372 S.F.	0.330 AC	3.77%
PROP. BUILDINGS	16,735 S.F.	0.384 AC	4.39%
PROP. PAVEMENT / WALKS	134,016 S.F.	3.077 AC	35.18%
TOTAL IMPERVIOUS	199,289 S.F.	4.575 AC	52.31%
PERVIOUS AREA			
PROP. RETENTION AREA	55,170 S.F.	1.267 AC	14.48%
OTHER PERVIOUS	126,516 S.F.	2.904 AC	33.21%
TOTAL PERVIOUS	181,686 S.F.	4.171 AC	47.69%

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER, LICENSE NO. 74637, STATE OF FLORIDA, PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - HC PLAN

SHEET TITLE:
HORIZONTAL CONTROL PLAN

SHEET NUMBER:
01

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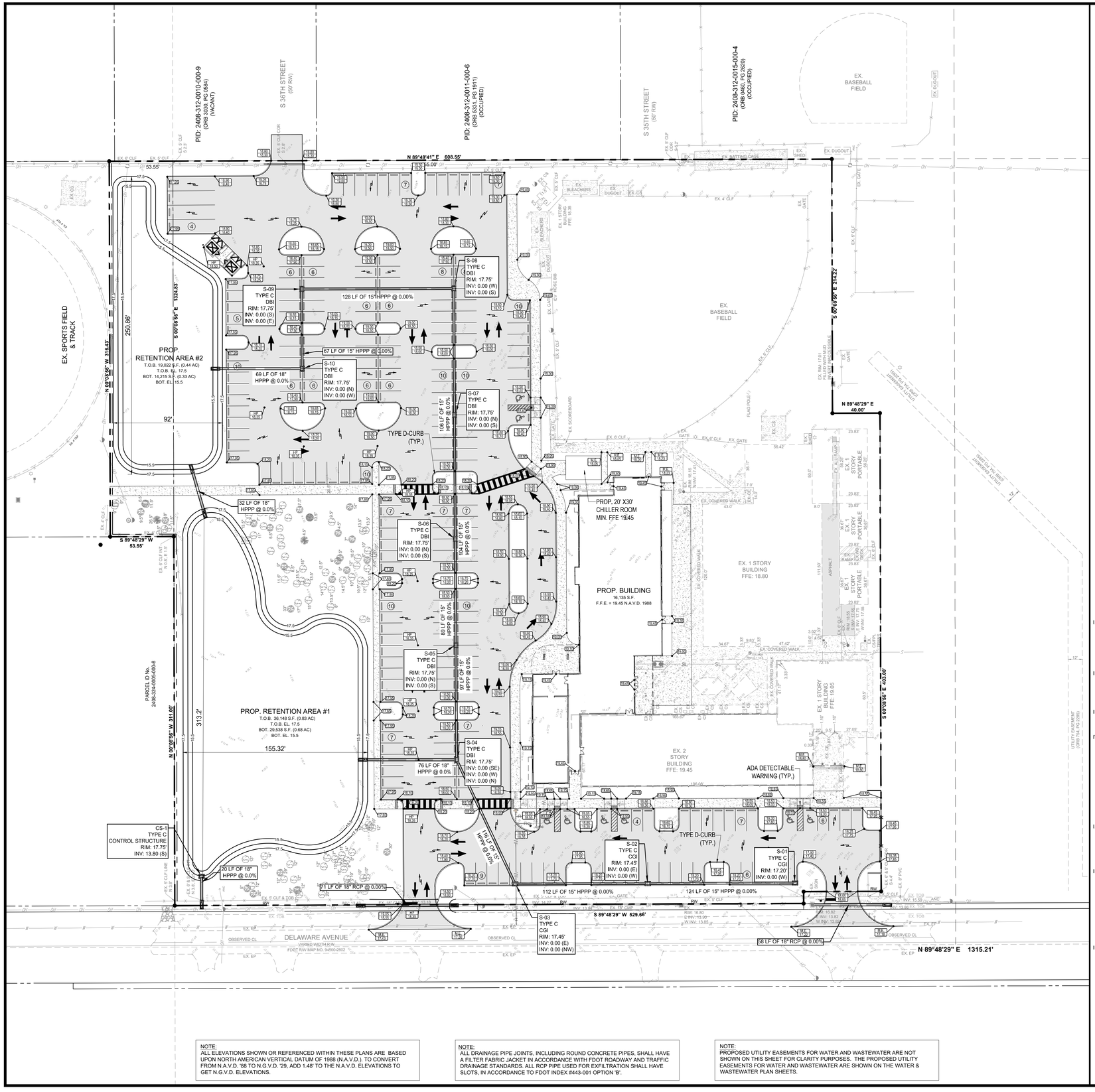
J:\PROJECTS\25-1022 - HC PLAN\DWG\25-1022 - HC PLAN - LAYOUT 01 HORIZONTAL CONTROL PLAN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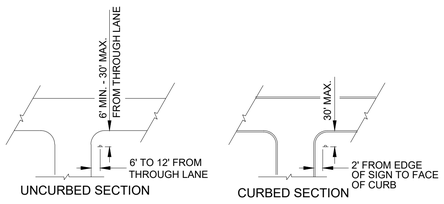
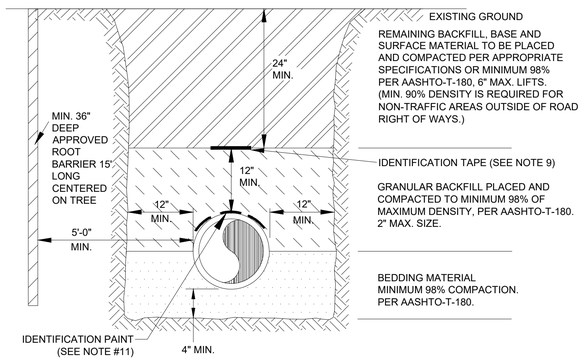
(VACANT)
S 36TH STREET
(50' R/W)
PID: 2408-312-0011-000-6
(ORB 5060, PG 0511)
(OCCUPIED)
S 35TH STREET
(50' R/W)
PID: 2408-312-0015-000-4
(ORB 5450, PG 2620)
(OCCUPIED)
EX. BASEBALL FIELD
EX. DUGOUT
EX. BLEACHERS
EX. SCOREBOARD
EX. GATE
EX. 4' CLF
EX. 6' CLF
EX. CONCRETE SIDEWALK
EX. ASPHALT PAVEMENT
EX. SPORTS FIELD & TRACK
N 89°49'41" E 608.55'
S 89°48'29" W 53.55'
N 89°48'29" E 40.00'
S 00°08'56" E 214.22'
N 00°08'56" W 316.43'
S 00°08'56" E 1324.83'
N 00°08'56" W 311.00'
S 00°08'56" E 403.00'
PROP. RETENTION AREA #2
T.O.B. 19,022 S.F. (0.44 AC)
T.O.B. EL. 17.5
BOT. 14,215 S.F. (0.33 AC)
BOT. EL. 15.5
250.86'
92'
PROP. RETENTION AREA #1
T.O.B. 36,148 S.F. (0.83 AC)
T.O.B. EL. 17.5
BOT. 29,538 S.F. (0.68 AC)
BOT. EL. 15.5
313.2'
155.32'
PARCEL ID No.
2408-324-0005-000-8
S-08 TYPE C DBI RIM: 17.75' INV: 0.00 (W) INV: 0.00 (S)
S-09 TYPE C DBI RIM: 17.75' INV: 0.00 (S) INV: 0.00 (E)
S-10 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (W)
S-07 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-06 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-05 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-04 TYPE C DBI RIM: 17.75' INV: 0.00 (SE) INV: 0.00 (W) INV: 0.00 (N)
CS-1 TYPE C CONTROL STRUCTURE RIM: 17.75' INV: 13.80 (S)
S-02 TYPE C CGI RIM: 17.45' INV: 0.00 (E) INV: 0.00 (W)
S-01 TYPE C CGI RIM: 17.20' INV: 0.00 (W)
S-03 TYPE C CGI RIM: 17.45' INV: 0.00 (E) INV: 0.00 (NW)
128 LF OF 15" HPPP @ 0.00%
67 LF OF 15" HPPP @ 0.00%
69 LF OF 18" HPPP @ 0.0%
106 LF OF 15" HPPP @ 0.0%
TYPE D-CURB (TYP.)
92 LF OF 18" HPPP @ 0.0%
104 LF OF 15" HPPP @ 0.0%
89 LF OF 15" HPPP @ 0.0%
97 LF OF 15" HPPP @ 0.0%
76 LF OF 18" HPPP @ 0.0%
20 LF OF 18" HPPP @ 0.0%
161 LF OF 15" HPPP @ 0.0%
71 LF OF 18" RCP @ 0.00%
112 LF OF 15" HPPP @ 0.00%
124 LF OF 15" HPPP @ 0.00%
58 LF OF 18" RCP @ 0.00%
PROP. 20' X30' CHILLER ROOM MIN. FFE 19.45
PROP. BUILDING
16,135 S.F.
F.F.E. = 19.45 N.A.V.D. 1988
EX. 1 STORY BUILDING FFE: 18.80
EX. 1 STORY BUILDING FFE: 19.05
EX. 2 STORY BUILDING FFE: 19.45
EX. COVERED WALK
EX. COVERED AREA
EX. 6' X 8' STORY PORTABLE 36.6'
EX. 8' X 24' STORY PORTABLE 48.0'
ADA DETECTABLE WARNING (TYP.)
EX. RAMP
EX. AUTO RAMP
EX. CONCRETE WALK
EX. BRK. FLG.
EX. FLAG POLE
EX. BBI
EX. DCI
EX. CB
EX. INLET
EX. MES
EX. POWER POLE
EX. GRADE ELEVATION
EX. ELECTRIC BOX
EX. TELEPHONE PEDESTAL
EX. TELEPHONE MANHOLE
EX. ELECTRIC MANHOLE
EX. WATER VALVE
EX. WATER METER
EX. SIGN
EX. TREE
EX. TOP
EX. TOB
EX. EP
EX. BW
EX. TW
EX. GUTTER
EX. CURB INLET
EX. 6" CLF LINE
EX. 6" CLF & TOB
EX. 6" CLF & EP
EX. 6" CLF & BW
EX. 6" CLF & TW
EX. 6" CLF & GUTTER
EX. 6" CLF & CURB INLET
EX. 6" CLF & EX. 6" PVC
EX. 6" CLF & EX. 8" PVC
EX. 6" CLF & EX. 12" PVC
EX. 6" CLF & EX. 15" RCP
EX. 6" CLF & EX. 18" RCP
EX. 6" CLF & EX. 24" RCP
EX. 6" CLF & EX. 30" RCP
EX. 6" CLF & EX. 36" RCP
EX. 6" CLF & EX. 42" RCP
EX. 6" CLF & EX.



IF STOP BAR IS USED IT SHALL BE PLACED AT THE STOP SIGN

TYPICAL STOP SIGN PLACEMENT



TRENCH NOTES:

BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"- 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.

THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

THE PIPE SHALL BE PLACED IN A DRY TRENCH.

BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.

DENSITY TESTS SHALL BE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.

THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.

SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUOGHFARE ROADS)

THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE CITY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.

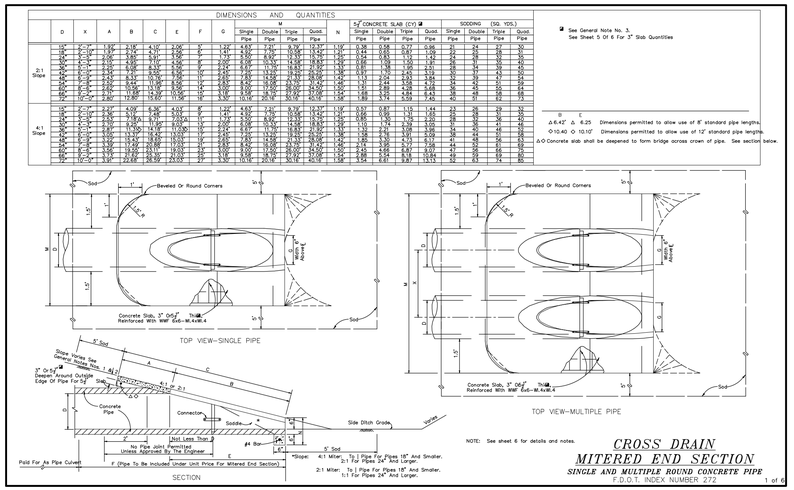
ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTIG TREE.

CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

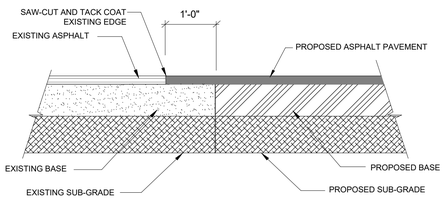
TYPICAL TRENCH DETAIL

N.T.S.



CROSS DRAIN MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE
F.D.O.T. INDEX NUMBER 272

1 of 6



ASPHALT PAVEMENT SAWCUT & BUTTJOINT DETAIL

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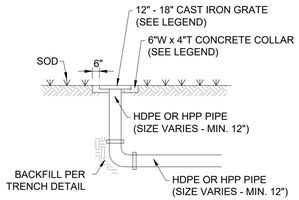
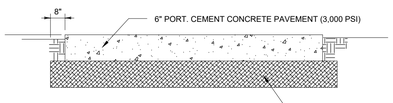


YARD DRAIN DETAIL

N.T.S.



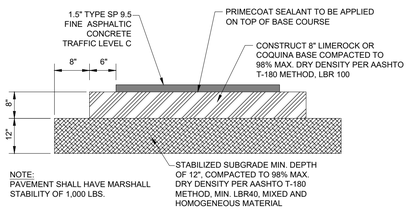
NOTE:

1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.
2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6x6 #10/#10 W.W.M.
3. SAW-CUT JOINTS @ 15' O.C. EXPANSION JOINTS @ 40' O.C.

TYPICAL ONSITE CONCRETE PAVEMENT DETAILS

N.T.S.

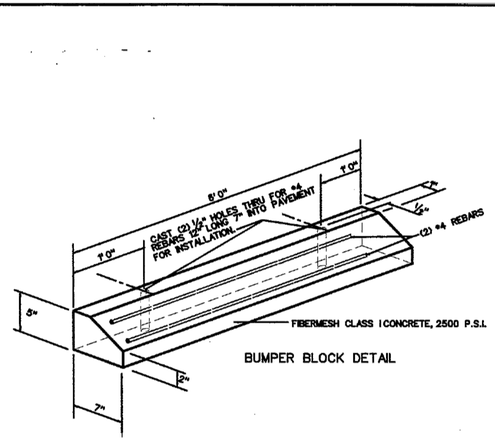
OR



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

TYPICAL ONSITE ASPHALT PAVEMENT DETAILS

N.T.S.



BUMPER BLOCK DETAIL

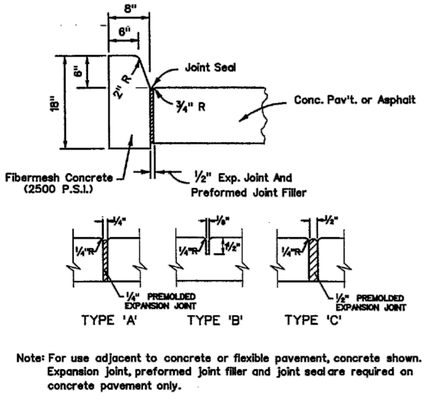
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS

SHEET No. PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. **For curb, gutter, curb and gutter and traffic separators provide 1/8" - 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.**
2. **Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.**

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

REVISIONS

SHEET No. CG1

SCALE: N.T.S. | ISSUED AUGUST 1998

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS								
ITEMS TO BE TESTED	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	____	____	300	10,000
LIMEROCK BASE	____	____	300	10,000	____	____	300	10,000
SHELLROCK BASE	____	____	300	10,000	____	____	300	10,000
ASPHALT	____	____	____	____	____	____	PER INSP.	PER INSP.

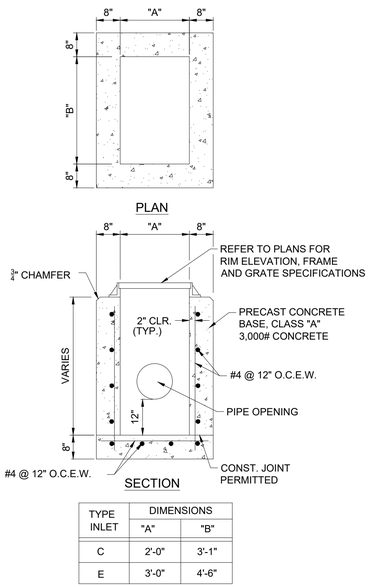
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION SHALL HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

SIDEWALK SLOPES PER ADA

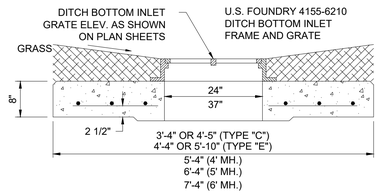
LENGTH	MAX. SLOPE	LONGITUDINAL
L < 6'	1:12	NO HANDRAILS
6'< L < 30'	1:12	HANDRAILS BOTH SIDES
6'< L < 50'	1:20	NO HANDRAILS



TYPE INLET	DIMENSIONS	
	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C"&"E" INLET DETAIL

N.T.S.



DITCH BOTTOM INLET (DBI) DETAIL

N.T.S.

INLET AND MANHOLE NOTES:

1. ALL INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX # 201 & 232.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.
3. STRUCTURES WITH SKEWED PIPE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS INDEX # 200, SHEET 3 OF 5 AND INDEX # 201, SHEET 5 OF 5. ROUND STRUCTURES ARE TO BE USED WHERE SKEW ANGLES EXCEED MAXIMUM ALLOWED OR WHEN PIPE CONNECTION WOULD BE AT THE CORNER OF A RECTANGULAR STRUCTURE. RECTANGULAR STRUCTURES WITH A CORNER OPENING IS ONLY TO BE USED WHEN A ROUND STRUCTURE IS NOT POSSIBLE.
4. ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
5. INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3,000 P.S.I. CONCRETE.
6. FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
7. INLET GRATES SHALL BE U.S. FOUNDRY OR EQUAL.
8. ALL INLET GRATES SHALL HAVE LOCKING CHAINS IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #201, OR AN APPROVED ALTERNATE SECURING MECHANISM.
9. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.
10. AS AN ALTERNATE, PRECAST CIRCULAR (MANHOLES) MAY BE FURNISHED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #200 WITH WALLS AND REINFORCEMENT IN ACCORDANCE WITH A.S.T.M. C-478 SPECIFICATIONS, EXCEPT THAT MINIMUM WALL THICKNESS SHALL BE 6".
11) ALL INLETS IN GRASSED AREAS SHALL BE STANDARD TYPE "C" & "E" INLETS HAVING CONCRETE COLLARS. ALL INLETS IN GRASSED AREA AND ADJACENT TO GRASSED AREAS SHALL BE PROTECTED FROM SCOUR BY INSTALLATION OF A 4' WIDE PERIMETER APRON OF SOD. ADDITIONALLY ALL INLET GRATES SHALL BE WRAPPED WITH FILTER CLOTH DURING CONSTRUCTION.

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - PGD DETAILS

SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS

SHEET NUMBER:
03

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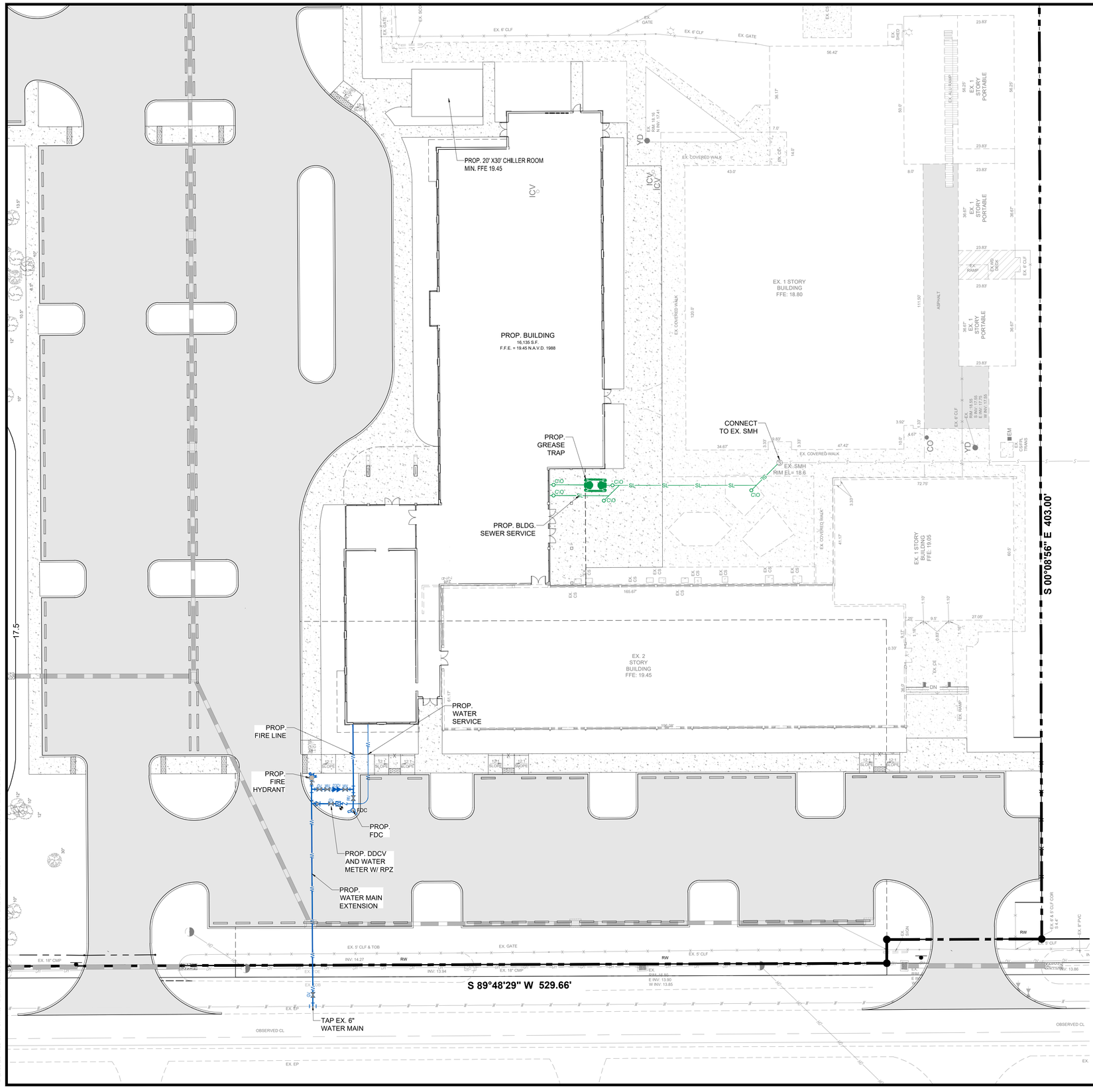

20 10 5 0 20

1"= 20'

NORTH

LEGEND

	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
X	EXISTING FENCE
W	PROPOSED WATER MAIN
SL	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
X	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
C/O	EXISTING CLEAN OUT
C/O	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE
17.4	EXISTING GRADE ELEVATION
XX.X	PROSED GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	RUNOFF FLOW DIRECTION

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

GENERAL UTILITY CONSTRUCTION NOTES:

1.) LOCATION OF UTILITIES AND SERVICE POINTS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES.

2.) WATER MAIN PRESSURE TESTING: 150 PSI. FORCE MAIN PRESSURE TESTING: 100 PSI

3.) HYDROSTATIC TESTS CONSISTING OF PRESSURES TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH AWWA C-600 OR M-23 AS APPLICABLE.

4.) DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-651, DISINFECTING WATER MAINS.

5.) ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF FPUA. ALL WATER MAINS SHALL BE C900 PVC.

6.) FOR ITEMS NOT ADDRESSED IN FPUA SPECIFICATIONS, FOLLOW FDOT STANDARD SPECIFICATIONS, LATEST EDITION.

7.) BACKFLOW PREVENTER SHALL BE REDUCED PRESSURE ZONE UNIT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FPUA STANDARDS.

8.) SLOPES FOR 4" SEWER SERVICES TO BE MINIMUM 2% AND SLOPES FOR 6" SEWER SERVICES TO BE MINIMUM 1 %, UNLESS OTHERWISE SHOWN ON PLAN.

9.) SPACE CLEANOUTS NOT MORE THAN 75' APART.

10.) POTHOLE TO VERIFY ELEVATION OF EXISTING UTILITY LINES.

* - DENOTES INSTALLATION BY SPECIALTY CONTRACTOR

WATER DISTRIBUTION NOTES:

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FPUA.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC), SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAIN WHERE SPECIFIED AS POLYETHYLENE (PE), SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO, DR (9).
3. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR.
4. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
5. GATE VALVES SHALL BE RESILIENT SEAT TYPE BY AN APPROVED MANUFACTURER AS DETERMINED BY THE FPUA VALVES SHALL CONFORM TO AWWA C-509.
6. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE FPUA, AS APPLICABLE. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
7. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL NOTIFY THE FPUA AND CITY ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO ALL INSPECTIONS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA REPRESENTATIVES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND FPUA.
11. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
12. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
13. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
15. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE ENGINEER AND FPUA STANDARDS.
16. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FPUA ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
17. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 14 GAUGE INSULATED SOLID COPPER WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FPUA SPECIFICATIONS.
18. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND FPUA REQUIREMENTS.
19. ALL WATER MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST
20. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1ST JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSEMBLY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
21. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD POTABLE WATER SEPARATION STATEMENT:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, GAS MAINS ,AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS, GAS MAINS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS.

3. MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AT CROSSINGS, PROVISIONS OF FAC RULE 62- 604 AND "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" (10 STATES STANDARDS) LATEST EDITION SHALL APPLY.

5. HORIZONTAL SEPARATION OF 15 FEET TO BUILDING, TOP OF BANKS OF LAKES AND CANALS AND OTHER STRUCTURES SHALL BE MAINTAINED, IF POSSIBLE, AN ABSOLUTE MINIMUM OF 10 FEET MAY BE ALLOWED ONLY WHEN UNADVOIDABLE.

6. ALL UTILITY SEPARATIONS & CLEARANCES SHALL BE IN ACCORDANCE WITH FPUA STANDARD TECHNICAL SPECIFICATIONS, LASTEST EDITION.

HYDROSTATIC AND LEAKAGE TESTING

A. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT SUCH AS PUMPS, GAUGES AND WATER MEASURING TANKS AND SHALL PERFORM ALL WORK REQUIRED FOR PIPE PRESSURE AND LEAKAGE TEST. HYDROSTATIC AND LEAKAGE TESTS SHALL BE MADE BETWEEN VALVES AND/OR CONNECTORS FOR EACH SECTION TESTED USING THE PROCEDURE OUTLINE IN ANSI/AWWA C600.

B. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 AND 100 POUNDS PER SQUARE INCH PRESSURE, FOR A PERIOD OF NOT LESS THAN TWO HOURS FOR WATER/FORCE MAINS AND LOW PRESSURE MAINS RESPECTIVELY. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = LENGTH OF PIPE TESTED, FEET.
D = NOMINAL DIAMETER OF THE PIPE IN INCHES.
P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH GAUGE.

C. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM FOR THE TWO-HOUR PERIOD BY WAY OF A PUMP TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER. ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS, AND JOINTS SHALL BE EXAMINED DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPE FITTINGS, VALVES, OR HYDRANTS THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL, AND ALL TESTS SHALL BE REPEATED.

D. THE PRESSURE SHALL NOT VARY BY MORE THAN ±5 PSI FROM THE REQUIRED PRESSURE FOR THE DURATION OF THE TEST. IF AT ANY POINT DURING THE TEST THE PRESSURE LOSS EXCEEDS 5 PSI, THE TEST IS CONSIDERED FAILED. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS.

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FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS PLAN

SHEET TITLE:
WATER & SEWER PLAN

SHEET NUMBER:
04

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER 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.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

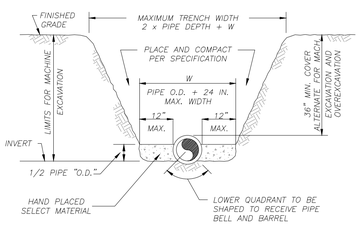
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

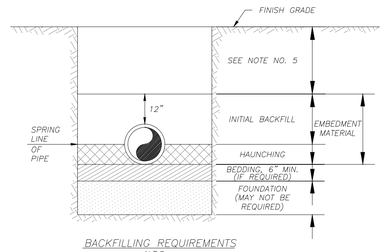


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS		M-1
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

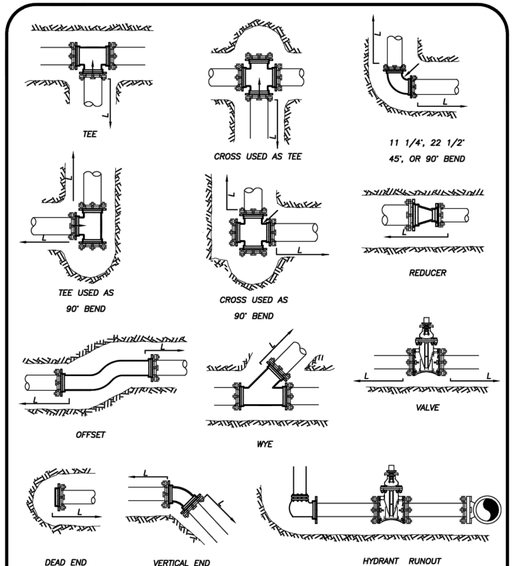


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS		M-2
03-09 DATE:	NOTES: BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
2015 DATE:	MEGALUGS REVISION: BY: SLL APPD: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES		M-4
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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PORT ST. LUCIE, FL 34986
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FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE:
WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER:
05

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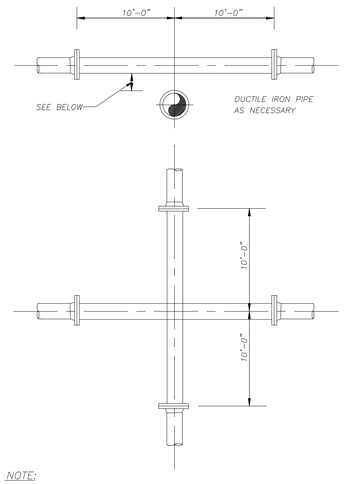
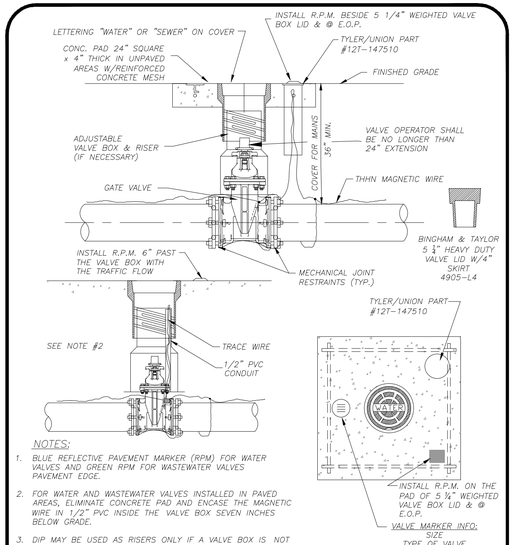


NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM — COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1

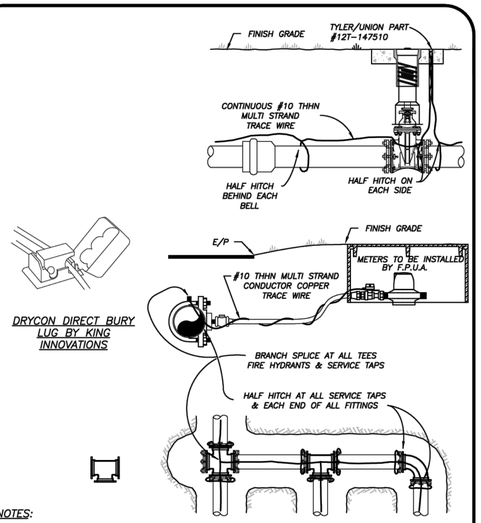


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2015 RPM PLACEMENT — SLL — JLC — DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1



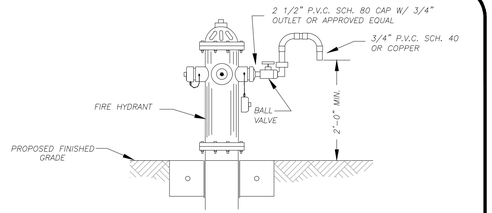
DRYCON DIRECT BURY LUG BY KING INNOVATIONS

NOTES:

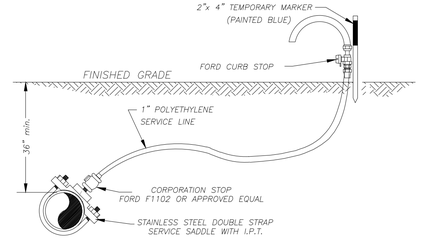
1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM — COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

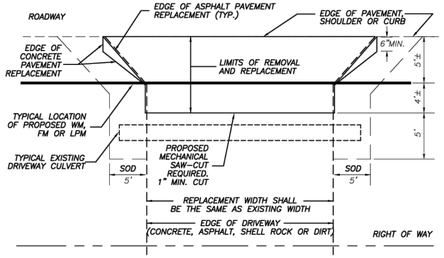


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
03-09 DESIGN — SLL — JLC — DATE: 02-15 REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1



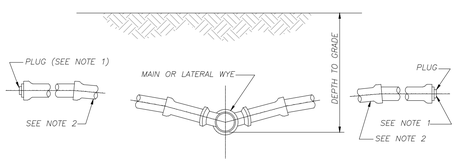
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM — COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1

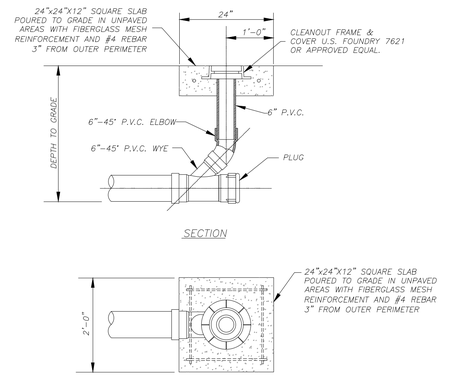


NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-2
02-06 DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: LIM — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1

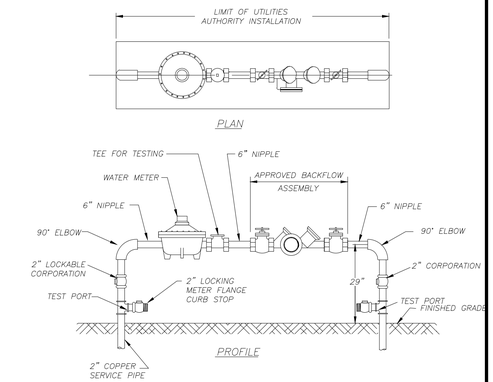


SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL RESIDENTIAL	S-4A
10-06 DATE: REVISION: HRE BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 3



PLAN

PROFILE

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
03-09 DESIGN — SLL — JLC — DATE: REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1

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VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE:
WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER:
06

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40 20 10 0 40

1"= 40'

NORTH

NOTE:
EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTIES AND WATERWAYS. STREET SWEEPING SHALL BE PERFORMED ANYTIME SEDIMENT HAS BEEN TRACKED ONTO THE ADJACENT ROADWAYS FROM THE SITE OR THE SITE DRIVEWAYS. SHOULD DUST BECOME AN ISSUE, ALL UNSTABILIZED AREAS SHALL BE WETTED DOWN SUFFICIENTLY IN ORDER TO PREVENT DUST.

SILT FENCE SHALL BE IN PLACE PRIOR TO CLEARING

PROJECT AREA: 380,975 S.F. (8.746 AC)
AREA TO BE CLEARED: 380,975 S.F. (8.746 AC)

LEGEND	
WM	EXISTING WATER MAIN
FM	EXISTING FORCE MAIN
S	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	SILT FENCE

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

NOTE:
THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAIL 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 MAINTAINED AT THE SITE DURING THE DURATION OF THE 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 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

THE PERMITTEE SHALL BE RESPONSIBLE FOR FUNCTIONALITY OF ALL CONTROL MEASURE 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 THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

THE CITY ENGINEER OF 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.

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JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
CLEARING AND SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER:
07

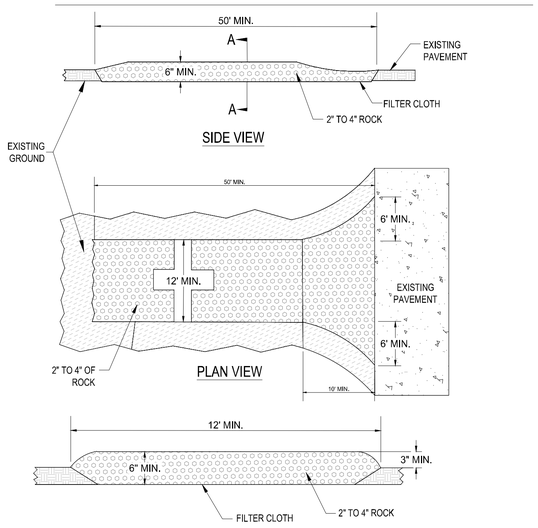
Printed on Thursday, March 26, 2026, 8:30 AM by Jacob McClellan
N:\JACKSONVILLE\2025\25-1022 - STORMWATER POLLUTION PREVENTION PLAN - JOHN CARROLL HS\PERMIT\CLEARING AND SEDIMENT & EROSION CONTROL PLAN

Section 1	Project Name and location information:	John Carroll Field House City of Fort Pierce, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of a building with associated paved parking that will serve the project site in the City of Fort Pierce, Florida
Section 3	Describe the intended sequence of major soil disturbing activities: The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.	1. Placement of all erosion control devices. 2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area. 3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction. 4. Water & wastewater utility construction. 5. Earthwork associated with roadway, curb, subgrade, base and pavement. 6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area onsite and offsite:	8.746 acres
Section 5	Total area onsite and offsite to be disturbed:	8.746 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Data Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point:	8.746 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	There is one (1) discharge point for the project and it is to the adjacent Delaware Ave. right-of-way, this ultimately outfalls to Five Mile Creek, a St. Lucie River estuary.
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	The following defines general quantities for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for documenting this portion of the SWPPP. The construction of this project is expected to last twelve months. Install stabilized construction entrances at all common areas where construction vehicles will be entering and exiting the construction site. The driveways shall be constructed per the Florida Sediment and Erosion Control Manual. Install silt fences, Type III, around all ditch bottom inlets on the project, and the project perimeter. Filter cloth under the grates on catch basins may be used in lieu of a silt fence. Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	Temporary: Seed and mulch, and sod in accordance with Specification Section 104. Permanent: All stabilization practices shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily ceased. The contractor is also responsible for documenting this portion of the SWPPP.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	Temporary: Silt fence in accordance with the Florida Sediment and Erosion Control Manual. Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual. Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual. A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual. All sediment controls shall be in place prior to any soil disturbing activity upstream of the control.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A - less than 10 acres	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	Stormwater shall be captured via. swales, pipes and inlets which are conveyed to the onsite dry detention area where all required water quality and attenuation shall be provided prior to a controlled discharge to the adjacent right-of-way.	
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.

Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	The contractor is required to submit a dewatering plan to SFWMD for approval prior to commencement of any construction activities that require dewatering. This plan shall include any stockpile areas and excavation areas. The contractor is responsible for documenting this portion of the SWPPP. If contaminated soil or groundwater is encountered, contact the District Hazardous Materials Coordinator
Section 22	Site Map The construction plans will substitute as site maps. Locations of the required information are described below. Drainage Patterns: The drainage flow directions are shown on the Paving and Drainage Plan. Approximate Slopes: The slopes of the site can be seen on the Grading and Drainage plan and cross sections. Areas of Soil Disturbance: The areas to be disturbed are indicated on the plan. Any areas where permanent features are shown to be constructed above or below ground will be disturbed. Areas not to be disturbed: Those areas shown outside of the limits of the silt fence will not be disturbed. Locations of Controls: The erosion control devices and locations are shown on the Sediment & Erosion Control Plan. Areas to be stabilized: Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan. Surface Water: Surface water runoff will be collected by inlets and culverts and direct stormwater south to the adjacent right-of-way. Flows are then directed west to the Five Mile Creek which is apart of the North Saint Lucie River Water Control Districts Master Stormwater Management System. Receiving Waters The master stormwater management system outfalls to the Five Mile Creek. Flows are then directed south to the Ultimate outfall, the north fork of the St. Lucie River.
Section 23	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." _____ _____ Name (Operator and/or Responsible Authority) Date

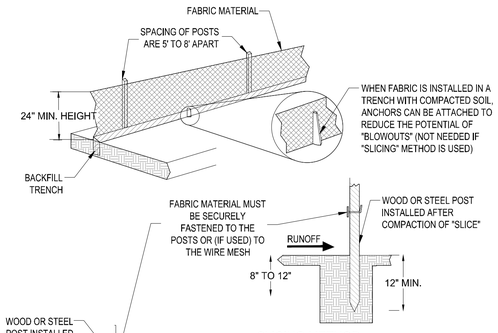
Section 23

Name	Title	Company Name, Address and Phone Number	Responsible Items	Date



SECTION A-A

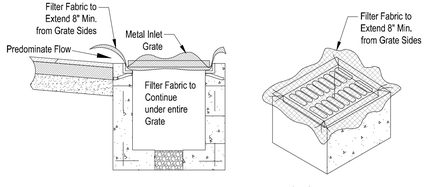
SOIL TRACKING PREVENTION DEVICE



TRENCHING METHOD

SLICING METHOD

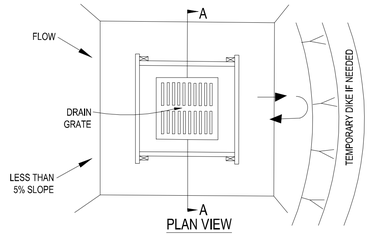
SILT FENCE BARRIER INSTALLATION



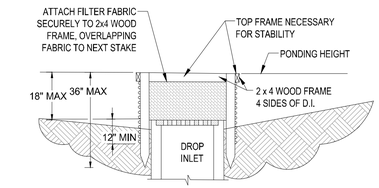
PICTORIAL VIEW

GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

FILTER FABRIC DETAIL



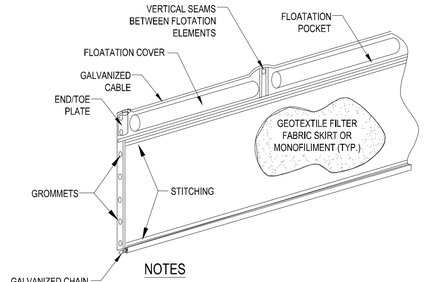
PLAN VIEW



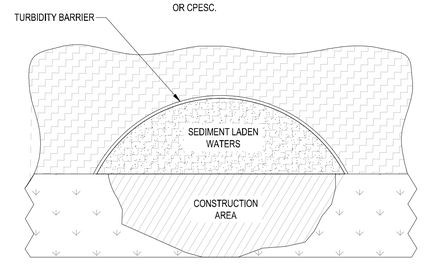
SECTION A-A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2 x 4 WOOD OR EQUIVALENT METAL STAKES, (3' MIN. LENGTH)
3. INSTALL 2 x 4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE OF THE STRUCTURE.

SILT FENCE DROP INLET SEDIMENT BARRIER



NOTES
1. TURBIDITY BARRIERS ARE NOT TO BE INSTALLED WHERE FLOWS WILL CAUSE EXTENSIVE MOVEMENT OF THE FABRIC SKIRT
2. FLOATATION SIZE DETERMINED BY SKIRT DEPTH/SITE VARIABLES.
3. BEFORE TAKING THE TURBIDITY BARRIER AWAY FROM A CONSTRUCTION SITE, ACCUMULATED SEDIMENTS BEHIND FABRIC SKIRT MAY HAVE TO BE REMOVED AS DIRECTED BY THE ENGINEER OR CPESC.



TURBIDITY BARRIER

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
JM	03-26-26	REV. PER CFP COMMENTS

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/26/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
08

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J:\2025\25-1022 - STORMWATER POLLUTION PREVENTION PLAN\25-1022 - STORMWATER POLLUTION PREVENTION PLAN.dwg



FRONT RENDERING



CORNER RENDERING

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FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13



ENTRANCE RENDERING



BACK RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14



FRONT CORNER RENDERING



NORTH RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-15

Location Map



Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

NORTH PROPERTY LINE		4,050 SF
	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 PLANTED TREES
WEST PROPERTY LINE		3,640 SF
	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	12	12 PLANTED TREES
SOUTH PROPERTY LINE		5,360 SF
	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)
VUA LANDSCAPING		
	REQ.	PROV.
LANDSCAPE AREA (15 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES
NATIVE TREE DATA		
	REQ.	PROV.
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia faurlei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escalloniodes	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	412	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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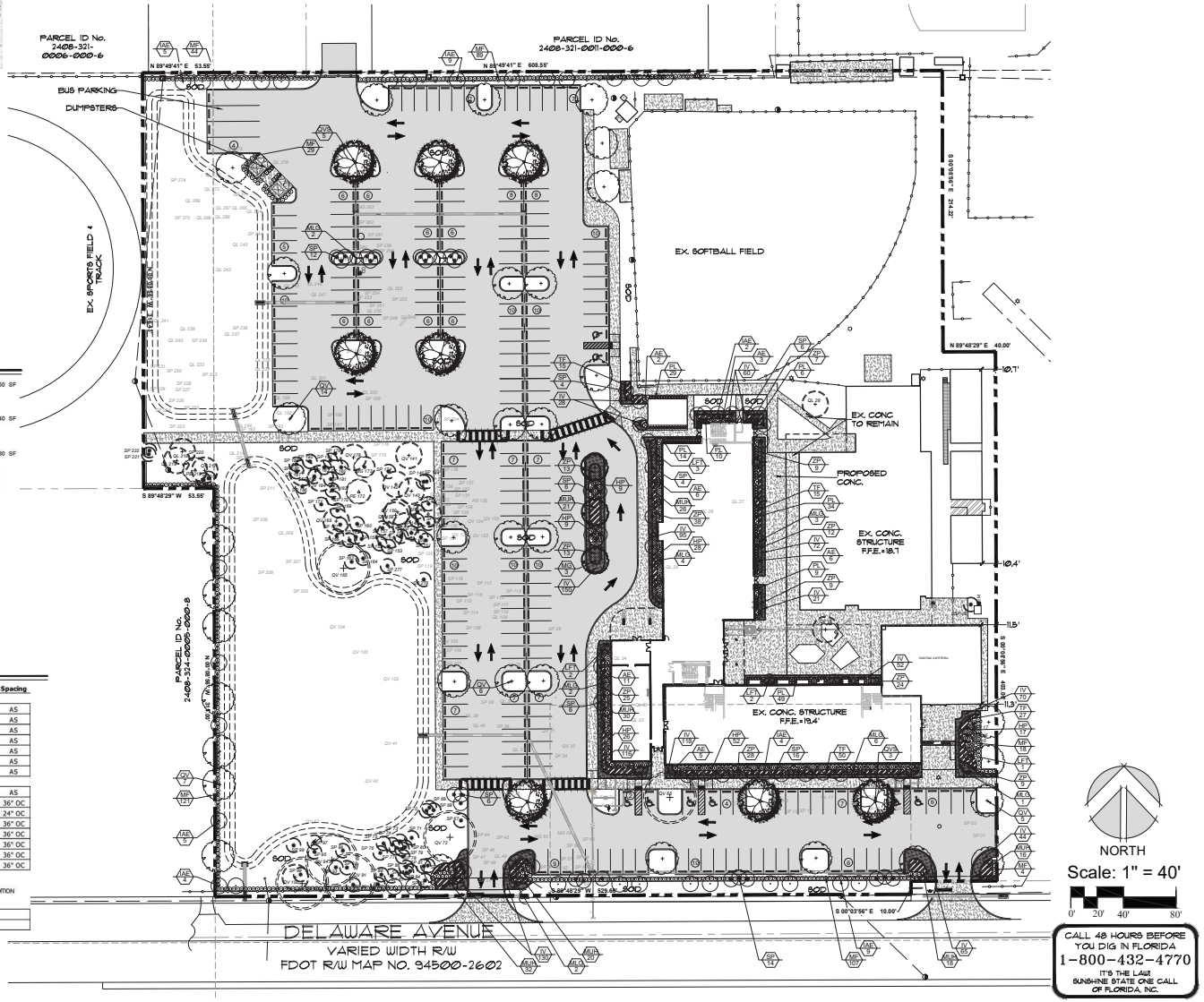

NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Plan

Daniel McRae Sugg PLA
LA 6667190
REGISTERED LANDSCAPE ARCHITECT
DANIEL MCRAE SUGG
STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

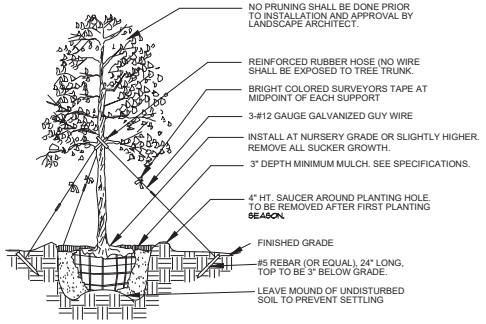
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

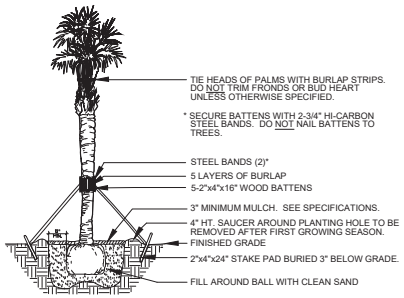
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



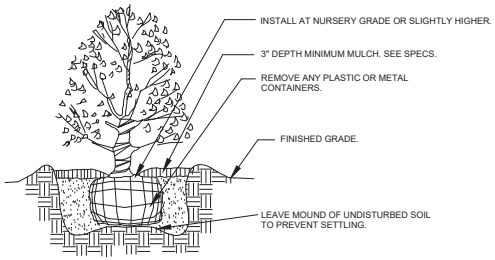
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
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MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
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TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

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Misc.
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PINE STRAW MULCH

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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Details

Daniel McRae Sugg PLA
LA 6667190

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025
1/30/2026

L2

Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE			1
6	SP	Sabal palmetto	10'+ CT	REMOVE			1
7	SP	Sabal palmetto	10'+ CT	REMOVE			1
8	SP	Sabal palmetto	10'+ CT	REMOVE			1
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE			1
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE			1
14	SP	Sabal palmetto	10'+ CT	RELOCATE			
15	SP	Sabal palmetto	10'+ CT	REMAIN			
16	SP	Sabal palmetto	10'+ CT	REMAIN			
17	SP	Sabal palmetto	10'+ CT	REMAIN			
18	SP	Sabal palmetto	10'+ CT	REMAIN			
19	QL	Quercus laurifolia	10" DBH	REMAIN			
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE			
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN			
29	SP	Sabal palmetto	10'+ CT	REMOVE			
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE			
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE			
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE			
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE			
45	SP	Sabal palmetto	10'+ CT	REMOVE			
46	SP	Sabal palmetto	10'+ CT	REMOVE			
47	SP	Sabal palmetto	10'+ CT	REMOVE			
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE			
50	SP	Sabal palmetto	10'+ CT	REMOVE			
51	SP	Sabal palmetto	10'+ CT	REMOVE			
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE			
54	SP	Sabal palmetto	10'+ CT	REMOVE			
55	*MG	Magnolia grandifolia	6" DBH	REMOVE			
56	*MG	Magnolia grandifolia	8" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE			
58	SP	Sabal palmetto	10'+ CT	REMOVE			
59	SP	Sabal palmetto	10'+ CT	REMOVE			
60	SP	Sabal palmetto	10'+ CT	REMOVE			
61	SP	Sabal palmetto	10'+ CT	REMOVE			
62	SP	Sabal palmetto	10'+ CT	REMOVE			
63	SP	Sabal palmetto	10'+ CT	REMOVE			
64	SP	Sabal palmetto	10'+ CT	REMOVE			
65	QV	Quercus virginiana	31" DBH	REMAIN			
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			
68	SP	Sabal palmetto	10'+ CT	REMAIN			
69	SP	Sabal palmetto	10'+ CT	REMAIN			
70	SP	Sabal palmetto	10'+ CT	REMAIN			
71	SP	Sabal palmetto	10'+ CT	REMAIN			
72	QV	Quercus virginiana	30" DBH	REMAIN			
73	SP	Sabal palmetto	10'+ CT	REMAIN			
74	SP	Sabal palmetto	10'+ CT	REMAIN			
75	SP	Sabal palmetto	10'+ CT	REMAIN			
76	SP	Sabal palmetto	10'+ CT	REMAIN			
77	SP	Sabal palmetto	10'+ CT	REMAIN			
78	SP	Sabal palmetto	10'+ CT	REMAIN			
79	SP	Sabal palmetto	10'+ CT	REMAIN			
80	SP	Sabal palmetto	10'+ CT	REMAIN			
81	SP	Sabal palmetto	10'+ CT	REMAIN			
82	SP	Sabal palmetto	10'+ CT	REMAIN			
83	SP	Sabal palmetto	10'+ CT	REMAIN			
84	SP	Sabal palmetto	10'+ CT	REMAIN			
85	SP	Sabal palmetto	10'+ CT	REMAIN			
86	SP	Sabal palmetto	10'+ CT	REMAIN			
87	SP	Sabal palmetto	10'+ CT	REMAIN			
88	SP	Sabal palmetto	10'+ CT	REMAIN			
89	SP	Sabal palmetto	10'+ CT	REMAIN			
90	SP	Sabal palmetto	10'+ CT	REMAIN			
91	QV	Quercus virginiana	12" DBH	REMAIN		12	
92	SP	Sabal palmetto	10'+ CT	REMAIN			
93	SP	Sabal palmetto	10'+ CT	REMAIN			
94	QV	Quercus virginiana	29" DBH	REMAIN		29	
95	SP	Sabal palmetto	10'+ CT	REMAIN			
96	SP	Sabal palmetto	10'+ CT	REMAIN			
97	SP	Sabal palmetto	10'+ CT	REMAIN			
98	SP	Sabal palmetto	10'+ CT	REMAIN			
99	SP	Sabal palmetto	10'+ CT	REMAIN			
100	QV	Quercus virginiana	5" DBH	REMAIN		5	
101	QV	Quercus virginiana	28" DBH	REMAIN		28	
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	37" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE			
107	SP	Sabal palmetto	10'+ CT	REMOVE			
108	SP	Sabal palmetto	10'+ CT	REMOVE			
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE			
111	SP	Sabal palmetto	10'+ CT	REMOVE			
112	SP	Sabal palmetto	10'+ CT	REMOVE			
113	SP	Sabal palmetto	10'+ CT	REMOVE			
114	SP	Sabal palmetto	10'+ CT	REMOVE			
115	SP	Sabal palmetto	10'+ CT	REMOVE			
116	SP	Sabal palmetto	10'+ CT	REMOVE			
117	SP	Sabal palmetto	10'+ CT	REMOVE			
118	SP	Sabal palmetto	10'+ CT	REMOVE			
119	SP	Sabal palmetto	10'+ CT	REMOVE			
120	SP	Sabal palmetto	10'+ CT	REMOVE			
121	SP	Sabal palmetto	10'+ CT	REMOVE			
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	37" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE			
127	SP	Sabal palmetto	10'+ CT	REMOVE			
128	SP	Sabal palmetto	10'+ CT	REMOVE			
129	SP	Sabal palmetto	10'+ CT	REMOVE			
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE			
132	SP	Sabal palmetto	10'+ CT	REMOVE			
133	SP	Sabal palmetto	10'+ CT	REMOVE			
134	SP	Sabal palmetto	10'+ CT	REMOVE			
135	SP	Sabal palmetto	10'+ CT	REMOVE			
136	SP	Sabal palmetto	10'+ CT	REMOVE			
137	SP	Sabal palmetto	10'+ CT	REMOVE			
138	SP	Sabal palmetto	10'+ CT	REMOVE			
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
141	QV	Quercus virginiana	14" DBH	REMAIN		14	
142	QV	Quercus virginiana	4.5" DBH	REMAIN		4.5	
143	QV	Quercus virginiana	7" DBH	REMAIN		7	
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN		5	
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN		6	
159	QV	Quercus virginiana	5" DBH	REMAIN		5	
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN		33	
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN		9	
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN		4.5	
173	MG	Magnolia grandifolia	13.5 DBH	REMAIN		13.5	
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE	1		
176	SP	Sabal palmetto	10'+ CT	REMOVE	1		
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN		7.5	
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN		5.5	
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN		13.5	
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE	1		
193	SP	Sabal palmetto	10'+ CT	REMOVE	1		
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE	1		
197	SP	Sabal palmetto	10'+ CT	REMOVE	1		
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE	1		
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE	1		
203	SP	Sabal palmetto	10'+ CT	REMOVE	1		
204	SP	Sabal palmetto	10'+ CT	REMOVE	1		
205	SP	Sabal palmetto	10'+ CT	REMOVE	1		
206	SP	Sabal palmetto	10'+ CT	REMOVE	1		
207	SP	Sabal palmetto	10'+ CT	REMOVE	1		
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE	1		
210	SP	Sabal palmetto	10'+ CT	REMOVE	1		
211	SP	Sabal palmetto	10'+ CT	REMOVE	1		
212	SP	Sabal palmetto	10'+ CT	REMOVE	1		
213	SP	Sabal palmetto	10'+ CT	REMOVE	1		
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE	1		
224	SP	Sabal palmetto	10'+ CT	REMOVE	1		
225	SP	Sabal palmetto	10'+ CT	REMOVE	1		
226	SP	Sabal palmetto	10'+ CT	REMOVE	1		
227	SP	Sabal palmetto	10'+ CT	REMOVE	1		
228	SP	Sabal palmetto	10'+ CT	REMOVE	1		
229	SP	Sabal palmetto	10'+ CT	REMOVE	1		
230	SP	Sabal palmetto	10'+ CT	REMOVE	1		
231	SP	Sabal palmetto	10'+ CT	REMOVE	1		
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE	1		
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE	1		
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE	1		
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE	1		
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE	1		
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE	1		
252	SP	Sabal palmetto	10'+ CT	REMOVE	1		
253	SP	Sabal palmetto	10'+ CT	REMOVE	1		
254	SP	Sabal palmetto	10'+ CT	REMOVE	1		
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE	1		
257	SP	Sabal palmetto	10'+ CT	REMOVE	1		
258	SP	Sabal palmetto	10'+ CT	REMOVE	1		
259	SP	Sabal palmetto	10'+ CT	REMOVE	1		
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE	1		
262	SP	Sabal palmetto	10'+ CT	REMOVE	1		
263	*MG	Magnolia grandifolia	12" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE	1		
271	SP	Sabal palmetto	10'+ CT	REMOVE	1		
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE	1		
275	SP	Sabal palmetto	10'+ CT	REMOVE	1		
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE	1		

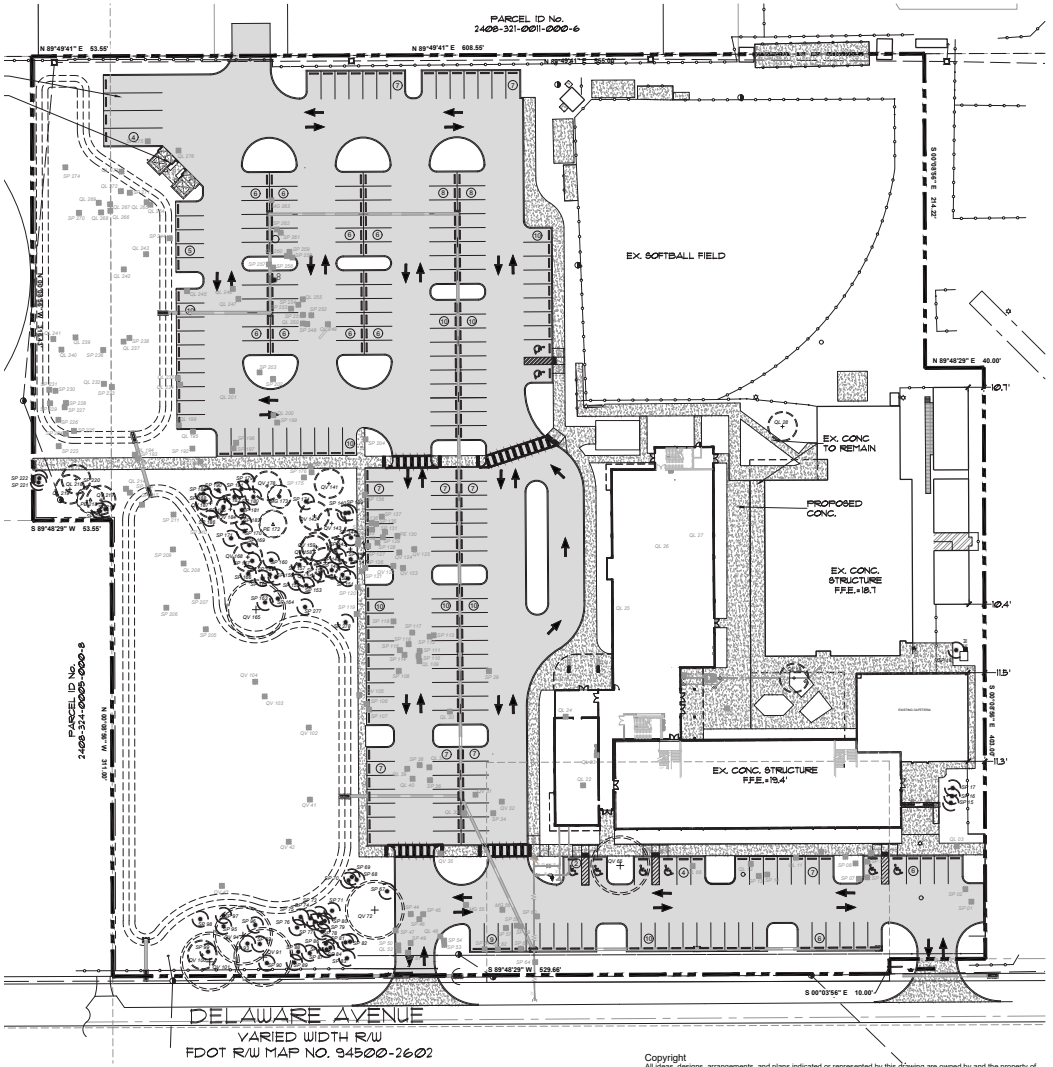
*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74



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McCarty & Associates
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Mike@McCartyLandPlanning.com

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida

Tree Management Plan

Daniel McRae Sugg PLA
LA 6667190
STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025
1/30/2026

L3

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located within the City of Fort Pierce in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the demolition of existing school buildings and the removal of modular classrooms to be replaced by a new academic building designed to accommodate the same enrollment of students. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors. This is a renovation of the existing campus not an expansion, these new buildings do not increase student enrollment but rather offer the same students more resources and a better learning environment compared to the outdated buildings and modular classrooms currently in use.

TRAFFIC STATEMENT:

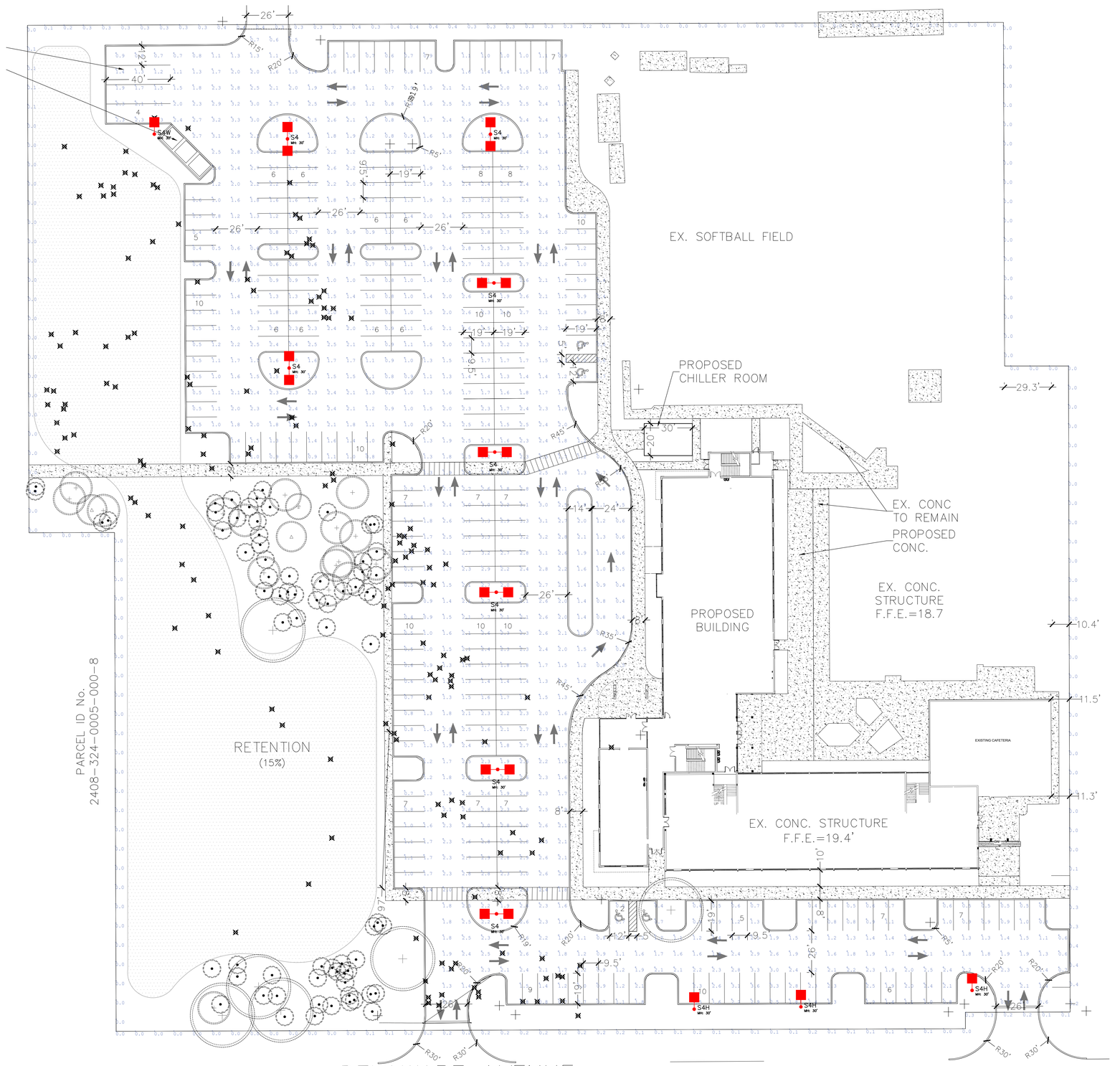
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	500	200

Digitally signed by Darren C Guettler
Date: 2026.01.29 17:11:19-05'00'

DARREN C. GUETTLER
LICENSE
No. 74637
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

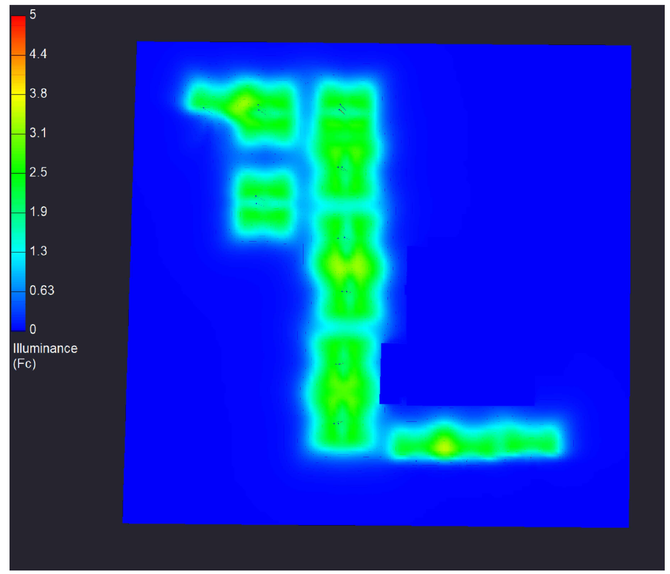


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
305 SE Osceola Ave, Suite 104
Stuart, FL 34994
772/341-9322

February 1, 2026

Attn: Kerry Driver, Senior Planner
City of Fort Pierce
Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

RE: John Carroll High School
Major Site Plan Amendment – 407 S. 33rd St.
Project ID #'s – PZSITE2025-00043

Kerry,

Please find attached the responses to the 12/18/2025 TRC staff comments for the application listed above.

We have included the following revised documents in response to the requested revisions:

- Boundary/Topo Survey, prepared by Velcon Engineering, dated 01/27/2026, signed & sealed.
- Revised Major Site Plan, prepared by McCarty & Associates, dated 01/30/2026, signed & sealed.
- Revised Landscape Plan, prepared by McCarty & Associates, dated 01/30/2026, signed & sealed.
- Traffic Statement, prepared by Velcon Engineering, dated 01/29/2026, signed & sealed.
- Auto Turn Exhibit – Fire Truck, prepared by Velcon Engineering, dated 01/30/2026, signed & sealed.
- Auto Turn Exhibit – Garbage Truck, prepared by Velcon Engineering, dated 01/30/2026, signed & sealed.
- Stormwater Management Report, prepared by Velcon Engineering, dated January 2026, signed & sealed.
- Revised Civil Construction Plans, prepared by Velcon Engineering, dated 01/29/2026, signed & sealed.
- Design/Development Review Application
- Fire District Application (completed online thru their website)

PLANNING DEPARTMENT:

The site plan requires resubmittal for the following reasons:

1. The site plan should identify additional parking to be added, including ADA parking stalls.
   Response: Additional ADA parking has been added to the site plan. The campus will include a total of 31 classrooms which requires 248 parking spaces and 253 are provided.
2. Dumpster location and enclosure details for the proposed building are missing.

Response: Dumpster location and details have been added to the plan.

3. Provide Development Review Application.
Response: Please see enclosed Design/Development Review Application.

Advisory Comments:

1. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted.
Response: Acknowledge.
2. Sign permit shall be filed separate of development permit.
Response: Acknowledge.
3. A land clearing permit must be filed prior to the submission of the development permit.
Response: Acknowledge.
4. Tree removal permit with mitigation is required prior to development permit.
Response: Acknowledge.

ENGINEERING COMMENTS:

1. Resubmittal to include a completed Development Review Application per Section 125-313(3)(a).
Response: Please see enclosed Design/Development Review Application.

2. Please revise the site plan to include all information required by section 125-313(3)(c).
Response: Additional data has been added to the plan to comply with section 125-313(3)(c).

3. Please revise plan to include bearings and distances of the property boundaries shown on the plan.
Response: Bearings and distances have been added to both the site plan & construction plans.

4. Please revise plan to include existing and proposed utilities for the project. Include all mains to be used in the ROW, and all underground or overhead electric lines. Also, please show continuation of the sanitary service leaving the proposed building and where the final connection point will be.
Response: The plans have been prepared in accordance with this comment.

5. Please include a legend for all symbols used on the plan.
Response: A legend has been added to the enclosed revised site plan.

6. Please include all necessary City of Fort Pierce details on the plan. (Dumpster Enclosure, Handicap and Standard Parking, Concrete Bumper Detail, Concrete Driveway Detail)
Response: Dumpster enclosure details, ADA parking and standard parking details have been added to the enclosed revised site plan.

7. A major site plan amendment requires a storm drainage plan to be included with the submittal package. See all requirements for the storm drainage plan in Section 125-313(3)(c){l 4). Please include a storm drainage plan with the resubmittal package.
Response: Please see attached stormwater report and civil plans.

8. Please revise stie plan to include bumper rails where necessary according to Section 125-315(c)(7).
Response: Bumper rails (wheel stops) have been added to the enclosed revised site plan.

9. Please revise site plan to show all driveway aprons to be concrete per City standard detail.
Response: The project's driveways fall in Saint Lucie County's right-of-way for Delaware Ave., so we are following the St. Lucie County standards and requirements for an asphalt driveway.

10. Please revise site plan to show ADA warnings at all necessary locations.
Response: ADA warnings have been added to the enclosed revised site plan & construction plans.

11. Please revise site plan to show curb ramps at all ADA accessible parking spaces and pathways. Include City of Fort Pierce standard detail.
Response: ADA curb ramps have been added to the enclosed revised site plan & construction plans.

12. Please revise plans to call out all proposed curb types proposed. Include City of Fort Pierce standard detail.
Response: Curb information has been added to the enclosed revised construction plans.

13. Doesn't appear to be sufficient ADA parking spaces available in accordance with Section 125-315.
Response: Additional ADA spaces have been added to the enclosed revised site plan.

ADIVISORY COMMENTS:

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.
   Response: Acknowledge.
2. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.
   Response: Acknowledge.

POLICE DEPARTMENT:

Comments:
No comments at this time.
Response: Acknowledge no comments at this time.

FPUA:
W/WW Engineering: Approved as noted,
This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.
Response: Acknowledge.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Please forward me all electric information like a riser diagram and panel schedule. New pad mount transformer lead time is up to 52 weeks.
Response: The electrical riser diagram and panel schedule will be developed in the next design phase; the team will coordinate providing this information at that time. The anticipated preliminary power requirements identified by the MEP Engineer are as follows:

The proposed classroom wing addition at the existing high school will be constructed as a single structure totaling approximately 45,200 square feet. The building and associated chiller plant will be fed from a new utility pad mounted transformer located in an area in close proximity to the classroom wing and chiller plant. This transformer will feed the classroom building with a 1,200 ampere, 480 volt 3 phase distribution switchboard with ground fault sensing, located in a dedicated switchgear room with exterior access. A second, 800 amp service will be provided for the chiller plant, sized to only accommodate the new classroom wing, not the entire campus.

Power will be distributed throughout the building at 277/480 volt 3 phase, 4-wire. Circuit breaker distribution panelboards will be located in dedicated electrical rooms in each area of the building, to

feed lighting and major equipment loads. Additional 480 volt panels will be located in mechanical spaces to feed HVAC equipment. Step down transformers will provide 120/208 volt service for receptacles and other 120 volt loads. Three levels of Surge Protective Devices (SPD) will be provided. (Main Switchgear, Distribution Panels, Lighting and Computer Panels).

Please contact Sal Scimeca for electric customer requirements and project coordination before work begins.
Response: Acknowledge.

Billy Dupre - Business DEVELOPMENT Representative - Gas Operations
Gas: Approved. Natural gas is on site and should be utilized for a more efficient way to heat water. Additionally natural gas should be utilized to provide back up power generation. If you have any questions feel free to reach out.
Response: Acknowledge approved.

FPUANET FIBER:
Approved.
Response: Acknowledge approved.

St. Lucie County – Fire DISTRICT:
The following Conditions/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.
   Response: Fire District Development/Site Plan Review application has been uploaded online directly on the Fire District website as requested.

2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.
   Response: Acknowledge that we will receive an invoice for the uploaded application to be paid.

3. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.
   Response: Acknowledged.

4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
   Response: Acknowledged.

5. Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.
   Response: Acknowledged.

6. A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the Florida Fire Prevention Code.
   Response: Acknowledged.

7. 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 116.1.4). 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)
Response: The enclosed construction plans have been revised in accordance with this comment.

8. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)
Response: Acknowledged

9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, 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.)
Response: Acknowledged

10. The Fire District reserves the right for future comments at the site plan & building construction phase.
Response: Acknowledged

11. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)
Response: Acknowledged

12. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 118.2.3.2.2.1)
Response: Acknowledged

13. Please provide a truck circulation detail.
Response: Please see enclosed Auto-Turn exhibits.

14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
Response: Acknowledged

15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
Response: Acknowledged

16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
Response: Acknowledged

17. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)
Response: Acknowledged

18. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)

Response: Any vehicular area that would need to be accessed by an emergency vehicle will be graded under 5% slope.

19. 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.
    Response: The enclosed construction plans have been revised in accordance with this comment.

20. 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.
    Response: Acknowledged

21. 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 requirements of the fire department.
    Response: The enclosed construction plans have been revised in accordance with this comment.

22. 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.
    Response: The enclosed construction plans have been revised in accordance with this comment.

23. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).
    Response: Acknowledged.

24. 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 the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
    Response: The enclosed construction plans have been revised in accordance with this comment.

25. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
    Response: The enclosed construction plans have been revised in accordance with this comment.

26. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
Response: The enclosed construction plans have been revised in accordance with this comment.

Grant Chambers: The following comments are offered by SLC PW - ENGINEERING:

1. A Traffic analysis is required for review by the County's third party reviewer at the cost of the applicant. Please provide the traffic analysis email to Kori.Benton@stlucieco.gov with written acknowledgement of the cost and authorization to proceed.
Response: Please see attached traffic statement. The project goal is to demolish the existing school building and rebuild a new one, this is not an expansion but rather a renovation. There is no increase in student enrollment that would generate additional traffic trips.

2. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
Response: Acknowledge.

3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.
Response: Acknowledge.

If you have any questions or require any additional materials, please do not hesitate to call. We thank you for your review of this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

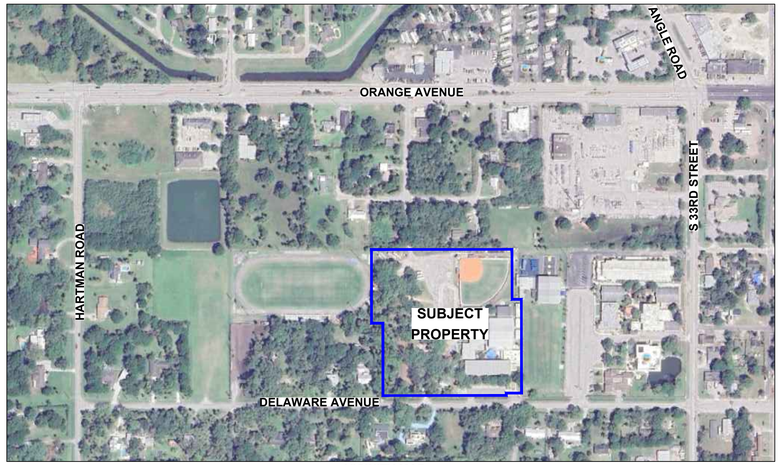
LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

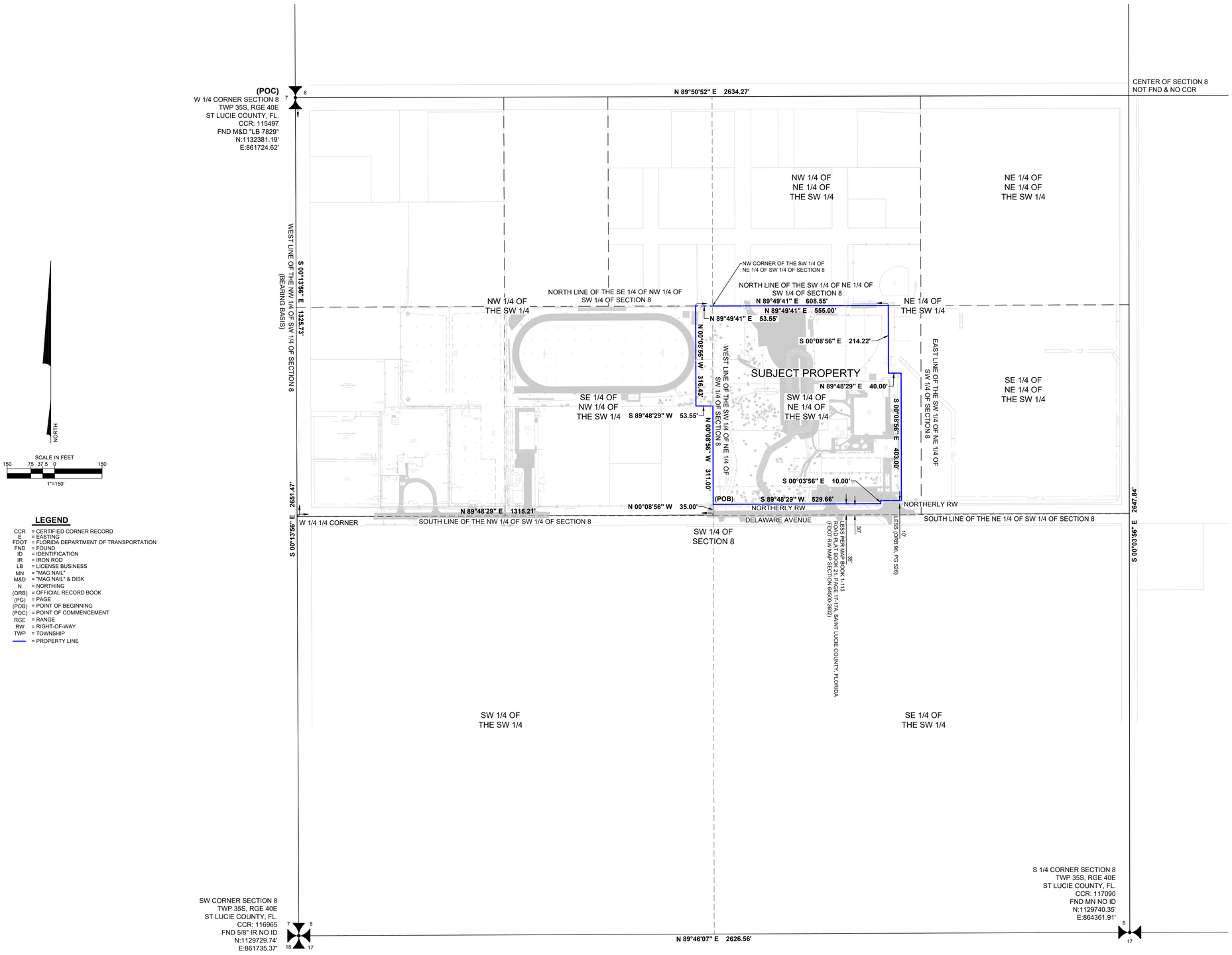
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS: | DATE | BY

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 150'
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST JOHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
▭	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊡	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

DELAWARE AVENUE (20' ASPHALT)

N 00°08'56" W 316.43'
S 89°48'29" W 53.55'
N 00°08'56" W 311.00'
N 89°49'41" E 608.55'
S 00°03'56" E 10.00'
S 89°48'29" W 65.33'
S 00°08'56" E 403.00'
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS:	DATE	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 30'
DATE: 09-22-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 3 OF 3

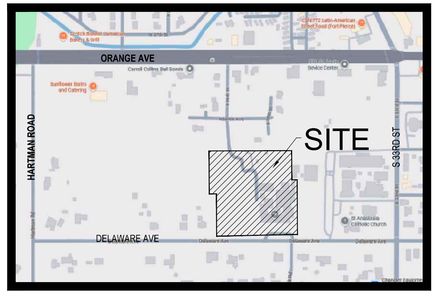
J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\02 SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

JOHN CARROLL HIGH SCHOOL

CONCEPTUAL CIVIL CONSTRUCTION PLANS & SPECIFICATIONS

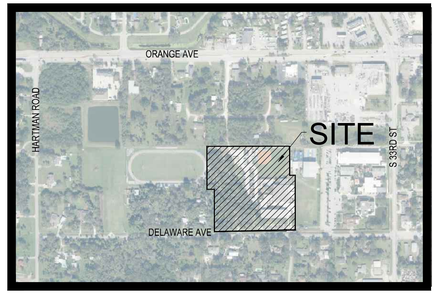
SECTION 8, TOWNSHIP 35 S, RANGE 40 E

CITY OF FORT PIERCE, FLORIDA



LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	HORIZONTAL CONTROL PLAN
02	PAVING, GRADING & DRAINAGE PLAN
03	PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS
04	WATER & SEWER PLAN
05	WATER & SEWER DETAILS AND SPECIFICATIONS
06	WATER & SEWER DETAILS AND SPECIFICATIONS
07	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
08	STORMWATER POLLUTION PREVENTION PLAN

PLAN FOR

BISHOP OF DIOCESE OF PALM BEACH

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

ENGINEER & SURVEYOR

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 25-1022

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	------	------ ----------

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.:	25-1022
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	11/05/2025
CAD I.D.:	25-1022 - COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.

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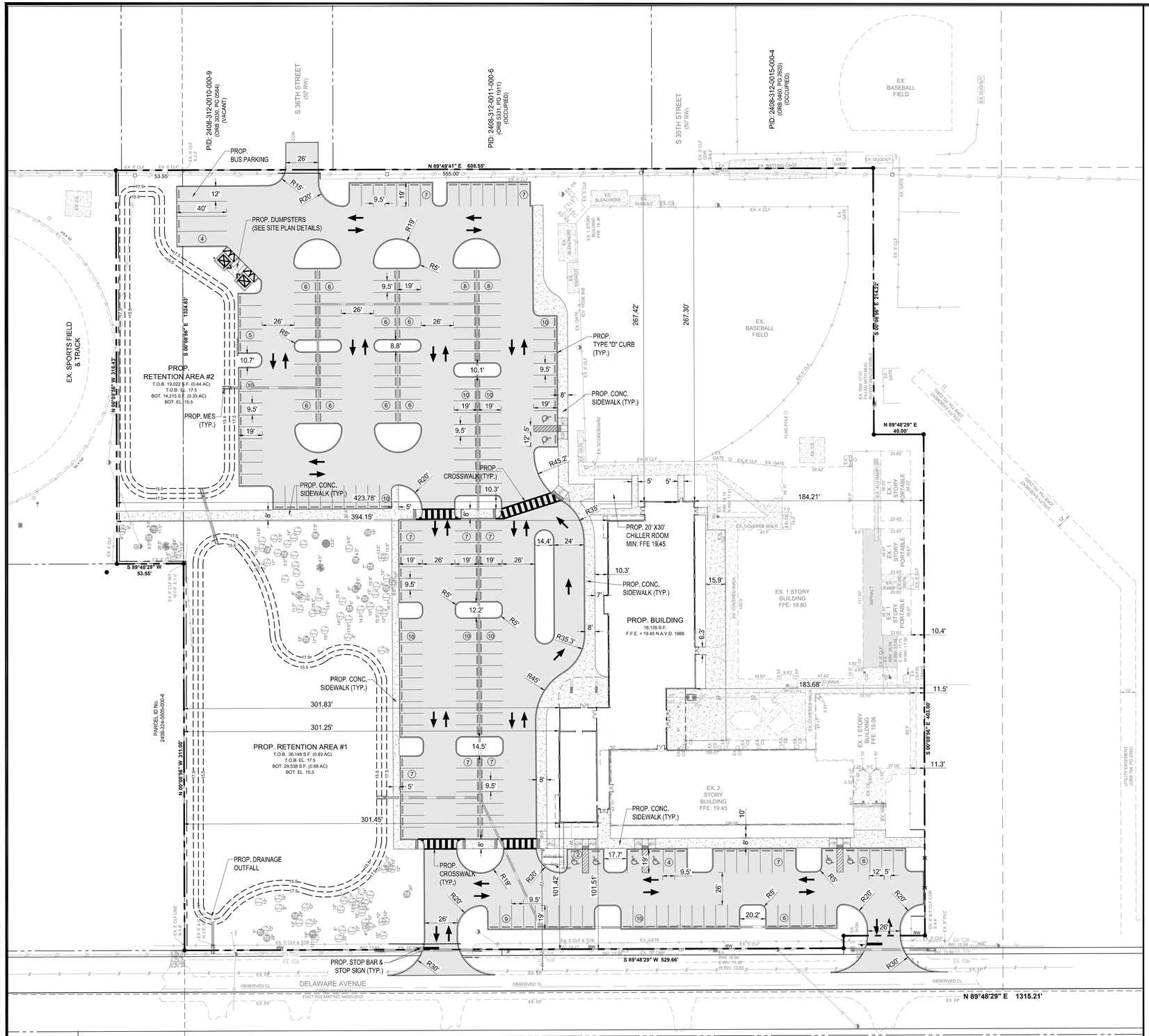
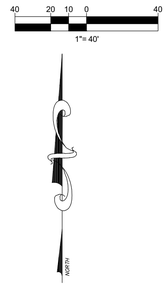




40 20 10 0 40

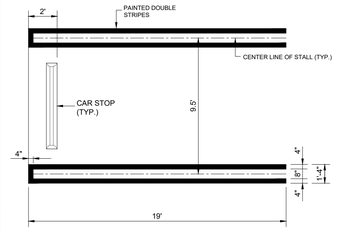
1"= 40'

LEGEND

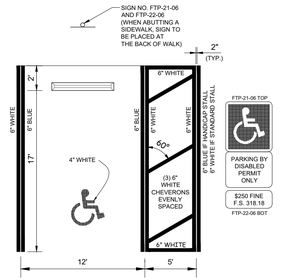
	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
X	EXISTING FENCE
W	PROPOSED WATER MAIN
SL	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
X	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
C/O	EXISTING CLEAN OUT
C/O	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE
+ 17.4	EXISTING GRADE ELEVATION
XX.X	PROSED GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	RUNOFF FLOW DIRECTION

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

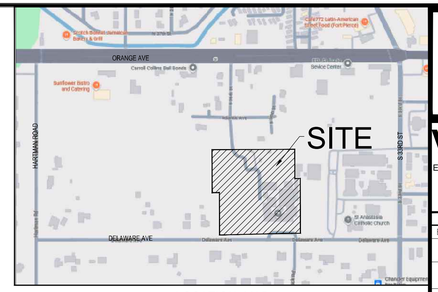


TYPICAL PARKING STALL
N.T.S.



NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
7. 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

HANDICAP SPACE DETAIL
N.T.S.



LOCATION MAP
N.T.S.
SECTIONS 8, TWP. 35 S, RGE. 40 E

OWNER:
BISHOP OF DIOCESE OF PB
PO BOX 109650
PALM BEACH GARDENS, FL 33410

PARCEL IDENTIFICATION NUMBERS:
2408-324-0002-000-7

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	179'
REAR:	15'	10'
SIDE:	6'	5'

PROPERTY CLASSIFICATIONS:
ZONING : R-4
FUTURE LAND USE: RM

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING THAT WILL DIRECT STORMWATER TO THE DRY DETENTION AREA AT THE SOUTH END OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE DELAWARE AVENUE ROAD SWALE. SFWMD CRITERIA FOR WATER QUALITY AND QUANITITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:
POTABLE WATER = FPUA
WASTEWATER = FPUA

DRAINAGE SITE DATA:

TOTAL PROJECT AREA	380,975 S.F.	8.746 AC	100.00%
IMPERVIOUS AREA			
EX. BUILDINGS	34,166 S.F.	0.784 AC	8.97%
EX. PAVEMENT / WALKS	14,372 S.F.	0.330 AC	3.77%
PROP. BUILDINGS	16,735 S.F.	0.384 AC	4.39%
PROP. PAVEMENT / WALKS	134,016 S.F.	3.077 AC	35.18%
TOTAL IMPERVIOUS	199,289 S.F.	4.575 AC	52.31%
PERVIOUS AREA			
PROP. RETENTION AREA	55,170 S.F.	1.267 AC	14.48%
OTHER PERVIOUS	126,516 S.F.	2.904 AC	33.21%
TOTAL PERVIOUS	181,686 S.F.	4.171 AC	47.69%

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - HC PLAN

SHEET TITLE:
HORIZONTAL CONTROL PLAN

SHEET NUMBER:
01

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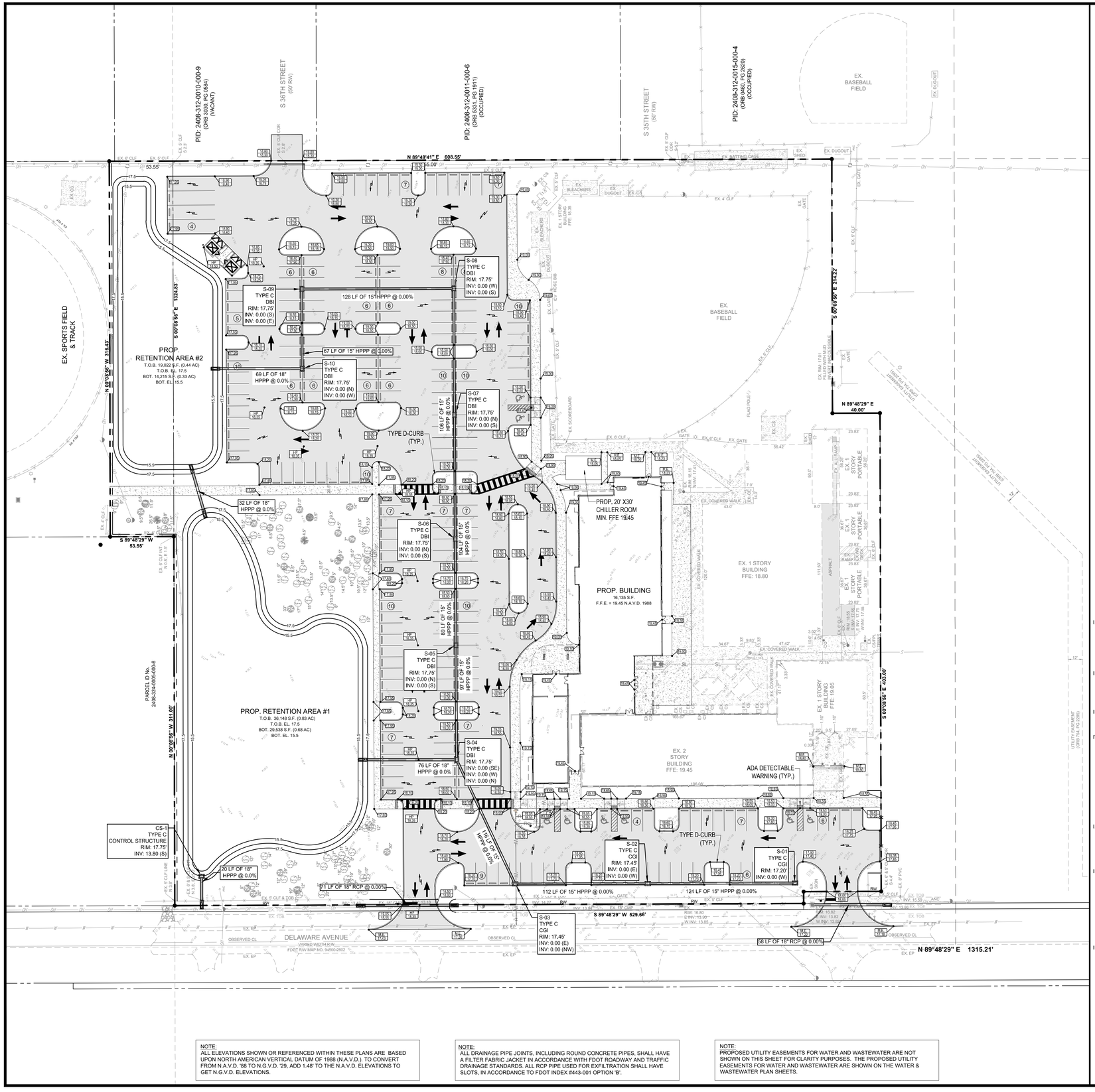
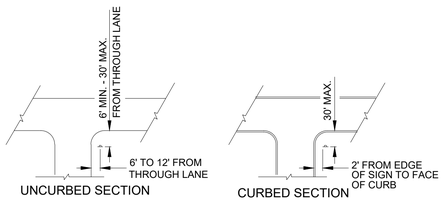
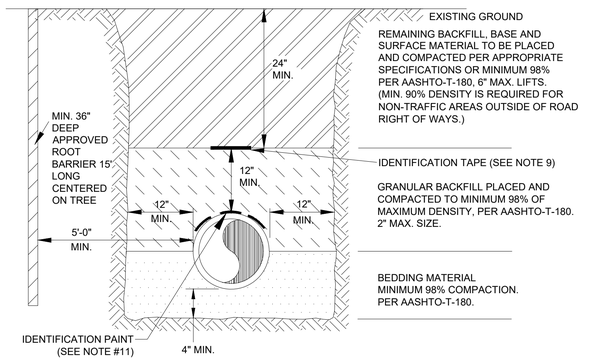
I:\PROJECTS\25-1022 - HC PLAN\...\25-1022 - HC PLAN - LAYOUT 01 HORIZONTAL CONTROL PLAN


PID: 2408-312-0010-000-9
(ORB 0950, PG 0584)
(VACANT)
S 36TH STREET
(50' R/W)
PID: 2408-312-0011-000-6
(ORB 1450, PG 2511)
(OCCUPIED)
S 35TH STREET
(50' R/W)
PID: 2408-312-0015-000-4
(ORB 0450, PG 2620)
(OCCUPIED)
EX. BASEBALL FIELD
EX. DUGOUT
EX. BLEACHERS
EX. SCOREBOARD
EX. GATE
EX. 4' CLF
EX. 6' CLF
EX. SPORTS FIELD & TRACK
PROP. RETENTION AREA #2
T.O.B. 19,022 S.F. (0.44 AC)
T.O.B. EL. 17.5
BOT. 14,215 S.F. (0.33 AC)
BOT. EL. 15.5
N 89°49'41" E 608.55'
S 89°48'29" W 53.55'
N 00°06'56" W 316.43'
S 00°06'56" E 1324.83'
S 00°06'56" E 214.22'
N 89°48'29" E 40.00'
S-08 TYPE C DBI RIM: 17.75' INV: 0.00 (W) INV: 0.00 (S)
S-09 TYPE C DBI RIM: 17.75' INV: 0.00 (S) INV: 0.00 (E)
S-10 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (W)
S-07 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-06 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-05 TYPE C DBI RIM: 17.75' INV: 0.00 (N) INV: 0.00 (S)
S-04 TYPE C DBI RIM: 17.75' INV: 0.00 (SE) INV: 0.00 (W) INV: 0.00 (N)
128 LF OF 15" HPPP @ 0.00%
67 LF OF 15" HPPP @ 0.00%
69 LF OF 18" HPPP @ 0.0%
105 LF OF 15" HPPP @ 0.0%
TYPE D-CURB (TYP.)
92 LF OF 18" HPPP @ 0.0%
104 LF OF 15" HPPP @ 0.0%
89 LF OF 15" HPPP @ 0.0%
97 LF OF 15" HPPP @ 0.0%
76 LF OF 18" HPPP @ 0.0%
161 LF OF 15" HPPP @ 0.0%
PROP. 20' X30' CHILLER ROOM MIN. FFE 19.45
PROP. BUILDING 16,135 S.F. F.F.E. = 19.45 N.A.V.D. 1988
EX. 1 STORY BUILDING FFE: 18.80
EX. 1 STORY BUILDING FFE: 19.05
EX. 2 STORY BUILDING FFE: 19.45
EX. COVERED WALK
EX. COVERED WALK (DEMO)
EX. 36'x72' 1 STORY PORTABLE
EX. 36'x96' 2 STORY PORTABLE
EX. 12'x24' STORAGE
EX. RAMP
EX. AC PAD
EX. GENERATOR
EX. CONCRETE WALK
EX. CONCRETE WALK (DEMO)
EX. ASPHALT
EX. CONCRETE
EX. CONCRETE (DEMO)
ADA DETECTABLE WARNING (TYP.)
CS-1 TYPE C CONTROL STRUCTURE RIM: 17.75' INV: 13.80 (S)
20 LF OF 18" HPPP @ 0.0%
71 LF OF 18" RCP @ 0.00%
S-03 TYPE C CGI RIM: 17.45' INV: 0.00 (E) INV: 0.00 (NW)
S-02 TYPE C CGI RIM: 17.45' INV: 0.00 (E) INV: 0.00 (W)
S-01 TYPE C CGI RIM: 17.20' INV: 0.00 (W)
112 LF OF 15" HPPP @ 0.00%
124 LF OF 15" HPPP @ 0.00%
58 LF OF 18" RCP @ 0.00%
S 89°48'29" W 529.66'
N 89°48'29" E 1315.21'
PROP. RETENTION AREA #1
T.O.B. 36,148 S.F. (0.83 AC)
T.O.B. EL. 17.5
BOT. 29,538 S.F. (0.68 AC)
BOT. EL. 15.5
N 00°06'56" W 311.00'
S 00°06'56" E 403.00'
PARCEL ID No. 2408-324-0005-000-8
DELAWARE AVENUE
VARIED WIDTH R.O.W.
FDOT R/W MAP NO. 94500-2602
OBSERVED CL
EX. EP
EX. TOB
EX. 6" CLF LINE
EX. 6" CLF & TOB
EX. 8" PVC
EX. 12" PVC
EX. 15" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX.



IF STOP BAR IS USED IT SHALL BE PLACED AT THE STOP SIGN

TYPICAL STOP SIGN PLACEMENT



TRENCH NOTES:

BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"- 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.

THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

THE PIPE SHALL BE PLACED IN A DRY TRENCH.

BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.

DENSITY TESTS SHALL BE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.

THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.

SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUOGHFARE ROADS)

THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE CITY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.

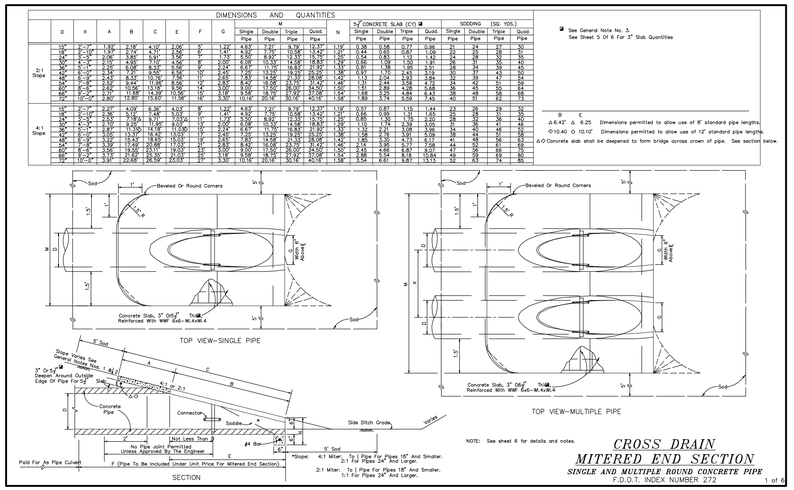
ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTIG TREE.

CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

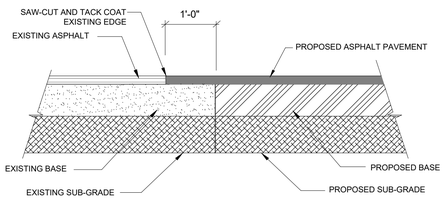
TYPICAL TRENCH DETAIL

N.T.S.



CROSS DRAIN MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE
F.D.O.T. INDEX NUMBER 272

1 of 6



ASPHALT PAVEMENT SAWCUT & BUTTJOINT DETAIL

N.T.S.

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS								
ITEMS TO BE TESTED	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	____	____	300	10,000
LIMEROCK BASE	____	____	300	10,000	____	____	300	10,000
SHELLROCK BASE	____	____	300	10,000	____	____	300	10,000
ASPHALT	____	____	____	____	____	____	PER INSP.	PER INSP.

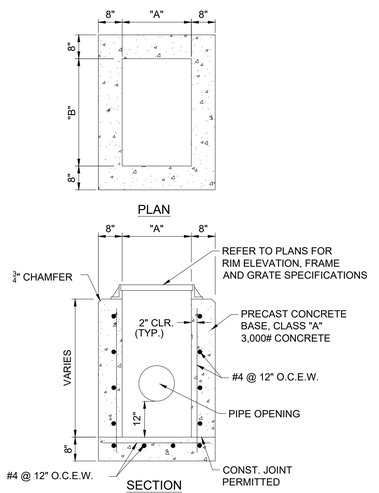
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION SHALL HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

SIDEWALK SLOPES PER ADA

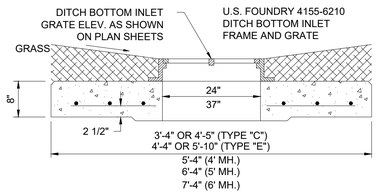
LENGTH	MAX. SLOPE	LONGITUDINAL
L < 6'	1:12	NO HANDRAILS
6'< L < 30'	1:12	HANDRAILS BOTH SIDES
6'< L < 50'	1:20	NO HANDRAILS



TYPE INLET	DIMENSIONS	
	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C"&"E" INLET DETAIL

N.T.S.



DITCH BOTTOM INLET (DBI) DETAIL

N.T.S.

INLET AND MANHOLE NOTES:

1. ALL INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX # 201 & 232.

2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.

3. STRUCTURES WITH SKEWED PIPE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS INDEX # 200, SHEET 3 OF 5 AND INDEX # 201, SHEET 5 OF 5. ROUND STRUCTURES ARE TO BE USED WHERE SKEW ANGLES EXCEED MAXIMUM ALLOWED OR WHEN PIPE CONNECTION WOULD BE AT THE CORNER OF A RECTANGULAR STRUCTURE. RECTANGULAR STRUCTURES WITH A CORNER OPENING IS ONLY TO BE USED WHEN A ROUND STRUCTURE IS NOT POSSIBLE.

4. ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".

5. INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3,000 P.S.I. CONCRETE.

6. FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.

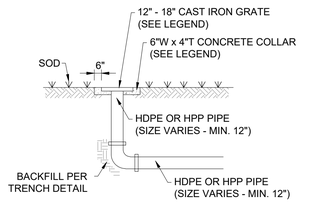
7. INLET GRATES SHALL BE U.S. FOUNDRY OR EQUAL.

8. ALL INLET GRATES SHALL HAVE LOCKING CHAINS IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #201, OR AN APPROVED ALTERNATE SECURING MECHANISM.

9. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.

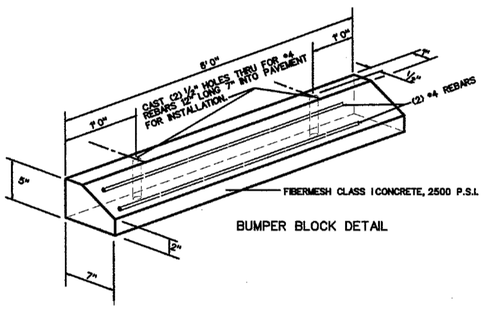
10. AS AN ALTERNATE, PRECAST CIRCULAR (MANHOLES) MAY BE FURNISHED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #200 WITH WALLS AND REINFORCEMENT IN ACCORDANCE WITH A.S.T.M. C-478 SPECIFICATIONS, EXCEPT THAT MINIMUM WALL THICKNESS SHALL BE 6".

11) ALL INLETS IN GRASSED AREAS SHALL BE STANDARD TYPE "C" & "E" INLETS HAVING CONCRETE COLLARS. ALL INLETS IN GRASSED AREA AND ADJACENT TO GRASSED AREAS SHALL BE PROTECTED FROM SCOUR BY INSTALLATION OF A 4' WIDE PERIMETER APRON OF SOD. ADDITIONALLY ALL INLET GRATES SHALL BE WRAPPED WITH FILTER CLOTH DURING CONSTRUCTION.

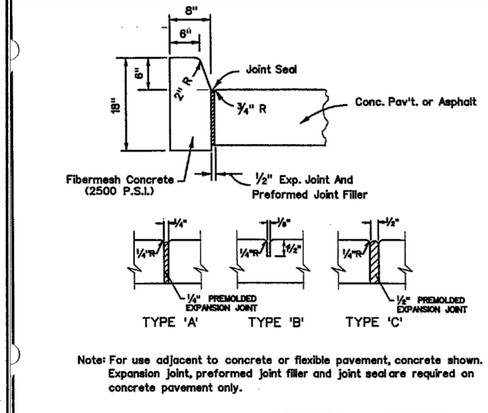


YARD DRAIN DETAIL

N.T.S.



BUMPER BLOCK DETAIL

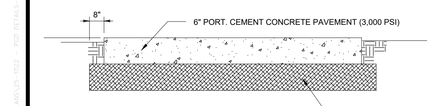


Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. **For curb, gutter, curb and gutter and traffic separators provide 1/8" - 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.**

2. **Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.**



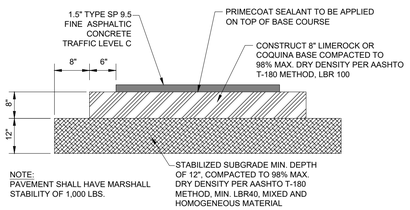
NOTE:

1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.
2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6x6 #10/#10 W.W.M.
3. SAW-CUT JOINTS @ 15' O.C. EXPANSION JOINTS @ 40' O.C.

TYPICAL ONSITE CONCRETE PAVEMENT DETAILS

N.T.S.

OR



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

TYPICAL ONSITE ASPHALT PAVEMENT DETAILS

N.T.S.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. PL1

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. CG1

VELCON
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PORT ST. LUCIE, FL 34986
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FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT: JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT: BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - PGD DETAILS

SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS

SHEET NUMBER: 03

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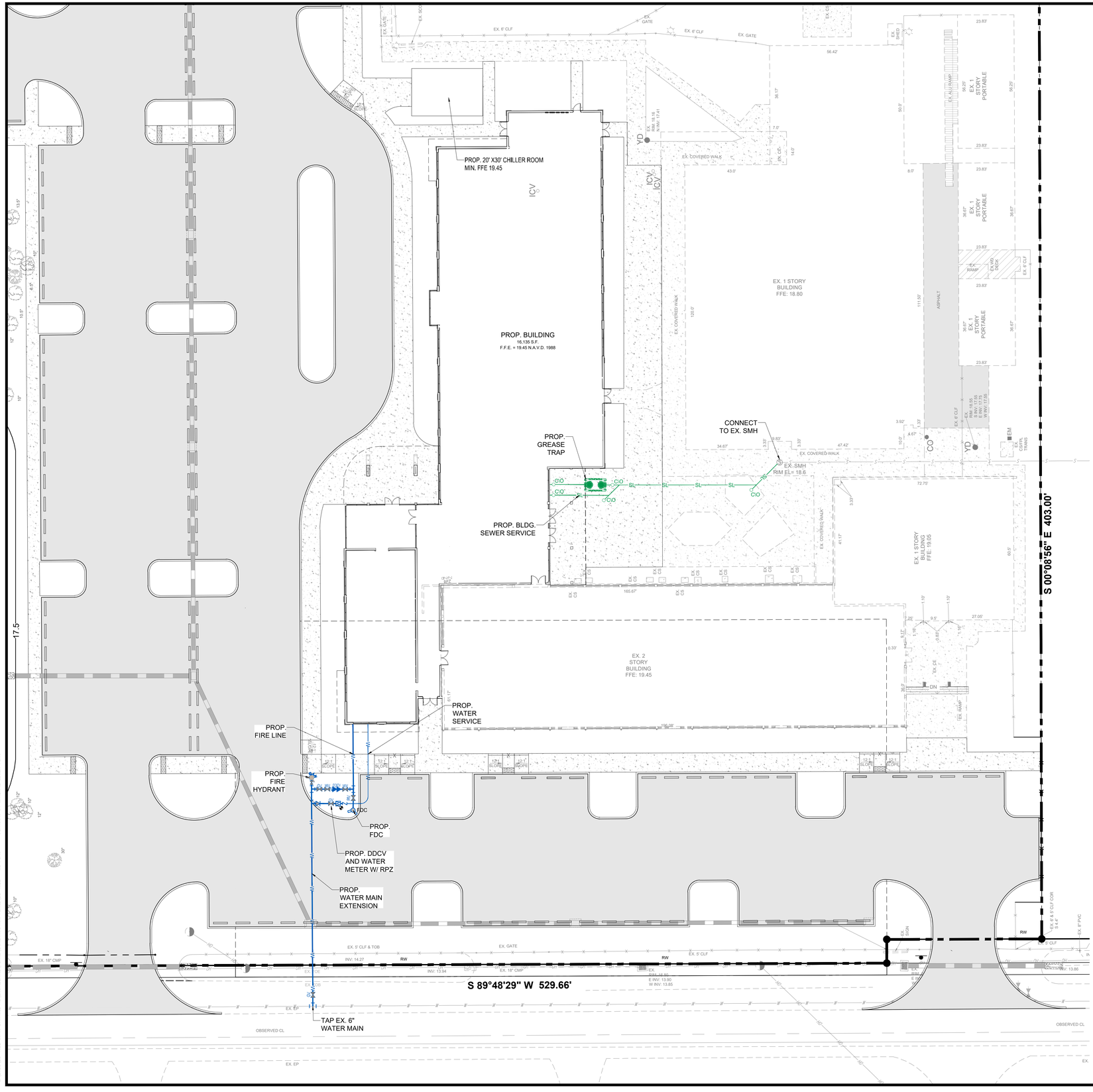
Printed on Thursday, January 29, 2026, 4:48 PM by Luciano Dias
N:\ENGR\2022 - PGD DETAILS - ASPHALT, PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS



20 10 5 0 20

1"= 20'

NORTH

LEGEND

	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
X	EXISTING FENCE
W	PROPOSED WATER MAIN
SL	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
X	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
C/O	EXISTING CLEAN OUT
C/O	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE
17.4	EXISTING GRADE ELEVATION
XX.X	PROSED GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	RUNOFF FLOW DIRECTION

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

GENERAL UTILITY CONSTRUCTION NOTES:

1.) LOCATION OF UTILITIES AND SERVICE POINTS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES.

2.) WATER MAIN PRESSURE TESTING: 150 PSI. FORCE MAIN PRESSURE TESTING: 100 PSI

3.) HYDROSTATIC TESTS CONSISTING OF PRESSURES TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH AWWA C-600 OR M-23 AS APPLICABLE.

4.) DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-651, DISINFECTING WATER MAINS.

5.) ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF FPUA. ALL WATER MAINS SHALL BE C900 PVC.

6.) FOR ITEMS NOT ADDRESSED IN FPUA SPECIFICATIONS, FOLLOW FDOT STANDARD SPECIFICATIONS, LATEST EDITION.

7.) BACKFLOW PREVENTER SHALL BE REDUCED PRESSURE ZONE UNIT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FPUA STANDARDS.

8.) SLOPES FOR 4" SEWER SERVICES TO BE MINIMUM 2% AND SLOPES FOR 6" SEWER SERVICES TO BE MINIMUM 1 %, UNLESS OTHERWISE SHOWN ON PLAN.

9.) SPACE CLEANOUTS NOT MORE THAN 75' APART.

10.) POTHOLE TO VERIFY ELEVATION OF EXISTING UTILITY LINES.

* - DENOTES INSTALLATION BY SPECIALTY CONTRACTOR

WATER DISTRIBUTION NOTES:

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FPUA.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC), SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAIN WHERE SPECIFIED AS POLYETHYLENE (PE), SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO, DR (9).
3. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR.
4. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
5. GATE VALVES SHALL BE RESILIENT SEAT TYPE BY AN APPROVED MANUFACTURER AS DETERMINED BY THE FPUA VALVES SHALL CONFORM TO AWWA C-509.
6. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE FPUA, AS APPLICABLE. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
7. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL NOTIFY THE FPUA AND CITY ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO ALL INSPECTIONS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA REPRESENTATIVES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND FPUA.
11. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
12. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
13. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
15. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE ENGINEER AND FPUA STANDARDS.
16. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FPUA ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
17. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 14 GAUGE INSULATED SOLID COPPER WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FPUA SPECIFICATIONS.
18. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND FPUA REQUIREMENTS.
19. ALL WATER MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST
20. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1ST JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSEMBLY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
21. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD POTABLE WATER SEPARATION STATEMENT:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, GAS MAINS ,AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS, GAS MAINS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS.

3. MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AT CROSSINGS, PROVISIONS OF FAC RULE 62- 604 AND "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" (10 STATES STANDARDS) LATEST EDITION SHALL APPLY.

5. HORIZONTAL SEPARATION OF 15 FEET TO BUILDING, TOP OF BANKS OF LAKES AND CANALS AND OTHER STRUCTURES SHALL BE MAINTAINED, IF POSSIBLE, AN ABSOLUTE MINIMUM OF 10 FEET MAY BE ALLOWED ONLY WHEN UNADVOIDABLE.

6. ALL UTILITY SEPARATIONS & CLEARANCES SHALL BE IN ACCORDANCE WITH FPUA STANDARD TECHNICAL SPECIFICATIONS, LASTEST EDITION.

HYDROSTATIC AND LEAKAGE TESTING

A. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT SUCH AS PUMPS, GAUGES AND WATER MEASURING TANKS AND SHALL PERFORM ALL WORK REQUIRED FOR PIPE PRESSURE AND LEAKAGE TEST. HYDROSTATIC AND LEAKAGE TESTS SHALL BE MADE BETWEEN VALVES AND/OR CONNECTORS FOR EACH SECTION TESTED USING THE PROCEDURE OUTLINE IN ANSI/AWWA C600.

B. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 AND 100 POUNDS PER SQUARE INCH PRESSURE, FOR A PERIOD OF NOT LESS THAN TWO HOURS FOR WATER/FORCE MAINS AND LOW PRESSURE MAINS RESPECTIVELY. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = LENGTH OF PIPE TESTED, FEET.
D = NOMINAL DIAMETER OF THE PIPE IN INCHES.
P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH GAUGE.

C. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM FOR THE TWO-HOUR PERIOD BY WAY OF A PUMP TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER. ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS, AND JOINTS SHALL BE EXAMINED DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPE FITTINGS, VALVES, OR HYDRANTS THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL, AND ALL TESTS SHALL BE REPEATED.

D. THE PRESSURE SHALL NOT VARY BY MORE THAN ±5 PSI FROM THE REQUIRED PRESSURE FOR THE DURATION OF THE TEST. IF AT ANY POINT DURING THE TEST THE PRESSURE LOSS EXCEEDS 5 PSI, THE TEST IS CONSIDERED FAILED. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS.

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PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.:	25-1022
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	11/05/2025
CAD I.D.:	25-1022 - WS PLAN

SHEET TITLE:
WATER & SEWER PLAN

SHEET NUMBER:
04

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M:\PLAN\2025\25-1022 - WS PLAN\25-1022 - WS PLAN.dwg

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER 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.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

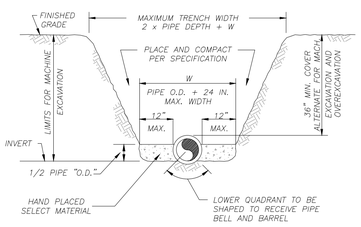
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

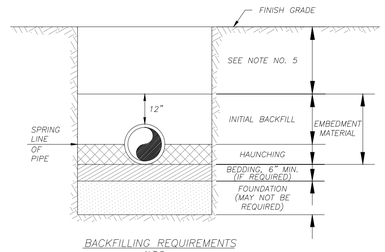


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS		M-1
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS		M-2
03-09 DATE:	NOTES: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
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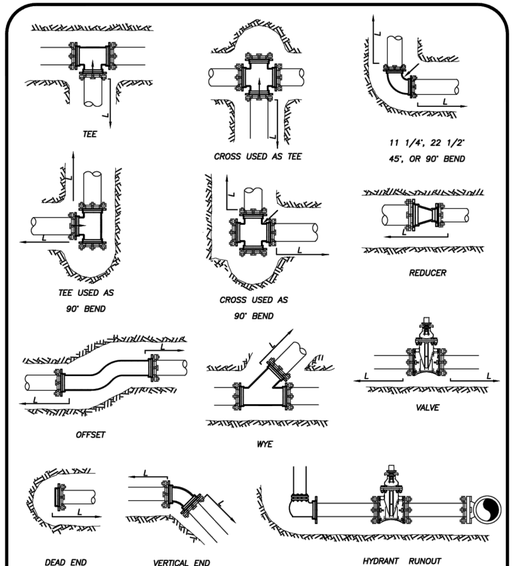
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
2015 DATE:	MEGALUGS REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES		M-4
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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N:\PROJECTS\2025\25-1022 - WS DETAILS - JOHN CARROLL HS\DWG\25-1022 - WS DETAILS - JOHN CARROLL HS WATER & SEWER DETAILS AND SPECIFICATIONS

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE:
WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER:
05

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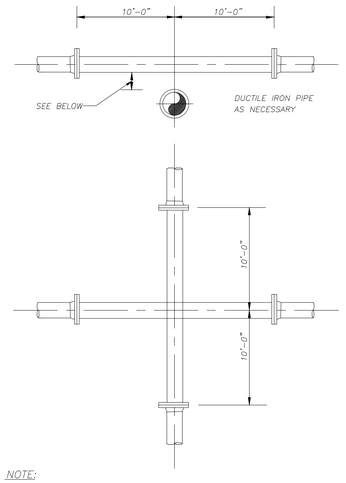

NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
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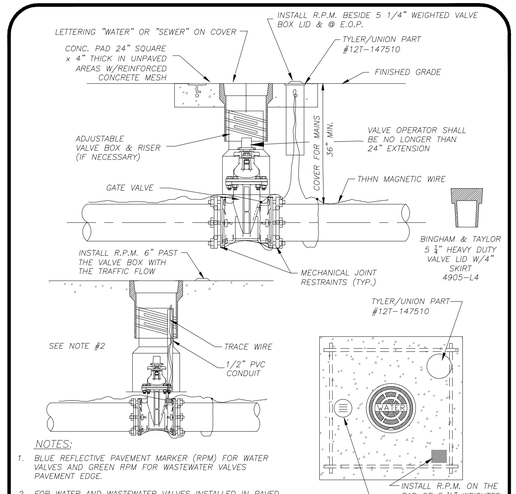
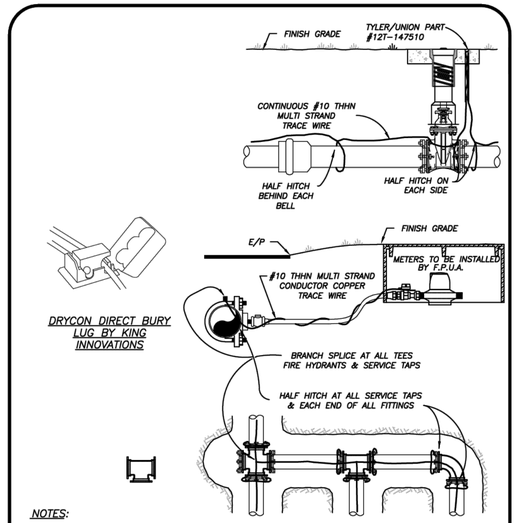


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2015 RPM PLACEMENT / SLL / JLC	
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



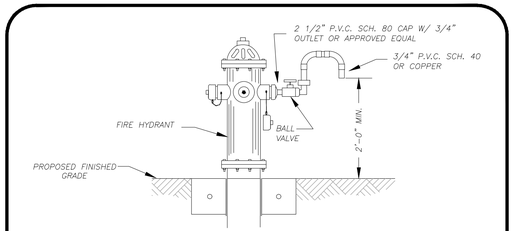
DRYCON DIRECT BURY LUG BY KING INNOVATIONS

NOTES:

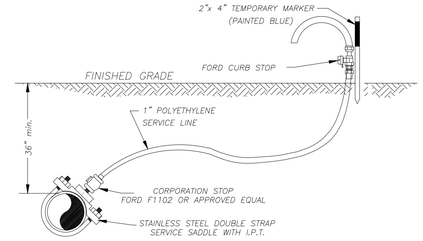
1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)



BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
03-09 / 02-15 / SLL / JLC	
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
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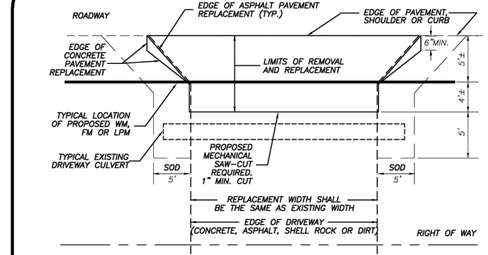


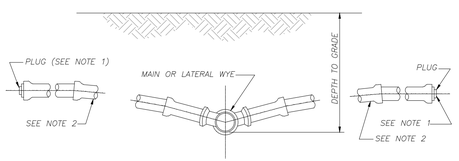
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

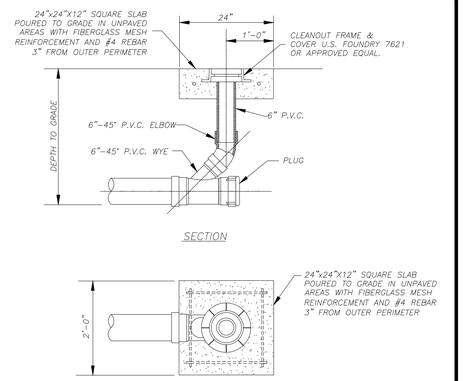


NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-2
02-06 / DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: LJM / SCALE: N.T.S.	
APPROVED: SLL / DATE: 2010	SHEET 1 OF 1

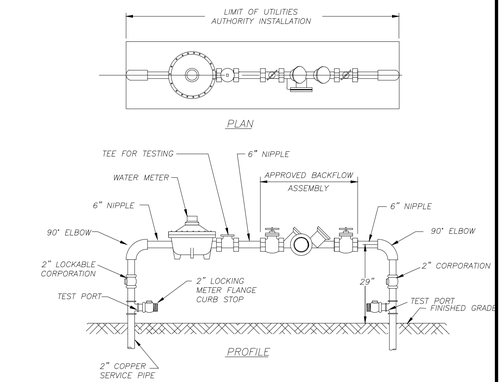


SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL RESIDENTIAL	S-4A
10-06 / DATE: / REVISION: / HRE / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 3



NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
12-09 DESIGN / SLL / JLC	
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

Printed on Thursday, January 29, 2026, 4:45 PM by Luciano Cires
P:\PROJECTS\2022 WS DETAILS - JANUARY\06 WATER & SEWER DETAILS AND SPECIFICATIONS.DWG

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE:
WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER:
06

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N 89°49'41" E 608.55'
55'±00'
S 89°48'29" W 53.55'
N 00°08'56" W 316.43'
S 00°08'56" E 1324.56'
N 00°08'56" W 311.00'
S 00°08'56" E 403.00'
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'
S 89°48'29" W 529.66'
N 89°48'29" E 1315.21'
SILT FENCE BARRIER PER FLORIDA SEDIMENT AND EROSION CONTROL MANUAL ON PROPERTY LINE (SHOWN OFFSET FOR CLARITY TYP.)
GRAVEL CONSTRUCTION ENTRANCE PER THE FLORIDA SEDIMENT AND EROSION CONTROL MANUAL
BOLD TREES ARE TO BE REMOVED (TYP.)
PID: 2408-312-0010-000-9 (ORB 0950, PG 0394) (VACANT)
PID: 2408-312-2011-000-6 (ORB 1537, PG 2911) (OCCUPIED)
PID: 2408-312-0015-000-4 (ORB 0450, PG 2620) (OCCUPIED)
S 36TH STREET (50' R/W)
S 35TH STREET (50' R/W)
DELAWARE AVENUE
FDOT R/W MAP NO. 94500-2602
EX. BASEBALL FIELD
EX. 1 STORY BUILDING FFE: 18.80
EX. 2 STORY BUILDING FFE: 19.45
EX. 1 STORY BUILDING FFE: 19.05
TO BE REMOVED
EX. GATE
EX. 5' CLF
EX. 6' CLF
EX. 4' CLF
EX. 6' EOP
EX. 5' CLF & TOB
EX. 6' CLF & TOP
EX. 6' CLF & 5' CLF COR
EX. 5' CLF LINE
EX. 6' CLF LINE
EX. 6' CLF & 5' CLF INT
EX. BATTING CAGE
EX. DUGOUT
EX. BLEACHERS
EX. COVERED WALK
EX. SCOREBOARD
EX. AUDITORIUM
EX. CONCRETE WALK
EX. ASPHALT
EX. CONCRETE DRIVE
EX. CONC WALK
EX. CONC
EX. CB
EX. MH
EX. FH
EX. WM
EX. FM
EX. S
EX. FLAG POLE
EX. LIGHT POLE
EX. TREE
EX. PALM TREE
EX. SIGN
EX. TRANSFORMER
EX. A/C UNIT
EX. DRINKING FOUNTAIN
EX. IRRIGATION CONTROL BOX
EX. WATER METER
EX. GAS METER
EX. GAS VALVE
EX. WATER VALVE
EX. BACKFLOW PREVENTER
EX. FIRE DEPARTMENT CONNECTION
EX. MAILBOX
EX. TRAFFIC SIGNAL BOX
EX. TRAFFIC SIGNAL MAST ARM
EX. TRAFFIC SIGNAL POLE
EX. TRAFFIC SIGNAL CONTROLLER
EX. TRAFFIC SIGNAL PEDESTRIAN SIGNAL
EX. TRAFFIC SIGNAL VEHICULAR SIGNAL
EX. TRAFFIC SIGNAL PEDESTRIAN PUSH BUTTON
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA ARM
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA POLE
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT TIE
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT TIE WIRE
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT TIE WIRE CLIP
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT TIE WIRE CLIP SCREW
EX. TRAFFIC SIGNAL VIDEO DETECTION CAMERA CONTROLLER CABINET BASE PAD FOUNDATION REINFORCEMENT TIE WIRE CLIP SCREW NUT
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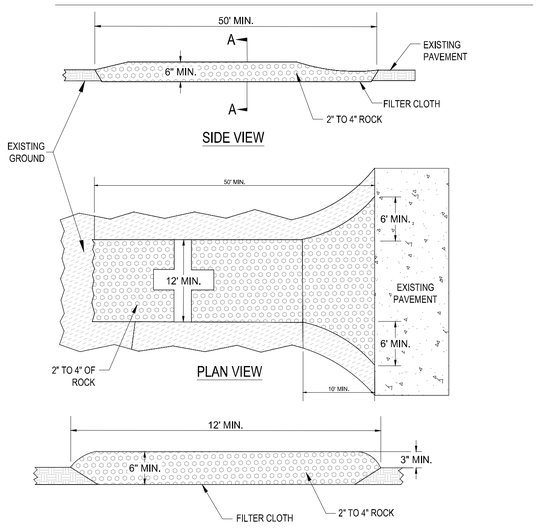
Section 1	Project Name and location information:	John Carroll Field House City of Fort Pierce, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of a building with associated paved parking that will serve the project site in the City of Fort Pierce, Florida
Section 3	Describe the intended sequence of major soil disturbing activities: The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.	1. Placement of all erosion control devices. 2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area. 3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction. 4. Water & wastewater utility construction. 5. Earthwork associated with roadway, curb, subgrade, base and pavement. 6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area onsite and offsite:	8.746 acres
Section 5	Total area onsite and offsite to be disturbed:	8.746 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Data Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point:	8.746 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	There is one (1) discharge point for the project and it is to the adjacent Delaware Ave. right-of-way, this ultimately outfalls to Five Mile Creek, a St. Lucie River estuary.
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	The following defines general quantities for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for documenting this portion of the SWPPP. The construction of this project is expected to last twelve months. Install stabilized construction entrances at all common areas where construction vehicles will be entering and exiting the construction site. The driveways shall be constructed per the Florida Sediment and Erosion Control Manual. Install silt fences, Type III, around all ditch bottom inlets on the project, and the project perimeter. Filter cloth under the grates on catch basins may be used in lieu of a silt fence. Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	Temporary: Seed and mulch, and sod in accordance with Specification Section 104. Permanent: All stabilization practices shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily ceased. The contractor is also responsible for documenting this portion of the SWPPP.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	Temporary: Silt fence in accordance with the Florida Sediment and Erosion Control Manual. Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual. Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual. A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual. All sediment controls shall be in place prior to any soil disturbing activity upstream of the control.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A - less than 10 acres	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	Stormwater shall be captured via. swales, pipes and inlets which are conveyed to the onsite dry detention area where all required water quality and attenuation shall be provided prior to a controlled discharge to the adjacent right-of-way.	
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.

Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
	The contractor is required to submit a dewatering plan to SFWMD for approval prior to commencement of any construction activities that require dewatering. This plan shall include any stockpile areas and excavation areas. The contractor is responsible for documenting this portion of the SWPPP. If contaminated soil or groundwater is encountered, contact the District Hazardous Materials Coordinator
Section 22	Site Map The construction plans will substitute as site maps. Locations of the required information are described below. Drainage Patterns: The drainage flow directions are shown on the Paving and Drainage Plan. Approximate Slopes: The slopes of the site can be seen on the Grading and Drainage plan and cross sections. Areas of Soil Disturbance: The areas to be disturbed are indicated on the plan. Any areas where permanent features are shown to be constructed above or below ground will be disturbed. Areas not to be disturbed: Those areas shown outside of the limits of the silt fence will not be disturbed. Locations of Controls: The erosion control devices and locations are shown on the Sediment & Erosion Control Plan. Areas to be stabilized: Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan. Surface Water: Surface water runoff will be collected by inlets and culverts and direct stormwater south to the adjacent right-of-way. Flows are then directed west to the Five Mile Creek which is apart of the North Saint Lucie River Water Control Districts Master Stormwater Management System. Receiving Waters The master stormwater management system outfalls to the Five Mile Creek. Flows are then directed south to the Ultimate outfall, the north fork of the St. Lucie River.
Section 23	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." _____ _____ Name (Operator and/or Responsible Authority) Date

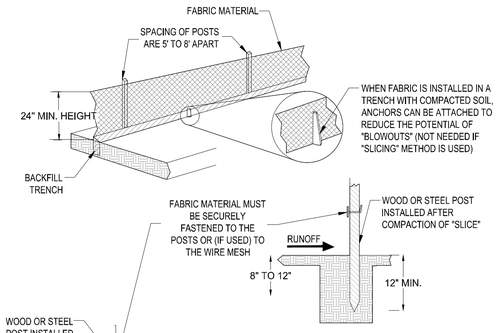
Section 23

Name	Title	Company Name, Address and Phone Number	Responsible Items	Date



SECTION A-A

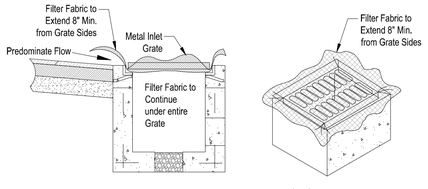
SOIL TRACKING PREVENTION DEVICE



TRENCHING METHOD

SLICING METHOD

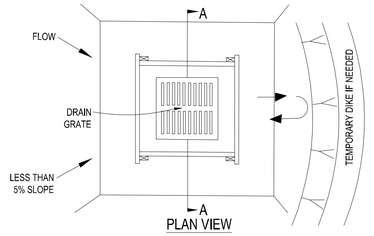
SILT FENCE BARRIER INSTALLATION



PICTORIAL VIEW

GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

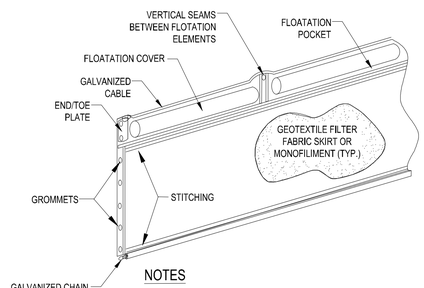
FILTER FABRIC DETAIL



SECTION A-A

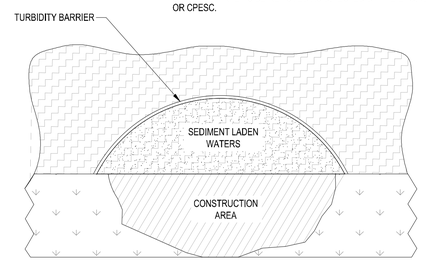
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2 x 4 WOOD OR EQUIVALENT METAL STAKES, (3' MIN. LENGTH)
3. INSTALL 2 x 4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE OF THE STRUCTURE.

SILT FENCE DROP INLET SEDIMENT BARRIER



NOTES

1. TURBIDITY BARRIERS ARE NOT TO BE INSTALLED WHERE FLOWS WILL CAUSE EXTENSIVE MOVEMENT OF THE FABRIC SKIRT
2. FLOATATION SIZE DETERMINED BY SKIRT DEPTH/SITE VARIABLES.
3. BEFORE TAKING THE TURBIDITY BARRIER AWAY FROM A CONSTRUCTION SITE, ACCUMULATED SEDIMENTS BEHIND FABRIC SKIRT MAY HAVE TO BE REMOVED AS DIRECTED BY THE ENGINEER OR CPESC.



TURBIDITY BARRIER

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
08

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG
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Printed on Thursday, January 29, 2026, 4:49 PM by Luciano Glee
J:\2025\25-1022 - STORMWATER POLLUTION PREVENTION PLAN\25-1022 - STORMWATER POLLUTION PREVENTION PLAN.dwg

John Carroll High School – New Classroom Building

REG Architects

Architectural Style / Design Justification Statement

Five Main Design Concepts

1. *Continuation of historic rhythm*
2. *Strong base for protection*
3. *Shelter under continuous roof*
4. *Transparency in social and learning spaces*
5. *Elevated chapel as anchor*

The proposed addition to John Carroll High School respects the existing 1960s mid-modern structure while expanding classrooms, administrative offices, and the chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor.

First, the new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow.

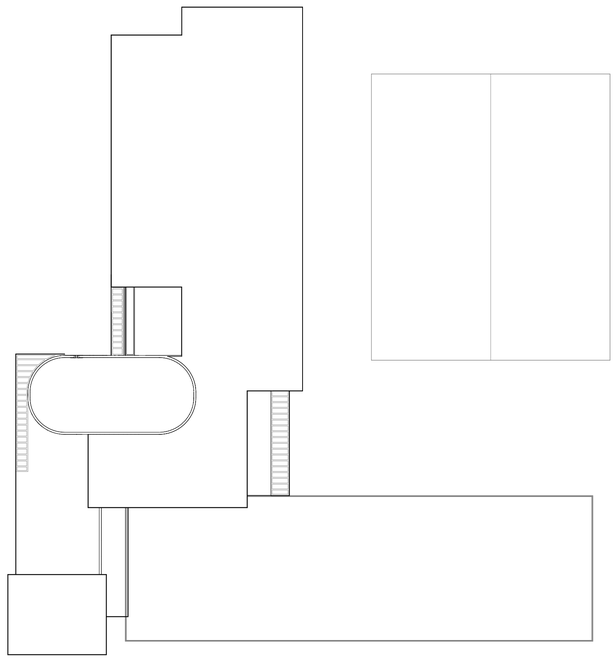
Second, a strong base conveys protection. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Third, a continuous roofline provides unifying shelter. Deep overhangs block harsh summer sunlight, and natural wood soffits connect interior spaces with the outdoors. All spaces sit beneath this protective canopy except the chapel, which rises above to connect symbolically with the sky.

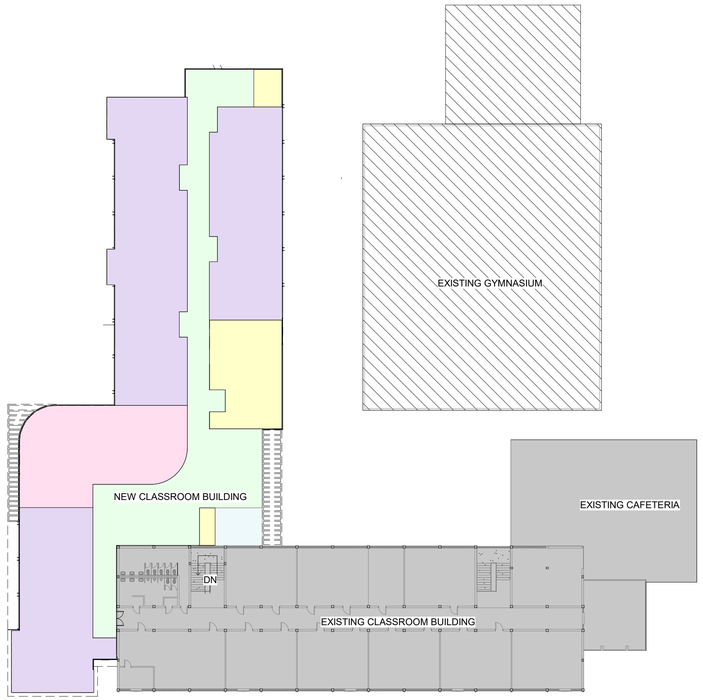
Fourth, social and learning spaces use glazing for transparency, blurring interior and exterior boundaries. Elevated study areas encourage visual interaction across the campus, especially toward the courtyard.

Finally, the chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

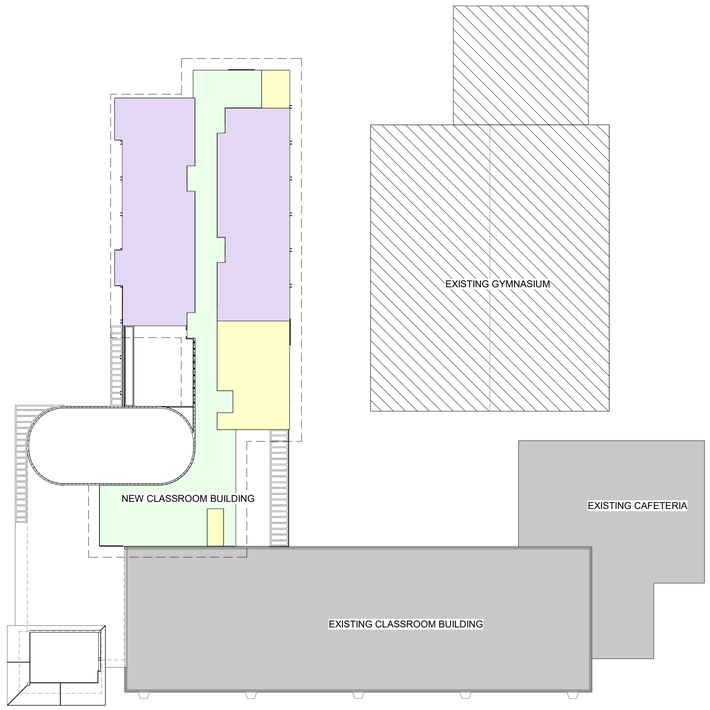
Overall, the design respects and preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.



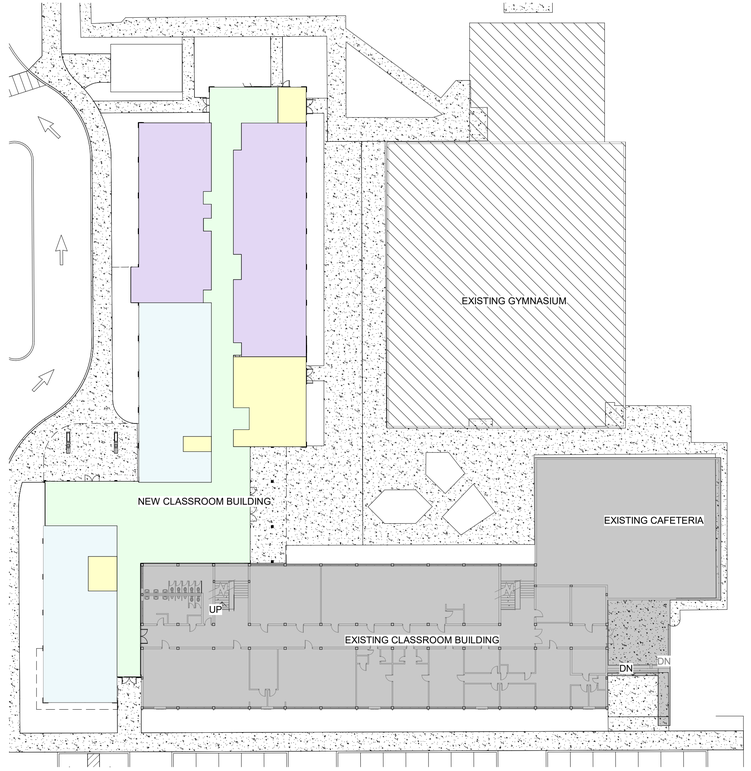
4 | A-2 ROOF PLAN OVERALL P&Z
SCALE: 1" = 30'-0"
NORTH



2 | A-2 SECOND FLOOR PLAN OVERALL
SCALE: 1" = 30'-0"
NORTH



3 | A-2 THIRD FLOOR PLAN OVERALL P&Z
SCALE: 1" = 30'-0"
NORTH



1 | A-2 FIRST FLOOR PLAN OVERALL
SCALE: 1" = 30'-0"
NORTH

COLOR LEGEND		
	CIRCULATION	13,257 SF
	CHAPEL	2,531 SF
	ADMINISTRATIVE	4,646 SF
	UTILITIES / STORAGE	4,971 SF
	CLASSROOM	20,017 SF
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

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NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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USE DESIGNATION PLANS

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

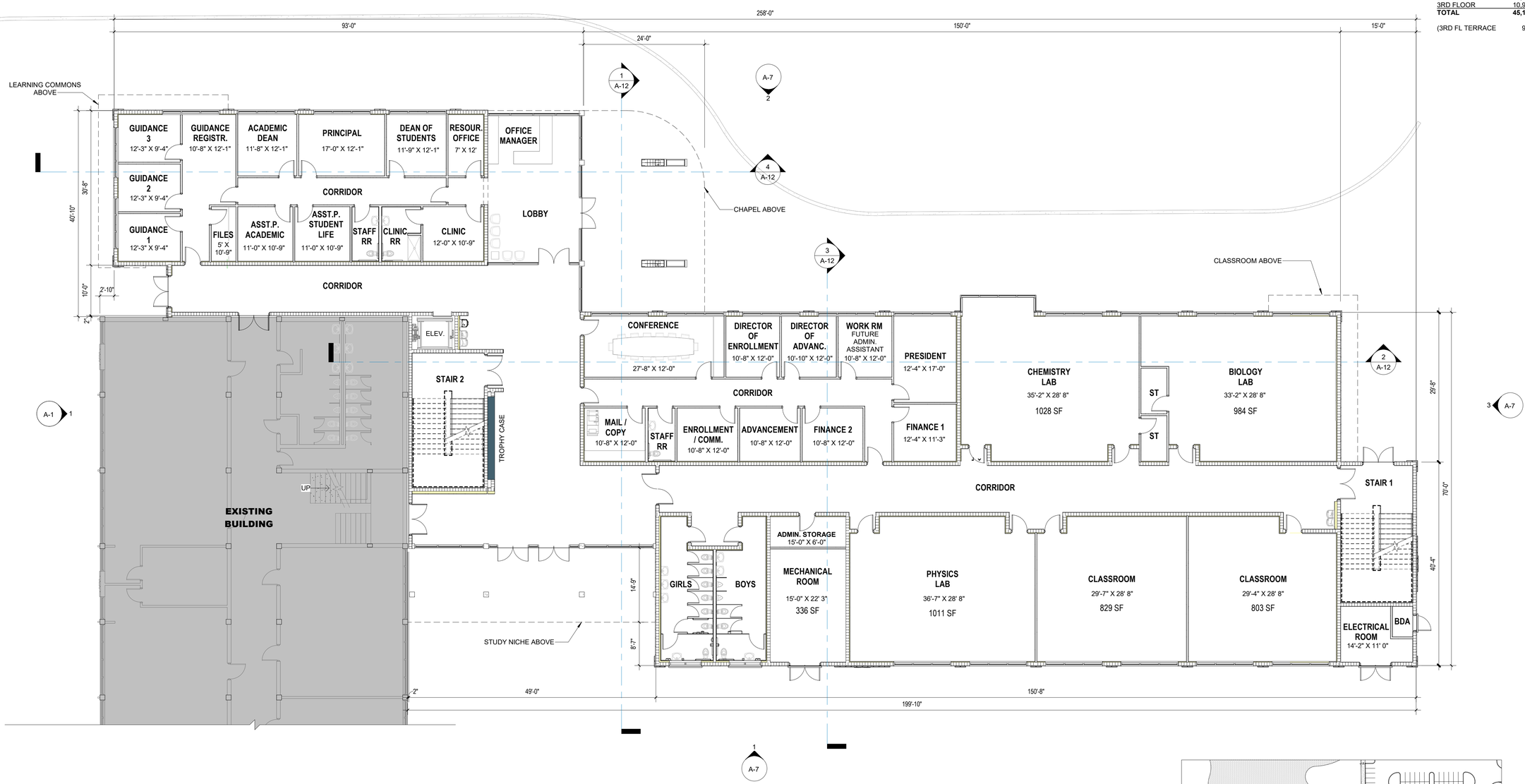
PROGRESS SET - P&Z

A-2

AREA BREAKDOWN

BUILDING AREA

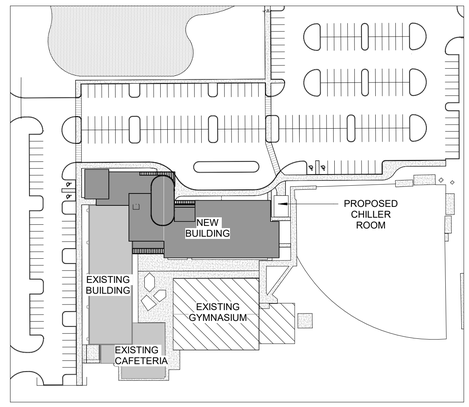
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**
(3RD FL TERRACE	956 SF)



1 | A-3 FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH



2 | A-3 KEY PLAN

SCALE: 1" = 100'-0"

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FIRST FLOOR PLAN

PROGRESS SET - P&Z

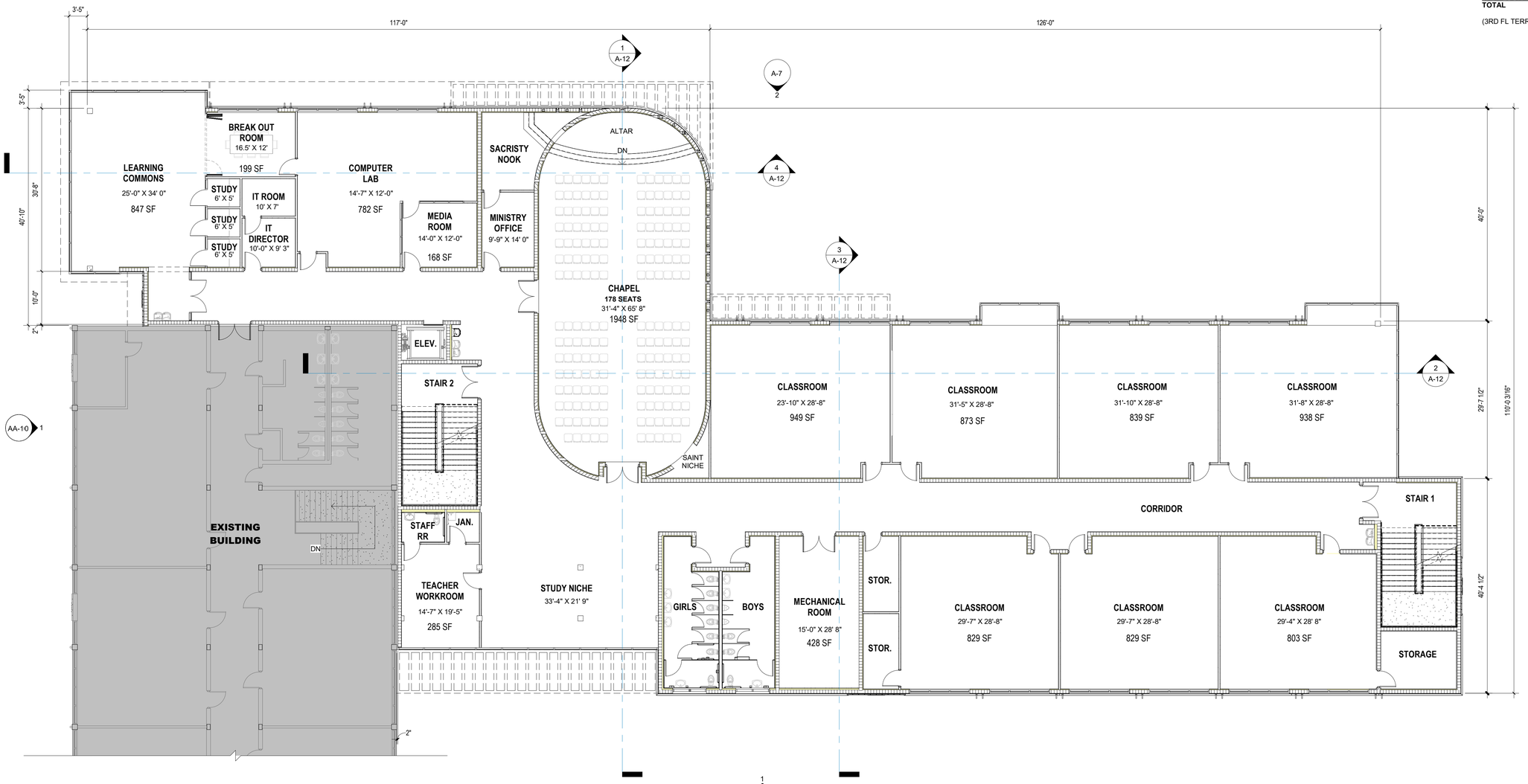
A-3

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

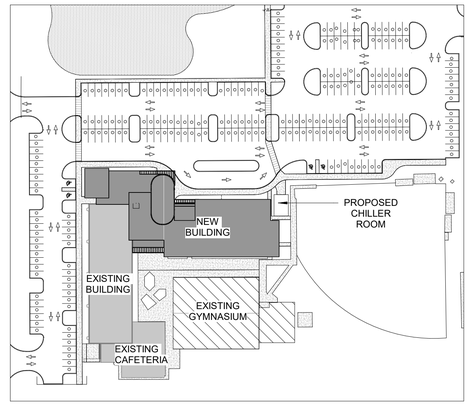
(3RD FL TERRACE 956 SF)



1 A-4 SECOND FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-4 KEY PLAN

SCALE: 1" = 100'-0"

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SECOND FLOOR PLAN

PROGRESS SET - P&Z

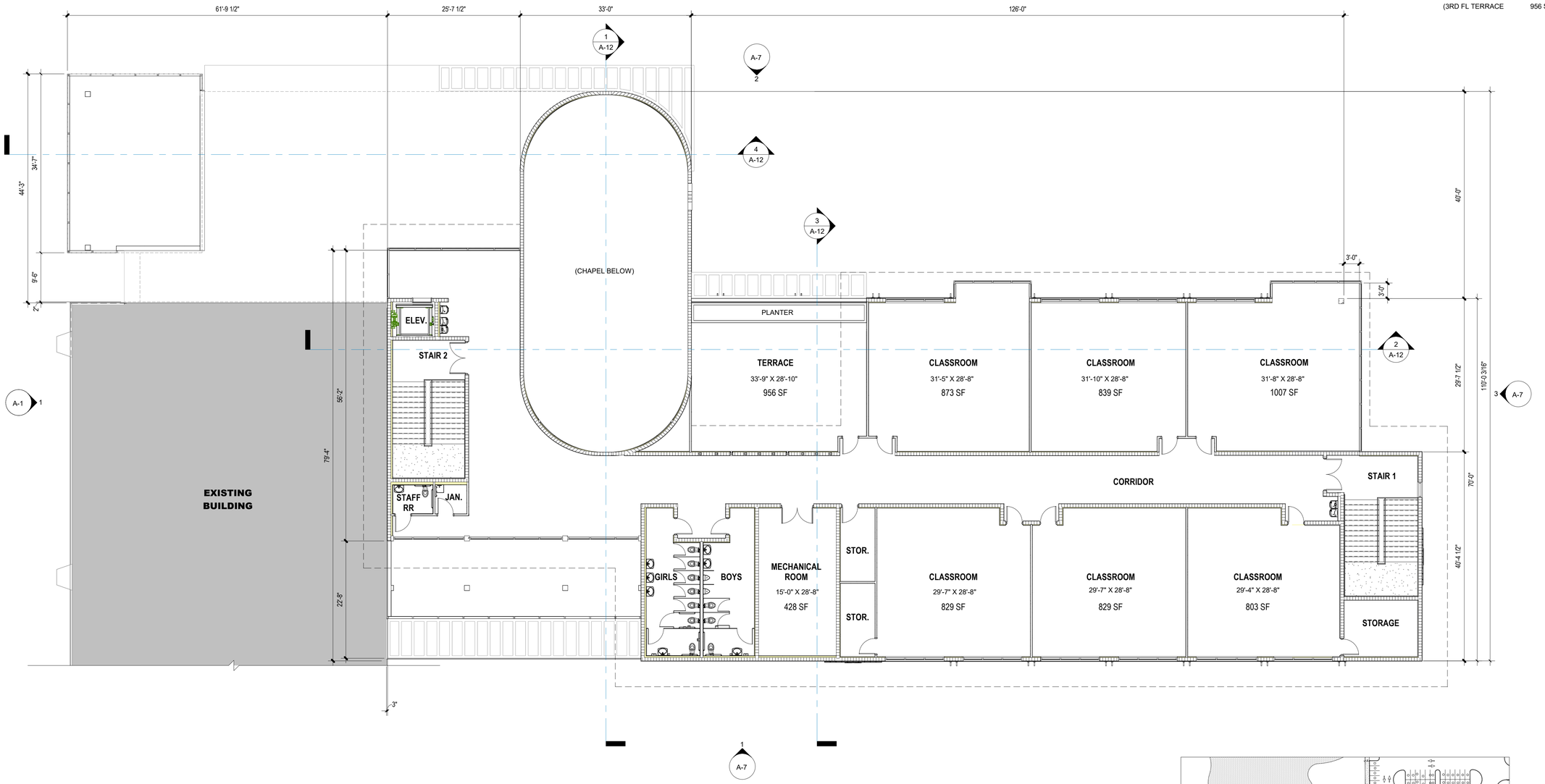
A-4

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

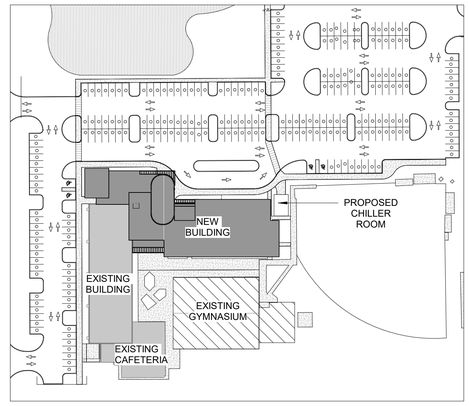
(3RD FL TERRACE 956 SF)



1 A-5 THIRD FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-5 KEY PLAN

SCALE: 1" = 100'-0"

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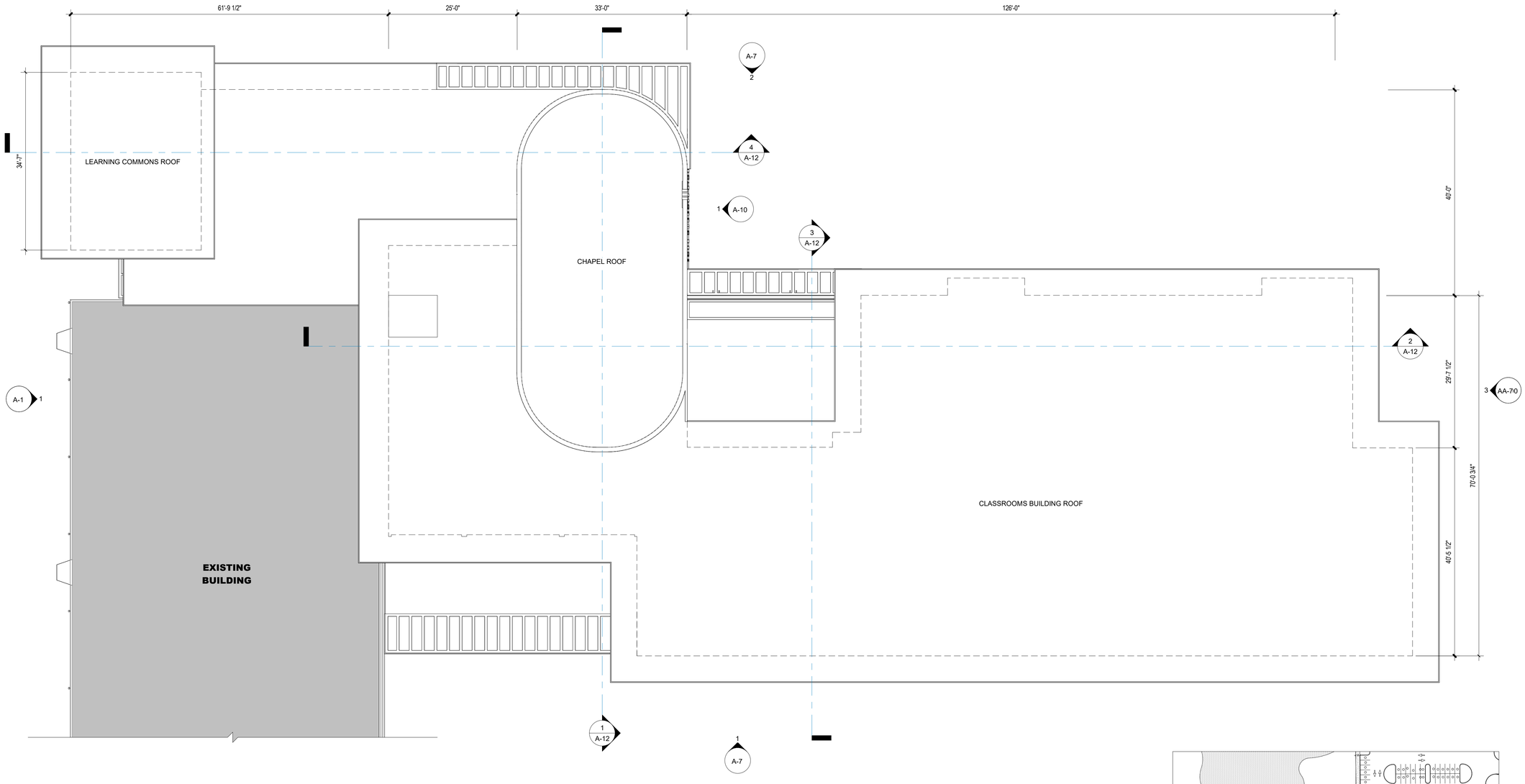
THIRD FLOOR PLAN

PROGRESS SET - P&Z

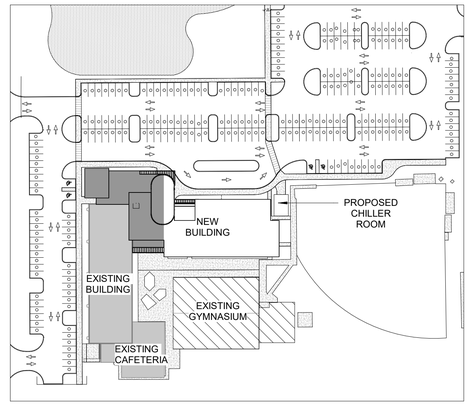
A-5



1 | A-6 ROOF PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 | A-6 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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ROOF PLAN

PROGRESS SET - P&Z

A-6

JOHN CARROLL CATHOLIC HIGH SCHOOL FINISHES BOARD REG PROJECT #25008 10/02/2025





NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL



NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6” x 8”



INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP

FIELD COLOR
SW 7004 - SNOWBOUND



INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD



PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

TRIM COLOR
SW 6001 - GRAYISH

EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS



PRECAST CONCRETE TILE
MATCH TO EXISTING



TYPICAL ELEVATION DETAIL



INSPIRATION FOR METAL FINS

VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.





FRONT RENDERING



CORNER RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13



ENTRANCE RENDERING



BACK RENDERING

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West Palm Beach, FL 33401
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JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14



FRONT CORNER RENDERING



NORTH RENDERING

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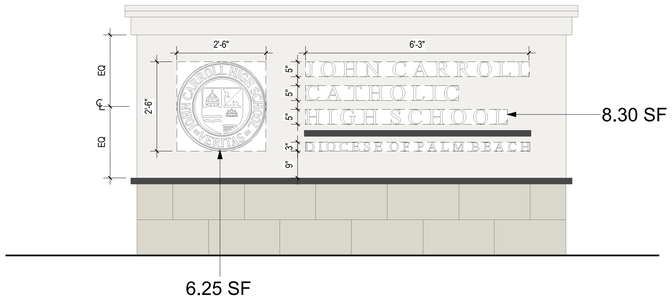
CONCEPTUAL RENDERING

PROGRESS SET - P&Z

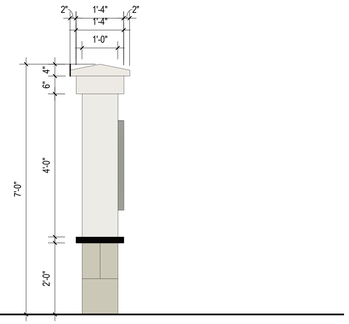
A-15



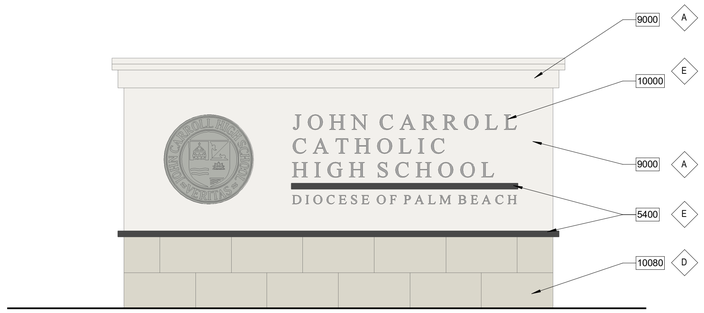
5 MONUMENT SIGN FRONT RENDERING
A-11 SCALE: 1/2" = 1'-0"



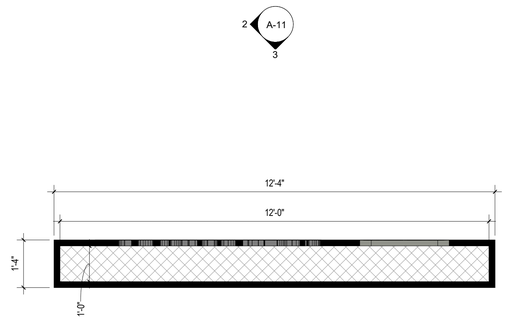
4 MONUMENT SIGN AREA DIAGRAM
A-11 SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SIDE ELEVATION
A-11 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION
A-11 SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
A-11 SCALE: 1/2" = 1'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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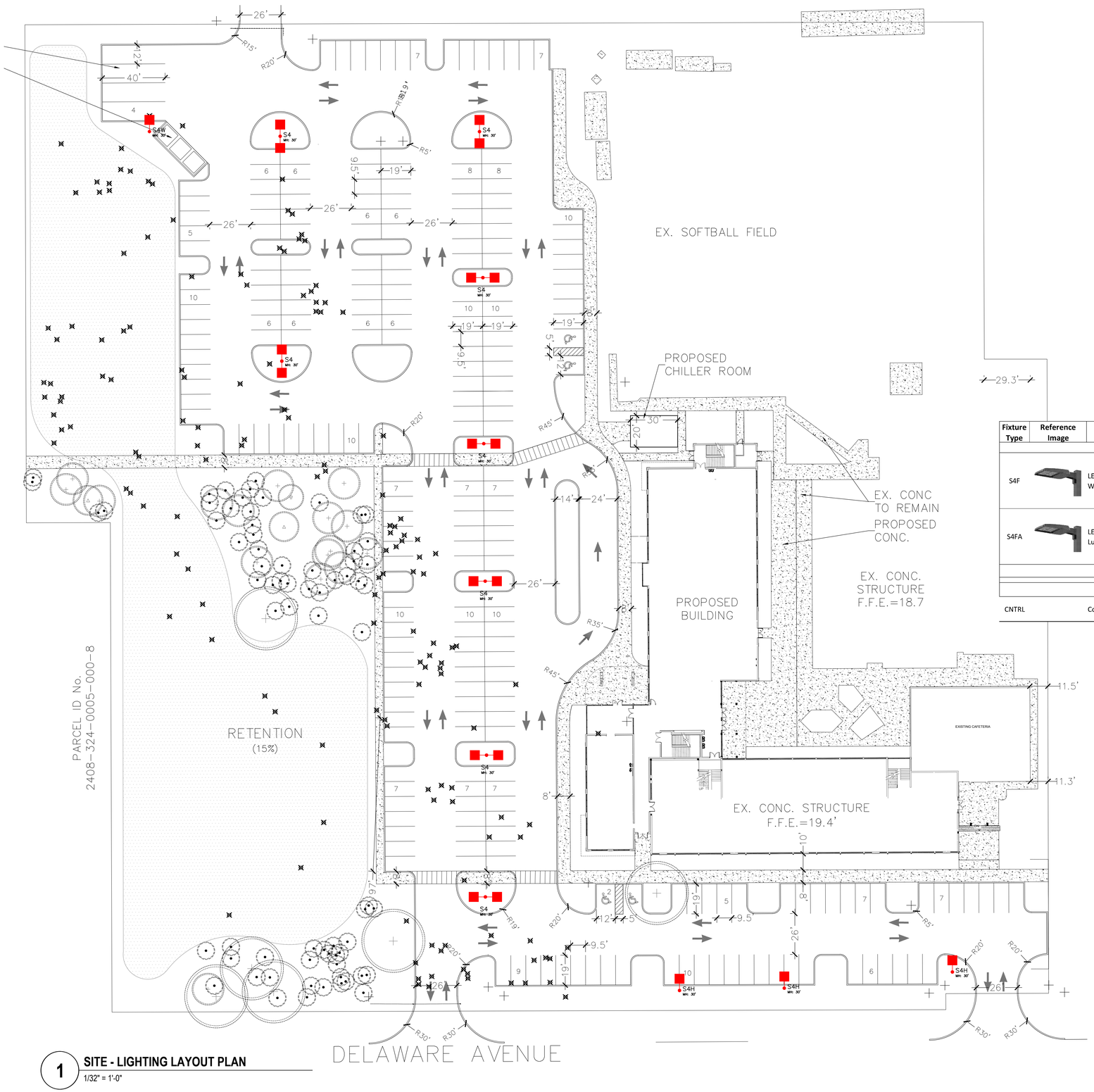
SIGNAGE DETAILS

PROGRESS SET - P&Z

A-11



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.					
CNTRL	Controls Package - TBD							

1 SITE - LIGHTING LAYOUT PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

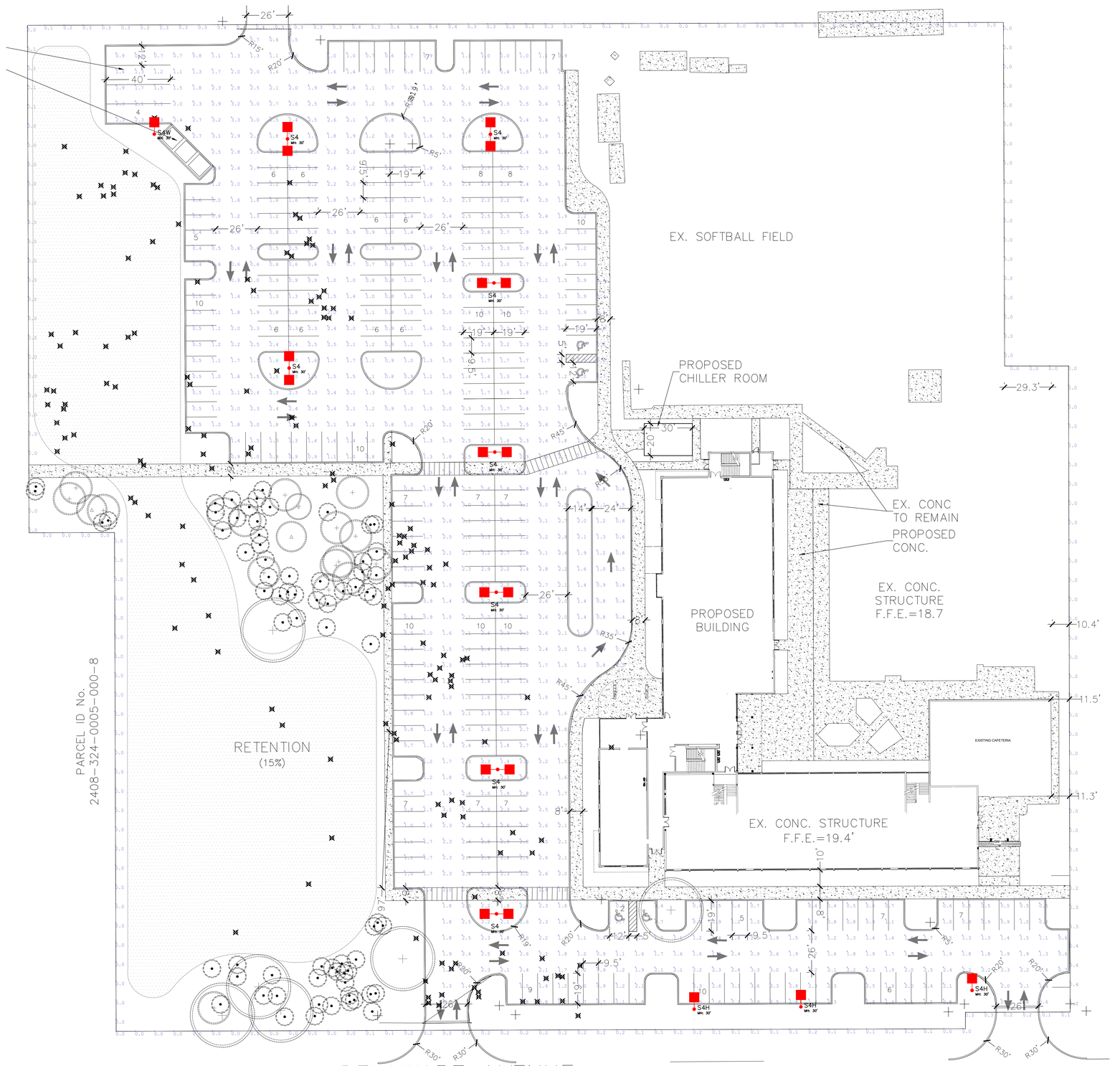
No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
SITE
LIGHTING PLAN

Scale	Date
AS SHOWN	11.14.2025
Drawn By	Checked By
S.L.	I.D.
Job No.	
Sheet No.	
LDE-1.1	

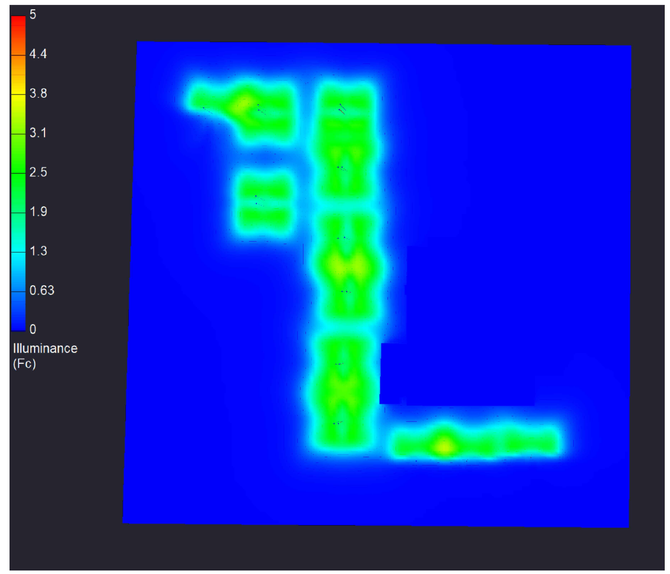


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

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Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2

Location Map



Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

NORTH PROPERTY LINE — 4,050 SF

	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 PLANTED TREES

WEST PROPERTY LINE — 3,640 SF

	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	12	12 PLANTED TREES

SOUTH PROPERTY LINE — 5,380 SF

	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)

VUA LANDSCAPING

	REQ.	PROV.
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES

NATIVE TREE DATA

	REQ.	PROV.
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia fauriei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escallonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	412	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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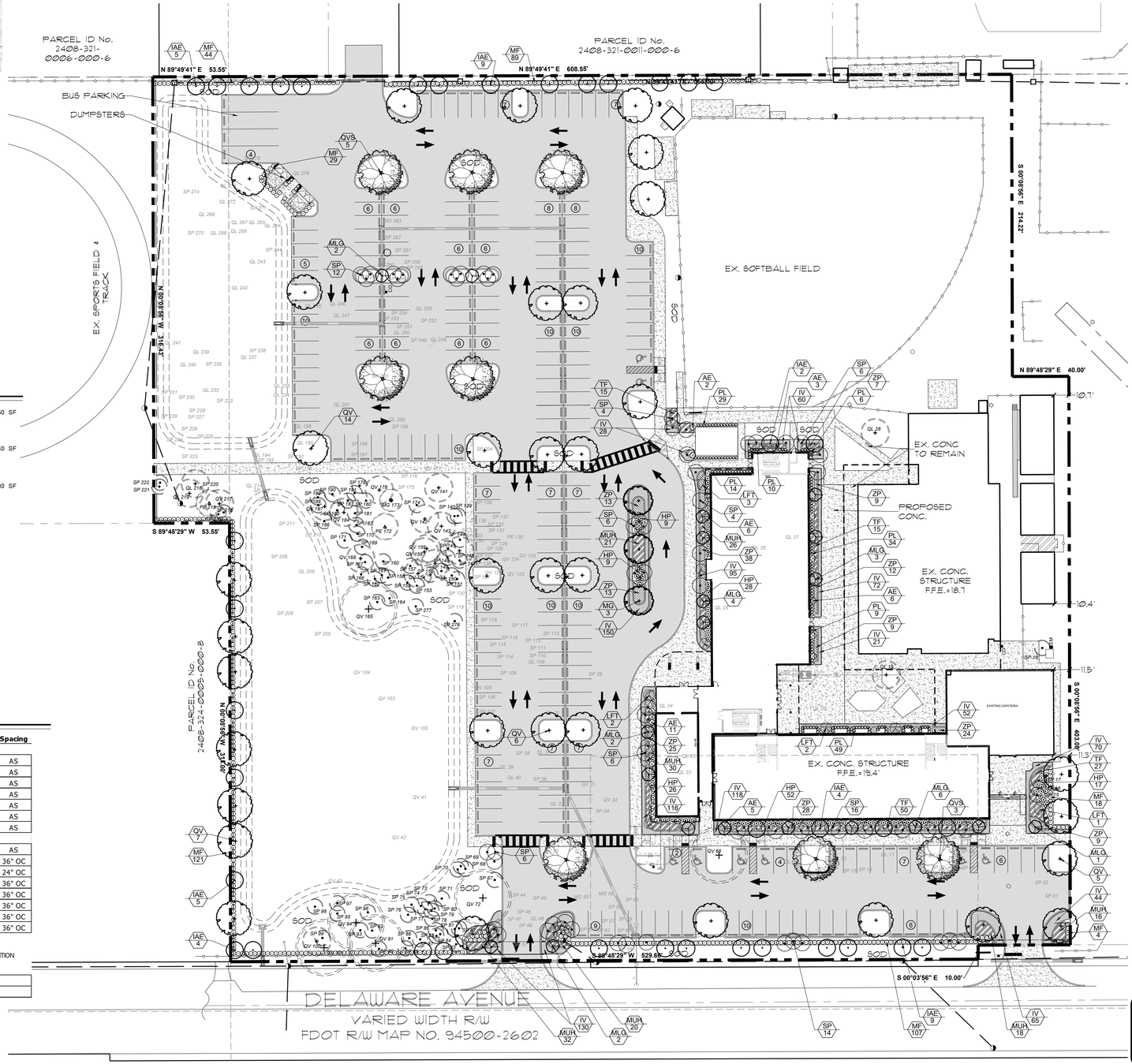
Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED



NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SMITH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

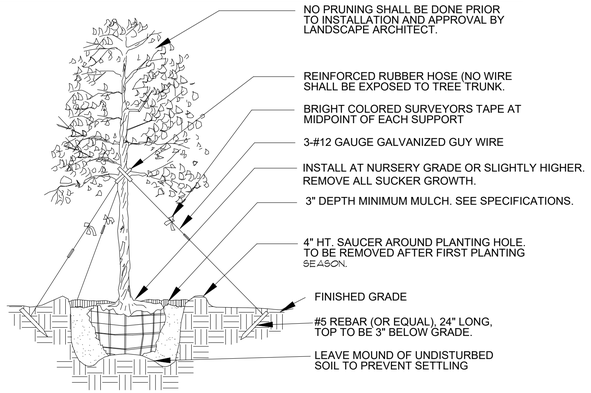
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

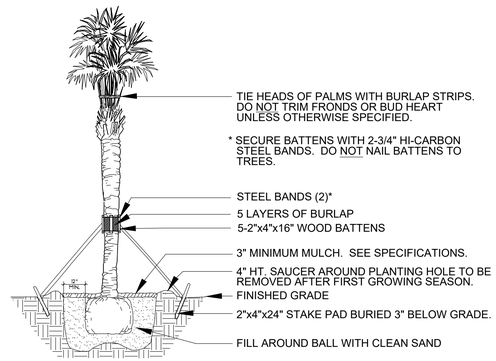
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



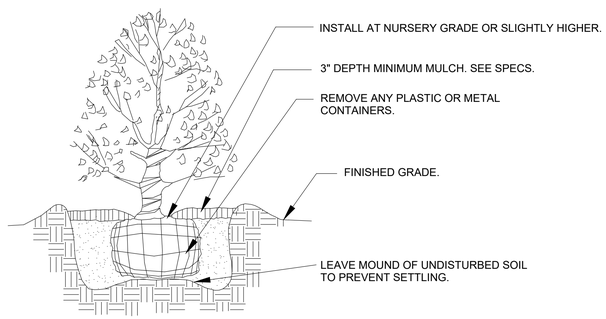
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia faurlei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
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HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	412	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

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PINE STRAW MULCH

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Mike@McCartyLandPlanning.com

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Details

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SMITH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L2

Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE		1	
6	SP	Sabal palmetto	10'+ CT	REMOVE		1	
7	SP	Sabal palmetto	10'+ CT	REMOVE		1	
8	SP	Sabal palmetto	10'+ CT	REMOVE		1	
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE		1	
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE		1	
14	SP	Sabal palmetto	10'+ CT	RELOCATE			1
15	SP	Sabal palmetto	10'+ CT	REMAIN			1
16	SP	Sabal palmetto	10'+ CT	REMAIN			1
17	SP	Sabal palmetto	10'+ CT	REMAIN			1
18	SP	Sabal palmetto	10'+ CT	REMAIN			1
19	QL	Quercus laurifolia	10" DBH	REMAIN		10	
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE		1	
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN		17	
29	SP	Sabal palmetto	10'+ CT	REMOVE		1	
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE		1	
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE		1	
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE		1	
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE		1	
45	SP	Sabal palmetto	10'+ CT	REMOVE		1	
46	SP	Sabal palmetto	10'+ CT	REMOVE		1	
47	SP	Sabal palmetto	10'+ CT	REMOVE		1	
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE		1	
50	SP	Sabal palmetto	10'+ CT	REMOVE		1	
51	SP	Sabal palmetto	10'+ CT	REMOVE		1	
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE		1	
54	SP	Sabal palmetto	10'+ CT	REMOVE		1	
55	*MG	Magnolia grandifolia	6" DBH	REMOVE			
56	*MG	Magnolia grandifolia	6" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE		1	
58	SP	Sabal palmetto	10'+ CT	REMOVE		1	
59	SP	Sabal palmetto	10'+ CT	REMOVE		1	
60	SP	Sabal palmetto	10'+ CT	REMOVE		1	
61	SP	Sabal palmetto	10'+ CT	REMOVE		1	
62	SP	Sabal palmetto	10'+ CT	REMOVE		1	
63	SP	Sabal palmetto	10'+ CT	REMOVE		1	
64	SP	Sabal palmetto	10'+ CT	REMOVE		1	
65	QV	Quercus virginiana	31" DBH	REMAIN			31
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			1
68	SP	Sabal palmetto	10'+ CT	REMAIN			1
69	SP	Sabal palmetto	10'+ CT	REMAIN			1
70	SP	Sabal palmetto	10'+ CT	REMAIN			1
71	SP	Sabal palmetto	10'+ CT	REMAIN			1
72	QV	Quercus virginiana	30" DBH	REMAIN			30
73	SP	Sabal palmetto	10'+ CT	REMAIN			1
74	SP	Sabal palmetto	10'+ CT	REMAIN			1
75	SP	Sabal palmetto	10'+ CT	REMAIN			1
76	SP	Sabal palmetto	10'+ CT	REMAIN			1
77	SP	Sabal palmetto	10'+ CT	REMAIN			1
78	SP	Sabal palmetto	10'+ CT	REMAIN			1
79	SP	Sabal palmetto	10'+ CT	REMAIN			1
80	SP	Sabal palmetto	10'+ CT	REMAIN			1
81	SP	Sabal palmetto	10'+ CT	REMAIN			1
82	SP	Sabal palmetto	10'+ CT	REMAIN			1
83	SP	Sabal palmetto	10'+ CT	REMAIN			1
84	SP	Sabal palmetto	10'+ CT	REMAIN			1
85	SP	Sabal palmetto	10'+ CT	REMAIN			1
86	SP	Sabal palmetto	10'+ CT	REMAIN			1
87	SP	Sabal palmetto	10'+ CT	REMAIN			1
88	SP	Sabal palmetto	10'+ CT	REMAIN			1
89	SP	Sabal palmetto	10'+ CT	REMAIN			1
90	SP	Sabal palmetto	10'+ CT	REMAIN			1
91	QV	Quercus virginiana	12" DBH	REMAIN			12
92	SP	Sabal palmetto	10'+ CT	REMAIN			1
93	SP	Sabal palmetto	10'+ CT	REMAIN			1
94	QV	Quercus virginiana	29" DBH	REMAIN			29
95	SP	Sabal palmetto	10'+ CT	REMAIN			1
96	SP	Sabal palmetto	10'+ CT	REMAIN			1
97	SP	Sabal palmetto	10'+ CT	REMAIN			1
98	SP	Sabal palmetto	10'+ CT	REMAIN			1
99	SP	Sabal palmetto	10'+ CT	REMAIN			1
100	QV	Quercus virginiana	5" DBH	REMAIN			5
101	QV	Quercus virginiana	28" DBH	REMAIN			28
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	30" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE		1	
107	SP	Sabal palmetto	10'+ CT	REMOVE		1	
108	SP	Sabal palmetto	10'+ CT	REMOVE		1	
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE		1	
111	SP	Sabal palmetto	10'+ CT	REMOVE		1	
112	SP	Sabal palmetto	10'+ CT	REMOVE		1	
113	SP	Sabal palmetto	10'+ CT	REMOVE		1	
114	SP	Sabal palmetto	10'+ CT	REMOVE		1	
115	SP	Sabal palmetto	10'+ CT	REMOVE		1	
116	SP	Sabal palmetto	10'+ CT	REMOVE		1	
117	SP	Sabal palmetto	10'+ CT	REMOVE		1	
118	SP	Sabal palmetto	10'+ CT	REMOVE		1	
119	SP	Sabal palmetto	10'+ CT	REMOVE		1	
120	SP	Sabal palmetto	10'+ CT	REMOVE		1	
121	SP	Sabal palmetto	10'+ CT	REMOVE		1	
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	41" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE		1	
127	SP	Sabal palmetto	10'+ CT	REMOVE		1	
128	SP	Sabal palmetto	10'+ CT	REMOVE		1	
129	SP	Sabal palmetto	10'+ CT	REMOVE		1	
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE		1	
132	SP	Sabal palmetto	10'+ CT	REMOVE		1	
133	SP	Sabal palmetto	10'+ CT	REMOVE		1	
134	SP	Sabal palmetto	10'+ CT	REMOVE		1	
135	SP	Sabal palmetto	10'+ CT	REMOVE		1	
136	SP	Sabal palmetto	10'+ CT	REMOVE		1	
137	SP	Sabal palmetto	10'+ CT	REMOVE		1	
138	SP	Sabal palmetto	10'+ CT	REMOVE		1	
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1
141	QV	Quercus virginiana	14" DBH	REMAIN			14
142	QV	Quercus virginiana	4.5" DBH	REMAIN			4.5
143	QV	Quercus virginiana	7" DBH	REMAIN			7
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN			5
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN			6
159	QV	Quercus virginiana	5" DBH	REMAIN			5
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN			33
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN			9
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN			4.5
173	MG	Magnolia grandifolia	13.5 DBH	REMAIN			13.5
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE		1	
176	SP	Sabal palmetto	10'+ CT	REMOVE		1	
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN			7.5
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN			5.5
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN			13.5
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE		1	
193	SP	Sabal palmetto	10'+ CT	REMOVE		1	
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE		1	
197	SP	Sabal palmetto	10'+ CT	REMOVE		1	
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE		1	
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE		1	
203	SP	Sabal palmetto	10'+ CT	REMOVE		1	
204	SP	Sabal palmetto	10'+ CT	REMOVE		1	
205	SP	Sabal palmetto	10'+ CT	REMOVE		1	
206	SP	Sabal palmetto	10'+ CT	REMOVE		1	
207	SP	Sabal palmetto	10'+ CT	REMOVE		1	
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE		1	
210	SP	Sabal palmetto	10'+ CT	REMOVE		1	
211	SP	Sabal palmetto	10'+ CT	REMOVE		1	
212	SP	Sabal palmetto	10'+ CT	REMOVE		1	
213	SP	Sabal palmetto	10'+ CT	REMOVE		1	
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE		1	
224	SP	Sabal palmetto	10'+ CT	REMOVE		1	
225	SP	Sabal palmetto	10'+ CT	REMOVE		1	
226	SP	Sabal palmetto	10'+ CT	REMOVE		1	
227	SP	Sabal palmetto	10'+ CT	REMOVE		1	
228	SP	Sabal palmetto	10'+ CT	REMOVE		1	
229	SP	Sabal palmetto	10'+ CT	REMOVE		1	
230	SP	Sabal palmetto	10'+ CT	REMOVE		1	
231	SP	Sabal palmetto	10'+ CT	REMOVE		1	
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE		1	
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE		1	
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE		1	
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE		1	
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE		1	
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE		1	
252	SP	Sabal palmetto	10'+ CT	REMOVE		1	
253	SP	Sabal palmetto	10'+ CT	REMOVE		1	
254	SP	Sabal palmetto	10'+ CT	REMOVE		1	
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE		1	
257	SP	Sabal palmetto	10'+ CT	REMOVE		1	
258	SP	Sabal palmetto	10'+ CT	REMOVE		1	
259	SP	Sabal palmetto	10'+ CT	REMOVE		1	
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE		1	
262	SP	Sabal palmetto	10'+ CT	REMOVE		1	
263	*MG	Magnolia grandifolia	11" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE		1	
271	SP	Sabal palmetto	10'+ CT	REMOVE		1	
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE		1	
275	SP	Sabal palmetto	10'+ CT	REMOVE		1	
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE		1	

*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74

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NORTH
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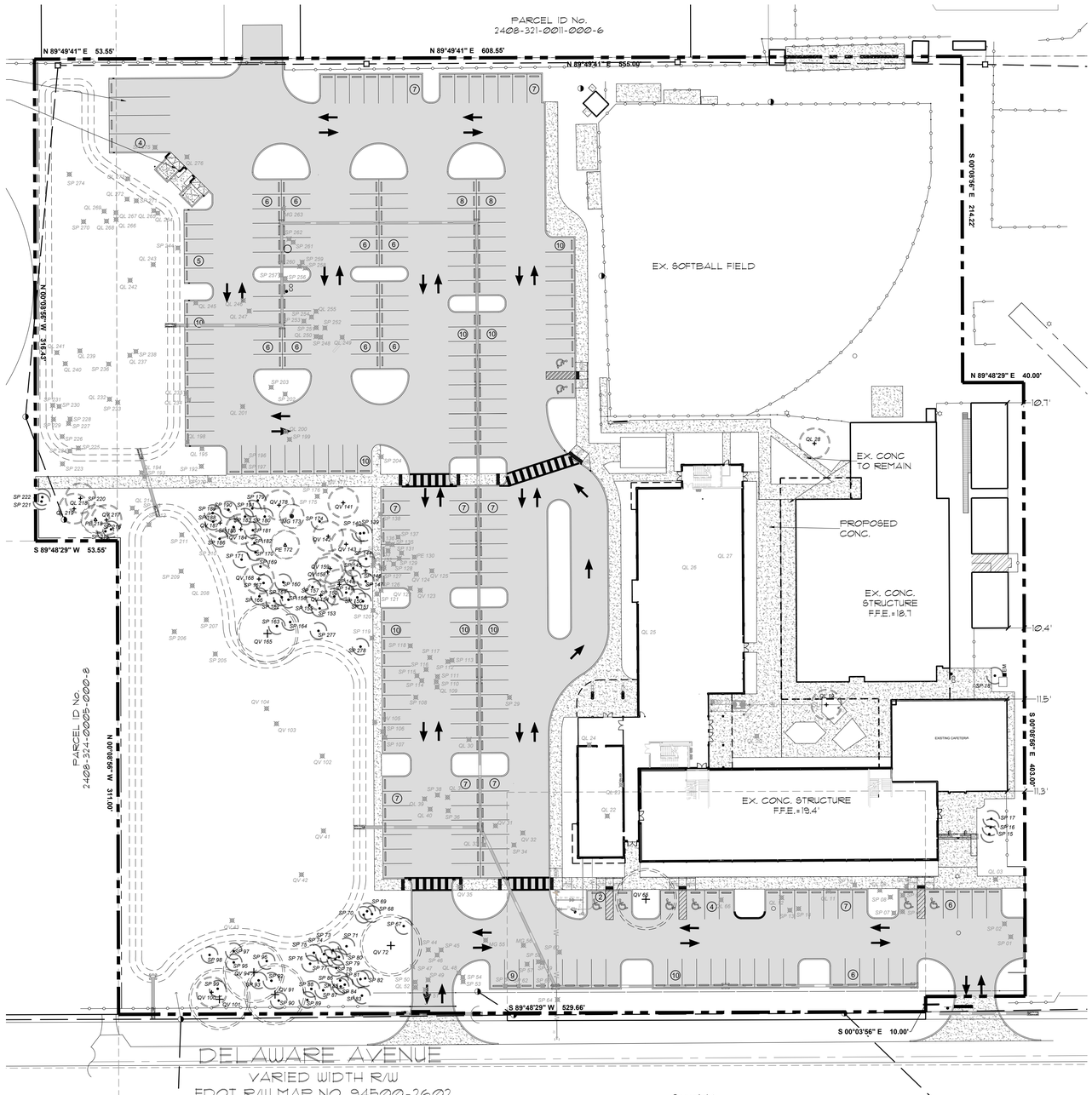
0' 20' 40' 80'



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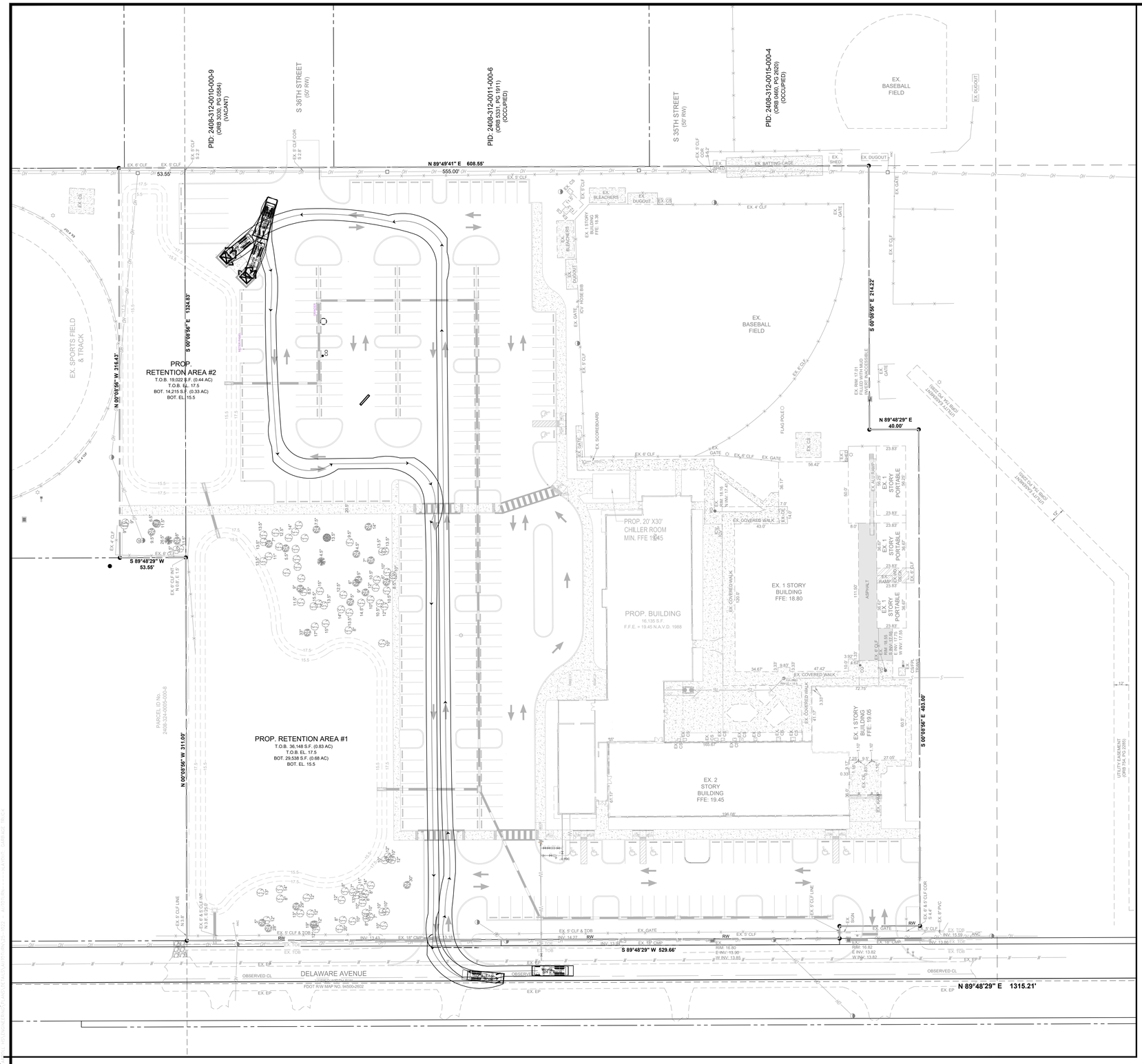
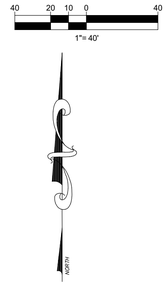
John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Tree Management Plan

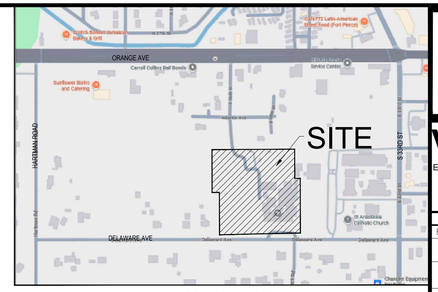
REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE, JR. LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

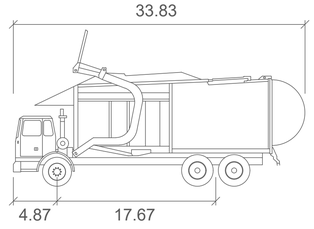
L3







LOCATION MAP
N.T.S.
SECTIONS 8, TWP. 35 S, RGE. 40 E



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER, LICENSE NO. 74637, STATE OF FLORIDA, PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/30/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - AUTOTURN

SHEET TITLE:
AUTOTURN GARBAGE TRUCK

SHEET NUMBER:
02

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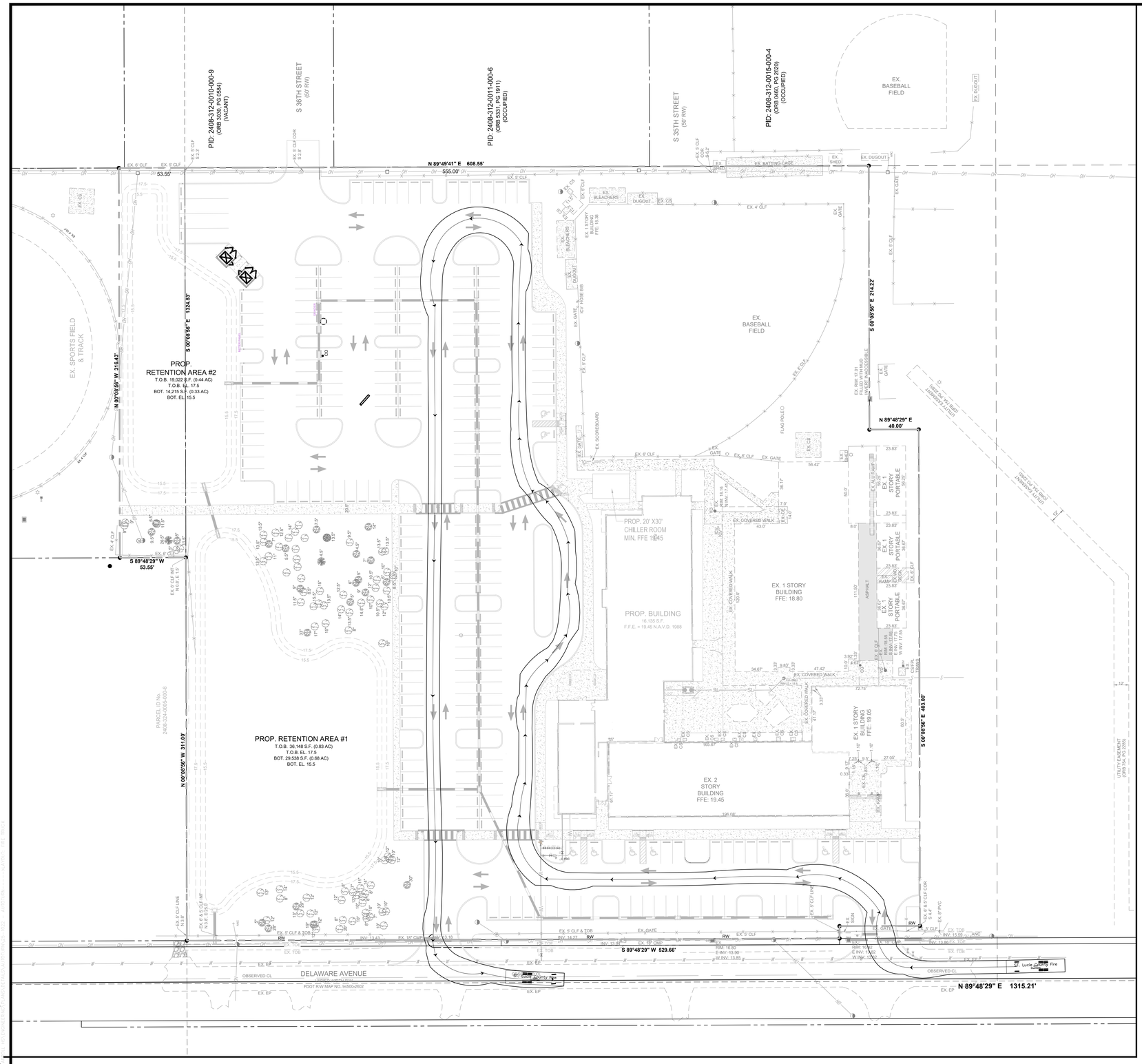
Printed on Friday, January 30, 2026, 3:09 PM by Jacob McClellan
J:\2025\25-1022 - AUTOTURN\25-1022 - AUTOTURN - LAYOUT: GARBAGE TRUCK


PID: 2408-312-0010-000-9
(ORB 0956, PG 0564)
(VACANT)
S 36TH STREET
(50' R/W)
PID: 2408-312-0011-000-6
(ORB 0956, PG 0561)
(OCCUPIED)
S 35TH STREET
(50' R/W)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)
EX. BASEBALL FIELD
EX. DUGOUT
EX. BATTING CAGE
EX. SHED
N 89°49'41" E 608.55'
555.00'
53.55'
EX. 6' CLF
EX. 5' CLF
EX. BLEACHERS
EX. CB
EX. 4' CLF
EX. GATE
EX. SPORTS FIELD & TRACK
PROP. RETENTION AREA #2
T.O.B. 19,022 S.F. (0.44 AC)
T.O.B. EL. 17.5
BOT. 14,215 S.F. (0.33 AC)
BOT. EL. 15.5
N 00°08'56" W 316.43'
S 00°08'56" E 1324.83'
S 89°48'29" W
53.55'
EX. 6' CLF N.F.E. 15'
PROP. RETENTION AREA #1
T.O.B. 36,148 S.F. (0.83 AC)
T.O.B. EL. 17.5
BOT. 29,538 S.F. (0.68 AC)
BOT. EL. 15.5
N 00°08'56" W 311.00'
PARCEL ID No.
2408-324-0009-000-8
EX. 1 STORY BUILDING FFE 18.36
EX. 6" CMP
EX. 6" PVC
EX. 8" PVC
EX. 12" PVC
EX. 18" CMP
EX. 24" RCP
EX. 5' CLF & TOB
EX. 5' CLF LINE N.3.9'
EX. 6' CLF INT. N.2.6' E.5.52'
EX. 5' CLF & EOP INT. N.2.6' E.5.52'
EX. 6' CLF & TOB
EX. TOB
EX. EP
OBSERVED CL
DELAWARE AVENUE
LIMITED ACCESS R/W
FDOT R/W MAP NO. 94500-2602
St. Lucie County Fire
S 89°48'29" W 529.66'
N 89°48'29" E 1315.21'
S 00°08'56" E 214.32'
N 89°48'29" E
40.00'
S 00°08'56" E 403.00'
PROP. 20' X30' CHILLER ROOM
MIN. FFE 19.45
PROP. BUILDING
16,135 S.F.
F.F.E. = 19.45 N.A.V.D. 1988
EX. 1 STORY BUILDING
FFE: 18.80
EX. 2 STORY BUILDING
FFE: 19.45
EX. 1 STORY BUILDING
FFE: 19.05
EX. COVERED WALK
EX. COVERED WALK
EX. GOVERED WALK
EX. RAMP
EX. AUDITORIUM
EX. 2 STORY PORTABLE
EX. 1 STORY PORTABLE
EX. 1 STORY PORTABLE
EX. 1 STORY PORTABLE
EX. SLAB
EX. ASPHALT
EX. CONCRETE
EX. CONCRETE WALK
EX. SCOREBOARD
FLAG POLE
EX. BBQ
EX. BBQ
EX. BBQ

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

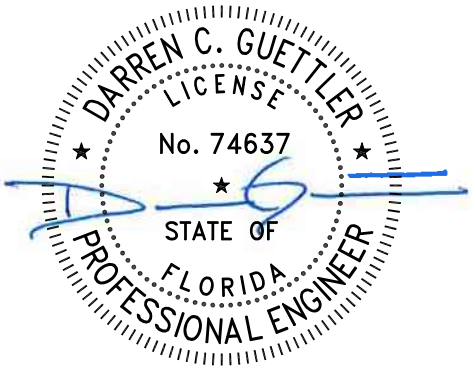
Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located within the City of Fort Pierce in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the demolition of existing school buildings and the removal of modular classrooms to be replaced by a new academic building designed to accommodate the same enrollment of students. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors. This is a renovation of the existing campus not an expansion, these new buildings do not increase student enrollment but rather offer the same students more resources and a better learning environment compared to the outdated buildings and modular classrooms currently in use.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	500	200



This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

Stormwater Management Report

for

John Carroll High School

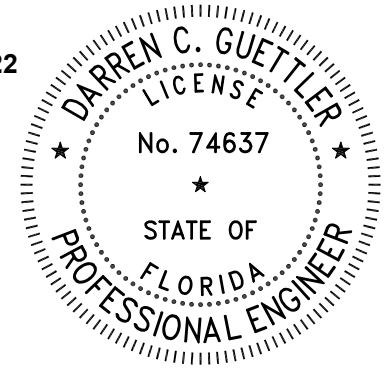
Fort Pierce, Florida

January, 2026

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002



Darren C. Guettler, P.E.
Florida Lic. No 74637
Date: 01-29-2026

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality treatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches
Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

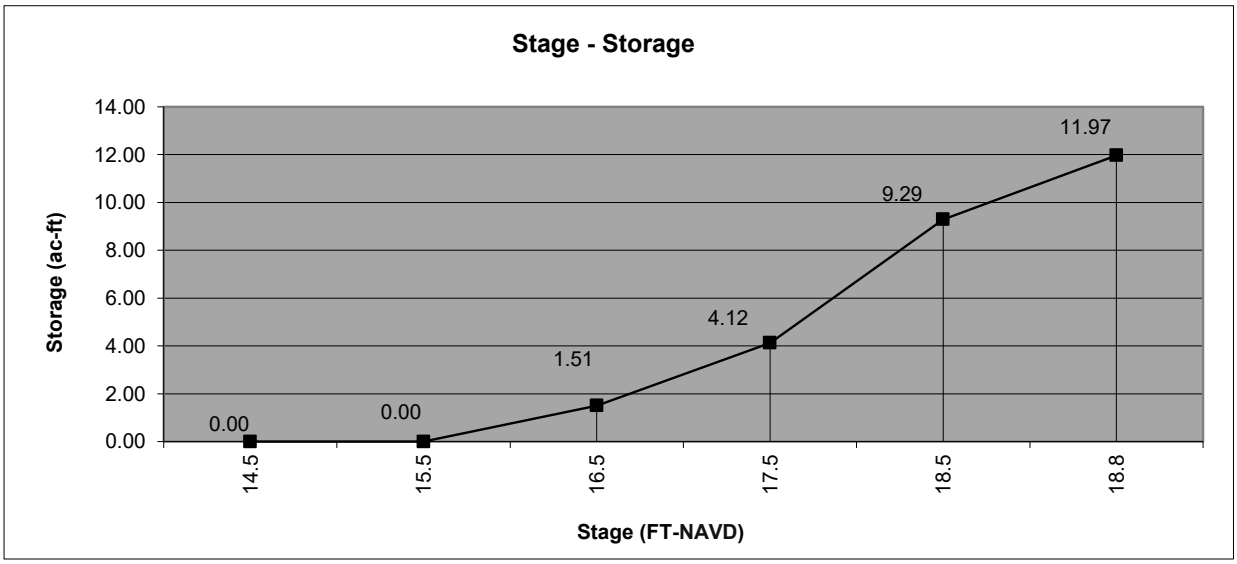
S =	2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch	*	1ft / 12in	*	8.75 Drainage Area (AC)	=	0.73 Treated Volume	ac-ft	

OR

2.5 Inches Times the Percent Impervious

(Site Area)	8.75 Project Area (AC)	- (	0.00 Lakes (AC)*	+	0.00 Wetlands (AC)*	+	1.17 Roofs	)	=	7.58 Site Area		
(Impervious Area)			7.58 Site Area (AC)	-	4.17 Pervious Area (AC)	=	3.41 Impervious Area	ac				
(% Impervious)	Impervious Area / Site Area (AC)	*	100	%		=	45.0%					
(2.5 in. * % Imp.)			2.50	inches *	45.0% Percent Impervious	=	1.12 Inches To Be Treated	inches				
(Treated Volume)	1.12 Treated Inches	*	1ft / 12 inches	*	8.75 Site Area (AC)	=	0.82 Treated Volume	ac-ft				

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**	(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**	**1.51 ac-ft**

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

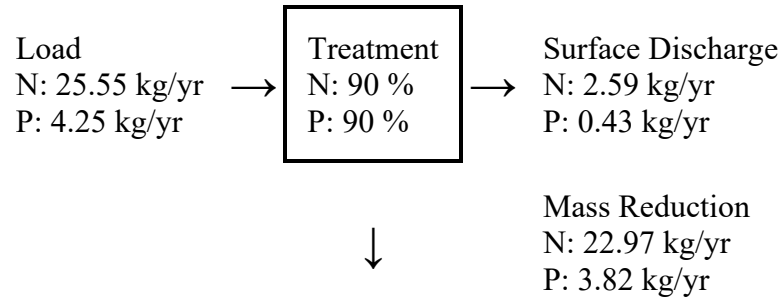
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

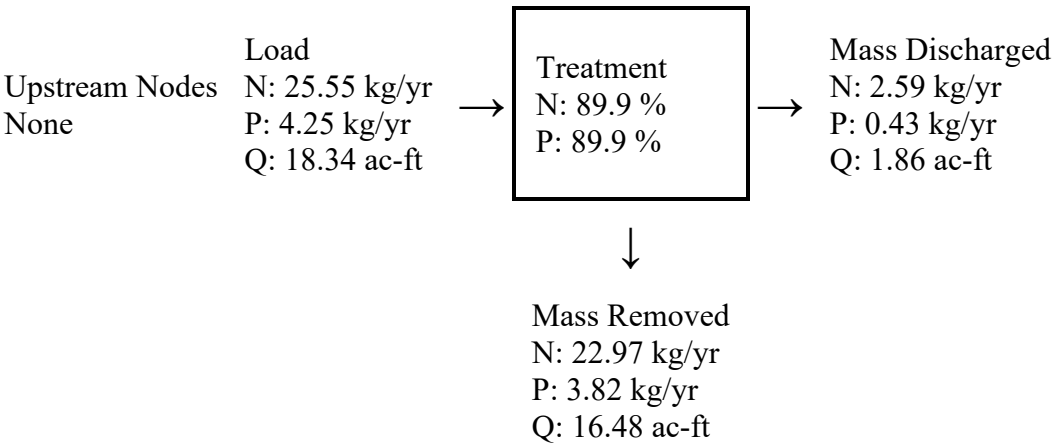
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

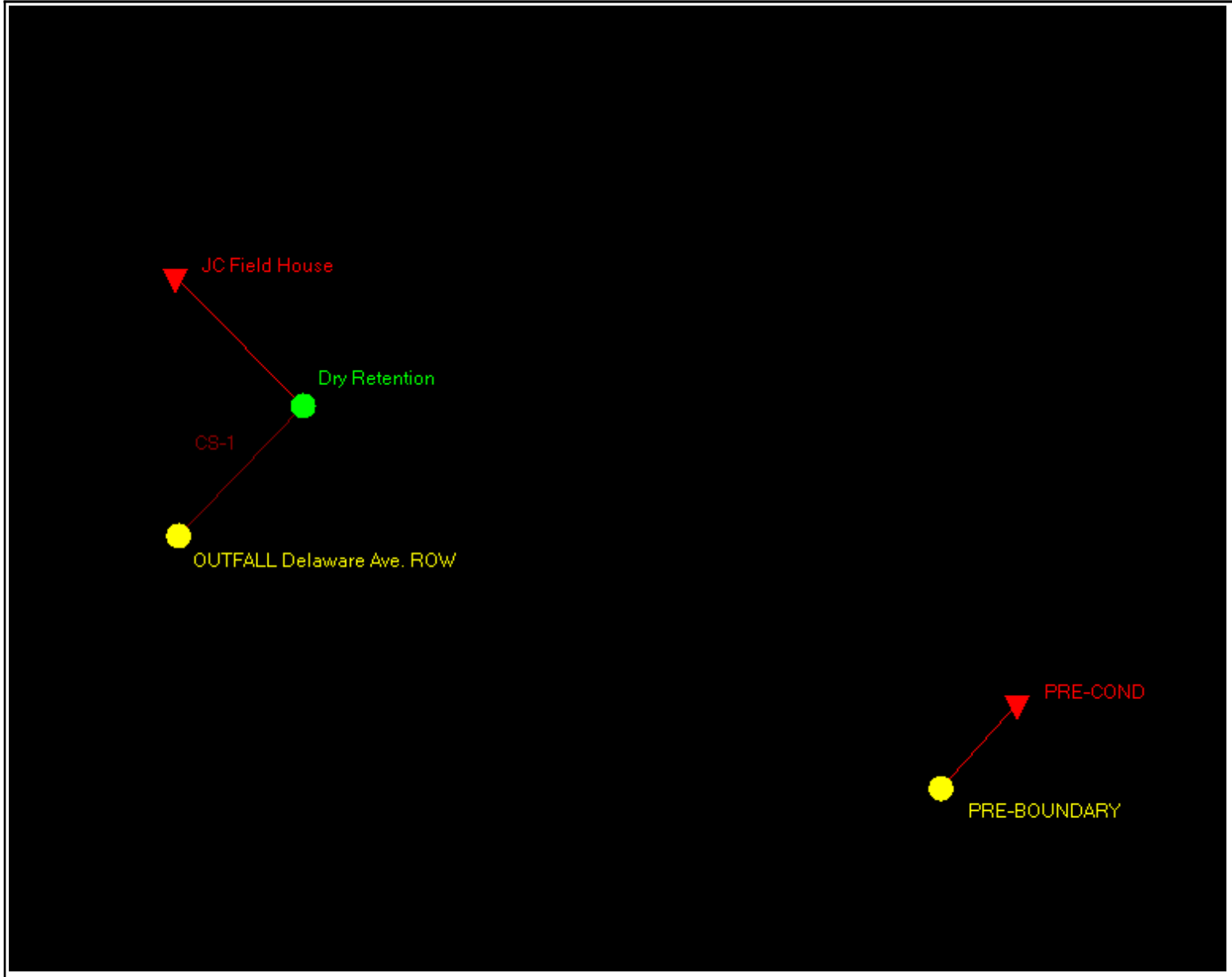
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: JC High School

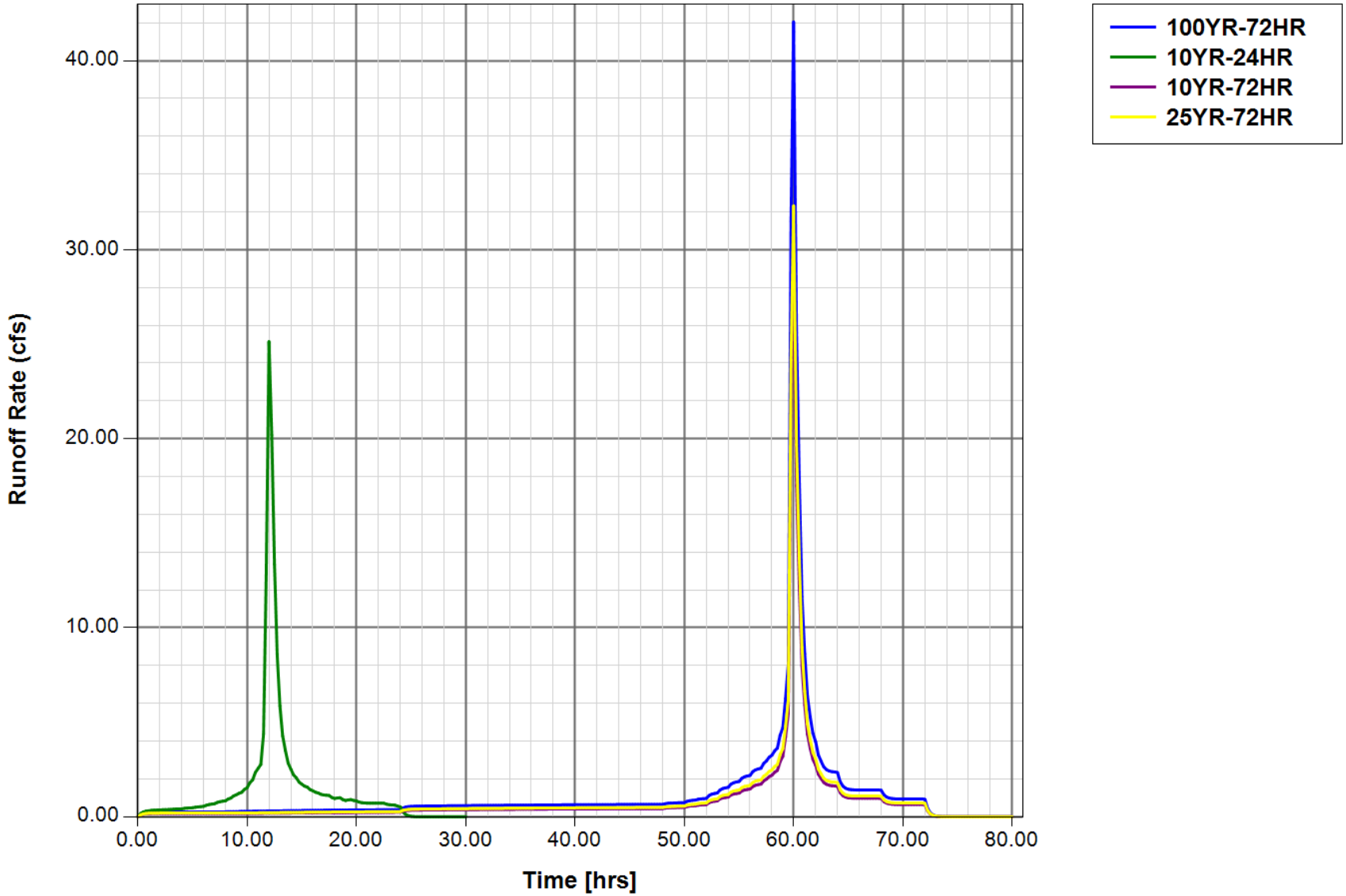
Scenario:	w/ Discharge
Node:	Dry Retention
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7500 ac
Curve Number:	84.0
% Impervious:	52.31
% DCIA:	52.31
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
JC High School	100YR-72HR	42.05	60.0000	12.23	11.27	8.7500	92.2	52.31	52.31
JC High School	10YR-24HR	25.14	12.0167	6.00	5.14	8.7500	92.6	52.31	52.31
JC High School	10YR-72HR	28.74	60.0000	8.50	7.58	8.7500	92.4	52.31	52.31
JC High School	25YR-72HR	32.32	60.0000	9.50	8.57	8.7500	92.3	52.31	52.31

Simple Basin Runoff Rate: JC High School [w/ Discharge]



Simple Basin: PRE-COND

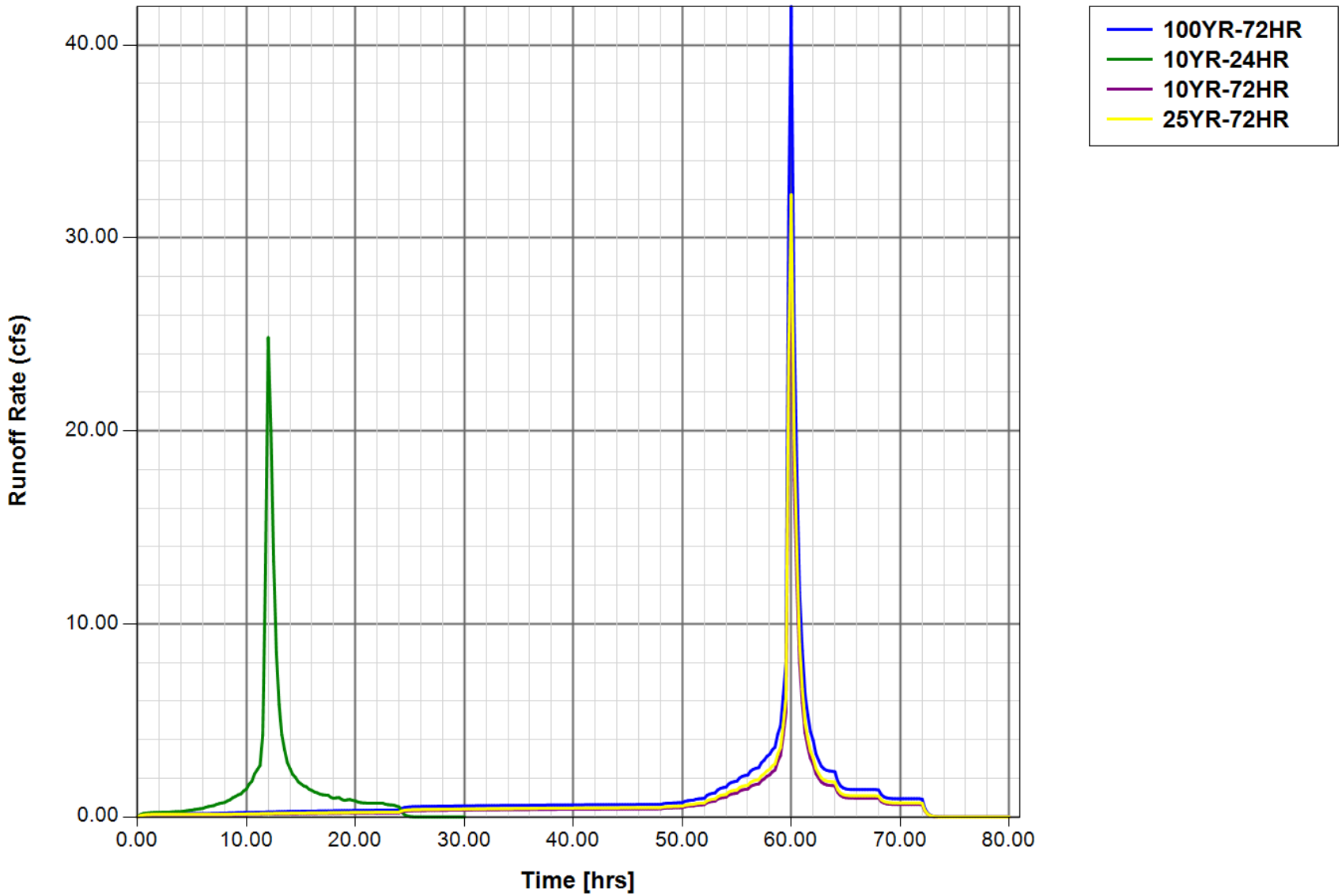
Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: OUTFALL Delaware Ave. ROW

Scenario: w/ Discharge
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.80 ft
Warning Stage: 17.90 ft
Boundary Stage:

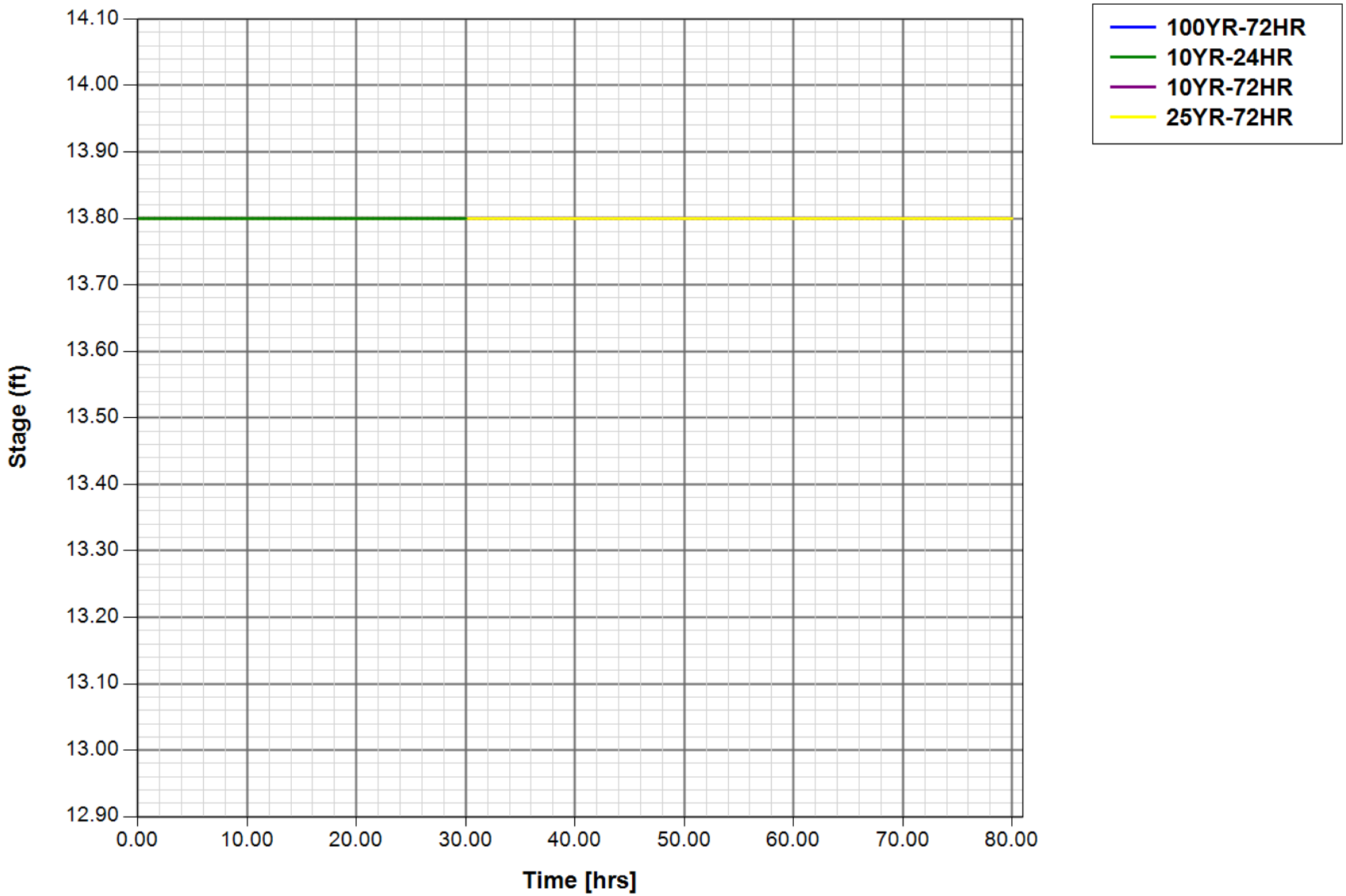
Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	13.80
0	0	0	72.0000	13.80

Comment:

Node Max Conditions [w/ Discharge]

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]
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0

Stage [Node: OUTFALL Delaware Ave. ROW]



Node Max Conditions [w/ Discharge]

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]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware Ave. ROW	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	None	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0130	Manning's N:	0.0130
Length:	16.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical		

Geometry Type:	Rectangular
Invert:	17.00 ft
Control Elevation:	13.00 ft
Max Depth:	999.00 ft
Max Width:	2.50 ft
Fillet:	0.00 ft

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

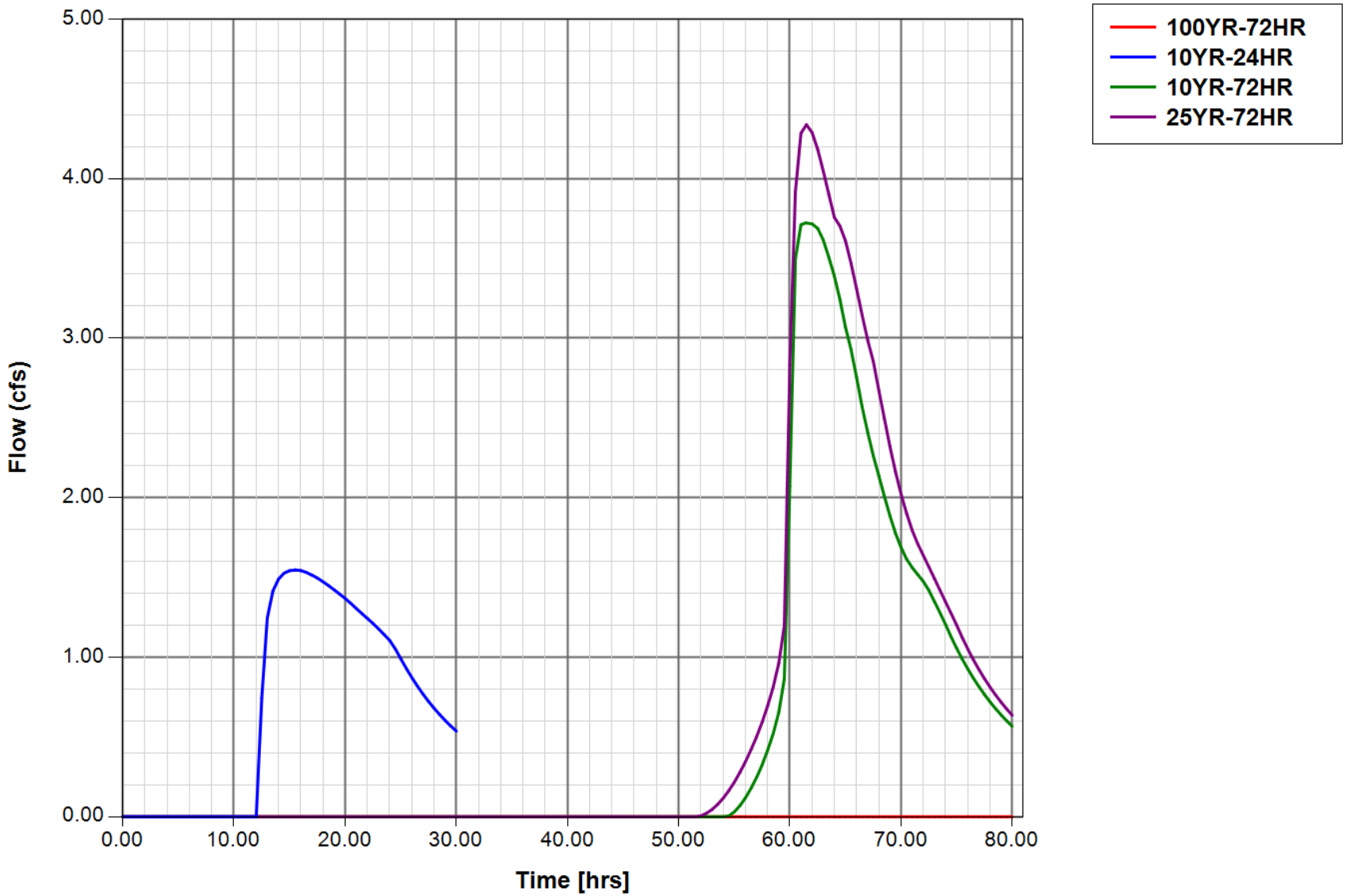
Weir Comment:

Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33

Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N



80°21'32"W 27°26'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix D - USDA Soil Survey

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



January 28, 2026

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: 1:1,630 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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 19, Aug 29, 2025

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	2.3	20.5%
16	Hilolo loamy sand, 0 to 2 percent slopes	2.9	26.7%
38	Riviera fine sand, 0 to 2 percent slopes	5.8	52.9%
Totals for Area of Interest		**11.0**	**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
Landscape: Coastal plains
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

Landscape: Coastal plains
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
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

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

Landscape: Coastal plains
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
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
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
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood
Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: 2zlft
Landscape: Coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 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
Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
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 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces, Drainageways on marine terraces, Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, convex, concave
Across-slope shape: Linear, concave
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

38—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Landscape: Coastal plains
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 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

Riviera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 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): 3w

Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Wabasso
Percent of map unit: 8 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Brynwood
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Floridana
Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

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Location Map



Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN

General Notes

1. All signs shall meet City of Fort Pierce Developement Regulations.
2. All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
   - Rope must be a minimum of four (4) feet off the ground.
   - Rope may not be attached to vegetation
   - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
   - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
8. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
9. Any proposed lighting will be directed away from any residential units or adjacent roadways.
10. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
11. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
12. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.

Site Data

PCN		2408-324-0002-000-7
ZONING		R-4
FUTURE LAND USE		RM

	SF	AC	%
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%

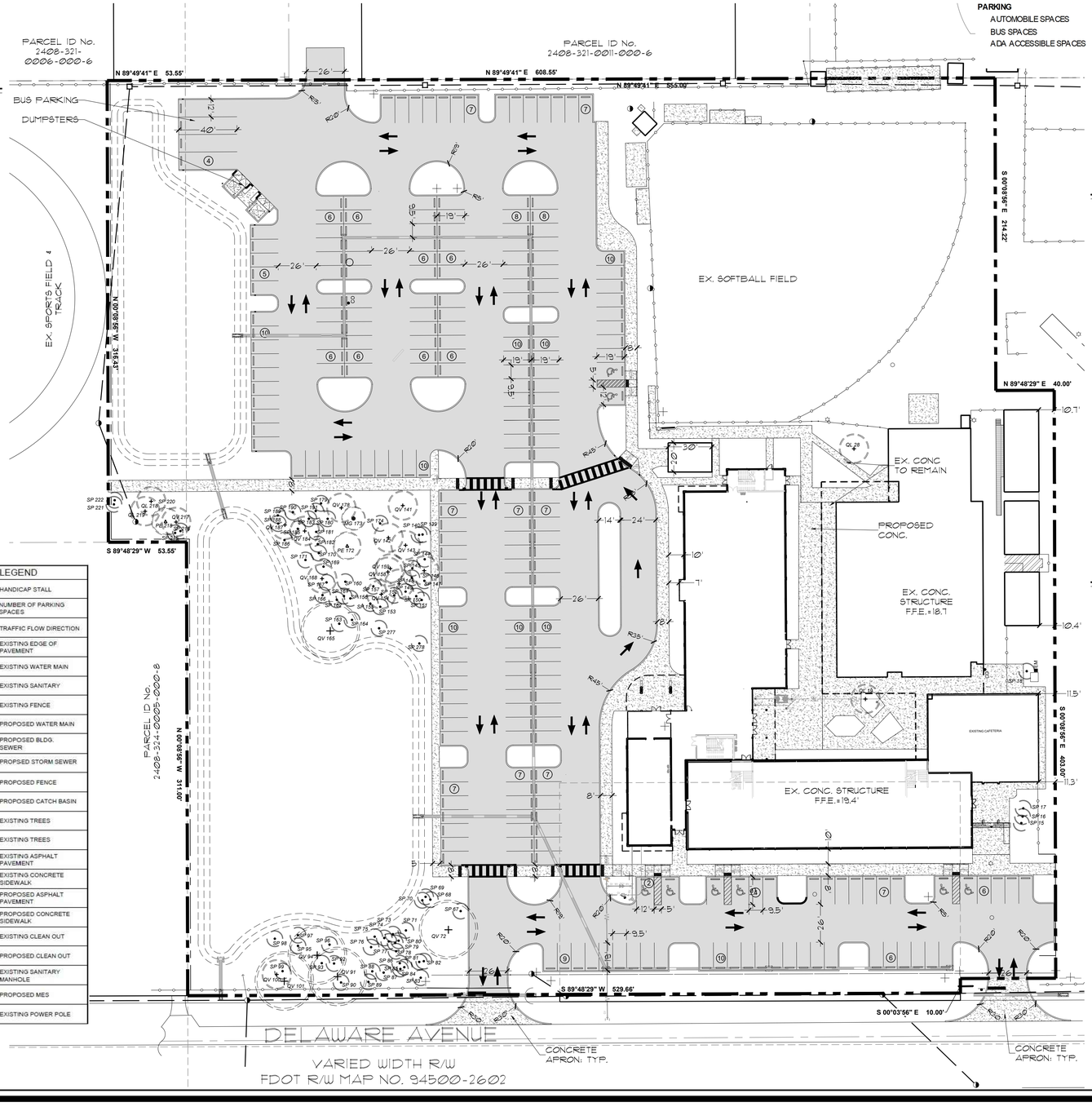
PARKING	**PROVIDED**
AUTOMOBILE SPACES	249
BUS SPACES	4
ADA ACCESSIBLE SPACES	8
TOTAL	253

Legal Description

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

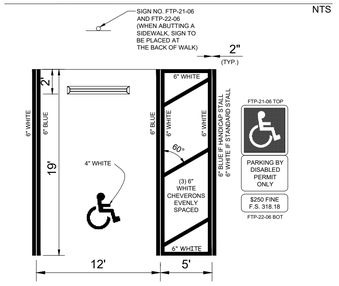
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;
THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.
THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;
THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;
THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;
THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;
THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;
THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;
THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;
THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.
THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.



ADA Parking Detail

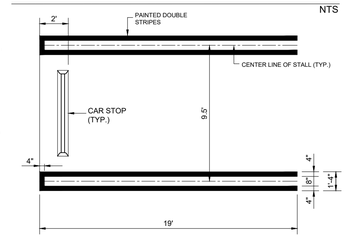
NTS



NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

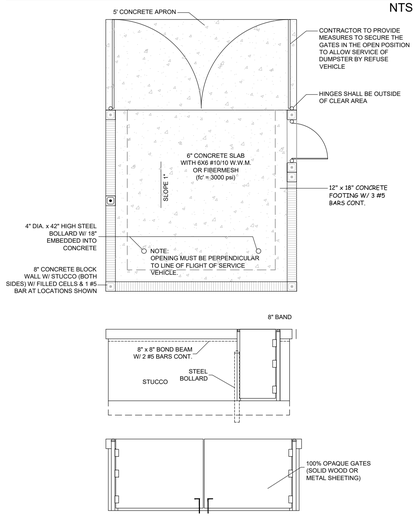
Standard Parking Detail

NTS



Dumpster Detail

NTS



LEGEND	
	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
	EXISTING FENCE
	PROPOSED WATER MAIN
	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING CLEAN OUT
	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE

NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Site Plan

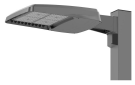
REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BOSCH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

S1

Luminaire Schedule (Issue: November 14th, 2025) Project No. **JCHS - Fort Pierce, FL**

Contact McCay Green with Commercial Lighting Industries, 772-485-0561-, McCay@Commercial-Lighting.net for pricing

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.



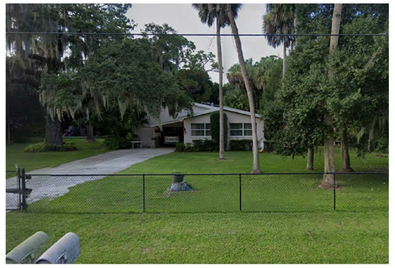
TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE



TRAVELING EAST ON DELAWARE AVE



3730 DELAWARE AVE



3750 DELAWARE AVE



3820 DELAWARE AVE



3915 DELAWARE AVE



3912 DELAWARE AVE



4000 DELAWARE AVE



ST. ANASTASIA
PARISH OFFICE



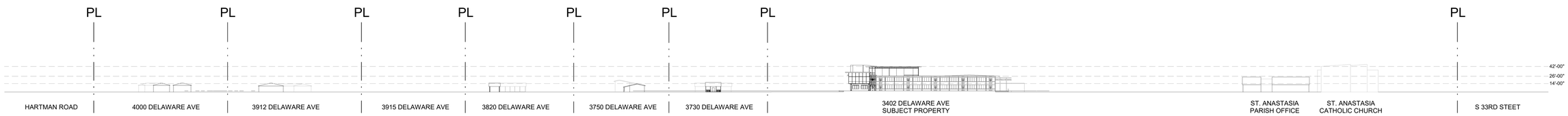
ST. ANASTASIA
CATHOLIC CHURCH



AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

© REG 2025

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1



TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE



TRAVELING EAST ON DELAWARE AVE



3730 DELAWARE AVE



3750 DELAWARE AVE



3820 DELAWARE AVE



3915 DELAWARE AVE



3912 DELAWARE AVE



4000 DELAWARE AVE



ST. ANASTASIA
PARISH OFFICE



ST. ANASTASIA
CATHOLIC CHURCH



AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

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NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

McCarty & Associates

Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Agent Authorization

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purpose of obtaining permits and approvals from state and local government agencies for the project known as: **John Carroll High School, which is identified by Parcel ID#s: 2408-313-0001-000-6 & 2408-313-0002-000-3**

John Carroll High School

By: Charles E. Notabartolo

Its: **Director**

Printed Name: **Very Rev. Charles E. Notabartolo, V.G.** Date: 11/13/2025

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this **13th** day of **November**, 2025, by **Very Rev. Charles E. Notabartolo, V.G.** of **John Carroll High School** on behalf of the company who ( ) has produced _____ as identification or (✓) is personally known to me.

{NOTARY SEAL}
DESTINY R. GIBBONS
Commission # HH 617777
Expires March 31, 2029

Notary Public
D R Gibbons
Name Printed: Destiny R. Gibbons
My commission expires: March 31, 2029

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

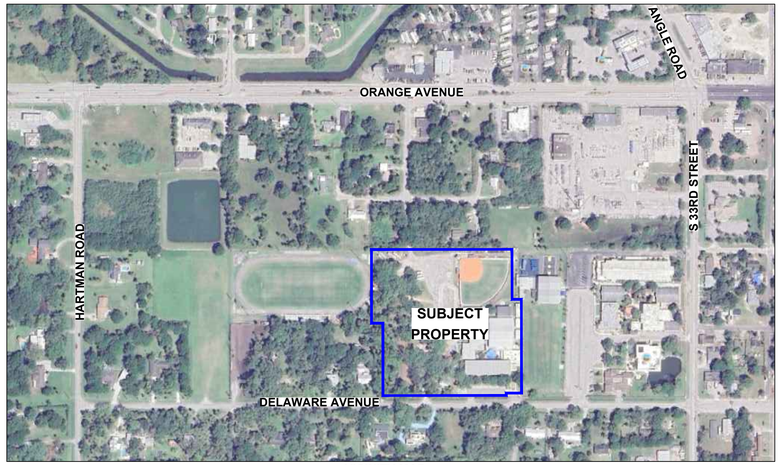
LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

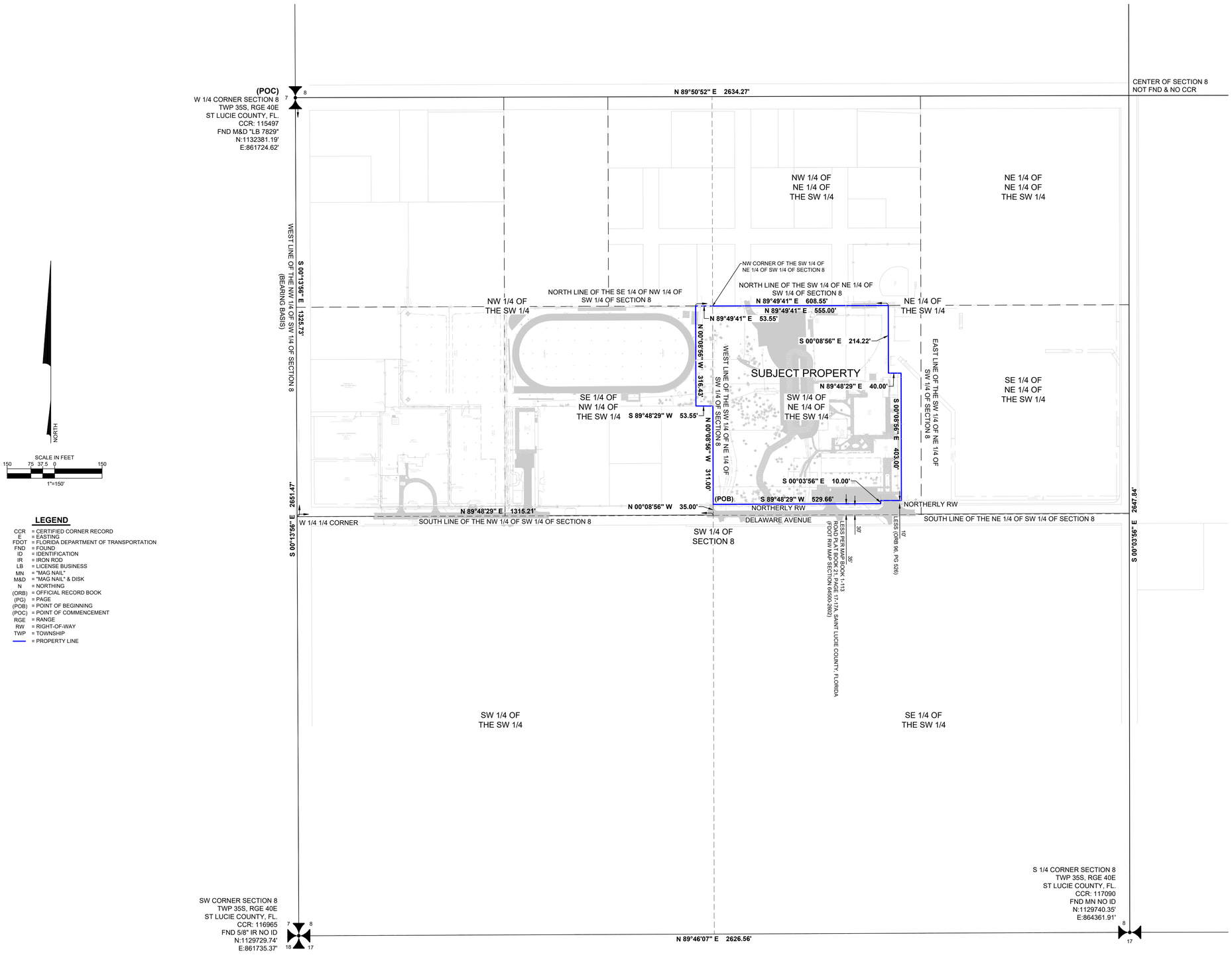
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS: | DATE | BY

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 150'
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST JOHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
▭	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊡	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

DELAWARE AVENUE (20' ASPHALT)

N 00°08'56" W 316.43'
S 89°48'29" W 53.55'
N 00°08'56" W 311.00'
N 89°49'41" E 608.55'
S 00°03'56" E 10.00'
S 89°48'29" W 65.33'
S 00°08'56" E 403.00'
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

REVISIONS:	DATE	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 30'
DATE: 09-22-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 3 OF 3

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\02 SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

Location Map



Legal Description

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

Site Data

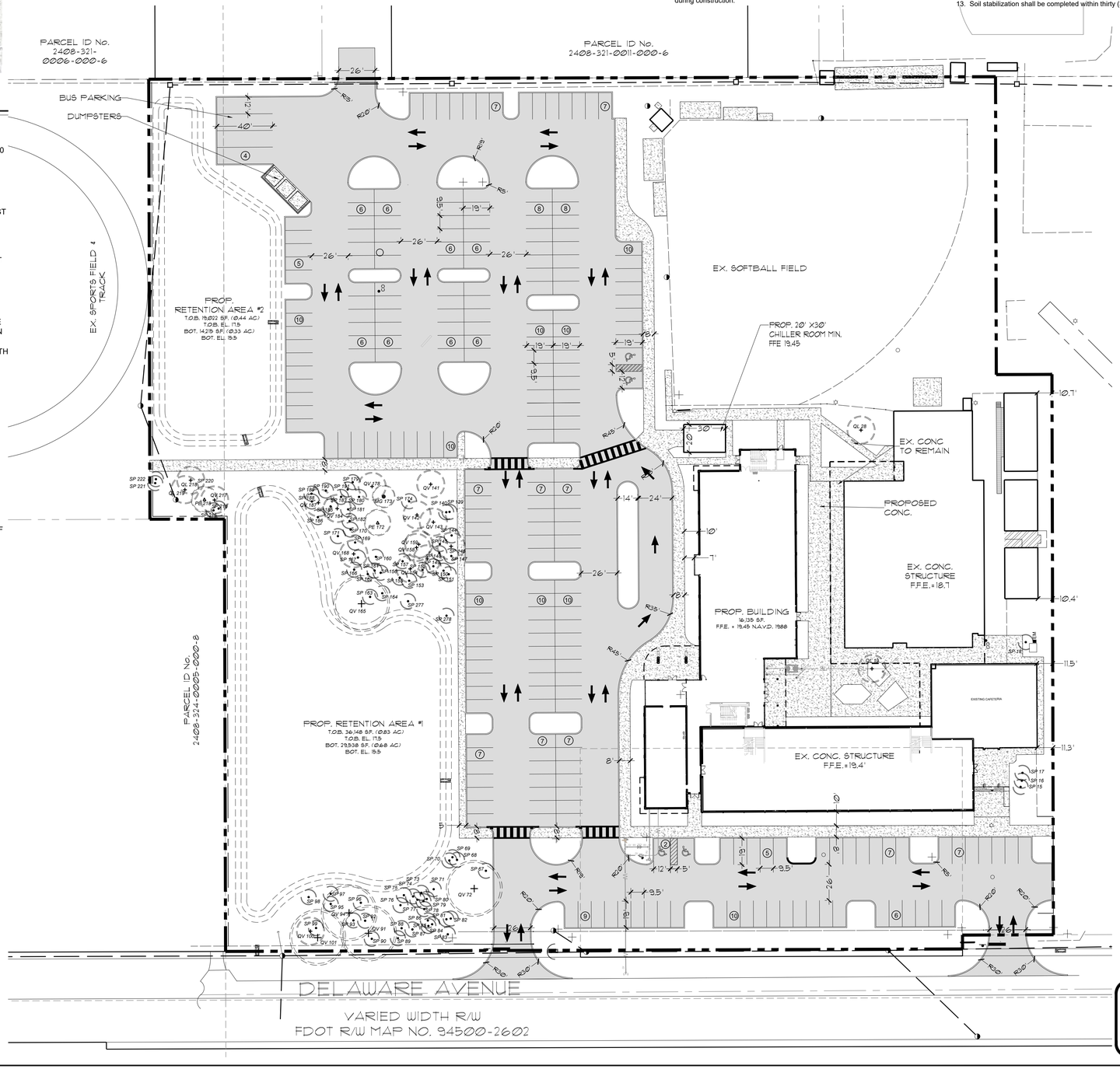
PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN

General Notes

1. All signs shall meet City of Fort Pierce Developement Regulations.
2. All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
8. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
9. Any proposed lighting will be directed away from any residential units or adjacent roadways.
10. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
11. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
12. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.



NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL J. MCRAE, SURVEYOR LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

S1

Location Map



Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
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OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

NORTH PROPERTY LINE — 4,050 SF

REQ.	PROV.
14	14 PLANTED TREES

1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE

WEST PROPERTY LINE — 3,640 SF

REQ.	PROV.
12	12 PLANTED TREES

1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE

SOUTH PROPERTY LINE — 5,380 SF

REQ.	PROV.
18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)

1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE

VUA LANDSCAPING

	REQ.	PROV.
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES

NATIVE TREE DATA

	REQ.	PROV.
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia fauriei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escalonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	404	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
*DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.

SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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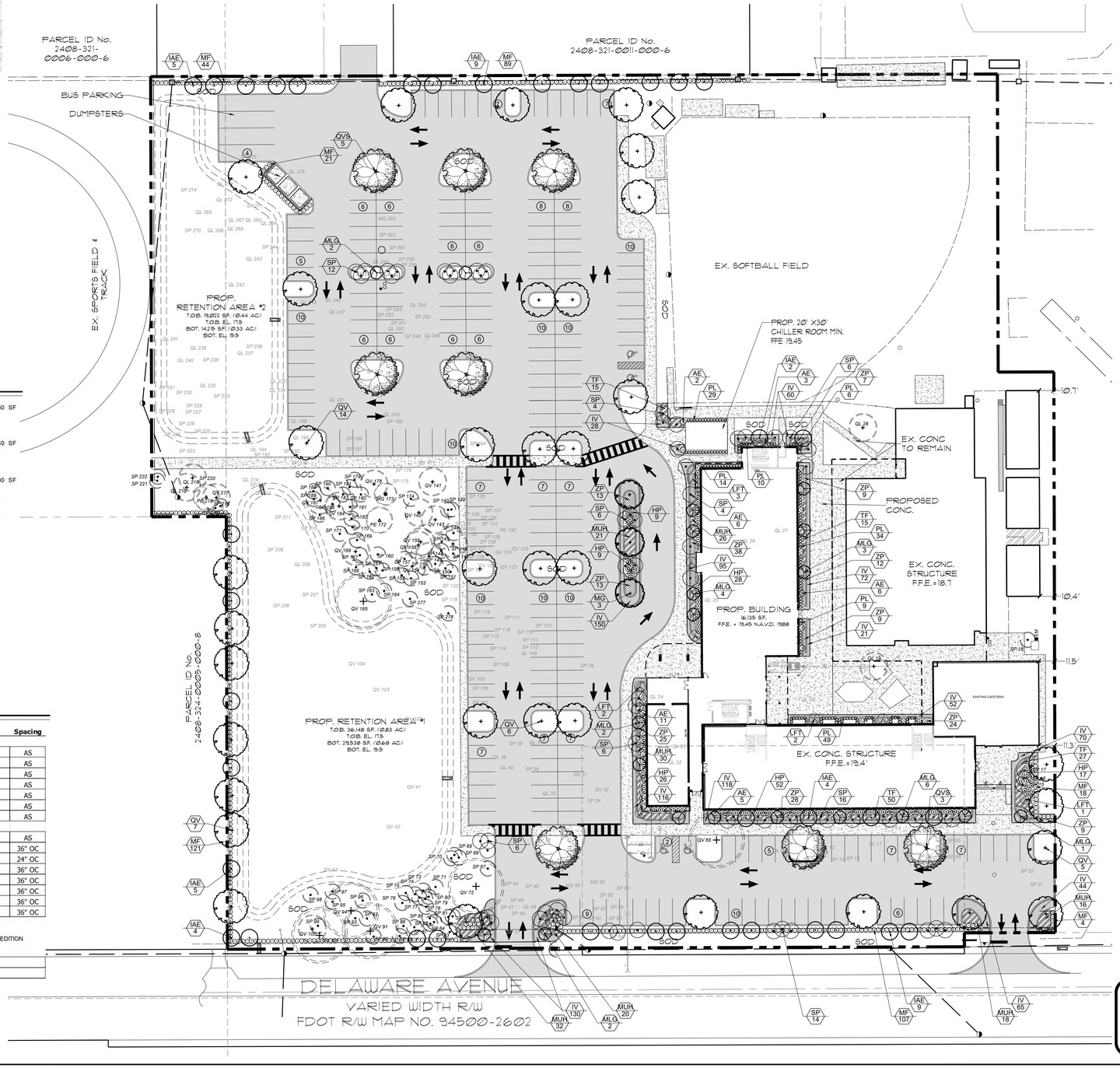
Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED



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0' 20' 40' 80'

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JCHS
Fort Pierce, Florida
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BUCHANAN LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

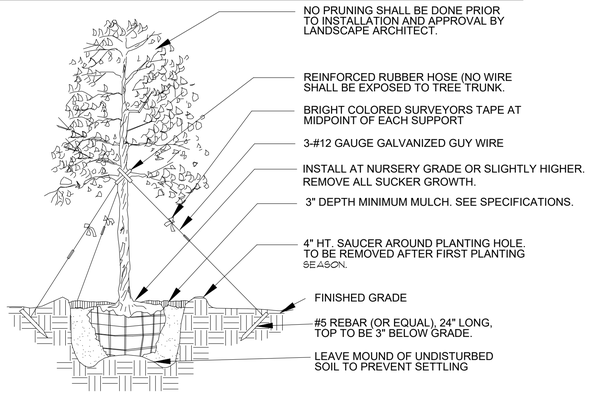
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

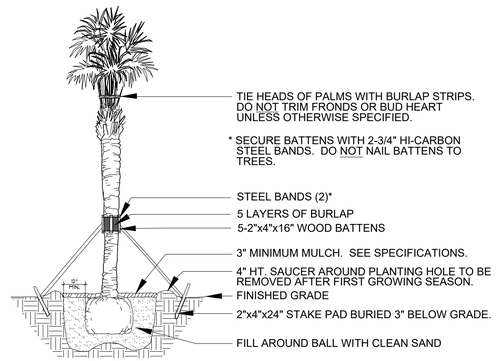
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



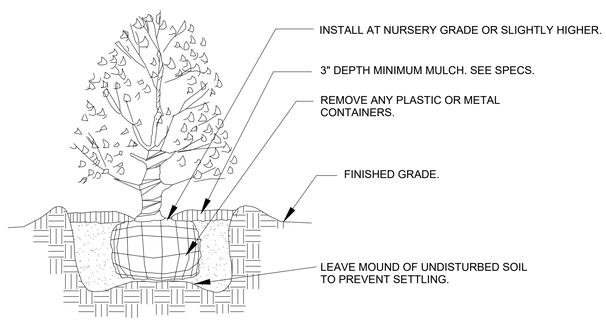
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

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Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
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MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
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TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
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PINE STRAW MULCH

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JCHS
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L2

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Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE		1	
6	SP	Sabal palmetto	10'+ CT	REMOVE		1	
7	SP	Sabal palmetto	10'+ CT	REMOVE		1	
8	SP	Sabal palmetto	10'+ CT	REMOVE		1	
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE		1	
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE		1	
14	SP	Sabal palmetto	10'+ CT	RELOCATE			1
15	SP	Sabal palmetto	10'+ CT	REMAIN			1
16	SP	Sabal palmetto	10'+ CT	REMAIN			1
17	SP	Sabal palmetto	10'+ CT	REMAIN			1
18	SP	Sabal palmetto	10'+ CT	REMAIN			1
19	QL	Quercus laurifolia	10" DBH	REMAIN		10	
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE		1	
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN		17	
29	SP	Sabal palmetto	10'+ CT	REMOVE		1	
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE		1	
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE		1	
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE		1	
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE		1	
45	SP	Sabal palmetto	10'+ CT	REMOVE		1	
46	SP	Sabal palmetto	10'+ CT	REMOVE		1	
47	SP	Sabal palmetto	10'+ CT	REMOVE		1	
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE		1	
50	SP	Sabal palmetto	10'+ CT	REMOVE		1	
51	SP	Sabal palmetto	10'+ CT	REMOVE		1	
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE		1	
54	SP	Sabal palmetto	10'+ CT	REMOVE		1	
55	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
56	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE		1	
58	SP	Sabal palmetto	10'+ CT	REMOVE		1	
59	SP	Sabal palmetto	10'+ CT	REMOVE		1	
60	SP	Sabal palmetto	10'+ CT	REMOVE		1	
61	SP	Sabal palmetto	10'+ CT	REMOVE		1	
62	SP	Sabal palmetto	10'+ CT	REMOVE		1	
63	SP	Sabal palmetto	10'+ CT	REMOVE		1	
64	SP	Sabal palmetto	10'+ CT	REMOVE		1	
65	QV	Quercus virginiana	31" DBH	REMAIN			31
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			1
68	SP	Sabal palmetto	10'+ CT	REMAIN			1
69	SP	Sabal palmetto	10'+ CT	REMAIN			1
70	SP	Sabal palmetto	10'+ CT	REMAIN			1
71	SP	Sabal palmetto	10'+ CT	REMAIN			1
72	QV	Quercus virginiana	30" DBH	REMAIN			30
73	SP	Sabal palmetto	10'+ CT	REMAIN			1
74	SP	Sabal palmetto	10'+ CT	REMAIN			1
75	SP	Sabal palmetto	10'+ CT	REMAIN			1
76	SP	Sabal palmetto	10'+ CT	REMAIN			1
77	SP	Sabal palmetto	10'+ CT	REMAIN			1
78	SP	Sabal palmetto	10'+ CT	REMAIN			1
79	SP	Sabal palmetto	10'+ CT	REMAIN			1
80	SP	Sabal palmetto	10'+ CT	REMAIN			1
81	SP	Sabal palmetto	10'+ CT	REMAIN			1
82	SP	Sabal palmetto	10'+ CT	REMAIN			1
83	SP	Sabal palmetto	10'+ CT	REMAIN			1
84	SP	Sabal palmetto	10'+ CT	REMAIN			1
85	SP	Sabal palmetto	10'+ CT	REMAIN			1
86	SP	Sabal palmetto	10'+ CT	REMAIN			1
87	SP	Sabal palmetto	10'+ CT	REMAIN			1
88	SP	Sabal palmetto	10'+ CT	REMAIN			1
89	SP	Sabal palmetto	10'+ CT	REMAIN			1
90	SP	Sabal palmetto	10'+ CT	REMAIN			1
91	QV	Quercus virginiana	12" DBH	REMAIN			12
92	SP	Sabal palmetto	10'+ CT	REMAIN			1
93	SP	Sabal palmetto	10'+ CT	REMAIN			1
94	QV	Quercus virginiana	29" DBH	REMAIN			29
95	SP	Sabal palmetto	10'+ CT	REMAIN			1
96	SP	Sabal palmetto	10'+ CT	REMAIN			1
97	SP	Sabal palmetto	10'+ CT	REMAIN			1
98	SP	Sabal palmetto	10'+ CT	REMAIN			1
99	SP	Sabal palmetto	10'+ CT	REMAIN			1
100	QV	Quercus virginiana	5" DBH	REMAIN			5
101	QV	Quercus virginiana	28" DBH	REMAIN			28
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	30" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE		1	
107	SP	Sabal palmetto	10'+ CT	REMOVE		1	
108	SP	Sabal palmetto	10'+ CT	REMOVE		1	
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE		1	
111	SP	Sabal palmetto	10'+ CT	REMOVE		1	
112	SP	Sabal palmetto	10'+ CT	REMOVE		1	
113	SP	Sabal palmetto	10'+ CT	REMOVE		1	
114	SP	Sabal palmetto	10'+ CT	REMOVE		1	
115	SP	Sabal palmetto	10'+ CT	REMOVE		1	
116	SP	Sabal palmetto	10'+ CT	REMOVE		1	
117	SP	Sabal palmetto	10'+ CT	REMOVE		1	
118	SP	Sabal palmetto	10'+ CT	REMOVE		1	
119	SP	Sabal palmetto	10'+ CT	REMOVE		1	
120	SP	Sabal palmetto	10'+ CT	REMOVE		1	
121	SP	Sabal palmetto	10'+ CT	REMOVE		1	
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	41" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE		1	
127	SP	Sabal palmetto	10'+ CT	REMOVE		1	
128	SP	Sabal palmetto	10'+ CT	REMOVE		1	
129	SP	Sabal palmetto	10'+ CT	REMOVE		1	
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE		1	
132	SP	Sabal palmetto	10'+ CT	REMOVE		1	
133	SP	Sabal palmetto	10'+ CT	REMOVE		1	
134	SP	Sabal palmetto	10'+ CT	REMOVE		1	
135	SP	Sabal palmetto	10'+ CT	REMOVE		1	
136	SP	Sabal palmetto	10'+ CT	REMOVE		1	
137	SP	Sabal palmetto	10'+ CT	REMOVE		1	
138	SP	Sabal palmetto	10'+ CT	REMOVE		1	
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1
141	QV	Quercus virginiana	14" DBH	REMAIN		14	
142	QV	Quercus virginiana	4.5" DBH	REMAIN		4.5	
143	QV	Quercus virginiana	7" DBH	REMAIN		7	
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN		5	
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN		6	
159	QV	Quercus virginiana	5" DBH	REMAIN		5	
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN		33	
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN		9	
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN		4.5	
173	MG	Magnolia grandiflolia	13.5 DBH	REMAIN		13.5	
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE	1		
176	SP	Sabal palmetto	10'+ CT	REMOVE	1		
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN		7.5	
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN		5.5	
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN		13.5	
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE	1		
193	SP	Sabal palmetto	10'+ CT	REMOVE	1		
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE	1		
197	SP	Sabal palmetto	10'+ CT	REMOVE	1		
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE	1		
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE	1		
203	SP	Sabal palmetto	10'+ CT	REMOVE	1		
204	SP	Sabal palmetto	10'+ CT	REMOVE	1		
205	SP	Sabal palmetto	10'+ CT	REMOVE	1		
206	SP	Sabal palmetto	10'+ CT	REMOVE	1		
207	SP	Sabal palmetto	10'+ CT	REMOVE	1		
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE	1		
210	SP	Sabal palmetto	10'+ CT	REMOVE	1		
211	SP	Sabal palmetto	10'+ CT	REMOVE	1		
212	SP	Sabal palmetto	10'+ CT	REMOVE	1		
213	SP	Sabal palmetto	10'+ CT	REMOVE	1		
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE	1		
224	SP	Sabal palmetto	10'+ CT	REMOVE	1		
225	SP	Sabal palmetto	10'+ CT	REMOVE	1		
226	SP	Sabal palmetto	10'+ CT	REMOVE	1		
227	SP	Sabal palmetto	10'+ CT	REMOVE	1		
228	SP	Sabal palmetto	10'+ CT	REMOVE	1		
229	SP	Sabal palmetto	10'+ CT	REMOVE	1		
230	SP	Sabal palmetto	10'+ CT	REMOVE	1		
231	SP	Sabal palmetto	10'+ CT	REMOVE	1		
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE	1		
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE	1		
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE	1		
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE	1		
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE	1		
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE	1		
252	SP	Sabal palmetto	10'+ CT	REMOVE	1		
253	SP	Sabal palmetto	10'+ CT	REMOVE	1		
254	SP	Sabal palmetto	10'+ CT	REMOVE	1		
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE	1		
257	SP	Sabal palmetto	10'+ CT	REMOVE	1		
258	SP	Sabal palmetto	10'+ CT	REMOVE	1		
259	SP	Sabal palmetto	10'+ CT	REMOVE	1		
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE	1		
262	SP	Sabal palmetto	10'+ CT	REMOVE	1		
263	*MG	Magnolia grandiflolia	11" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE	1		
271	SP	Sabal palmetto	10'+ CT	REMOVE	1		
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE	1		
275	SP	Sabal palmetto	10'+ CT	REMOVE	1		
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE	1		

*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74

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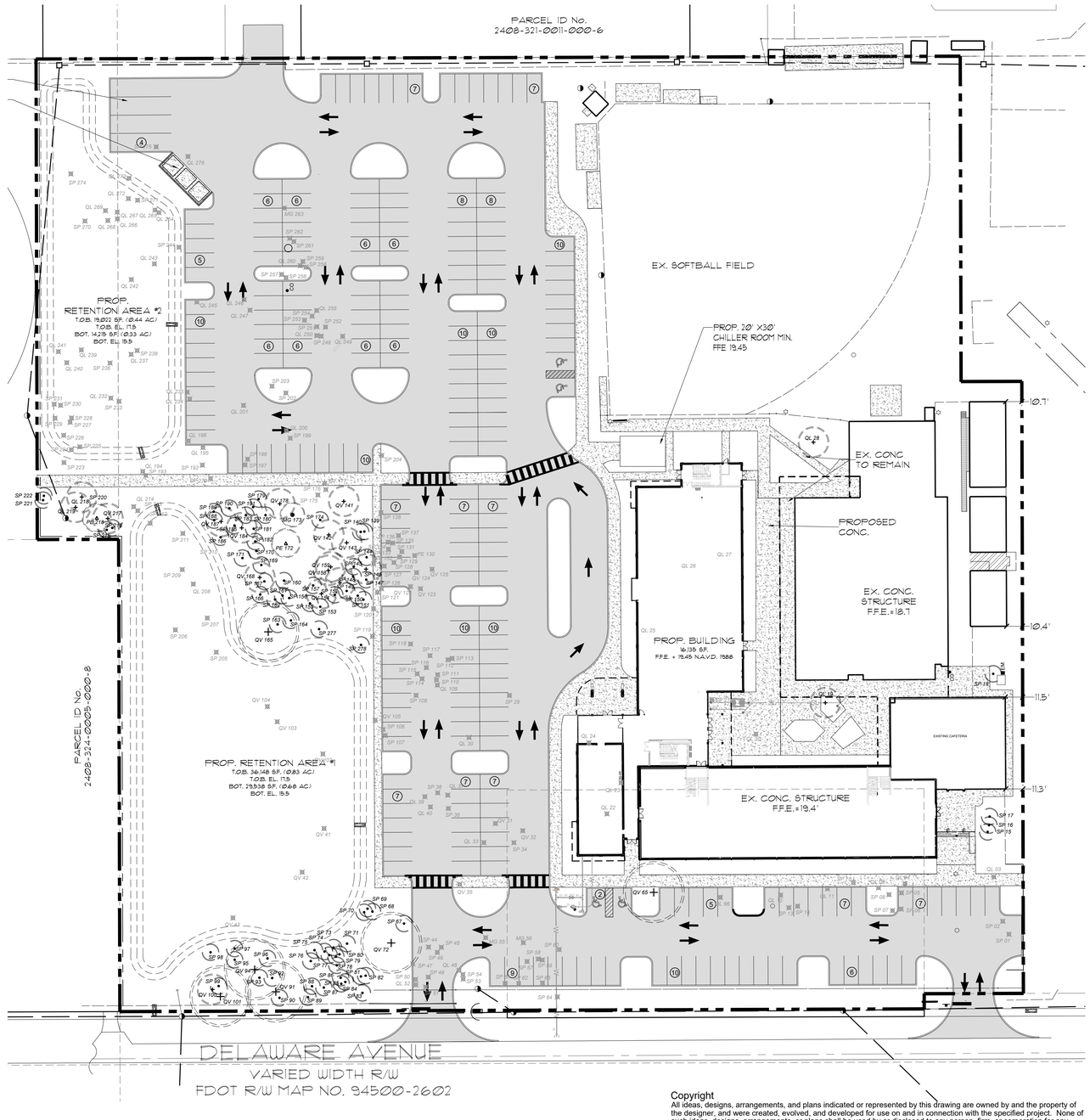

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JCHS
Fort Pierce, Florida
Tree Management Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE, PLA LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025

L3

John Carroll High School – New Classroom Building

REG Architects

Architectural Style / Design Justification Statement

Five Main Design Concepts

1. *Continuation of historic rhythm*
2. *Strong base for protection*
3. *Shelter under continuous roof*
4. *Transparency in social and learning spaces*
5. *Elevated chapel as anchor*

The proposed addition to John Carroll High School respects the existing 1960s mid-modern structure while expanding classrooms, administrative offices, and the chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor.

First, the new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow.

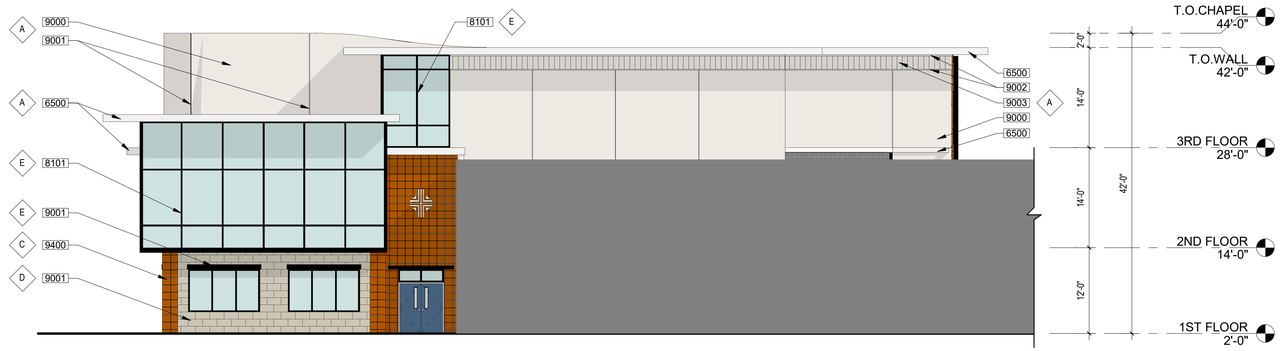
Second, a strong base conveys protection. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Third, a continuous roofline provides unifying shelter. Deep overhangs block harsh summer sunlight, and natural wood soffits connect interior spaces with the outdoors. All spaces sit beneath this protective canopy except the chapel, which rises above to connect symbolically with the sky.

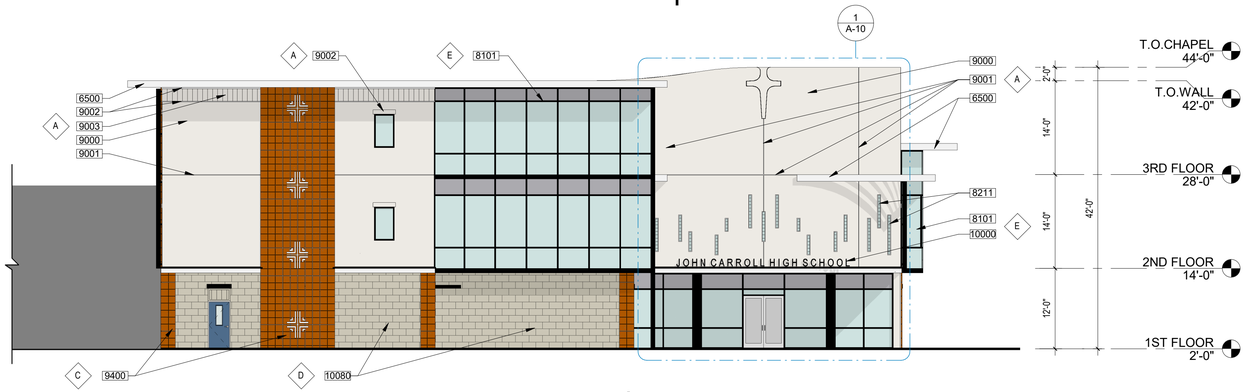
Fourth, social and learning spaces use glazing for transparency, blurring interior and exterior boundaries. Elevated study areas encourage visual interaction across the campus, especially toward the courtyard.

Finally, the chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

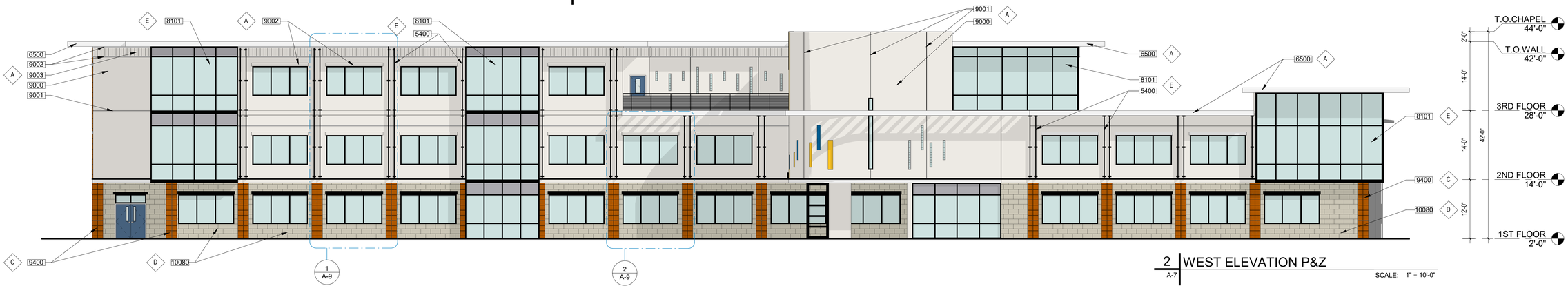
Overall, the design respects and preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.



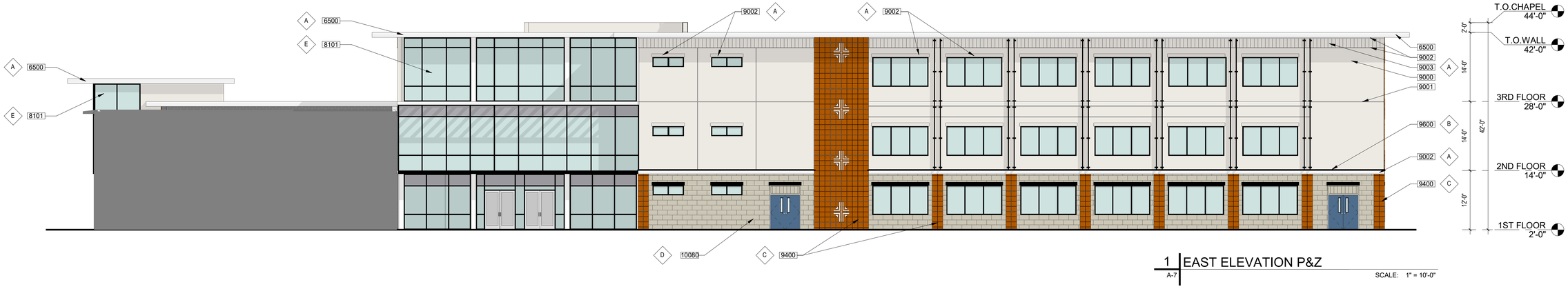
4 SOUTH ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



3 NORTH ELEVATION P&Z
A-7
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



1 EAST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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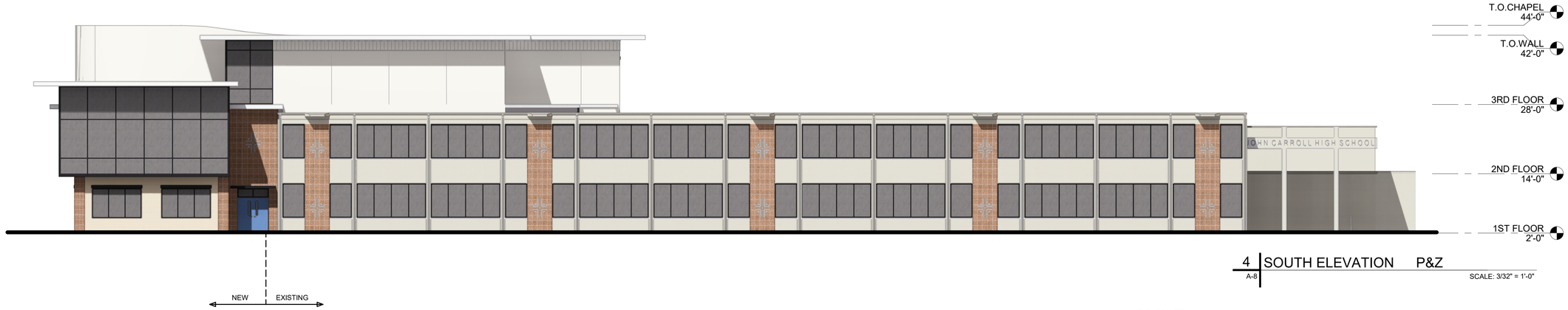
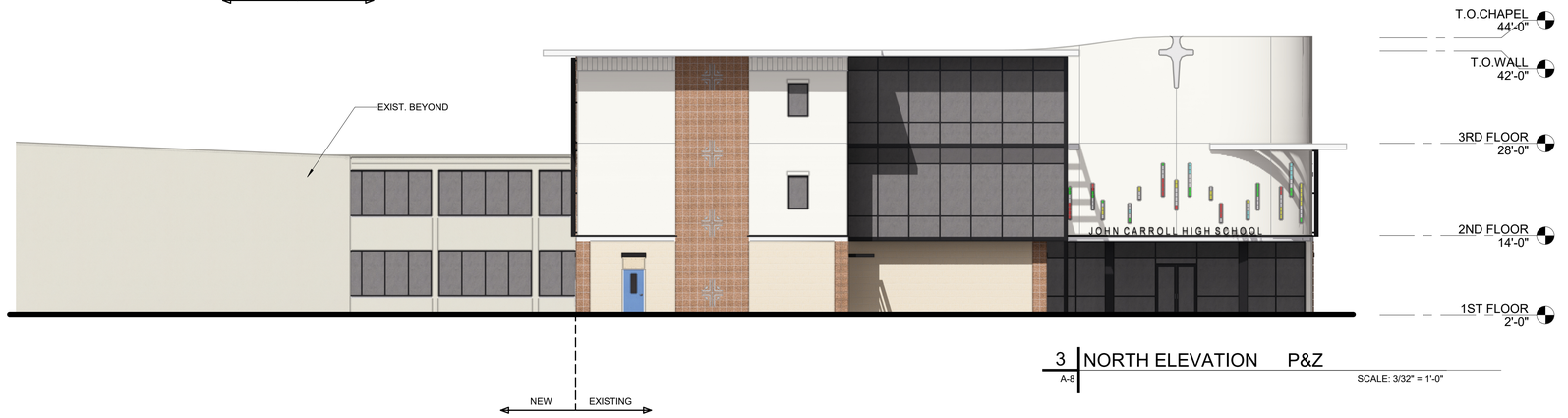
BUILDING ELEVATIONS

PROGRESS SET - P&Z

A-7



4 SOUTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

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JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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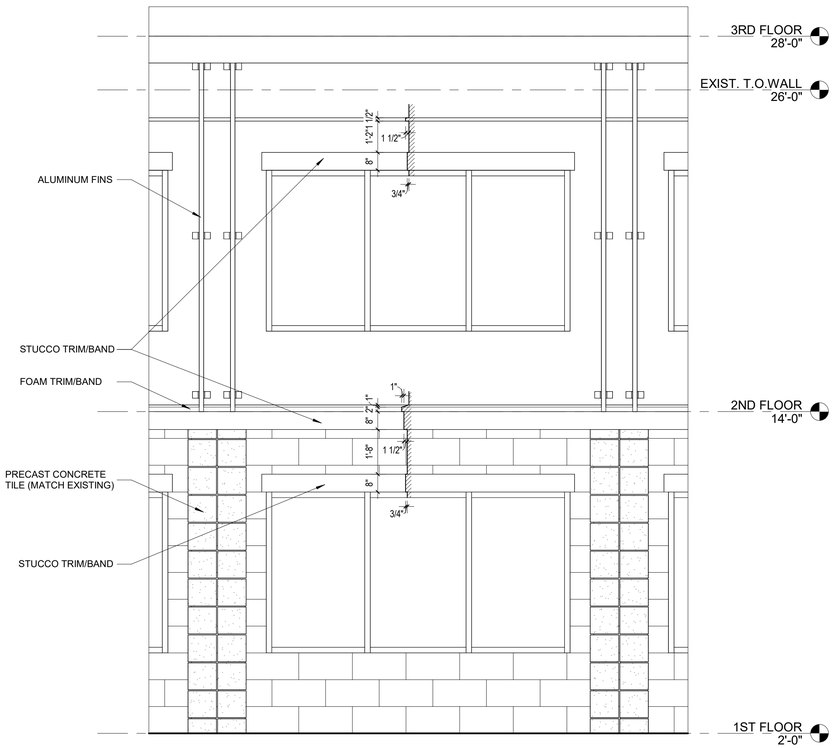
BUILDING ELEVATIONS

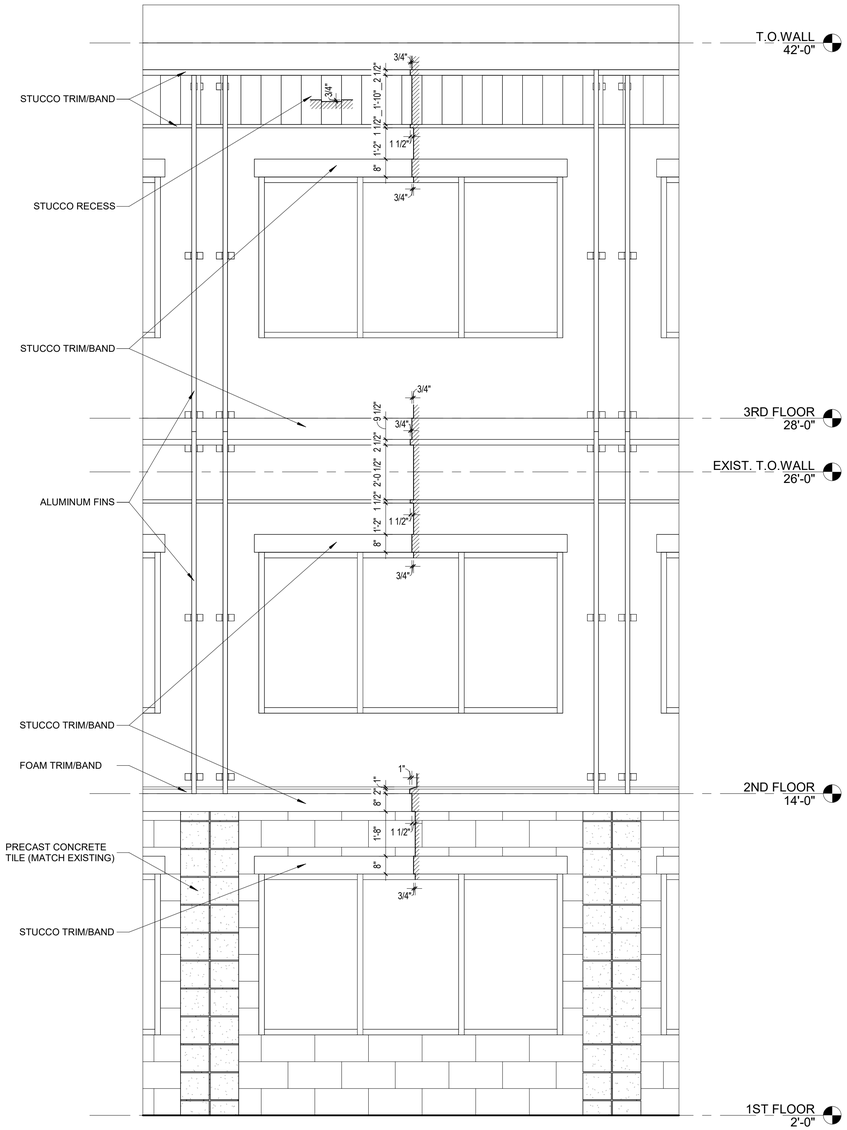
PROGRESS SET - P&Z

A-8



2 | A-9 WEST ELEVATION - TYP. DETAIL B P&Z

SCALE: 3/8" = 1'-0"



1 | A-9 WEST ELEVATION - TYP. DETAIL A P&Z

SCALE: 3/8" = 1'-0"

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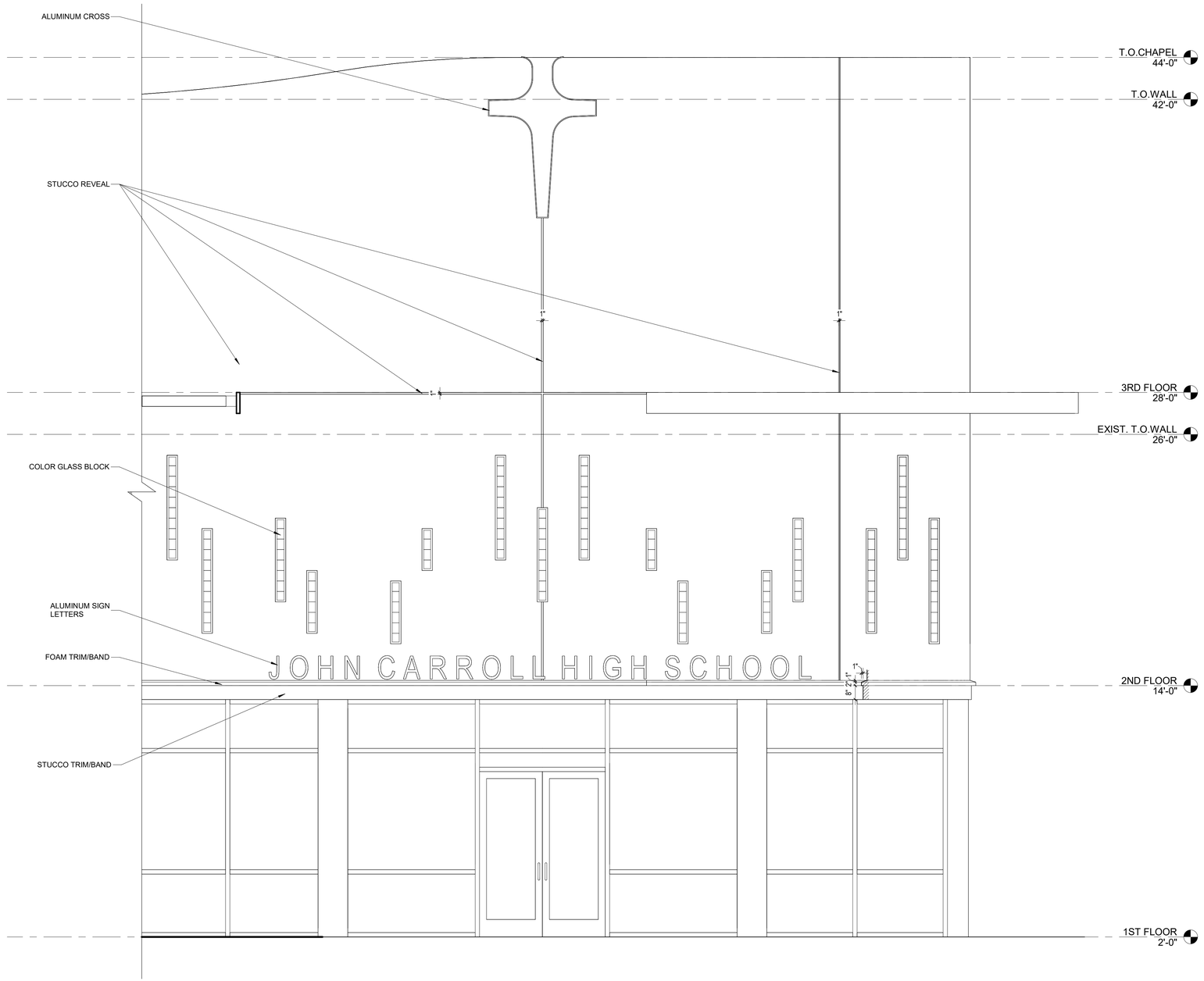
ELEVATION DETAILS

PROGRESS SET - P&Z

A-9



1 A-10 NORTH ELEVATION - DETAIL P&Z

SCALE: 3/8" = 1'-0"

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ELEVATION DETAILS

PROGRESS SET - P&Z

A-10



FRONT RENDERING



CORNER RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13



ENTRANCE RENDERING



BACK RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14



FRONT CORNER RENDERING



NORTH RENDERING

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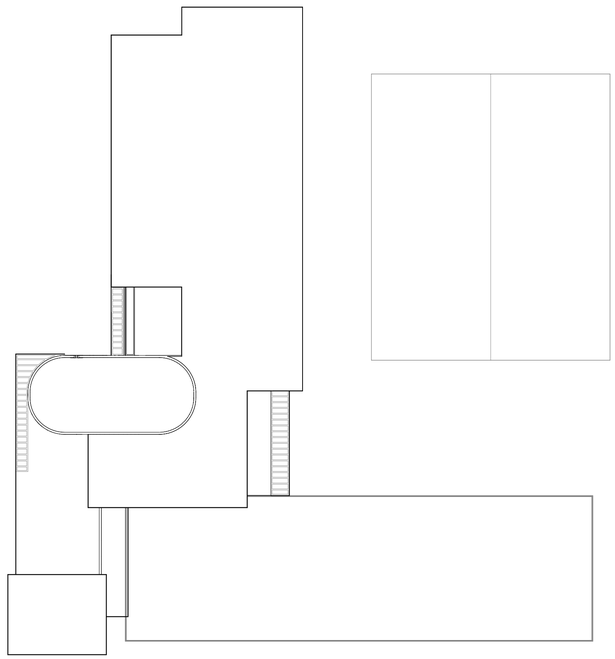
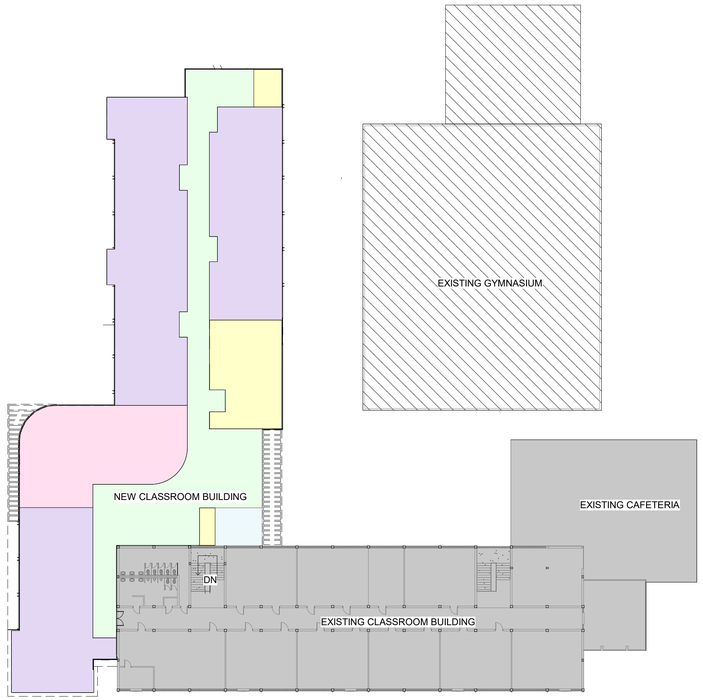
CONCEPTUAL RENDERING

PROGRESS SET - P&Z

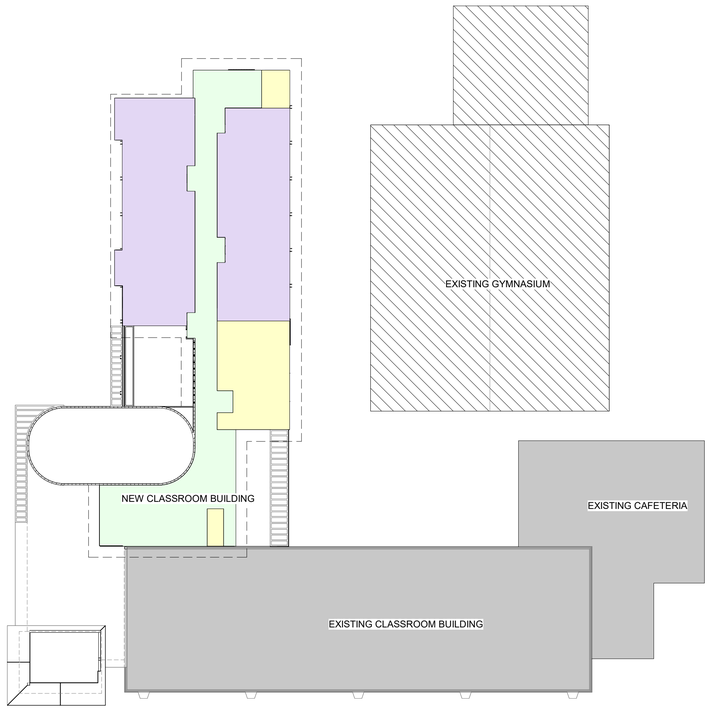
A-15



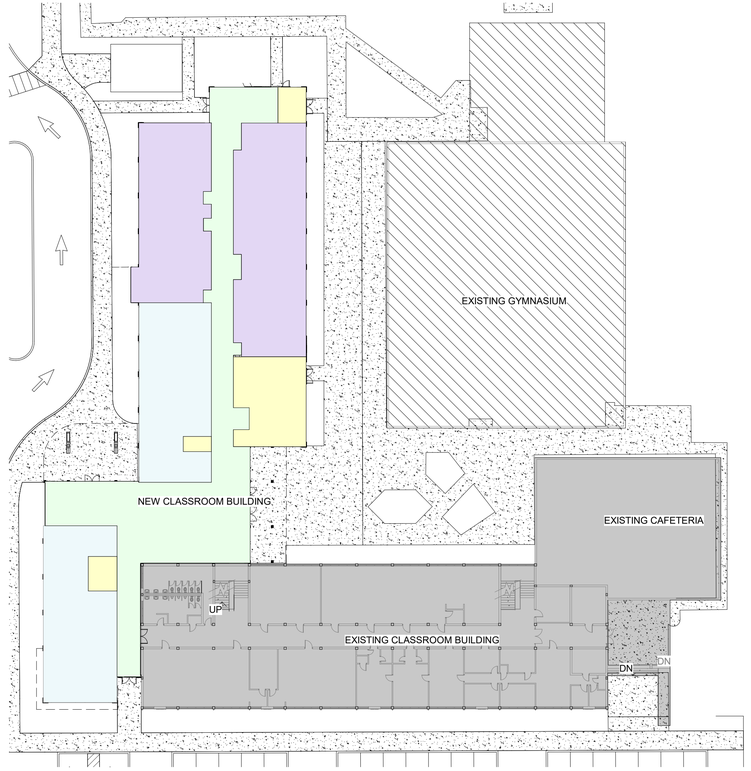
4 | A-2 ROOF PLAN OVERALL P&Z
SCALE: 1" = 30'-0"
NORTH



2 | A-2 SECOND FLOOR PLAN OVERALL
SCALE: 1" = 30'-0"
NORTH



3 | A-2 THIRD FLOOR PLAN OVERALL P&Z
SCALE: 1" = 30'-0"
NORTH



1 | A-2 FIRST FLOOR PLAN OVERALL
SCALE: 1" = 30'-0"
NORTH

COLOR LEGEND		
	CIRCULATION	13,257 SF
	CHAPEL	2,531 SF
	ADMINISTRATIVE	4,646 SF
	UTILITIES / STORAGE	4,971 SF
	CLASSROOM	20,017 SF
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

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USE DESIGNATION PLANS

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

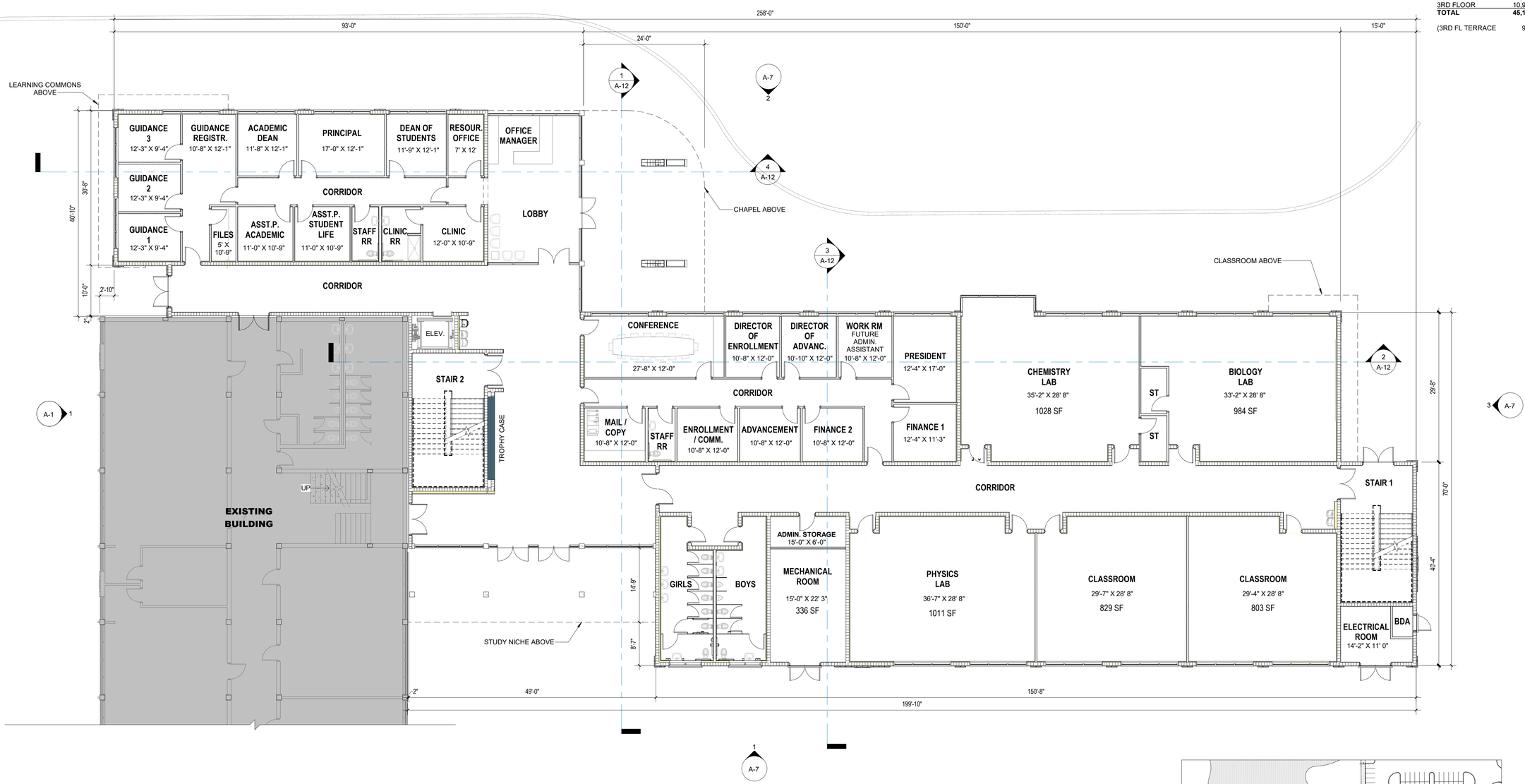
PROGRESS SET - P&Z

A-2

AREA BREAKDOWN

BUILDING AREA

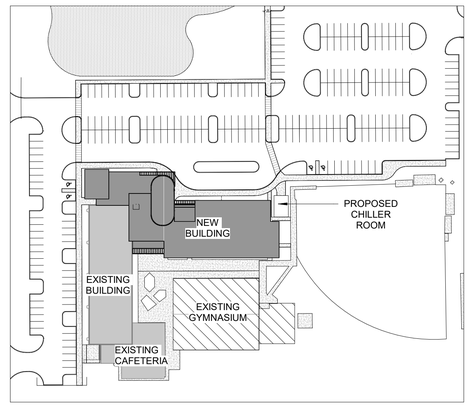
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**
(3RD FL TERRACE	956 SF)



1 | A-3 FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH



2 | A-3 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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FIRST FLOOR PLAN

PROGRESS SET - P&Z

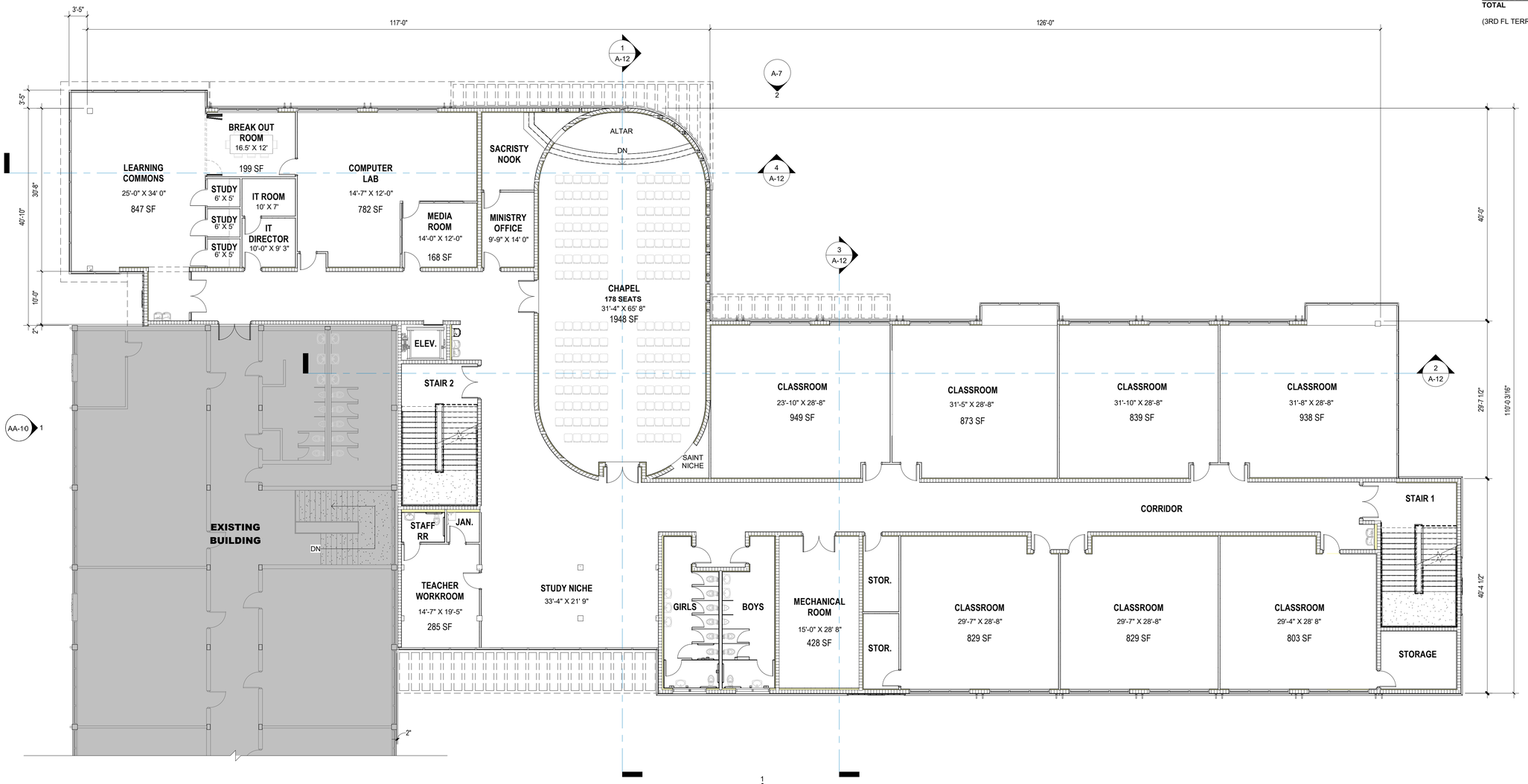
A-3

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

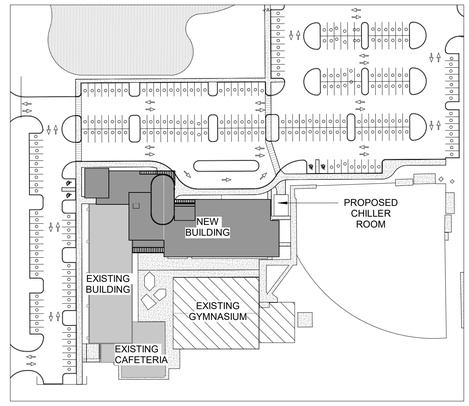
(3RD FL TERRACE 956 SF)



1 A-4 SECOND FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-4 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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SECOND FLOOR PLAN

PROGRESS SET - P&Z

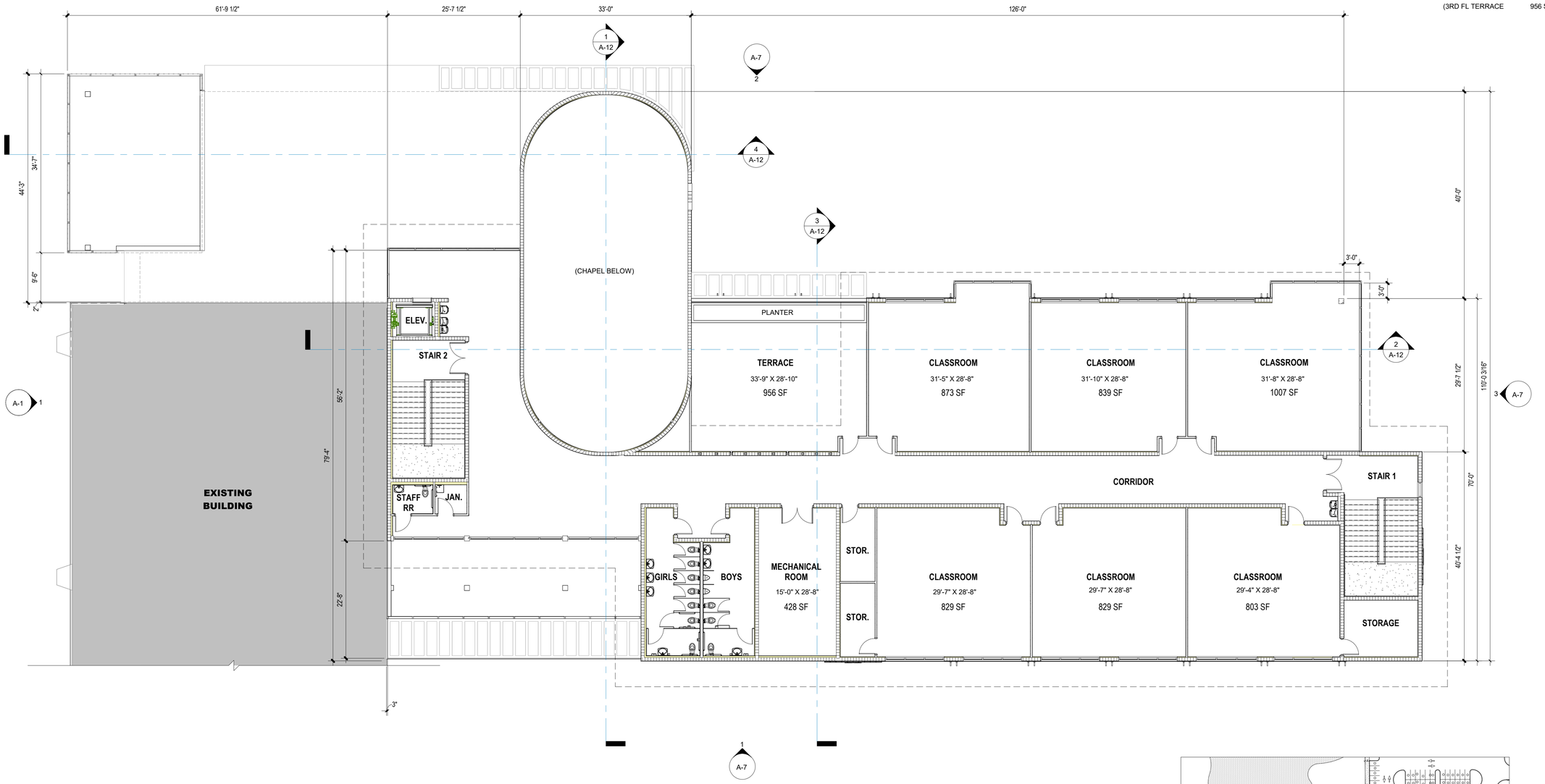
A-4

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

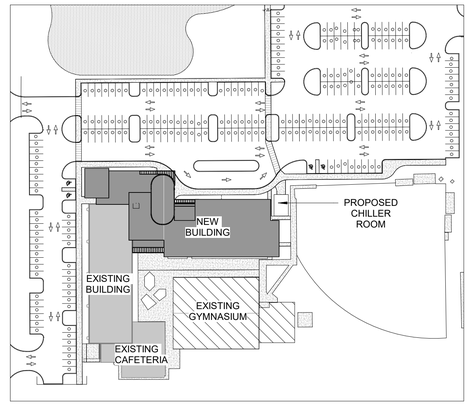
(3RD FL TERRACE 956 SF)



1 A-5 THIRD FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-5 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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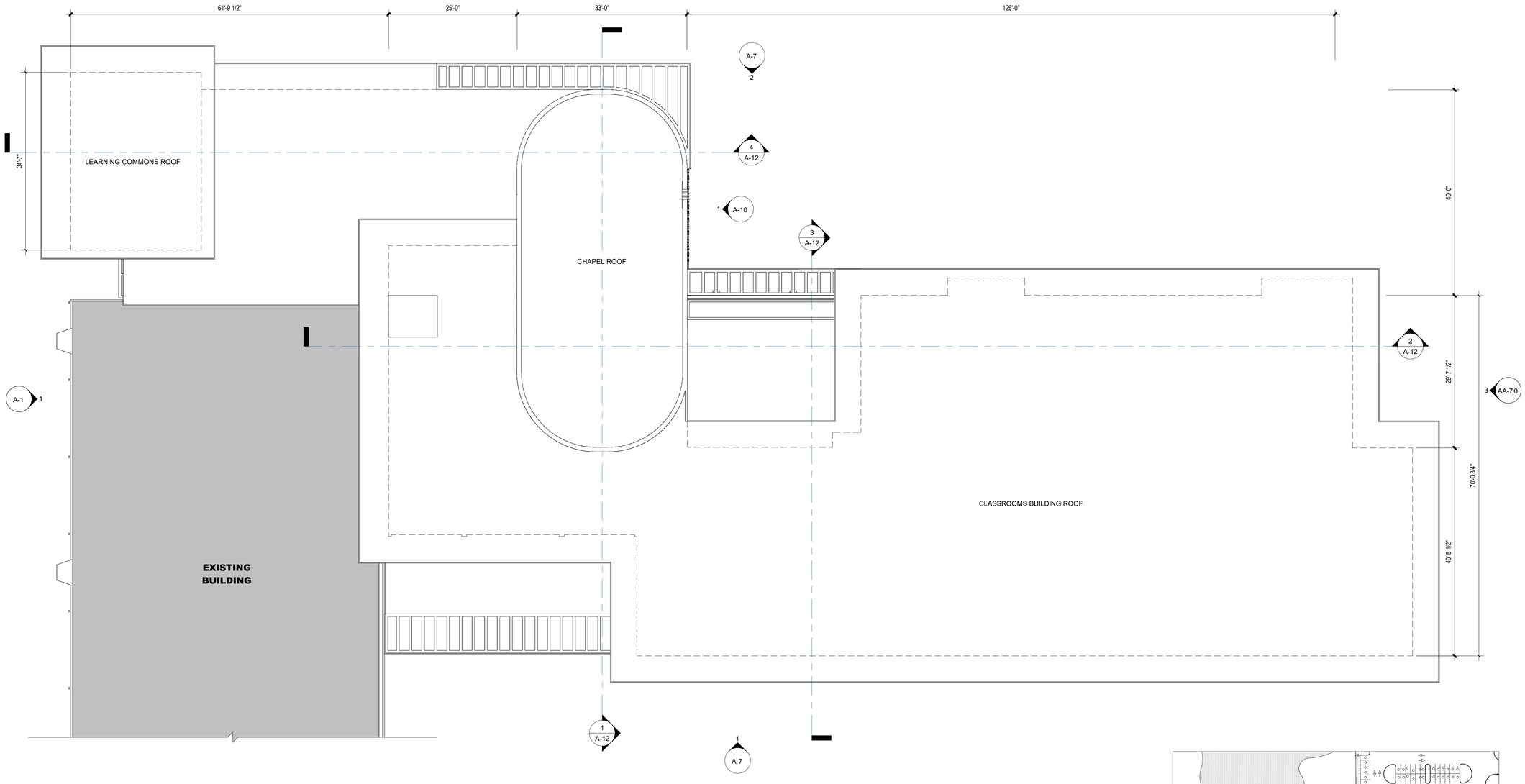
THIRD FLOOR PLAN

PROGRESS SET - P&Z

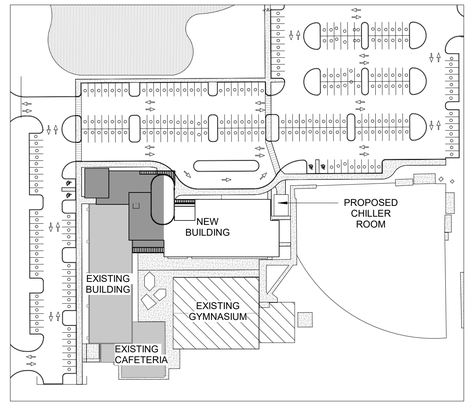
A-5



1 | A-6 ROOF PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 | A-6 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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ROOF PLAN

PROGRESS SET - P&Z

A-6

JOHN CARROLL CATHOLIC HIGH SCHOOL FINISHES BOARD REG PROJECT #25008 10/02/2025





NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL



NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6” x 8”



INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP

FIELD COLOR
SW 7004 - SNOWBOUND



INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD



PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

TRIM COLOR
SW 6001 - GRAYISH

EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS



PRECAST CONCRETE TILE
MATCH TO EXISTING



TYPICAL ELEVATION DETAIL



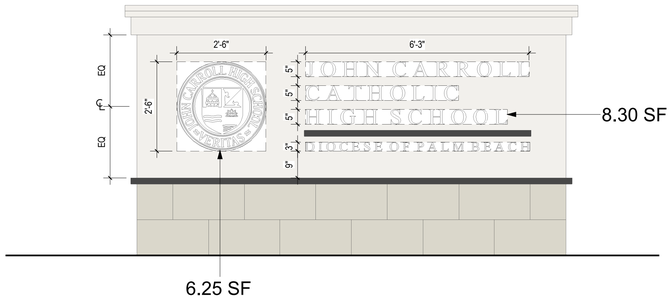
INSPIRATION FOR METAL FINS

VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.

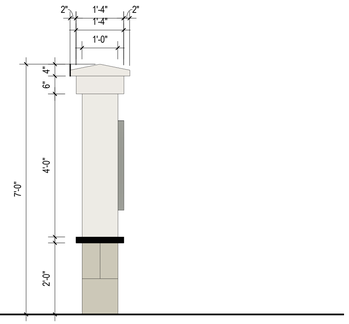




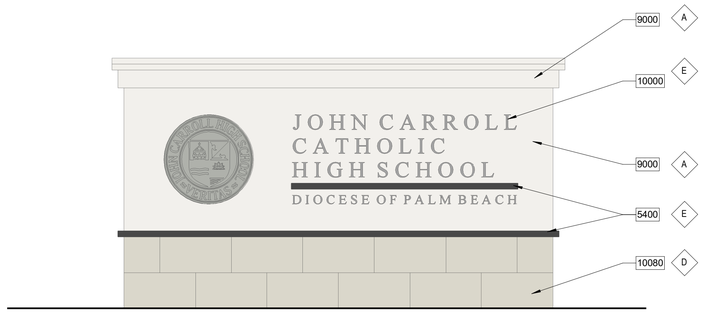
5 MONUMENT SIGN FRONT RENDERING
A-11 SCALE: 1/2" = 1'-0"



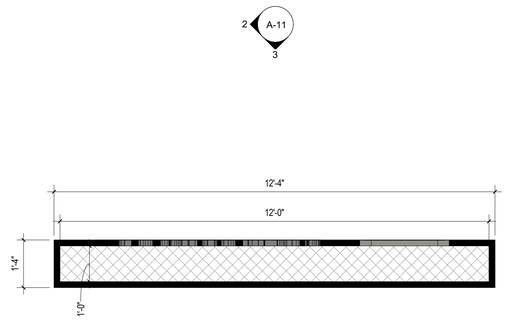
4 MONUMENT SIGN AREA DIAGRAM
A-11 SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SIDE ELEVATION
A-11 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION
A-11 SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
A-11 SCALE: 1/2" = 1'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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SIGNAGE DETAILS

PROGRESS SET - P&Z

A-11

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
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- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 232W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[8]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite	**MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL** - Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System[9]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor[9]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor[9]
ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-24' mounting height)[3,9]
ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[3,9]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[4]
IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,9]
IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,9]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[5]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CR7P option (120V)[6]	**122514**
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[6]	**122515**
Twist Lock Photocell (347V) for use with CR7P[6]	**122516**
Twist Lock Photocell (480V) for use with CR7P[6]	**1225180**
AirLink 5 Pin Twist Lock Controller (120-277V Only)[6]	**661409**
AirLink 7 Pin Twist Lock Controller (120-277V Only)[6]	**661410**
AirLink 7 Pin Twist Lock Controller (347-480V) [6]	**679948**
Shorting Cap for use with CR7P[6]	**149328**

FUSING OPTIONS[7]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS

3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution. IL not available with LC/RC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. Factory installed CR7P option required. See Options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with 55L Lumen Package when 347-480V is specified.

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Mirada Medium Outdoor LED Area Light

Type : _____

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ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR



Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR



15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR



Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR



Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)

Part Number: BKS XBO WP CLR



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 690981



Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 743415



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 783607BLK (3") / 776538BLK (6")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP



Misc.

Bird Spikes
10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool

Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636



Replace CLR with paint finish description

Replace X with: 3

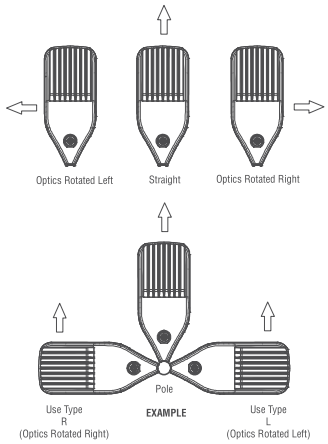
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBTL Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
	5W		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
	LC/RC		17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	
24L	2	70	24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	
	4		24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	
	5W		24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	
	FTA		24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	
	AM		24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
	LC/RC		25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	
30L	2	70	30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		31243	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	4		30631	144	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	
	5W		30402	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	
	FTA		30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	
	AM		3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

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PERFORMANCE (CONT.)

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36L	2	70	35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	288
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
42L	2	70	41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	314
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
	5W		41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	
	FT		42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
48L	2	70	45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	401
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
	5W		45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	
	FT		46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
55L	2	70	50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	438
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
	5W		50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	
	FT		50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

*LEDs are frequently updated therefore values are nominal.

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PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.33	0.77	0.67	0.58	0.46	0.33
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.12	1.22	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.05	1.76	1.53	1.32	1.05	0.76
55L	3.65	2.11	1.83	1.58	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE[1] (0-25°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE[1] (40°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE[1] (50°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L C	100%	96%	91%	87%	83%

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*					
Lumen Package	**Distribution**	**Phosphor Converted Amber (Peak 610mm)**			**Wattage**
		Delivered Lumens	**Efficacy**	**BUG Rating**	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

*LEDs are frequently updated therefore values are nominal.

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

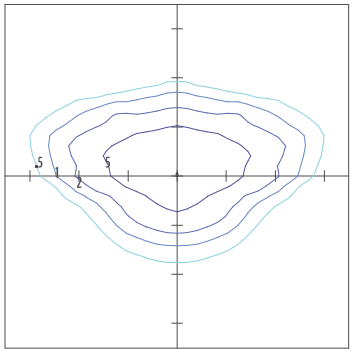
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

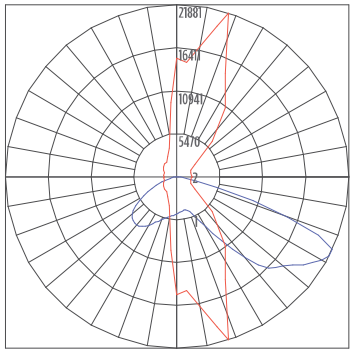
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



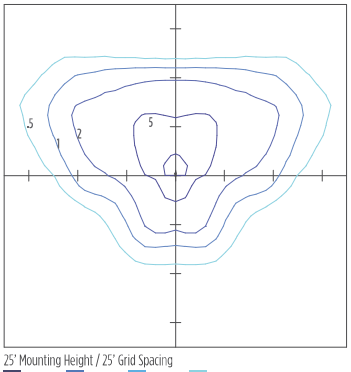
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

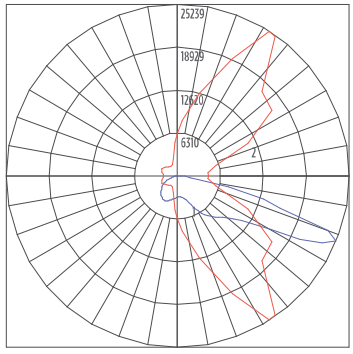
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



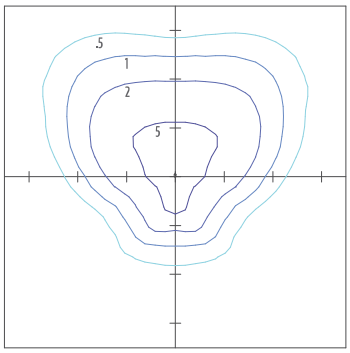
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%

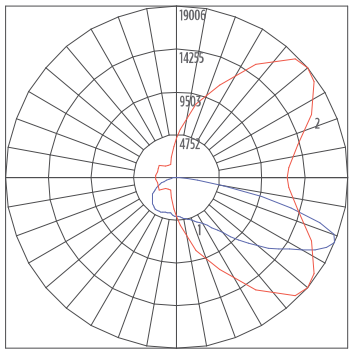
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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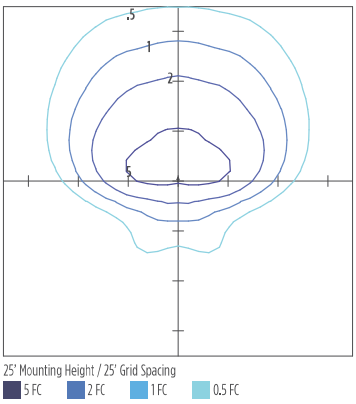
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3119	10%
Medium (30-60°)	13569	42%
High (60-80°)	13649	42%
Very High (80-90°)	1804	6%
Uplight (90-180°)	0	0%
Total Flux	32141	100%

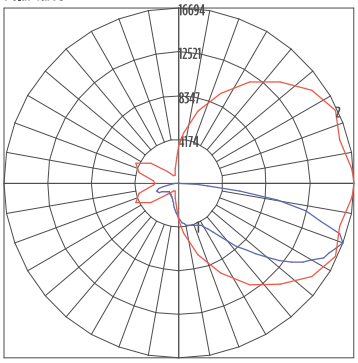
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



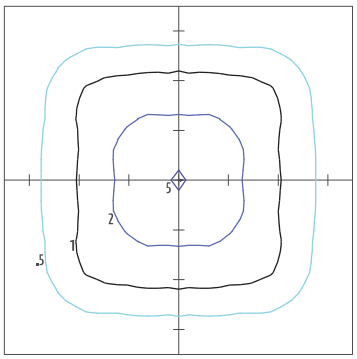
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

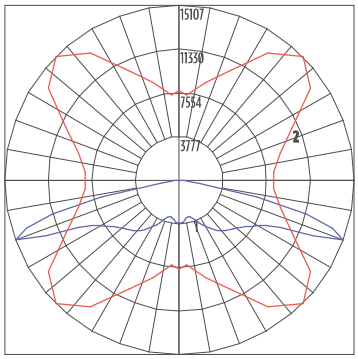
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



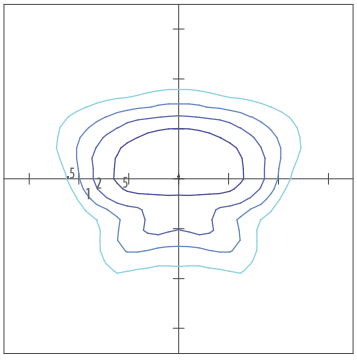
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%

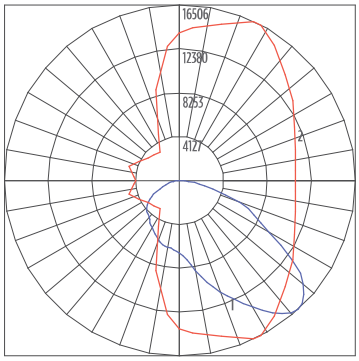
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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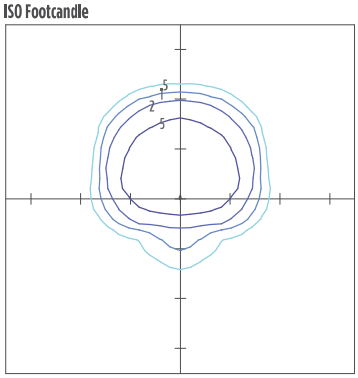
MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6363	19%
Medium (30-60°)	22026	67%
High (60-80°)	4192	13%
Very High (80-90°)	379	1%
Uplight (90-180°)	0	0%
Total Flux	32960	100%

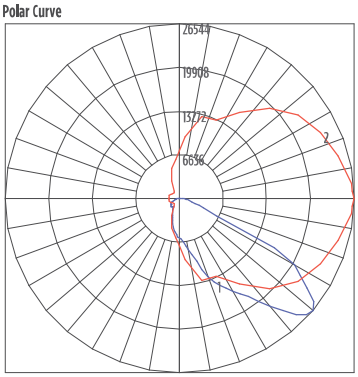
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



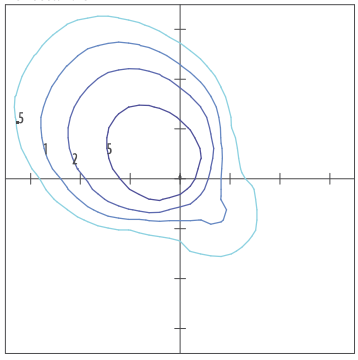
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

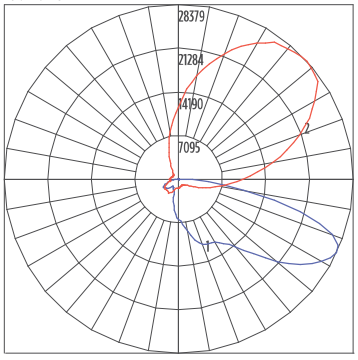
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



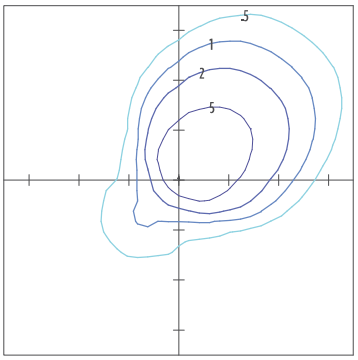
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

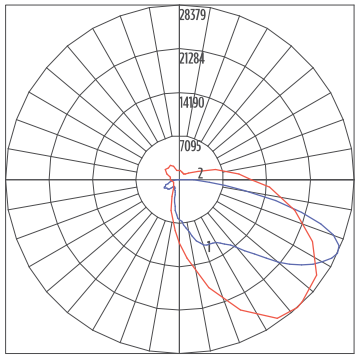
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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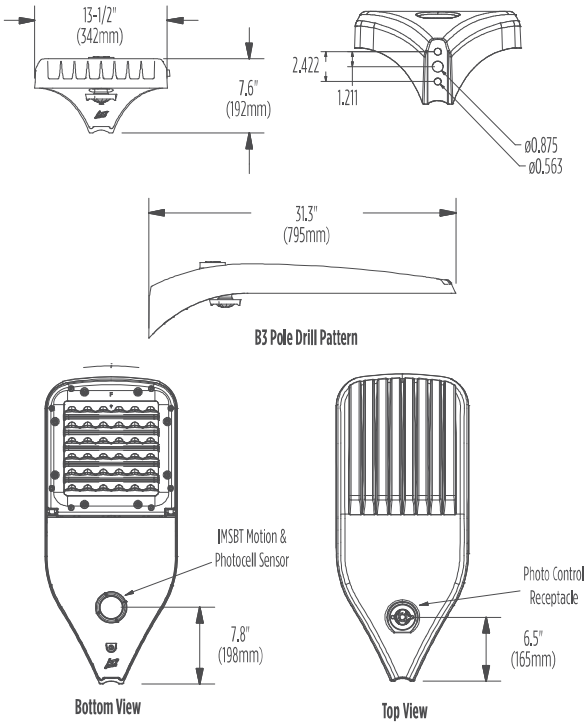
Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.5	1.0	1.5	1.9
	D180°	1.0	2.0	2.6	3.4
	D90°	0.8	2.0	2.6	3.4
	T90°	1.0	2.2	2.8	3.4
	TN120°	1.0	2.5	3.6	4.4
	Q90°	1.0	2.2	2.8	3.4

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBMR1LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') mounting height)[3] **ALBMR2LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 40' mounting height)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** -Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

Need more information?
Click here for our glossary

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FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[7]	DFK - Double Fusing
DFK240[7]	DFK - Double Fusing (240V)
DFK480[7]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[8]	Description
809374CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)



1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBMRxLR control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

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PERFORMANCE

Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	2	70	3,178	138	B1-U0-G1	3,368	146	B1-U0-G1	9,853	159	B1-U0-G1	23
	3		3,224	140	B1-U0-G1	3,416	148	B1-U0-G1	3,361	145	B1-U0-G1	
	4		3,210	140	B1-U0-G2	3,364	146	B1-U0-G2	3,294	143	B1-U0-G2	
	FT		3,160	137	B1-U0-G1	3,349	145	B1-U0-G1	3,294	143	B1-U0-G1	
4L	2	70	4,230	139	B1-U0-G1	4,483	147	B1-U0-G1	4,410	145	B1-U0-G1	30
	3		4,291	141	B1-U0-G1	4,547	150	B1-U0-G1	4,473	147	B1-U0-G1	
	4		4,234	141	B1-U0-G2	4,437	148	B1-U0-G2	4,344	145	B1-U0-G2	
	FT		4,206	138	B1-U0-G1	4,458	147	B1-U0-G1	4,385	144	B1-U0-G1	
6L	2	70	6,326	134	B2-U0-G1	6,704	142	B2-U0-G2	6,595	140	B2-U0-G2	47
	3		6,417	136	B1-U0-G2	6,800	144	B2-U0-G2	6,689	142	B2-U0-G2	
	4		6,336	135	B1-U0-G3	6,640	141	B1-U0-G3	6,500	138	B1-U0-G3	
	FT		6,290	134	B2-U0-G2	6,666	142	B2-U0-G2	6,557	139	B2-U0-G2	
8L	2	70	8,166	128	B2-U0-G2	8,654	135	B2-U0-G2	8,513	133	B2-U0-G2	64
	3		8,283	129	B2-U0-G2	8,778	137	B2-U0-G2	8,635	134	B2-U0-G2	
	4		8,362	131	B1-U0-G3	8,763	137	B2-U0-G3	8,579	134	B1-U0-G3	
	FT		8,120	126	B2-U0-G2	8,605	134	B2-U0-G2	8,465	132	B2-U0-G2	
12L	2	70	11,492	149	B2-U0-G2	12,033	156	B3-U0-G2	11,927	155	B3-U0-G2	77
	3		11,757	153	B2-U0-G2	12,311	160	B2-U0-G2	12,203	158	B2-U0-G2	
	4		11,486	149	B2-U0-G3	12,058	157	B2-U0-G3	11,716	152	B2-U0-G3	
	FT		11,721	152	B2-U0-G2	12,274	159	B2-U0-G3	12,166	158	B2-U0-G3	
15L	2	70	14,221	145	B3-U0-G2	14,891	152	B3-U0-G2	14,760	151	B3-U0-G2	98
	3		14,549	148	B2-U0-G2	15,235	155	B2-U0-G2	15,101	154	B2-U0-G2	
	4		14,099	144	B2-U0-G3	14,801	151	B2-U0-G3	14,382	147	B2-U0-G3	
	FT		14,505	148	B2-U0-G3	15,189	155	B2-U0-G3	15,055	154	B2-U0-G3	
18L	2	70	16,894	138	B3-U0-G3	17,690	145	B3-U0-G3	17,534	144	B3-U0-G3	122
	3		17,285	142	B3-U0-G3	18,099	148	B3-U0-G3	17,940	147	B3-U0-G3	
	4		16,951	139	B2-U0-G3	17,795	146	B3-U0-G3	17,291	142	B3-U0-G3	
	FT		17,231	141	B3-U0-G3	18,044	148	B3-U0-G3	17,885	147	B3-U0-G3	
21L	2	70	19,961	133	B3-U0-G3	20,902	139	B3-U0-G3	20,718	138	B3-U0-G3	150
	3		20,422	136	B3-U0-G3	21,385	143	B3-U0-G3	21,197	141	B3-U0-G3	
	4		19,768	132	B3-U0-G4	20,753	138	B3-U0-G5	20,165	134	B3-U0-G4	
	FT		20,360	136	B3-U0-G3	21,320	142	B3-U0-G3	21,132	141	B3-U0-G3	

Electrical Data (Amps) – 3000K/4000K/5000K[2]

Lumen Package	120V	208V	240V	277V	347V	480V
3L	0.19	0.11	0.10	0.08	0.07	0.05
4L	0.25	0.14	0.13	0.11	0.09	0.06
6L	0.39	0.23	0.20	0.17	0.14	0.10
9L	0.53	0.31	0.27	0.23	0.18	0.13
12L	0.64	0.37	0.32	0.28	0.22	0.16
15L	0.82	0.47	0.41	0.35	0.28	0.20
18L	1.02	0.59	0.51	0.44	0.35	0.25
21L	1.25	0.72	0.63	0.54	0.43	0.31

Delivered Lumens (Phosphor Converted Amber)

Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3,325	76	B1-U0-G1	44
	3	3,385	78	B1-U0-G1	
	4	3,310	75	B1-U0-G1	
	FT	3,343	77	B1-U0-G1	

Recommended Lumen Maintenance – XWM[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
35	99%	97%	95%	93%	91%
50	100%	98%	95%	93%	90%

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

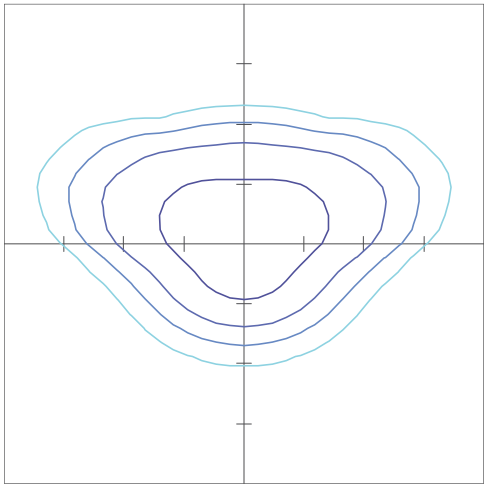
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWM-2-LED-12L-40

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,033
Watts	77
Efficacy	156
IES Type	Type II - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,961	16%
Medium (30-60°)	6,874	57%
High (60-80°)	3,014	25%
Very High (80-90°)	184	2%
Uplight (90-180°)	0	0%
Total Flux	12,033	100%

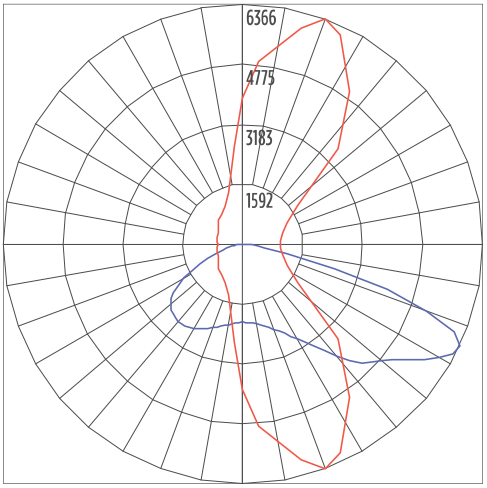
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



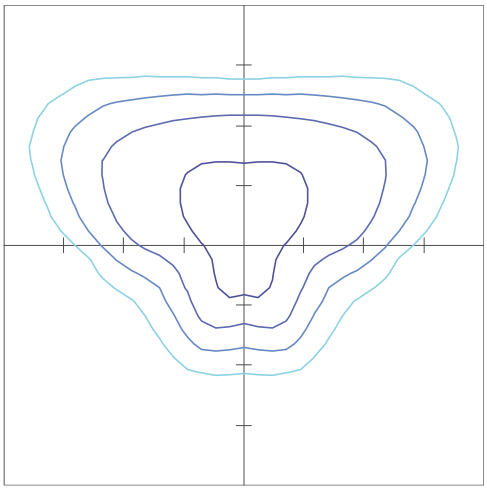
Vertical Plane Horizontal Cone

XWM-3-LED-12L-40

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,311
Watts	77
Efficacy	160
IES Type	Type III - Short
BUG Rating	B2-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,340	11%
Medium (30-60°)	6,164	50%
High (60-80°)	4,549	37%
Very High (80-90°)	258	2%
Uplight (90-180°)	0	0%
Total Flux	12,311	100%

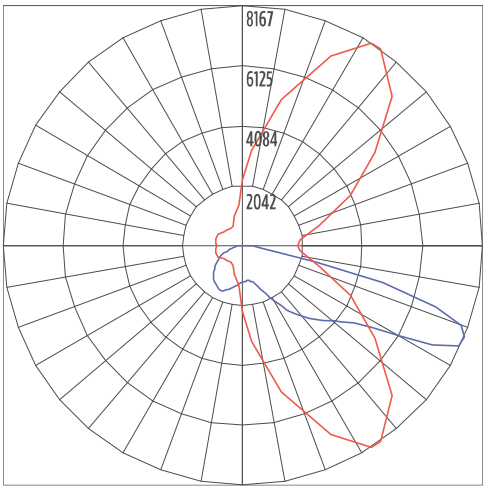
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

10 FC 5 FC 2 FC 1 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS

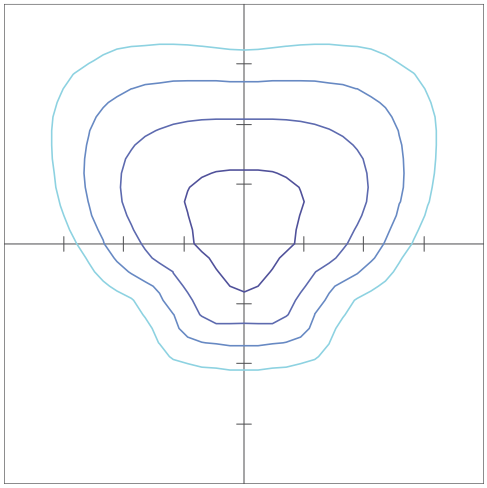
Back to Quick Links

XWM-FT-LED-12L-40

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,274
Watts	77
Efficacy	159
IES Type	Type IV - Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,578	13%
Medium (30-60°)	5,798	47%
High (60-80°)	4,576	37%
Very High (80-90°)	322	3%
Uplight (90-180°)	0	0%
Total Flux	12,274	100%

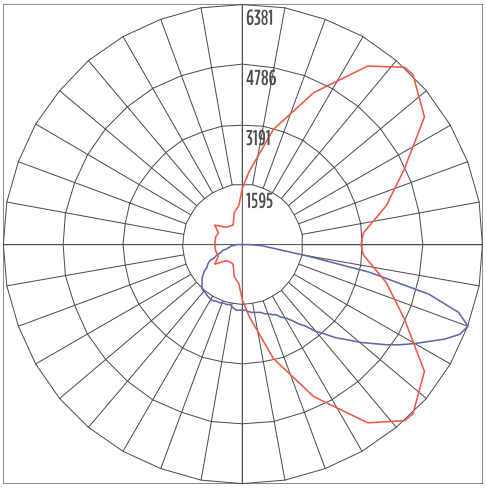
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



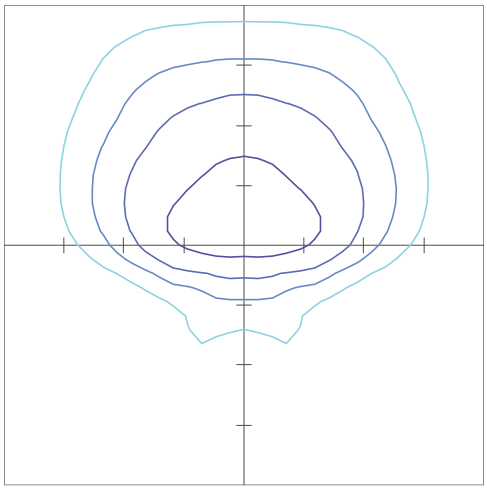
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,058
Watts	77
Efficacy	157
IES Type	Type IV - Very Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,345	11%
Medium (30-60°)	5,394	45%
High (60-80°)	4,855	40%
Very High (80-90°)	464	4%
Uplight (90-180°)	0	0%
Total Flux	12,058	100%

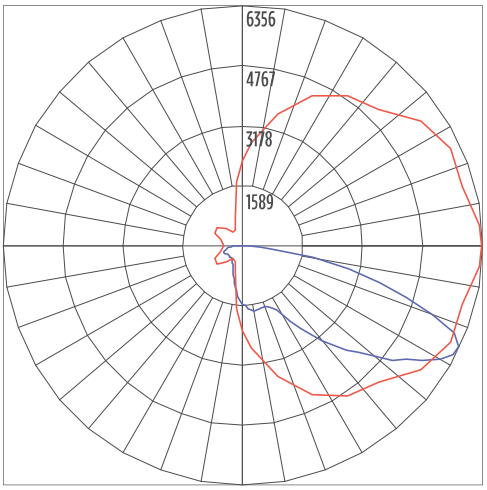
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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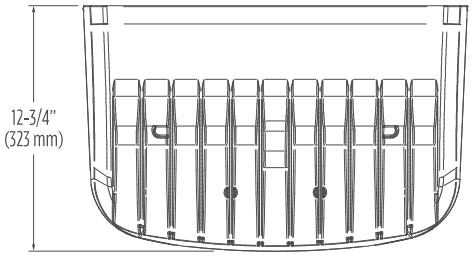
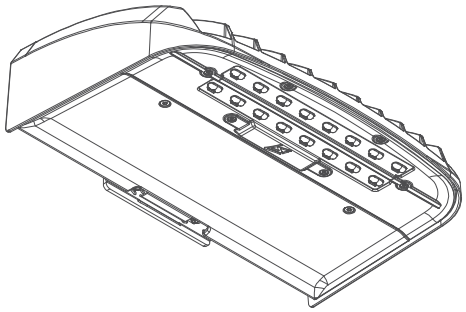
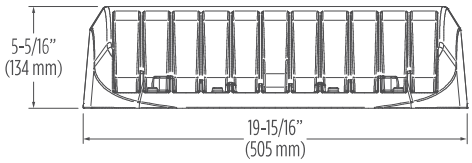
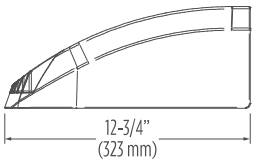
PRODUCT DIMENSIONS

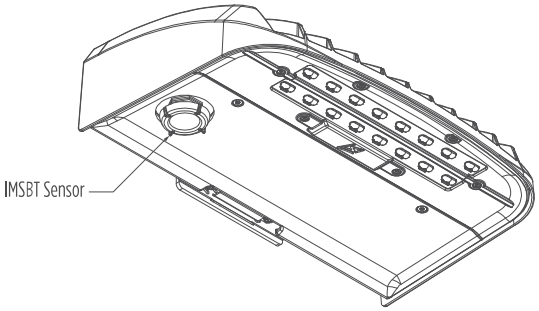




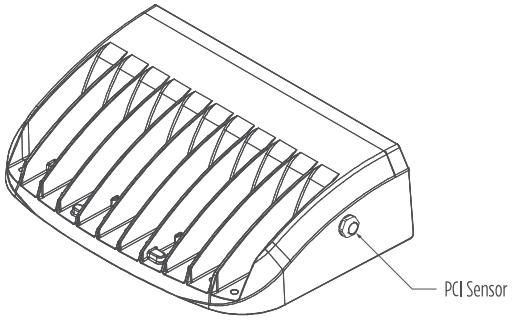




Mirada Medium Wall Sconce with Integral Bluetooth™ Motion and Photocell Sensor
(XWM IMSBTxL)

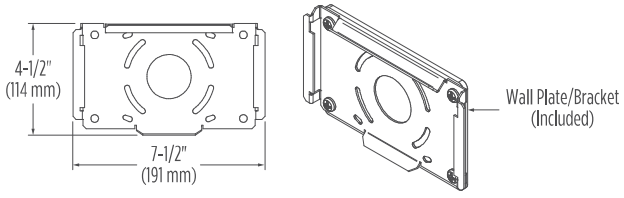


Mirada Medium Wall Sconce with Button Type Photocell
(XWM PCI)

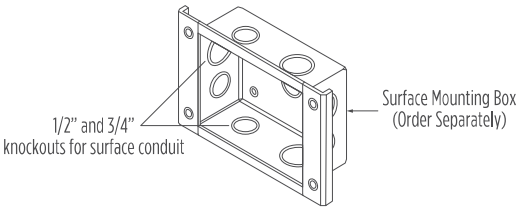


Mounting Options

Mounting Over Junction Box
(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box
(809374CLR)



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CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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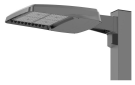
Luminaire Schedule (Issue: November 14th, 2025) Project No. **JCHS - Fort Pierce, FL**

Contact McCay Green with Commercial Lighting Industries, 772-485-0561-, McCay@Commercial-Lighting.net for pricing

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

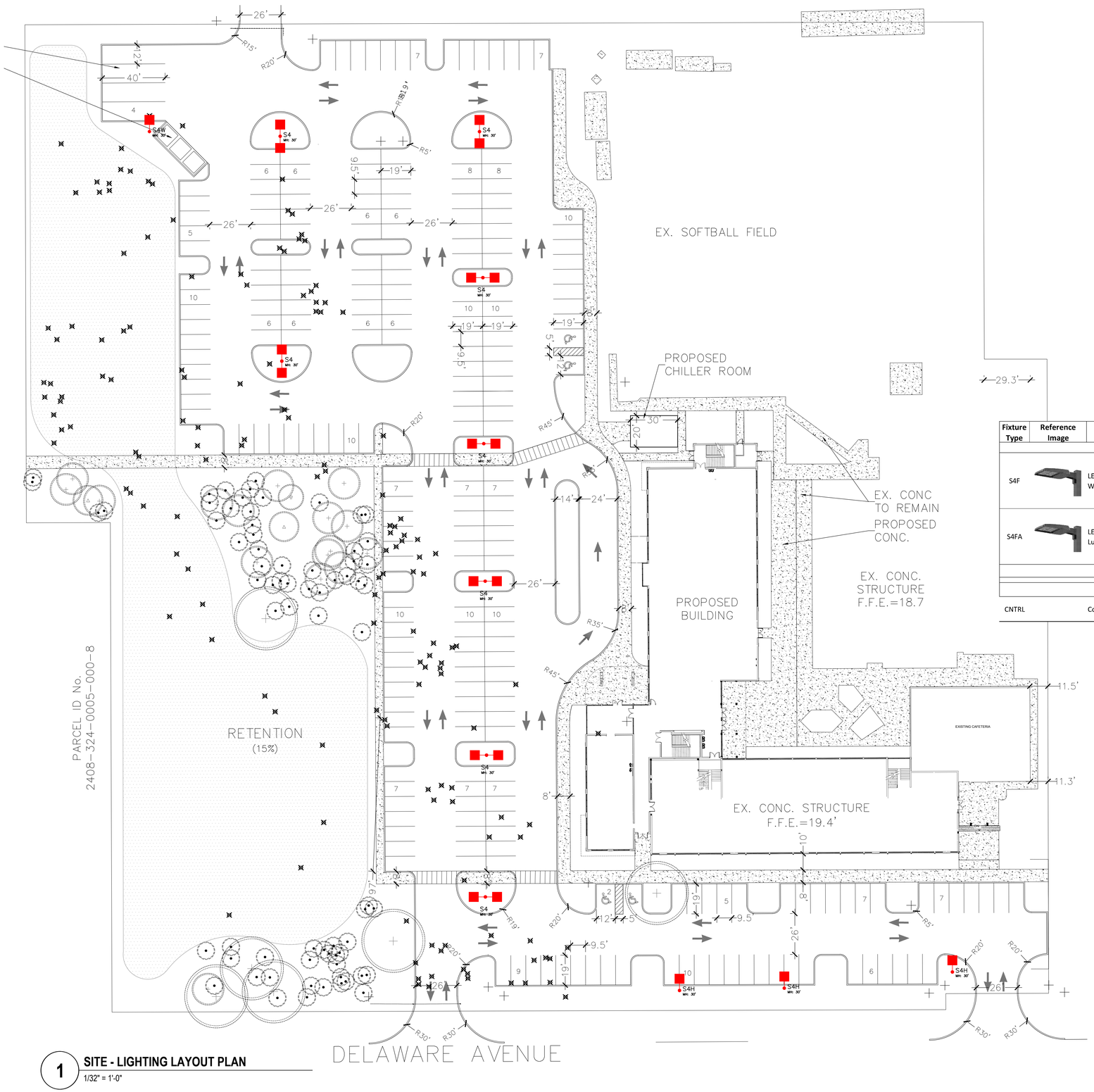
ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.



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			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.					
CNTRL	Controls Package - TBD							

1 SITE - LIGHTING LAYOUT PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

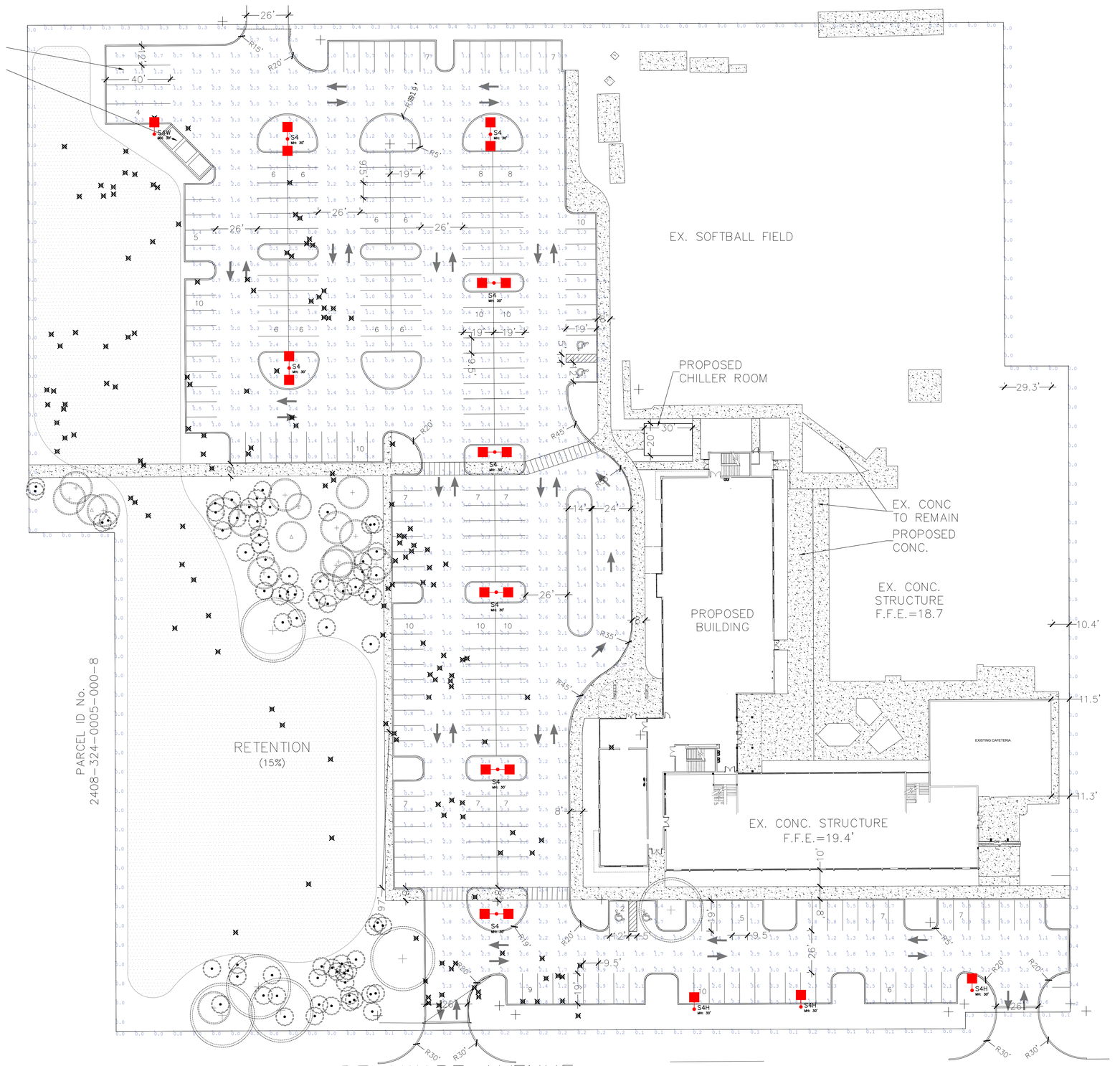
No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
SITE
LIGHTING PLAN

Scale	Date
AS SHOWN	11.14.2025
Drawn By	Checked By
S.L.	I.D.
Job No.	
Sheet No.	
LDE-1.1	

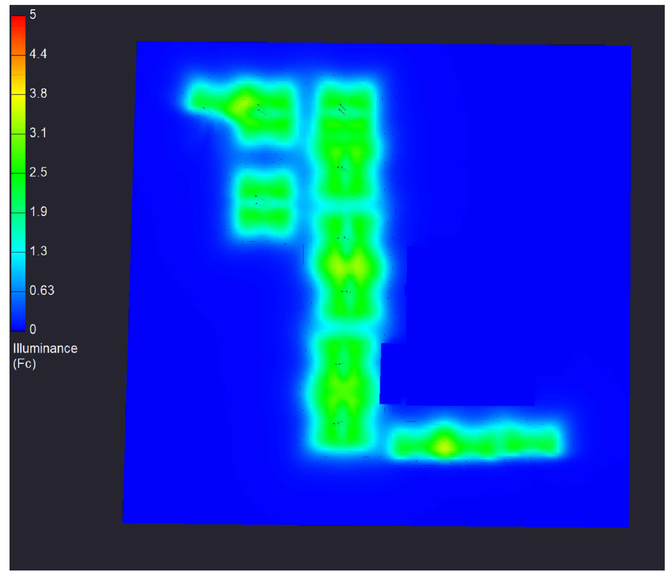


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

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Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

November 11th, 2025

City of Fort Pierce - Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

Re: John Carroll High School- Major Site Plan Amendment
Drainage & Utility Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

Drainage

To support the proposed use, a new on-site stormwater management system will be designed and constructed to meet all City of Fort Pierce and South Florida Water Management District (SFWMD) criteria for water quality treatment and volume attenuation. Stormwater runoff from impervious and stabilized areas will be collected and directed via swales and inlets to a dry retention basin located on the property. Site grading will promote positive drainage toward the basins, ensuring protection of adjacent properties and rights-of-way from offsite discharge. The retention system will provide all required water quality treatment and attenuation prior to a controlled release into the Delaware Ave. drainage right-of-way which leads to the North Fork of the Saint Lucie River.

Potable Water & Fire Protection

Along the frontage of the site on Delaware Ave. Public right-of-way there is an existing six-inch water main, this water line is owned and operated by Fort Pierce Utilities Authority. We propose extending this water main into our site to serve fire protection and potable water to the new buildings. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Wastewater

There is an existing private sanitary manhole onsite available for connection. This private sewer system is ultimately conveyed to Fort Piece Utilities Authority. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Solid Waste

A new dumpster enclosure is proposed on site and will be serviced by the City of Fort Pierce Solid Waste Division. Any additional fees or reservations will be addressed at the time permitting.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, or require additional information on the above, please do not hesitate to contact me at (772) 879-0477.

Sincerely,

Darren Guettler, P.E.
FL License No. 74637

This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

WATER USE ESTIMATE FOR:

John Carroll High School

Schools from Table 1 per FPUA standards

Units	Use		Unit Factor		Estimated GPD	
500	10 gpd per student + 4 gpd for cafeteria	=	14	Flow =	7000.00	
50	15 gpd per employee	=	15	Flow =	750.00	

TOTAL GPD = 7,750.00

31.00 ERC's * 250 gpd / 1 ERC = 7,750 gpd

Total Project ERCs =	**31.00**	**ERCs**
or =	**7,750**	**gpd**

Average Daily Flow:

Operating Hours = 8 So, 7,750 gpd / (8 hrs * 60 min) = 16.15 gpm ADF

Maximum Daily Flow:

16.1 gpm * 4.0 peaking factor ** = 64.58 gpm MDF* (OK)

Job #: 23-1030
Calcd: JM
Ckd: DG
Date: 11/12/25

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre dr., Port St. Lucie, FL, 34986
Ph: 772/879-0477
BPR & FBPE License No. 32222

Stormwater Management Report

for

John Carroll High School

Fort Pierce, Florida

November, 2025

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002

Darren C. Guettler, P.E.
Florida Lic. No 74637

Date: 11-11-2025

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality pretreatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches
Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

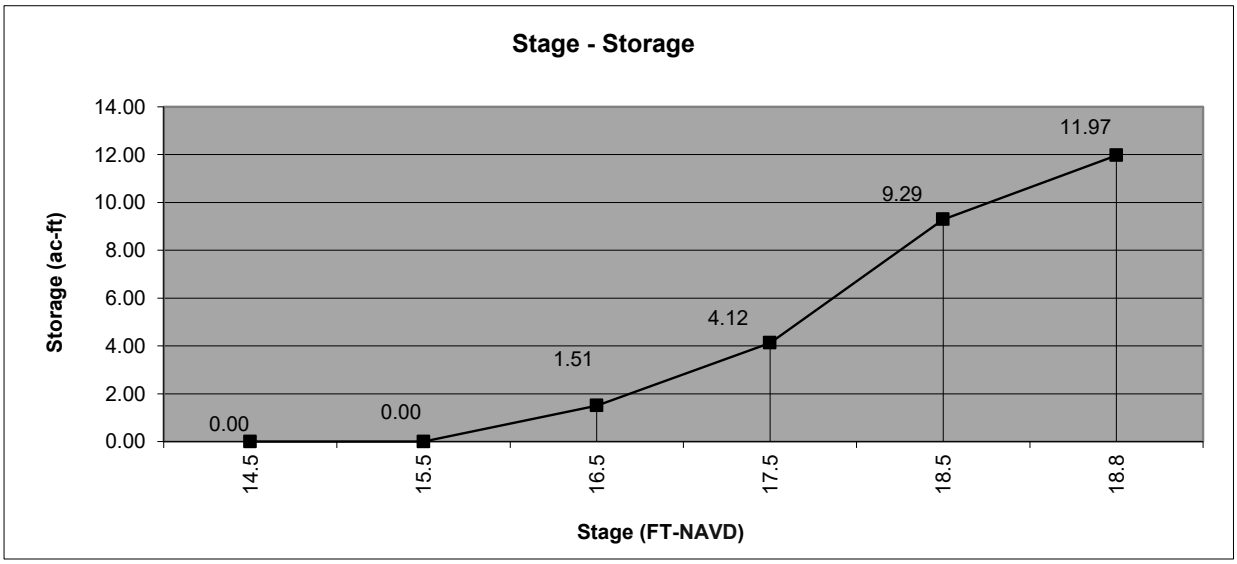
S =	2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch	*	1ft / 12in	*	8.75 Drainage Area (AC)	=	0.73 Treated Volume	ac-ft	

OR

2.5 Inches Times the Percent Impervious

(Site Area)	8.75 Project Area (AC)	- (	0.00 Lakes (AC)*	+	0.00 Wetlands (AC)*	+	1.17 Roofs	)	=	7.58 Site Area		
(Impervious Area)			7.58 Site Area (AC)	-	4.17 Pervious Area (AC)	=	3.41 Impervious Area	ac				
(% Impervious)	Impervious Area / Site Area (AC)	*	100	%		=	45.0%					
(2.5 in. * % Imp.)			2.50	inches *	45.0% Percent Impervious	=	1.12 Inches To Be Treated	inches				
(Treated Volume)	1.12 Treated Inches	*	1ft / 12 inches	*	8.75 Site Area (AC)	=	0.82 Treated Volume	ac-ft				

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**	(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**	**1.51 ac-ft**

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

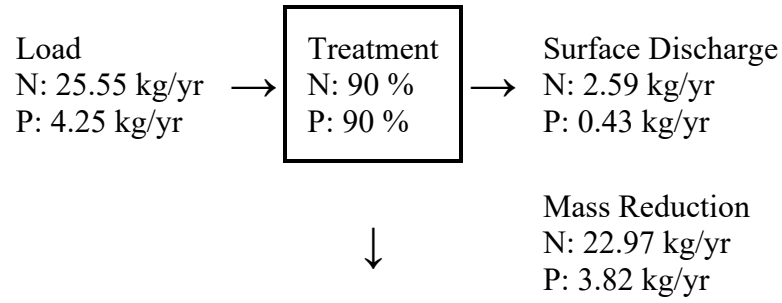
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

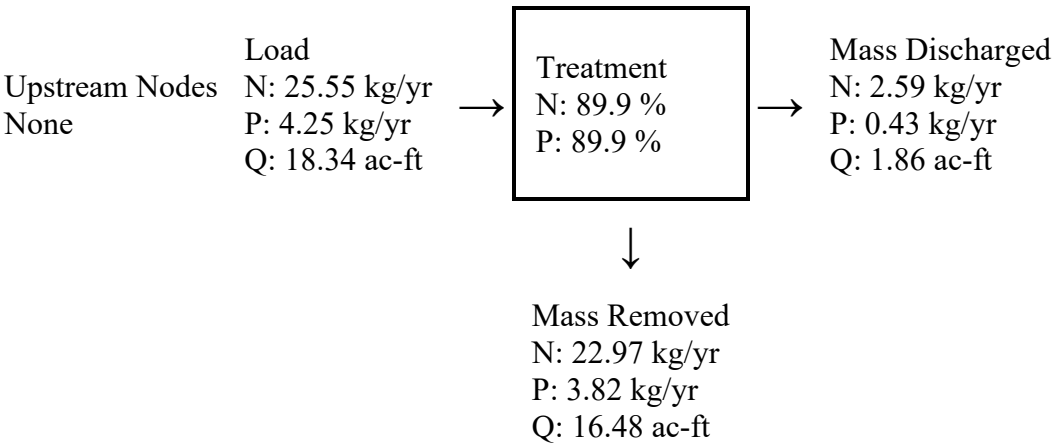
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

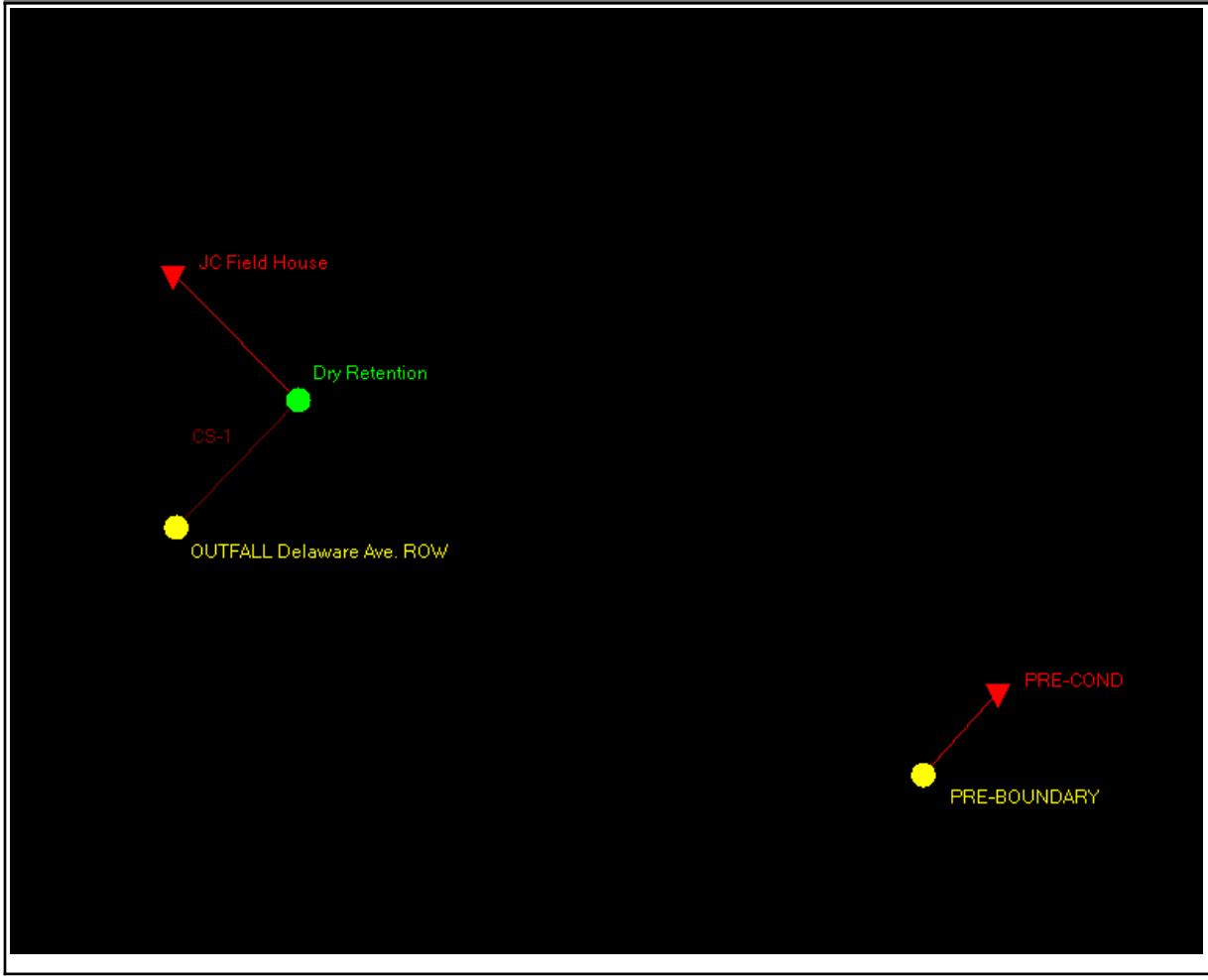
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: PRE-COND

Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

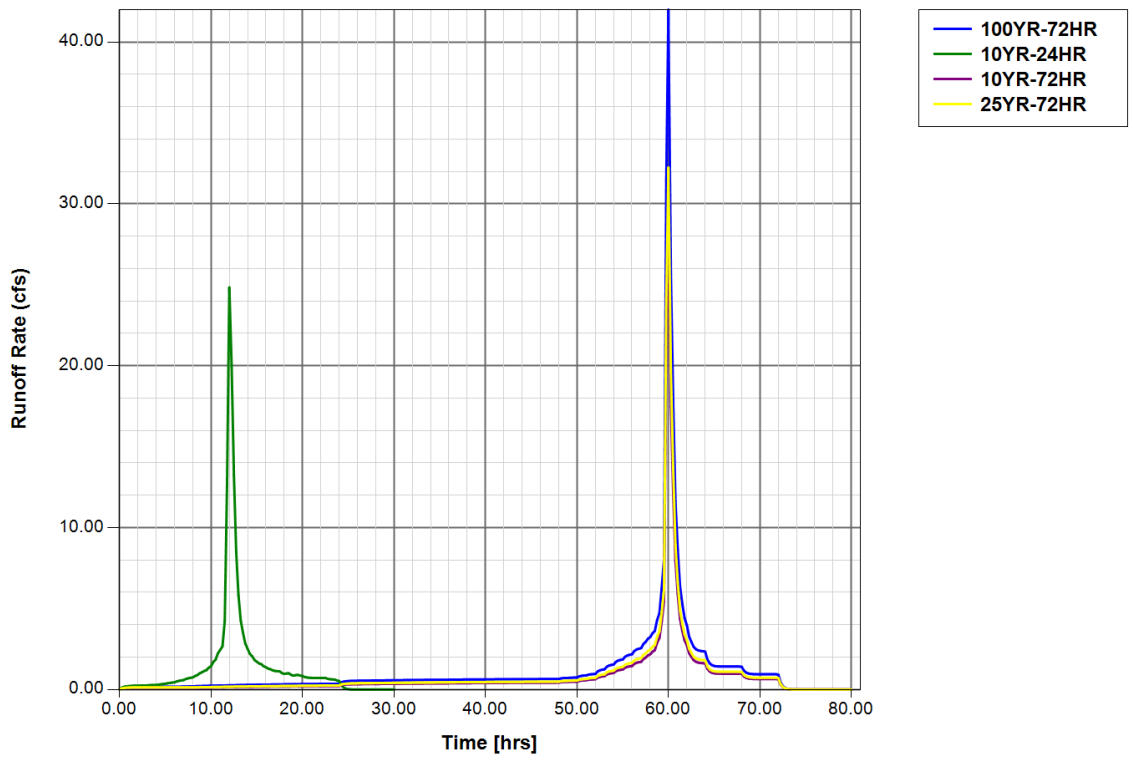
Comment:

pre dev discharge rate

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: Dry Retention

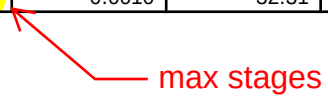
Scenario: w/ Discharge
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 15.50 ft
Warning Stage: 18.80 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.50	0.00	0
16.50	1.51	65776
17.50	4.12	179467
18.50	9.29	404672
18.80	11.97	521413

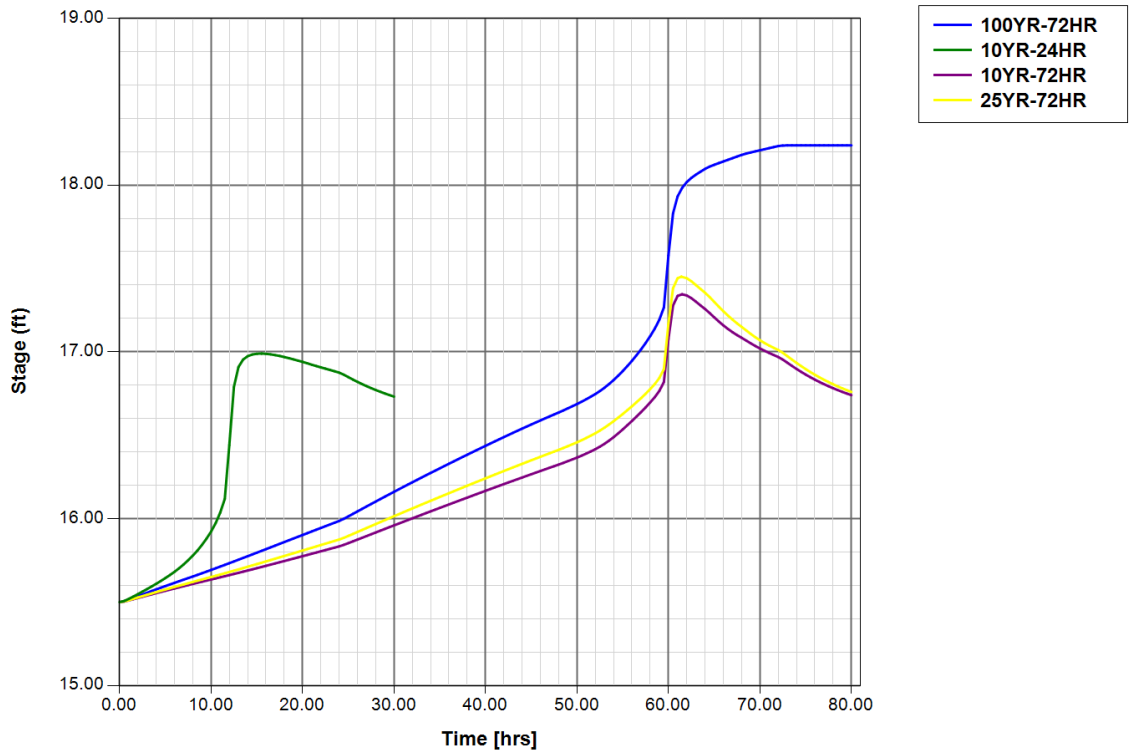
Comment:

Node Max Conditions [w/ Discharge]

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]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508

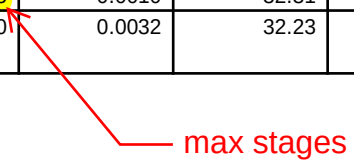


Stage [Node: Dry Retention]



Node Max Conditions [w/ Discharge]

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]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0



Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware Ave. ROW	Geometry: Circular		Geometry: Circular	
		Max Depth:	1.00 ft	Max Depth:	1.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	None	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	10	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0130	Manning's N:	0.0130
Damping:	0.0000 ft	Top Clip			
Length:	16.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	1	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	1.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

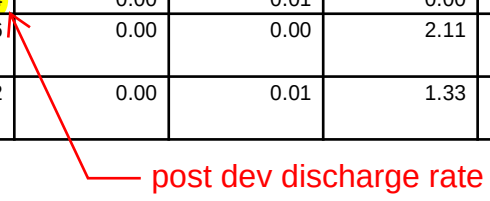
Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	17.00 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	2.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

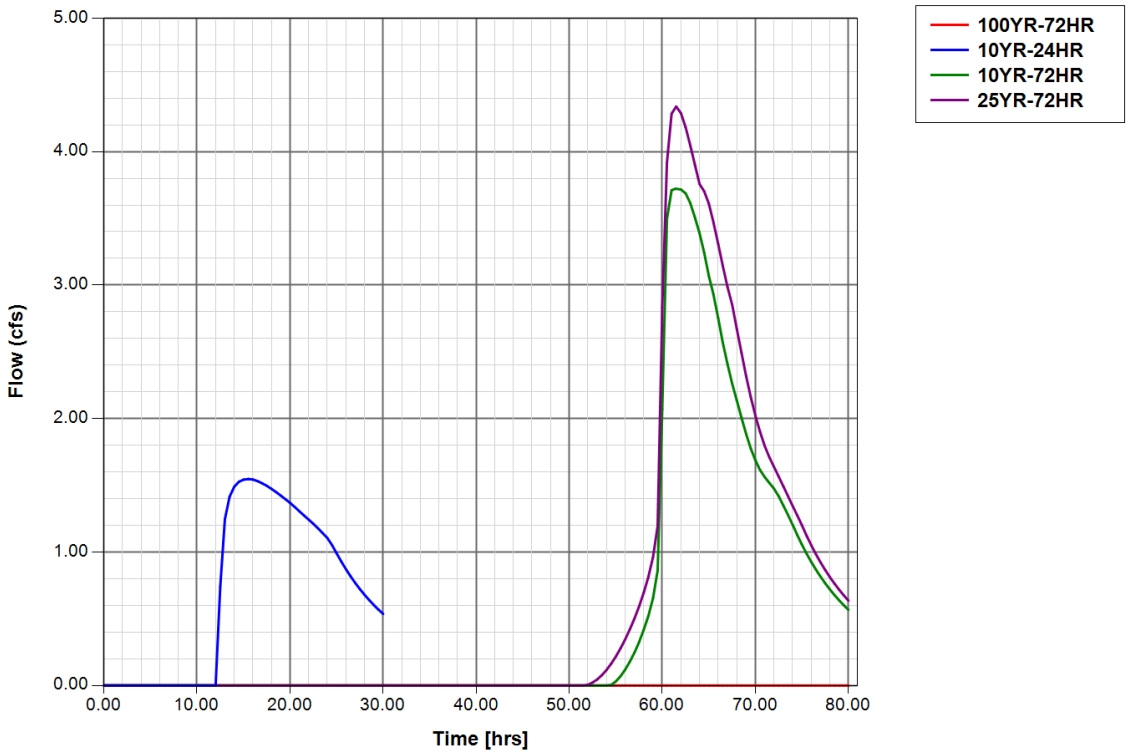
Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33



Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N



80°21'32"W 27°26'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix D - USDA Soil Survey

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



April 26, 2024

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Map Unit Legend..... 8
Map Unit Descriptions..... 8
St. Lucie County, Florida.....10
16—Hilolo loamy sand, 0 to 2 percent slopes.....10

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.



Map Scale: 1:650 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

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 17, Sep 6, 2023

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
16	Hilolo loamy sand, 0 to 2 percent slopes	1.8	100.0%
Totals for Area of Interest		**1.8**	**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

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 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

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
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 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Brynwood
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pople
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder
Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Riviera
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

ENVIRONMENTAL IMPACT REPORT

An environmental report is not required for this submittal, as the proposed amendments do not involve any new ground disturbance, construction activities, or modifications to environmentally sensitive areas. The existing site conditions remain unchanged under this request.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

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 FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): NOT APPLICABLE
(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	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Urban District	5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Community	2.5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Neighborhood	1.36 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

D. Public Schools (Residential Classifications Only): NOT APPLICABLE
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) NOT APPLICABLE

	K-8	High
School Name	NOT APPLICABLE	NOT APPLICABLE
City	NOT APPLICABLE	NOT APPLICABLE
Distance	NOT APPLICABLE	NOT APPLICABLEv
Current Zoning/FLU Enrollment Demand	NOT APPLICABLE	NOT APPLICABLE
****Proposed Zoning/FLU Enrollment Demand**	NOT APPLICABLE	NOT APPLICABLE
****Change in Demand**	NOT APPLICABLE	NOT APPLICABLE

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	NOT APPLICABLE
****Proposed Zoning/FLU**	NOT APPLICABLE
***Change in Demand**	NOT APPLICABLE

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	School	School
****Proposed Zoning/FLU**	School	School
***Change in Demand**	Trips 1,085	Trips 330
Impact to Capacity	0	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 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	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Single-family, attached	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Multi-family	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Other (specify)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☐ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	126	200

Parcel 4A

SPECIAL WARRANTY DEED 700261 RANCO FORM 03

5

This Special Warranty Deed *Made the* 14th *day of* December *A. D. 19* 84 *by*
THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole
hereinafter called the grantor, to
THOMAS V. DAILY, as Bishop of the Diocese of Palm Beach, his successors in office and assigns, a corporation sole
whose postoffice address is 9999 North Military Trail, Palm Beach Gardens, FL 33410

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, Florida viz:*

South 1/2 of NE 1/4 of SW 1/4, less North 150 feet of South 180 feet of W 274.6 feet of E 1060.2 feet and Less Delaware Avenue Right-of-Way as shown in Map Book 1, page 113, located in Section 8, Township 35 South, Range 40 East, and LESS property as described in O. R. Book 96, page 526, Public Records of St.Lucie County, Florida and LESS East 30 feet.

Subject to taxes for 1984 and subsequent years, if not exempt, easements and restrictions of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE APR-8 85 00.45

'85 APR -8 A10:18

FILED AND RECORDED ROGER P. ... ST. LUCIE ...

700261

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 claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has hereunto set* his *hand and seal the day and year first above written*

Signed, sealed and delivered in our presence:

Sharon J. Malthus

Rose Wells

Thomas J. Grady (L.S.)
Thomas J. Grady, as Bishop of the Diocese of Orlando, his successors (L.S.)
in office and assigns, a corporation sole

STATE OF FLORIDA,
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole 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.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December A. D. 19 84.

Sharon J. Malthus
Notary Public, State of Florida
My Commission Expires:
85

This Instrument prepared by: THIS INSTRUMENT WAS PREPARED BY ROBERT J. PEGUS, JR. of Smathers, Thompson, Marks, Prescott & Divine, P.A.

Address P. O. Box 2737 Orlando, FL 32802

Notary Public, State of Florida at Large
My Commission Expires May 7, 1985
Bonded by American Fire & Casualty Co.

OR BOOK 460 PAGE 2621

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/19/2025, 8:17 PM

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650



Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
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):	95,883
Gross Sketched Area (SF):	110,916
Land Size (acres):	17.49
Land Size (SF):	761,864.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2621	XX01	CV		$0

Building Information (1 of 8)

Finished Area: 38,028 SF

Gross Sketched Area: 39,111 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1978
Effective Year: 1979
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

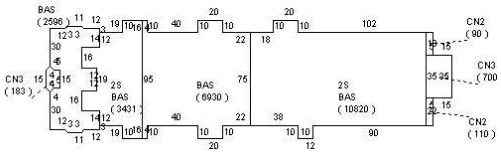
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	14251	14251	782
BAS	BASE AREA	23777	23777	1492
CN2	CANOPY	200	0	100
CN3	CANOPY	883	0	166

Building Information (2 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

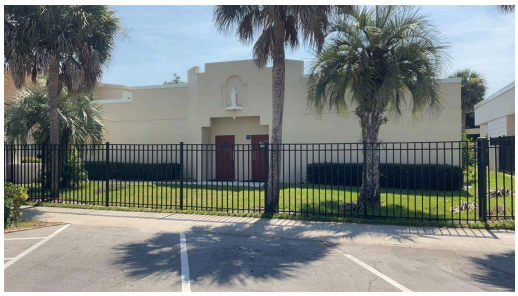
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

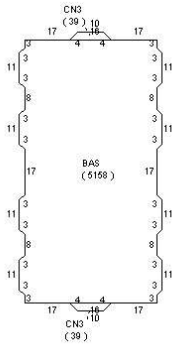
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

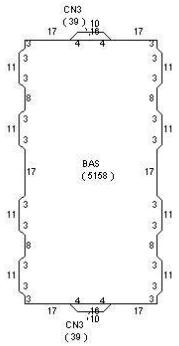
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
Effective Year: 1979
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

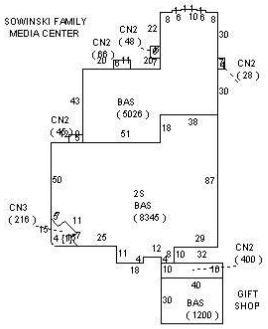
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

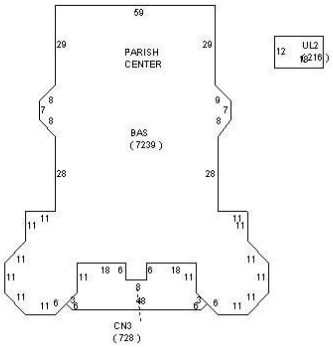
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

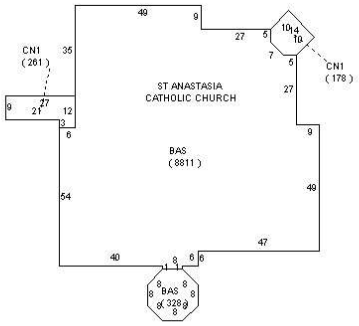
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

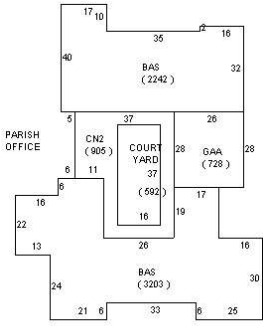
Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5445	5445	558
CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

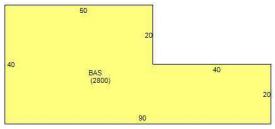
Exterior Data

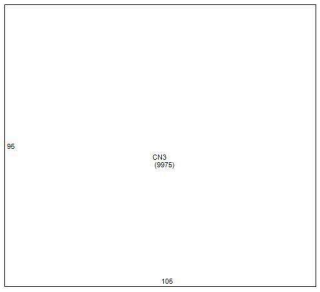
View: Roof Cover: Metal Roof Structure: Steel Truss
Building Type: INDW Year Built: 2001 Frame:
Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal
Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 Electric: AVERAGE Primary Int Wall:
Full Baths: 0 Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD
A/C %: % Heated %: % Sprinkled %: %







Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2800	2800	260

CN3	CANOPY	9975	0	400

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1346	1979
SINGLE LIGHT	1	6	1979
CHAINLINK 6'	1	2200	2000
6FT CB Wall	1	28	2000
ASP2 LOW	1	96833	2000
CHAINLINK 4'	1	100	2015
Alum Fen 6'	1	240	2015
Alum Fen 6'	1	120	2017
CONCRETE LOW	1	10200	2017

Current Year Values

Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
8800001231	Nov 18, 1988	Commercial New Construction	$526,524	$526,524
8900000574	Jun 22, 1989	Commercial New Construction	$108,749	$108,749
RF8901011R	Sep 1, 1989	Roof	$2,000	$2,000
RF8901012R	Sep 1, 1989	Roof	$2,000	$2,000
RF89001358	Oct 23, 1990	Shed	$2,500	$2,500
F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
F94-000796	Jun 30, 1994	Alterations/Remodeling	$1,000	$1,000
F94-000891	Jul 21, 1994	Roof	$4,800	$4,800
F95-000660	Jun 14, 1995	Roof	$14,000	$14,000
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$0

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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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/19/2025, 8:17 PM

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650



Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
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):	95,883
Gross Sketched Area (SF):	110,916
Land Size (acres):	17.49
Land Size (SF):	761,864.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2621	XX01	CV		$0

Building Information (1 of 8)

Finished Area: 38,028 SF

Gross Sketched Area: 39,111 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1978
Effective Year: 1979
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

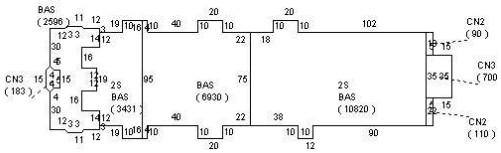
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	14251	14251	782
BAS	BASE AREA	23777	23777	1492
CN2	CANOPY	200	0	100
CN3	CANOPY	883	0	166

Building Information (2 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

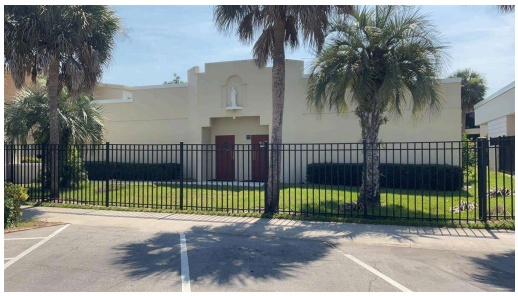
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

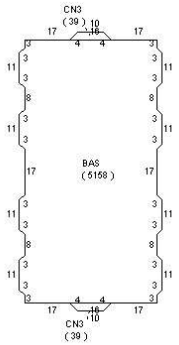
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

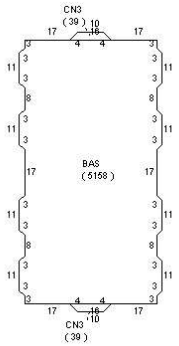
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
Effective Year: 1979
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

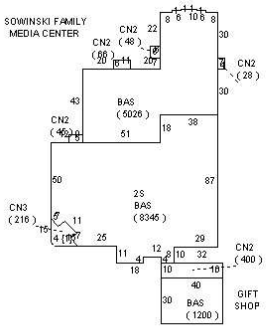
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

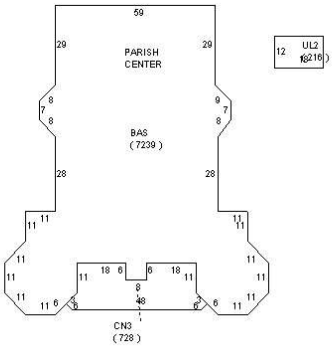
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

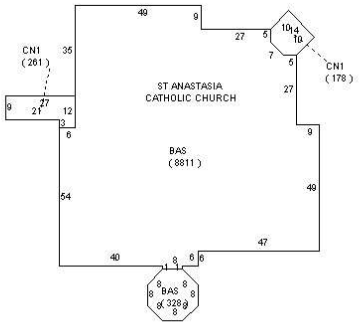
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

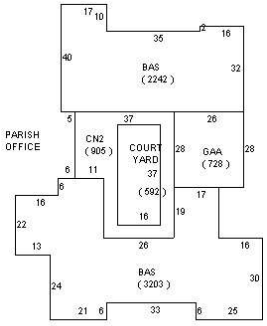
Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%





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CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

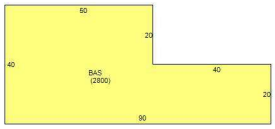
Exterior Data

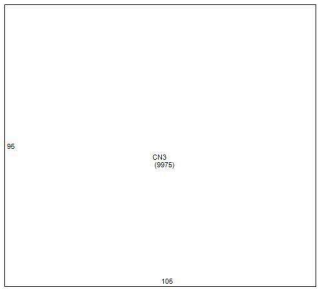
View: Roof Cover: Metal Roof Structure: Steel Truss
Building Type: INDW Year Built: 2001 Frame:
Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal
Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 Electric: AVERAGE Primary Int Wall:
Full Baths: 0 Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD
A/C %: % Heated %: % Sprinkled %: %







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Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
8800001231	Nov 18, 1988	Commercial New Construction	$526,524	$526,524
8900000574	Jun 22, 1989	Commercial New Construction	$108,749	$108,749
RF8901011R	Sep 1, 1989	Roof	$2,000	$2,000
RF8901012R	Sep 1, 1989	Roof	$2,000	$2,000
RF89001358	Oct 23, 1990	Shed	$2,500	$2,500
F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
F94-000796	Jun 30, 1994	Alterations/Remodeling	$1,000	$1,000
F94-000891	Jul 21, 1994	Roof	$4,800	$4,800
F95-000660	Jun 14, 1995	Roof	$14,000	$14,000
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$0

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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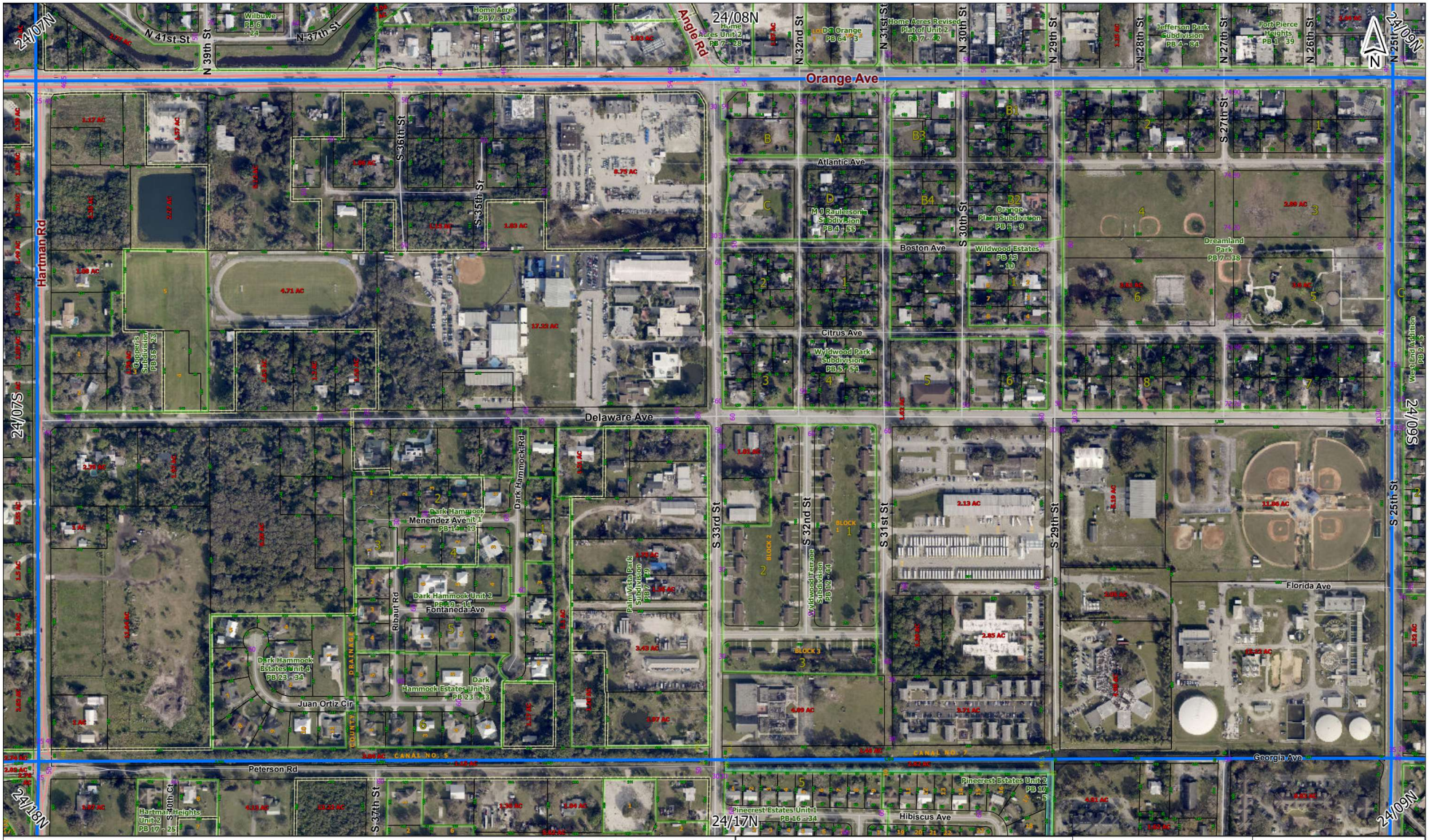


SAINT LUCIE COUNTY PROPERTY APPRAISER

Map Exported: 6/7/2025

PREPARED FOR

Michelle Franklin, CFA

SAINT LUCIE COUNTY PROPERTY APPRAISER

Lot # / Block / 107 / Lot Line

Municipality: City Of Fort Pierce

County Boundary: Saint Lucie County

Subdivision: Port Saint Lucie Section 27 PB 14 - 5

Condo: Prima Vista Commons

0 100 200 400 600 US Feet

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE SAINT LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION: 08

TOWNSHIP: 35

RANGE: 40

SHEET NUMBER

24/08S



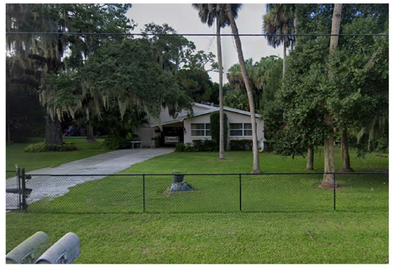
TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE



TRAVELING EAST ON DELAWARE AVE



3730 DELAWARE AVE



3750 DELAWARE AVE



3820 DELAWARE AVE



3915 DELAWARE AVE



3912 DELAWARE AVE



4000 DELAWARE AVE



ST. ANASTASIA
PARISH OFFICE



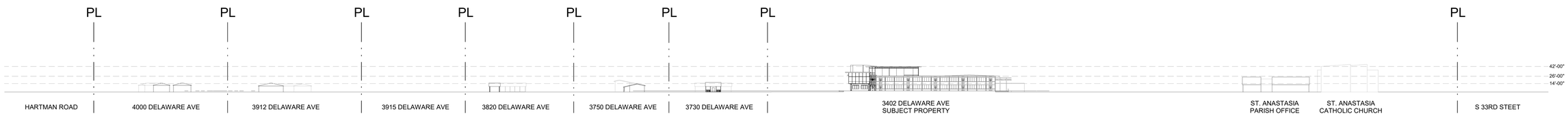
ST. ANASTASIA
CATHOLIC CHURCH



AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1



TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE



TRAVELING EAST ON DELAWARE AVE



3730 DELAWARE AVE



3750 DELAWARE AVE



3820 DELAWARE AVE



3915 DELAWARE AVE



3912 DELAWARE AVE



4000 DELAWARE AVE



ST. ANASTASIA
PARISH OFFICE



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CATHOLIC CHURCH



AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

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SCALE: 1" = 80'-0"

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NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

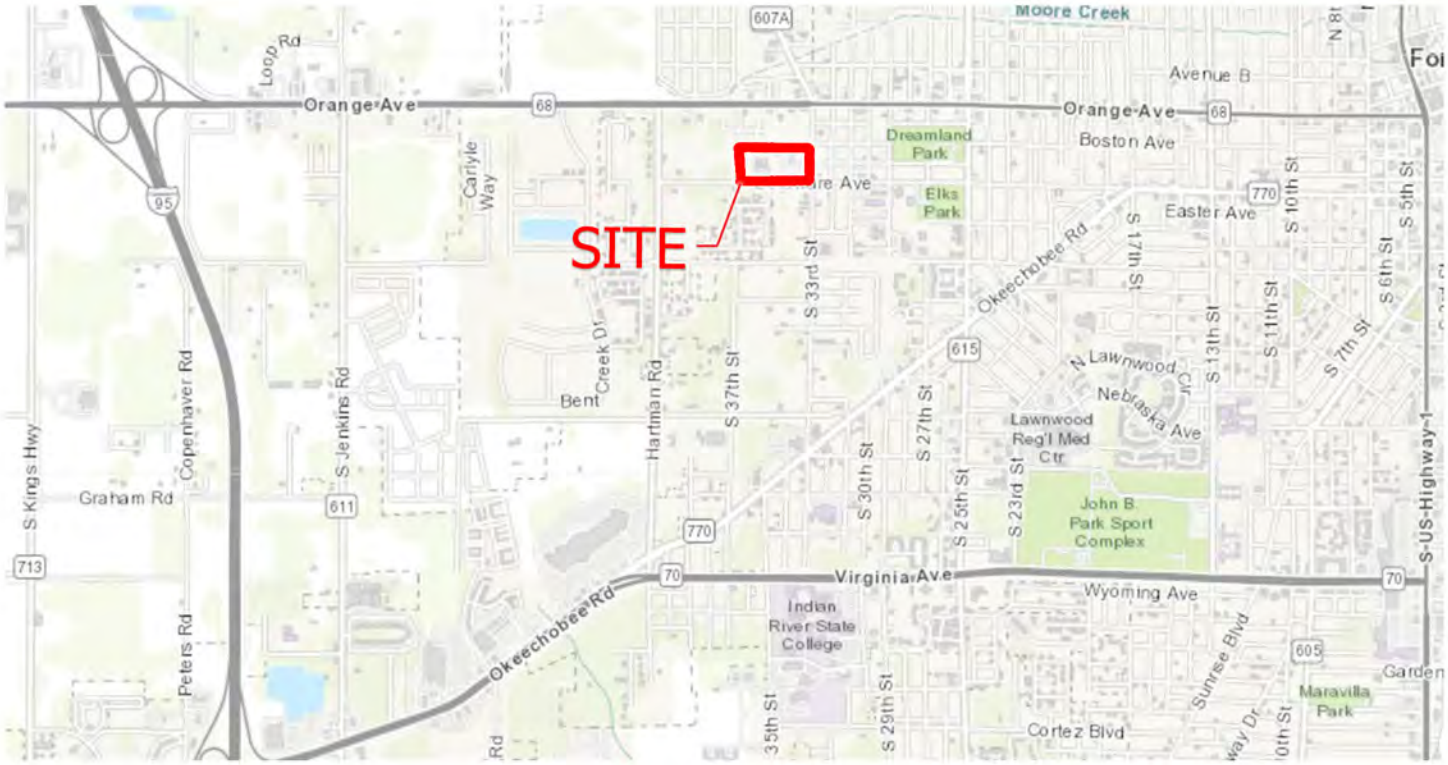
A-1

JCHS - St. Anastasia

2408-313-0001-000-6
407 S 33rd Street
Fort Pierce, Florida

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Location Map



6/25/2025

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Aerial Photograph



TOTAL SITE



DEVELOPMENT AREA DETAIL

6/25/2025

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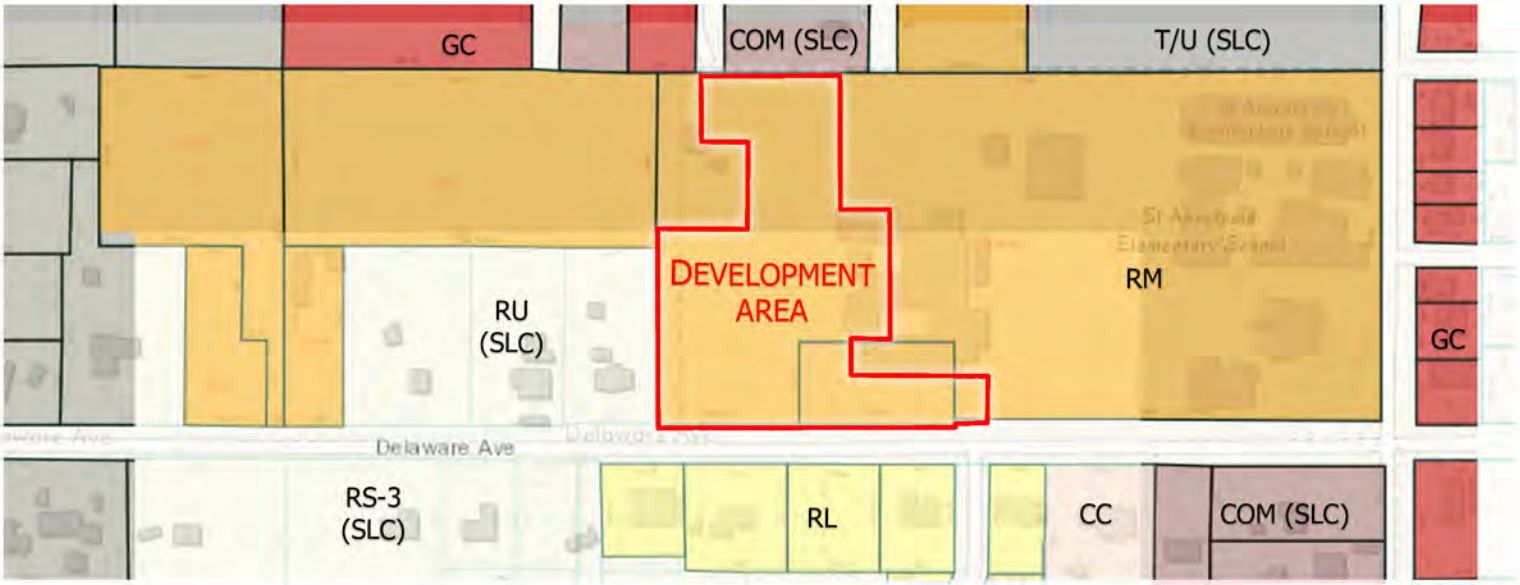
Future Land Use Map



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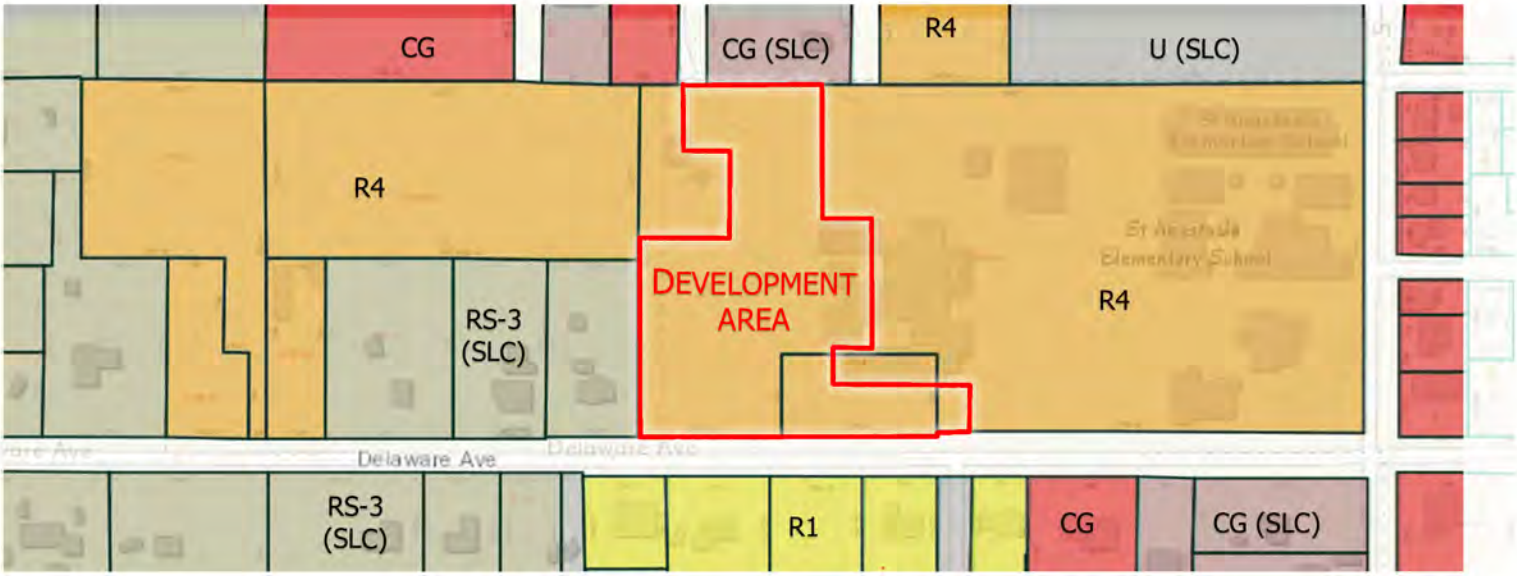
Zoning Map



6/25/2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Site Plan: Amendment – 407 S33rd St.-

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: May 3, 2026

NOTICE BY MAIL: April 28, 2026

NOTICE BY SIGNS: N/A

VERIFIED BY: Kerry C. Driver

TITLE: Senior Planner

SIGNATURE:

DATE: May 6, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Received
MAY 11 2026
City Clerk's Office

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 05/03/2026
SCN tcpalm.com 05/03/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/03/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-25

My commission expires

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KONGMENG YANG
Notary Public
State of Wisconsin

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, will on Monday, May 18, 2026, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for Major Site Plan Amendment to an existing Conditional Use submitted by property owner, Bishop of Diocese Palm Beach and Representative, McCarty & Associates and Planning, to add a new constructed 45,159 sq. ft building at 407 S 33rd Street and 3402 Delaware Ave., Fort Pierce, FL. The property is zoned Medium Density Residential (R-4). Parcel ID: 2408-313-0001-000-6, 2408-324-0001-000-0, and 2408-313-0002-000-3.

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 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
May 3 2026
LSAR0510390

City Commission Regular Meeting - 5:05 PM **12. B.**

Meeting Date: 05/18/2026

Re: Pulte-Cornerstone Final PD

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Quasi-Judicial Hearing - Ordinance 26-010 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Amending the Pulte Cornerstone Planned Development Zone in respect of two (2) parcels containing approximately 49.92 acres, more or less, and being located at or near 2721 South Jenkins Road in Fort Pierce, Florida; To approve the Pulte Cornerstone Final Site Plan; Approving the first amendment to the Planned Development Zoning Agreement; Providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; providing for an effective date.
Subject Property: Parcel (IDs): 2324-413-0000-000-9 and 2324-431-0001-000-2. FIRST READING

SUMMARY:

Request

Per Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a Final Planned Development of the Pulte-Cornerstone Planned Development (PD) Zoning District. The application proposes a two-hundred-and-thirty-nine-unit fee simple single-family residential final planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffers for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds, with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to I-95.

History

On November 10, 2025, the Planning Board unanimously recommended approval of the Master Planned Development for the Pulte-Cornerstone Planned Development Zone with fourteen (14) conditions.

On February 2, 2026, the City Commission approved the Master Planned Development for the Pulte-Cornerstone Planned Development Zone with fourteen (14) conditions.

On April 13, 2026, the Planning Board recommended approval of the proposed Final Planned Development with eight (8) conditions. Planning Staff and the Planning Board have requested a better Identity Feature/Art Feature/Monument Sign design. The Public Benefits Statement

says the following: “This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce.” The additional condition requires that the final identity feature design is approved by the Planning Board and the City Commission prior to the final certificate of occupancy for Phase 1 of the Final Planned Development Site Plan.

RECOMMENDATION:

The proposed application meets the standards of the City’s Code Section 125-212, and 125-314. Therefore, Staff recommends that the City Commission recommend APPROVE the Final Planned Development Amendment to the Pulte Cornerstone Planned Development Zone, subject to the Eight (8) Conditions as noted.

Recommended Conditions of Approval

1. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

2. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.

3. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.

6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT’s calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer’s proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise.
From Figure 18-1 Noise Abatement Criteria:

From Figure 18-3 Building Noise Reduction Factors:

Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control.

From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

7. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

8. The applicant shall receive final Identity Feature/Monument Sign design approval by the Planning Board and City Commission prior to final certificate of occupancy of phase 1.

ALTERNATIVES:

APPROVE – with Amended/Additional Conditions
OR
DISAPPROVE/DENY

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner/Historic Preservation Officer

COORDINATED WITH:

Kevin Freeman, Planning Director
Chris Suneson, Assistant Planning Director
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential ad valorem tax increase for the City of Fort Pierce.

Attachments

Applicant Presentation
Staff Presentation
Staff Report
Ordinance 26-010
First Amendment to Development Agreement
Project Narrative
Site Plan for Electronic Signature

Landscape Plan
Property Section Distance Rendering
Phasing Plan
Statement of Benefits
Design Review Narrative
TRC Response Letter
Identity Feature Renderings
Design Review Standard Renderings & Floor Plans
Design Review Standard Renderings & Floor Plans
Color Board
Amenity Center Rendering
Amenity Center Floor Plan
Lighting Plan
Warranty Deed
Cross-Access Easement Agreement
Water & Wastewater Utilities
Stormwater Maintenance
Survey
Stormwater Report
Environmental Assessment
Traffic Impact Analysis
St. Lucie County Traffic Approval
Staff Report Supporting Documents
Public Notice Certification
Proof of Publication

Cornerstone

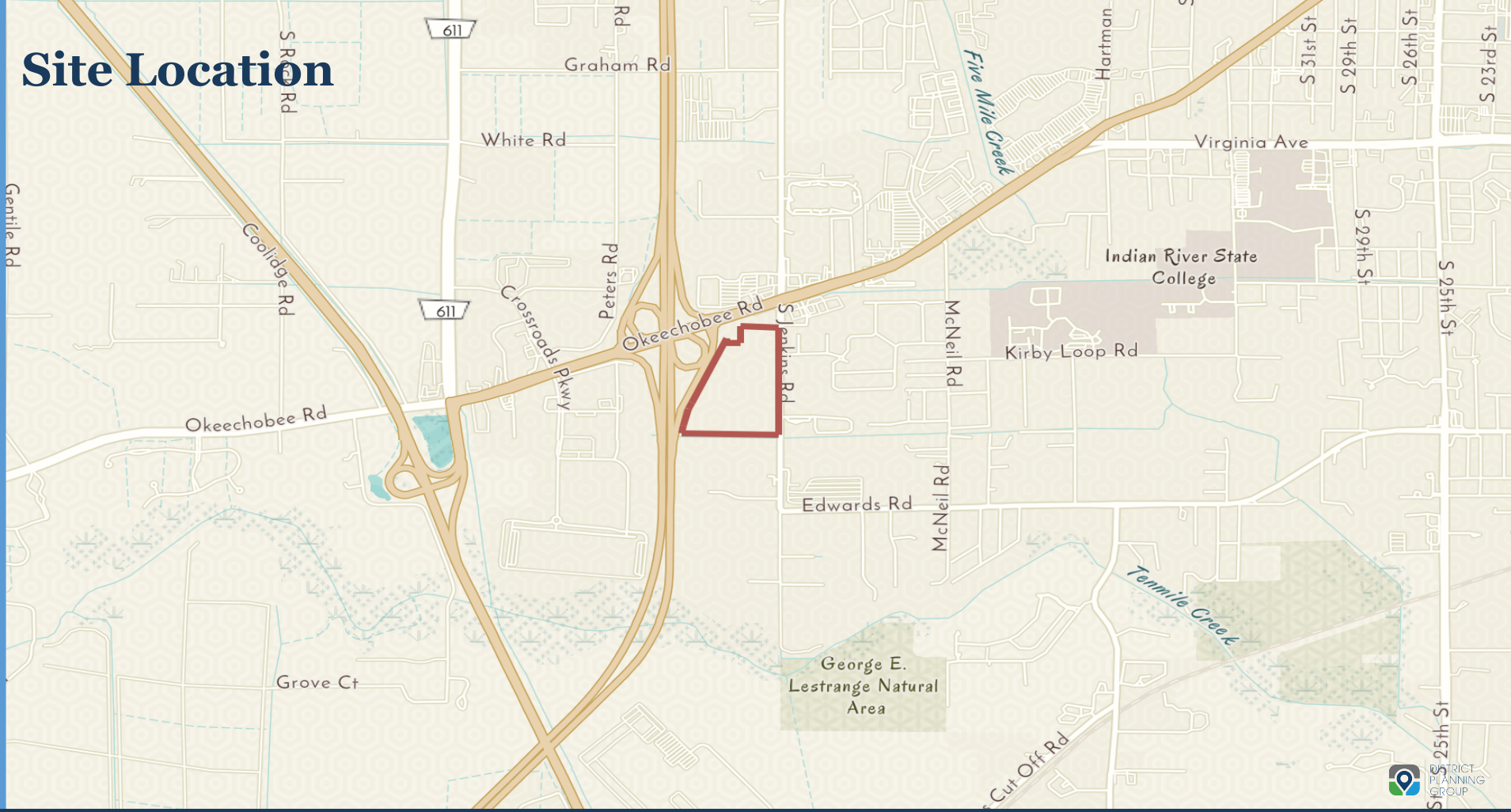
Final Planned Development

City of Fort Pierce Commission Meeting
May 18, 2026

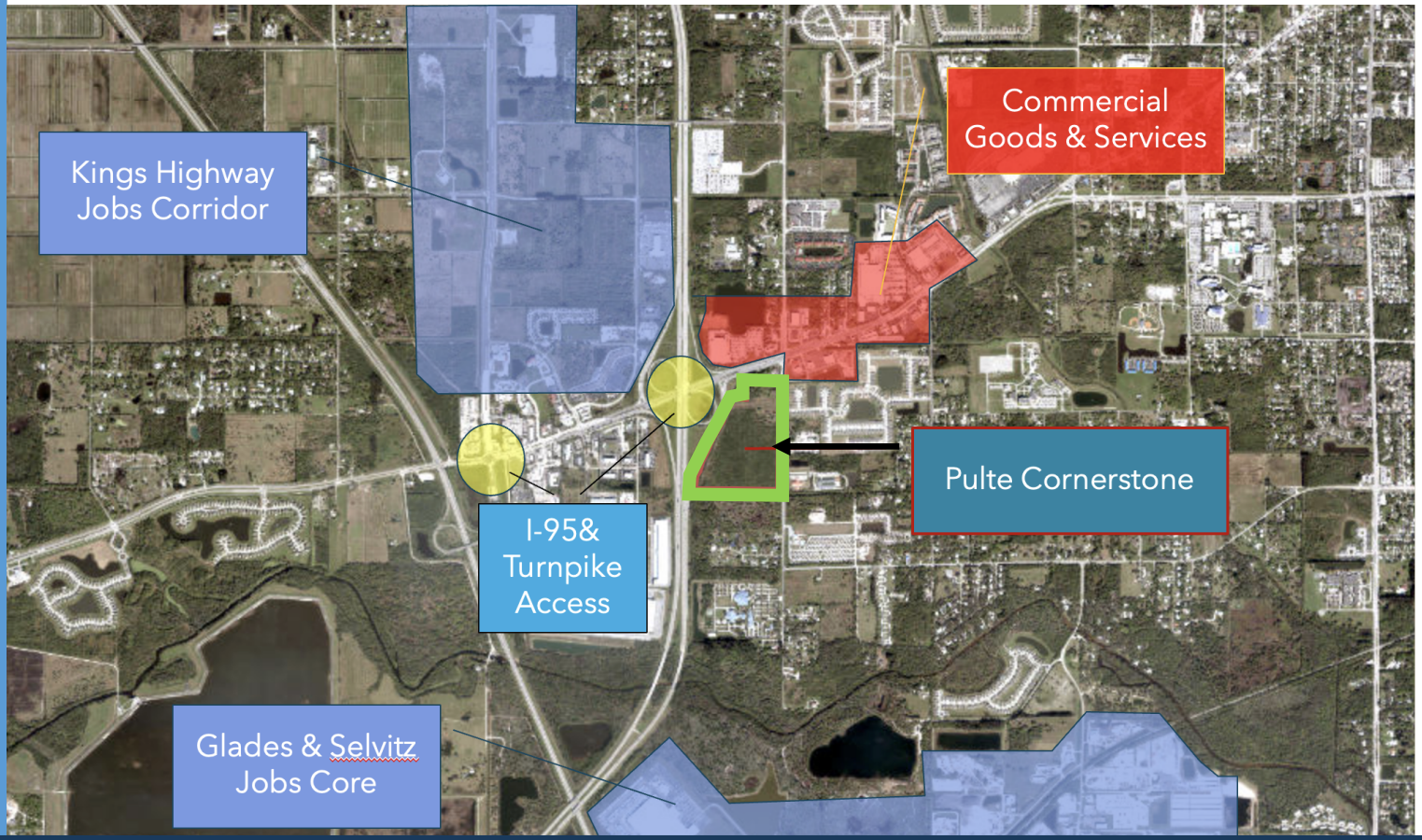
Applicant: Pulte Home Company
Agent: Leslie Olson, AICP · District Planning Group

DISTRICT PLANNING GROUP

Site Location



Site Context



DISTRICT PLANNING GROUP

Project Approvals & Process

1 — FLUMA

GC → Medium Density Residential (RM)

Planning Board: Dec 2024
City Commission: Feb 2, 2026

✓ APPROVED

2 — Master PD/Rezoning

General Commercial (C-3) → PD

Planning Board: November 10, 2025
City Commission: Feb 2, 2026

✓ APPROVED

3 — Final PD

Final Planned Development — Today

Planning Board: April 13, 2026
✓ **Approved Unanimously**
w/ condition re: identity feature

PENDING TODAY

- The Planning Board has recommended approval to the City Commission
- Staff recommends approval
- The City Commission is the final decision-making authority for this Final Planned Development

DISTRICT PLANNING GROUP

About the Final Planned Development

Process

- Standards for this Planned Development were set at the Master Planned Development adoption by the City Commission
- This Final Planned Development applies those standards to build the Final Planned Development Site Plan
- This Planning Board now reviews those standards to determine whether those site-specific standards have been followed.
- The Planning Board's role: evaluate whether the Final PD Site Plan meets the Code and adopted site-specific standards

Lower Density & Traffic Than Permitted

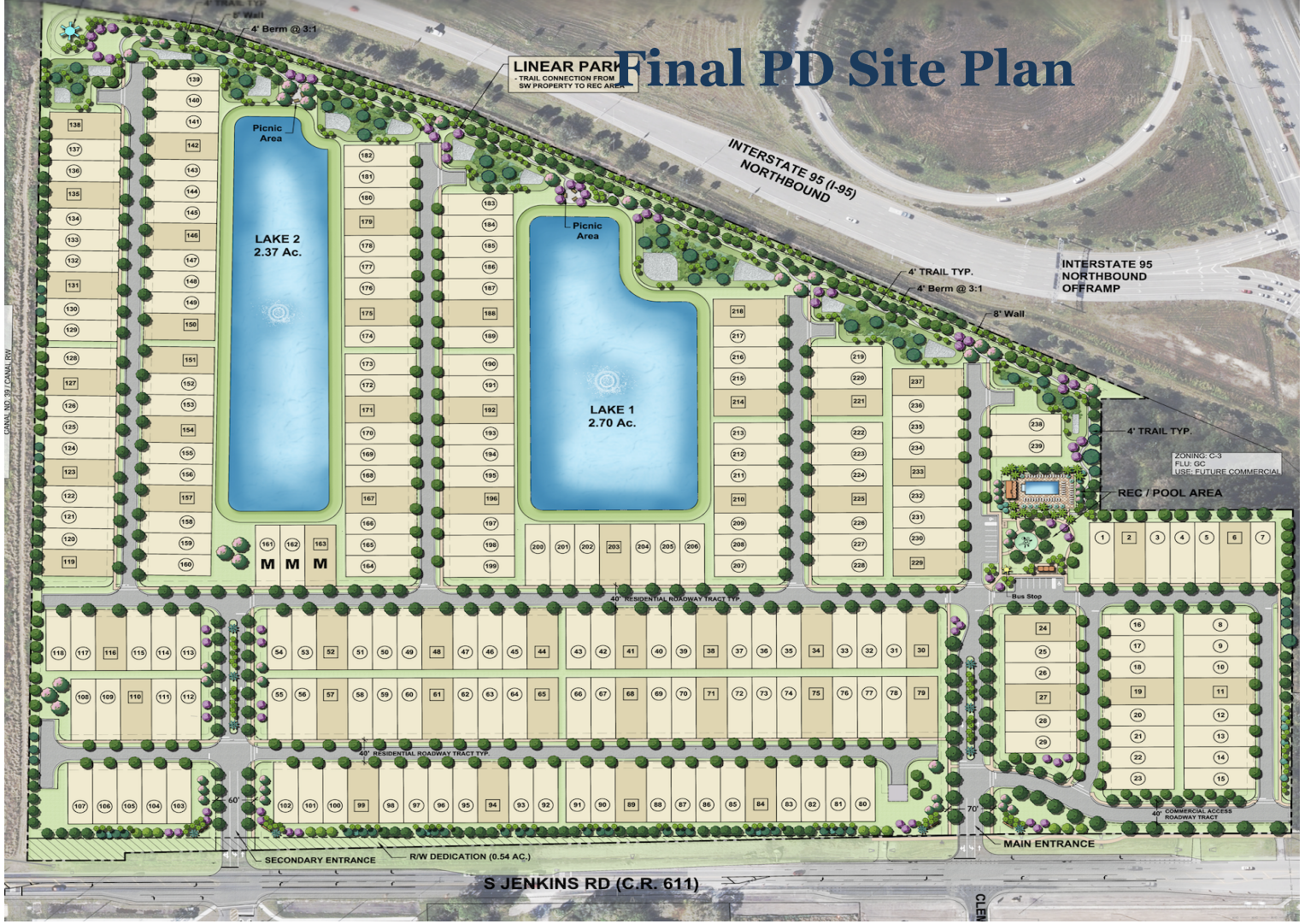
- 4.79 du/acre density as proposed is substantially less than the 12 units per acre allowed under this Residential Medium Future Land Use.
- Generates ***88% less traffic*** than the prior General Commercial Future Land Use designation.

Walkable, Green & Connected

- 3.5-acre linear park with meandering 1/3-mile walking trail
- Habitat-creating rain gardens
- Pool, cabana and playground
- Custom, welcoming identity feature visible from I-95
- Designed to minimize noise impacts
- Tree-lined street network

Cornerstone delivers quality attainable housing at one of Fort Pierce's most strategic locations — adjacent to major employment corridors, I -95, the Turnpike and close to neighborhood goods and services.

Final PD Site Plan



Planned Development Benefits

1 Resilient Living & Working

Adjacent to walkable goods, services, jobs, schools & I-95/Turnpike — reduces vehicle miles travelled

2 Imaginative Community Planning

Custom identity feature at I-95 off-ramp sets the tone for Fort Pierce's first impression from the highway

3 Stormwater Innovation

Bioswales and rain gardens not only help filter the stormwater they create habitat, attract wildlife, and provide an aesthetic to the community.

4 Property Design Excellence

Grid streets eliminate I-95-facing backyards; school bus stop and playground near recreation center

5 Natural Features & Scenic Areas

Lakes, bioswales, rain gardens; street trees every 50' on all interior roads

6 Efficient Land Use

Two lot types provide housing variety at multiple price points; 239 homes near jobs, schools, and services

7 Improved Amenities

A 3.5-acre linear park with walking trails, enhanced by lake vistas, a pool with cabana, and pocket parks with integrated picnic areas.

8 Orderly Development & Economic Benefit

Consistent with Avalon Crossings PD (east) and Viva West (south); builds on the area's residential momentum

9 Consistent with Adjacent Uses

Commercial access road built for northern neighbor; south entrance aligned with Independence Classical Academy entrance

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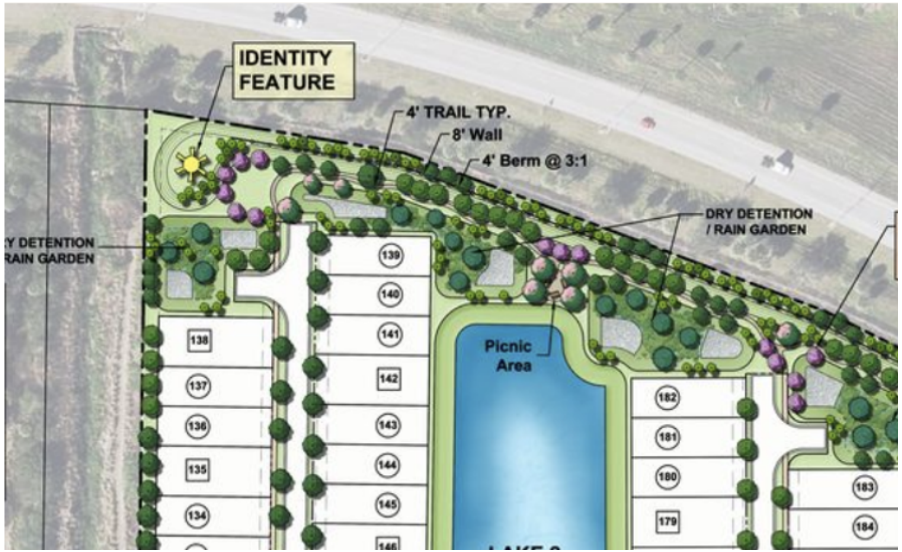
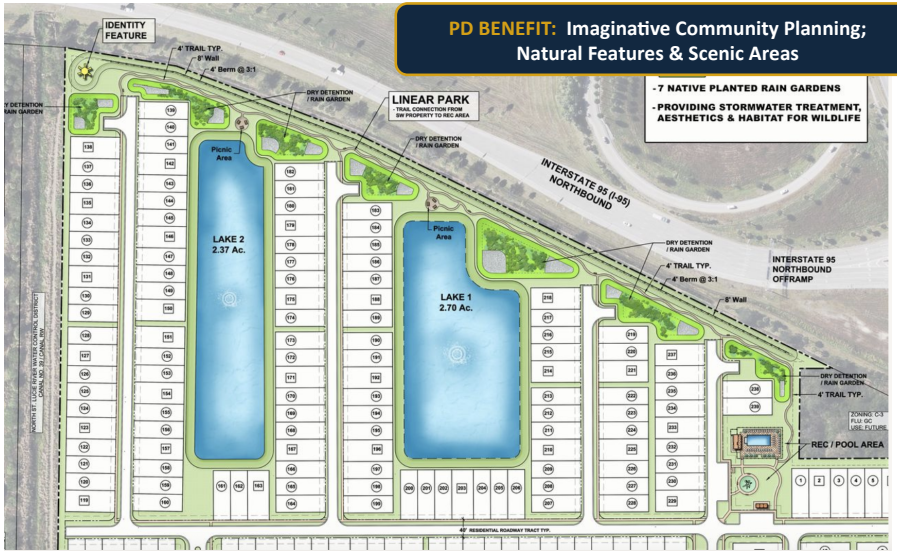
Community Amenities & Green Features





Identity Feature

Signature landmark at SW corner visible from I-95 northbound off-ramp — welcomes travelers to Fort Pierce

Native Rain Gardens

7 bioswale/rain garden areas for stormwater treatment, wildlife habitat, and natural aesthetics

1/3-Mile Trail

Meandering walking trail connecting pool, pocket park, rain gardens, and lake vistas

Pool, Cabana & Park

Pool/cabana, playground, and recreation center

Community Hub

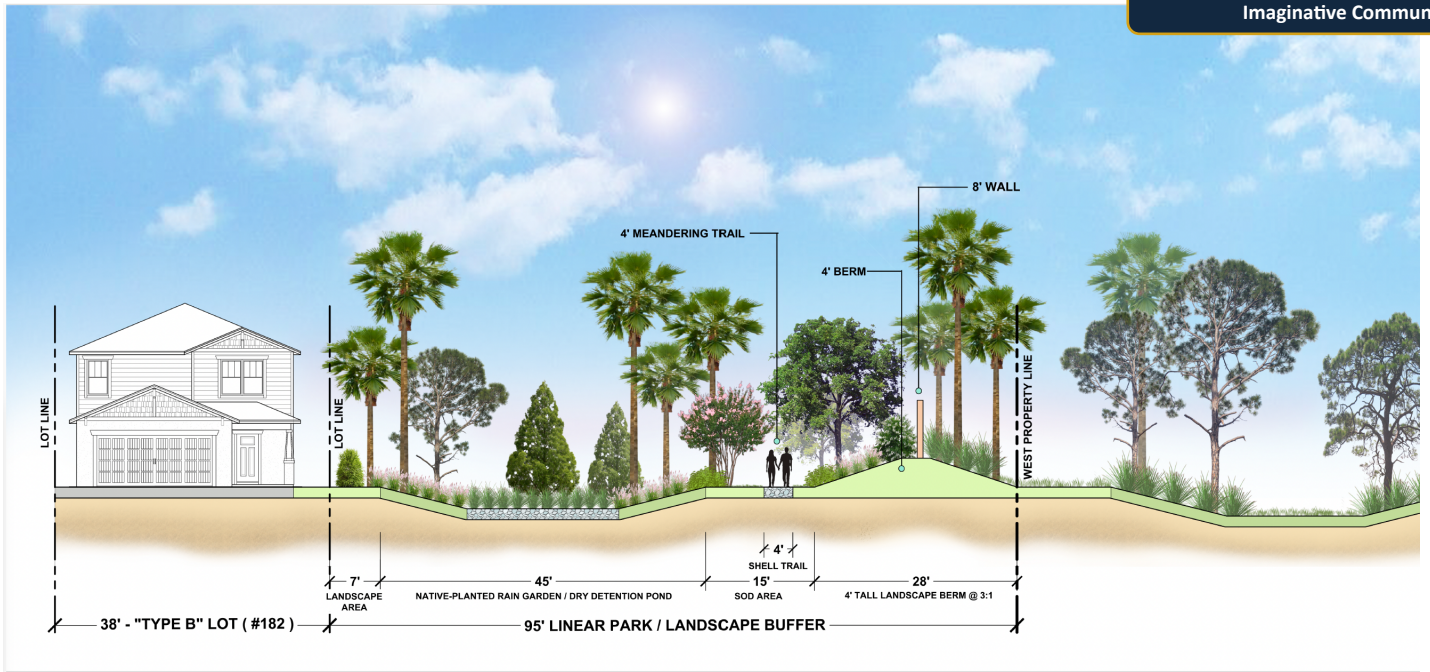


PD BENEFIT: Imaginative Community Planning

DISTRICT PLANNING GROUP

Linear Park: West Property Section

PD BENEFIT: Natural Features & Scenic Areas; Imaginative Community Planning



95'+ Linear Park / Landscape Buffer

8' Masonry Wall on 4' berm

3.5 Acres — Linear & Pocket Park

I-95 Buffer to Nearest Lot

186’+ Total Setback from I-95 Edge

Rain Garden Example



PD BENEFIT: Stormwater Innovation

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Identity Feature

PD BENEFIT: Imaginative Community Planning; Property Design Excellence



- Creates a Signature Gateway Moment
- Announces Arrival in the City of Fort Pierce
- High-Quality, Durable Design Expression
- Strategic Placement for Maximum Visibility
- Landscape Enhancements Strengthen the Experience

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PD Development Standards — Meets or Exceeds All MPD Standards

Standard	Lot A — Adopted	Lot A — Final Plan	Lot B — Adopted	Lot B — Final Plan
Lot Area	4,400 sf min.	5,280 sf ✓	3,300 sf min.	4,180 sf ✓
Lot Depth	110'	110' ✓	110'	110' ✓
Lot Width	40' min.	48' ✓	30' min.	38' ✓
Lot Coverage	60% max.	60% max. ✓	55% max.	55% max. ✓
Front Setback	20'	20' min. ✓	20'	20' min. ✓
Side Setback	3'	3' min. ✓	3'	3' min. ✓
Rear Setback	10'	10' min. ✓	10'	10' min. ✓
Building Separation	6'	6' min. ✓	6'	6' min. ✓

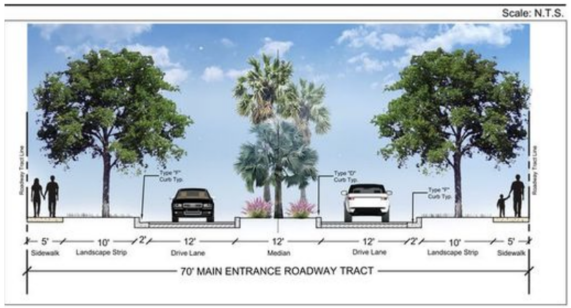
Site Standards	Adopted Standard	Final Plan
Entry Boulevard ROW	70'	70' ✓
Interior Streets ROW	40'	40' ✓
Sidewalks — Entry	Both sides of street	Both sides ✓
Sidewalks — Interior	One side of street	One side ✓

Access & Transportation

PD BENEFIT: Resilient Living & Working

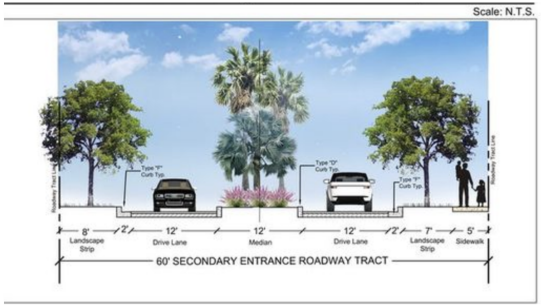
North (Main) Entrance — 70' Roadway Tract





South (Secondary) Entrance — 60' Roadway Tract





- Traffic reduction of 88% from previous Future Land Use allowance
- Main Entrance Boulevard is tree-lined and provides Commercial parcel access
- School bus stop at amenity center— adjacent to school bus parking, playground and mail kiosk
- South Entrance Boulevard aligns with Independence Classical Academy (K-12) — traffic signal planned
- Interior grid streets with tree-lined 40' ROW; 10' drive lanes for natural traffic calming

DISTRICT PLANNING GROUP

Commercial Parcel Access Easement

PD BENEFIT: Consistency with adjacent parcels



✓ Agreement relocating access easement has been signed by Both Parties

✓ Commercial parcel owner provided letter of support

Comprehensive Plan Consistency

Section 125-212(c)(1): No planned development may be approved unless consistent with the goals, objectives, and policies of the Comprehensive Plan.

- ✓ **Future Land Use Consistency** Density of 4.79 du/acre is well below the 12 du/ac (max) ; single-family use is a permitted use
- ✓ **Transportation & Mobility** 88% traffic reduction vs. prior commercial entitlement; school bus stop at amenity center
- ✓ **Open Space & Recreation** 3.5-acre linear park with 1/3-mile walking trail, pool/cabana, playground, pocket park, and identity feature; exceeds minimum 20% open space requirement
- ✓ **Stormwater & Environmental** Native rain gardens and bioswales provide on-site stormwater treatment while creating wildlife habitat; phased stormwater management system under SFWMD ERP
- ✓ **Noise Attenuation** Sound study and noise reduction measures required per Condition of Development, consistent with FDOT NAC and HUD interior noise goals (45 dB(A))
- ✓ **Compatibility & Orderly Development** Consistent with adjacent Avalon Crossings PD and Viva West residential; commercial access easement preserves adjacent property rights

The Cornerstone Final PD is consistent with all applicable Comprehensive Plan goals, objectives, and policies.

DISTRICT PLANNING GROUP

Technical Review & Staff Recommendation

All affected City departments have reviewed the Final PD application through the Technical Review Committee (TRC) process.

- ✓ **Planning Department** Reviewed and cleared with conditions — staff recommends approval of the Final Planned Development
- ✓ **Engineering Department** Reviewed and cleared with conditions
- ✓ **Fire Department** Reviewed and approved
- ✓ **Stormwater Engineering** Reviewed and cleared with conditions — phased stormwater management system permitted under SFWMD ERP
- ✓ **St. Lucie County School District** Notified of bus stop relocation to amenity center; School District approves revised location
- ✓ **Code Compliance** Meets or exceeds all adopted MPD development standards
- ✓ **Consistent with Master Plan Conditions** Meets all Conditions of Approval adopted with Master Planned Development for Final Plan

TRC recommends approval. Staff recommends APPROVAL with conditions of the Cornerstone Final Planned Development.

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Summary & Staff Recommendation

- Future Land Use Map Amendment recommended for **approval** by Planning Board – December 9, 2024
- Master Planned Development recommended for **approval** by the Planning Board – November 10, 2025
- Future Land Use Map Amendment **approved unanimously** by City Commission — February 2, 2026
- Rezoning/Master Planned Development (C-3 General Commercial → Planned Development) **approved unanimously** by City Commission — February 2, 2026
- Final Planned Development recommended for **approval unanimously** with an added condition by the Planning Board – April 13, 2026

- Final PD: 239 single-family lots on 49.92 acres at 4.79 du/acre — well below the 599 units permitted under RM
- Meets or exceeds all adopted MPD development standards
- 3.5-acre linear park, 1/3-mile walking trail, native rain gardens, pool/cabana, and welcoming I-95 identity feature
- South entrance aligned with Independence Classical Academy
- Staff recommends APPROVAL of the Cornerstone Final Planned Development

REQUEST: Approve Cornerstone Final Planned Development

DISTRICT PLANNING GROUP

Process for FPD Approval

Sec. 125-212(d)(2)(a) — Planned Development Review Procedures

A PD zoning application may be reviewed sequentially in two stages — a Master PD (MPD) followed by a Final PD (FPD) — or the applicant may move directly to an FPD. The MPD is primarily conceptual; the FPD includes a fully designed site plan, detailed analysis, and calculations.

Sec. 125-212(b) — Definitions

Master PD (MPD) means a preliminary planned development approval document. Approval of a Master PD authorizes the applicant to submit the associated Final PD per the terms and conditions of the MPD, including the development timetable and phasing. A development order for a Master PD does not constitute approval to build or construct improvements, and is not the final approval necessary for construction.

MPD Approval Documents

- Ordinance No. 25-037 — approving MPD rezoning
- Planned Development (PD) Zoning Development Agreement
- These documents address the following:
  - Master Site Plan
  - Conditions of Development
  - PD Development Standards
  - Public Facilities
  - Landscaping & Tree Mitigation

Developer's Obligation for FPD Approval

Submit an application that is consistent with the requirements of the MPD approval and that meets the requirements for the FPD approval.

City Standard of Review

Confirm that the FPD elements are consistent with the MPD approval and that all FPD approval requirements have been met.

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Thank you

Questions?

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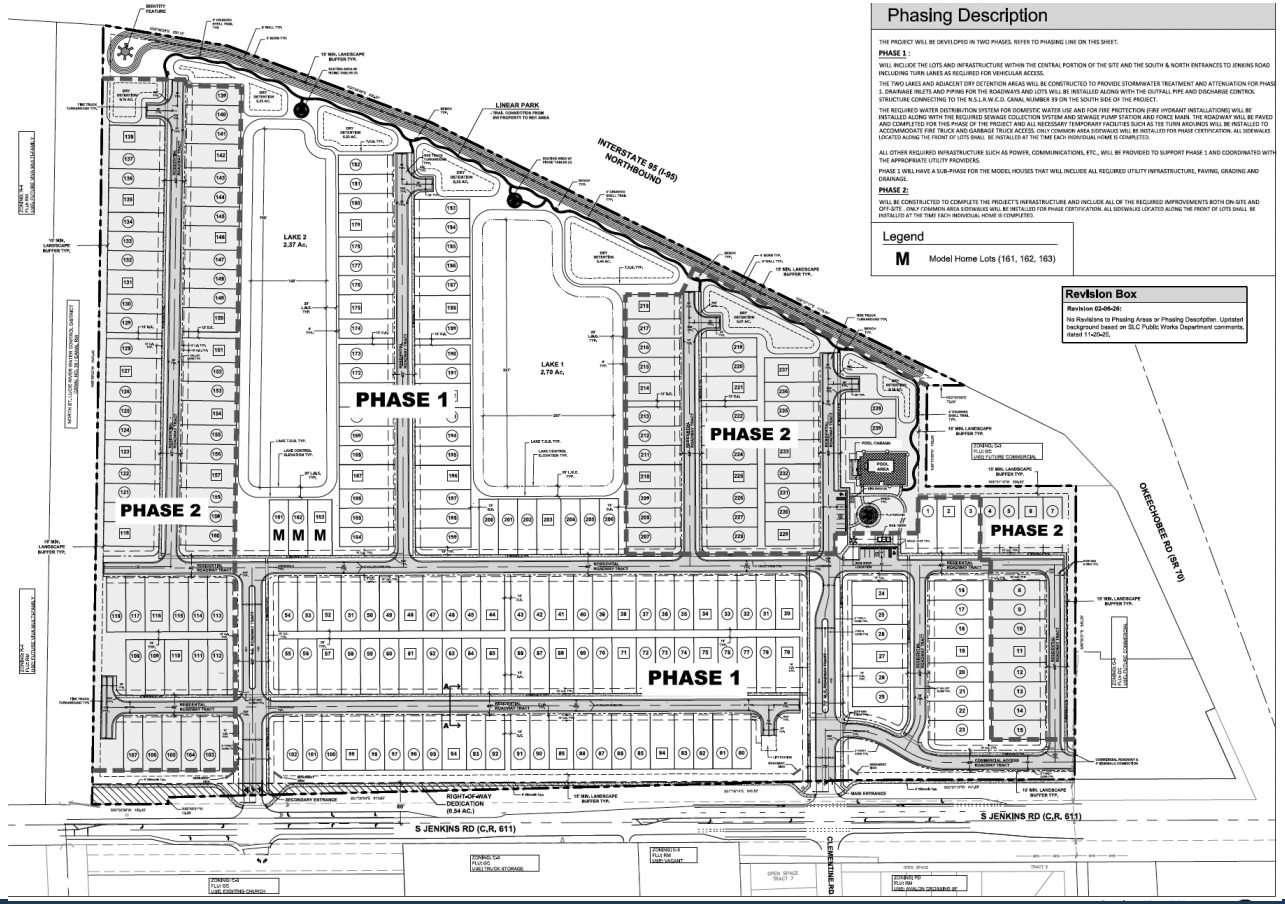
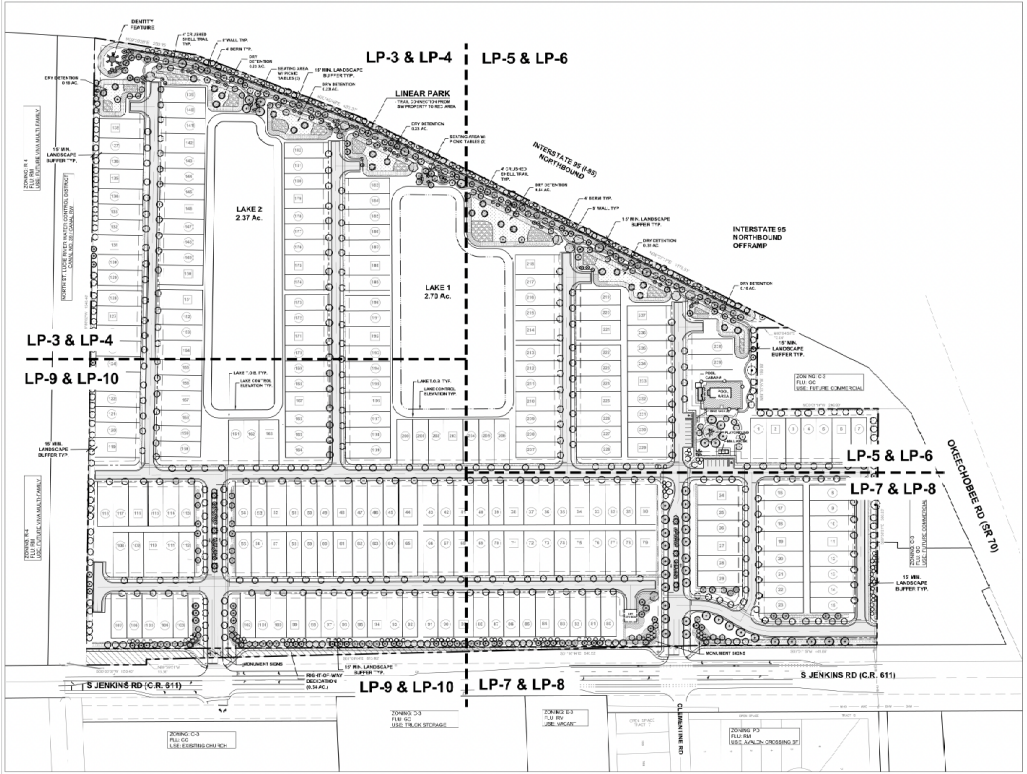
GROUP

Adopted Phasing Plan



Final Landscape Plan



Landscape Data

Planned Development Landscape Requirements:

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A 15 minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 36" on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

East Perimeter Buffer adjacent to S Jenkins Road: 1,827 LF

Trees Required: (1,827 LF / 30) + (1,767 LF / 30) — 96 Trees
Trees Provided: — 96 Trees (86 Trees + 10 Palms @ 3:1)

West Perimeter Buffer adjacent to Interstate 95 (I-95): 1,770 LF

Trees Required: (1,770 LF / 30) — 56 Trees
Trees Provided: — 56 Trees (24 Trees + 10 Palms @ 3:1)

Perimeter Landscape Strip adjacent to an abutting Property:

A 7 minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 30' on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

North & West Perimeter Buffer: 1,377 LF

Trees Required: (1,077 LF / 30) — 36 Trees
Trees Provided: — 36 Trees (26 Trees + 2 Existing Trees + 10 Palms @ 3:1)

South Perimeter Buffer: 1,503 LF

Trees Required: (1,503 LF / 30) — 50 Trees
Trees Provided: — 50 Trees (40 Trees + 3 Palms @ 3:1)

Street Trees along Internal Roadways:

Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together or even 5' rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Internal Roadway Linear Footage: 14,221 LF

Trees Required: (5,436 LF / 50) — 310 Trees
Trees Provided: — 310 Trees (304 Trees + 10 Palms @ 3:1)

Tree Mitigation Data

Protected Palms :

Required Replacement Palm Trees — 60 Palm Trees
Provided On-site Replacement Palm Trees — 60 Palm Trees

Protected Trees

Total Required Replacement Inches — 1,862 inches
Provided On-site Replacement Inches — 1,886.5 inches
Additional Trees for Mitigation — 824.5 inches
Additional Understory Native Plantings :
9,977 - 1 Gallon Native Plants (1 per 24 plants) — 415 inches
7,798 - 3 Gallon Native Plants (1 per 12 plants) — 649 inches
Total Inches Provided — 1,886.5 inches

Notes:
- See "Tree Mitigation" Category within Tree Schedule on Sheet LP-11 for total provided mitigation inches per tree
- Addition of trees provided for Mitigation are shown on plan with gray solid hatch
- For Addition of Native Understory Plantings and quantities shown above see "Additional Shrubs & 3G" category within Shrub Schedule on sheet LP-11.

PD BENEFIT: Natural Features & Scenic Areas

HJA DESIGN STUDIO
3560 SW Corporate Parkway, Suite 203
Palm City, Florida 34990
T 772.878.7200
www.hjadesignstudio.com
LA 0002905

Pulte Cornerstone | City of Fort Pierce Landscape Plan | Florida

- 1,033 total trees provided
- 20,124 Total Understory Plantings Provided

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **PULTE CORNERSTONE PLANNED DEVELOPMENT – ZONING ATLAS MAP AMENDMENT (FINAL DEVELOPMENT PLAN) – PROJECT #: PD2025-00002**

REVIEWER: **VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER**

BOARD DATE: **5/18/2026**

STAFF REPORT

Owner: Cassie McCrain, Cornerstone Fort Pierce Development, LLC

Applicant: Leslie Olson, District Planning Group

Requested Action: A review of an application for a Final Development Plan of two (2) parcels within the Pulte-Cornerstone Planned Development (PD) Zone

Location: Generally located at or near 2721 S Jenkins Road in Fort Pierce, FL.

Parcel IDs: 2324-413-0000-000-9 & 2324-431-0001-000-2

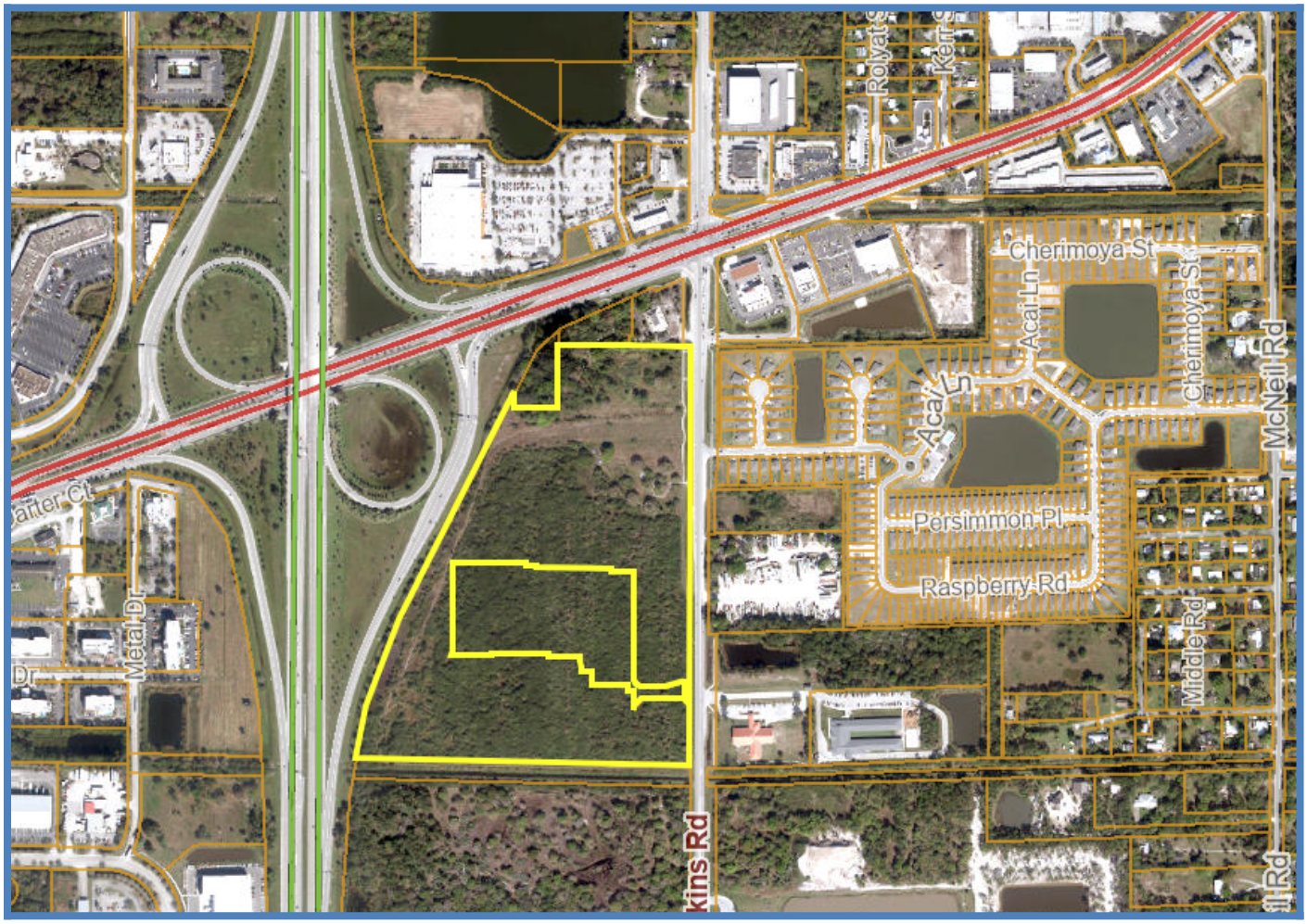
Site Area: 49.92 +/- Acres

Current FP Zoning: PD, Planned Development Zone

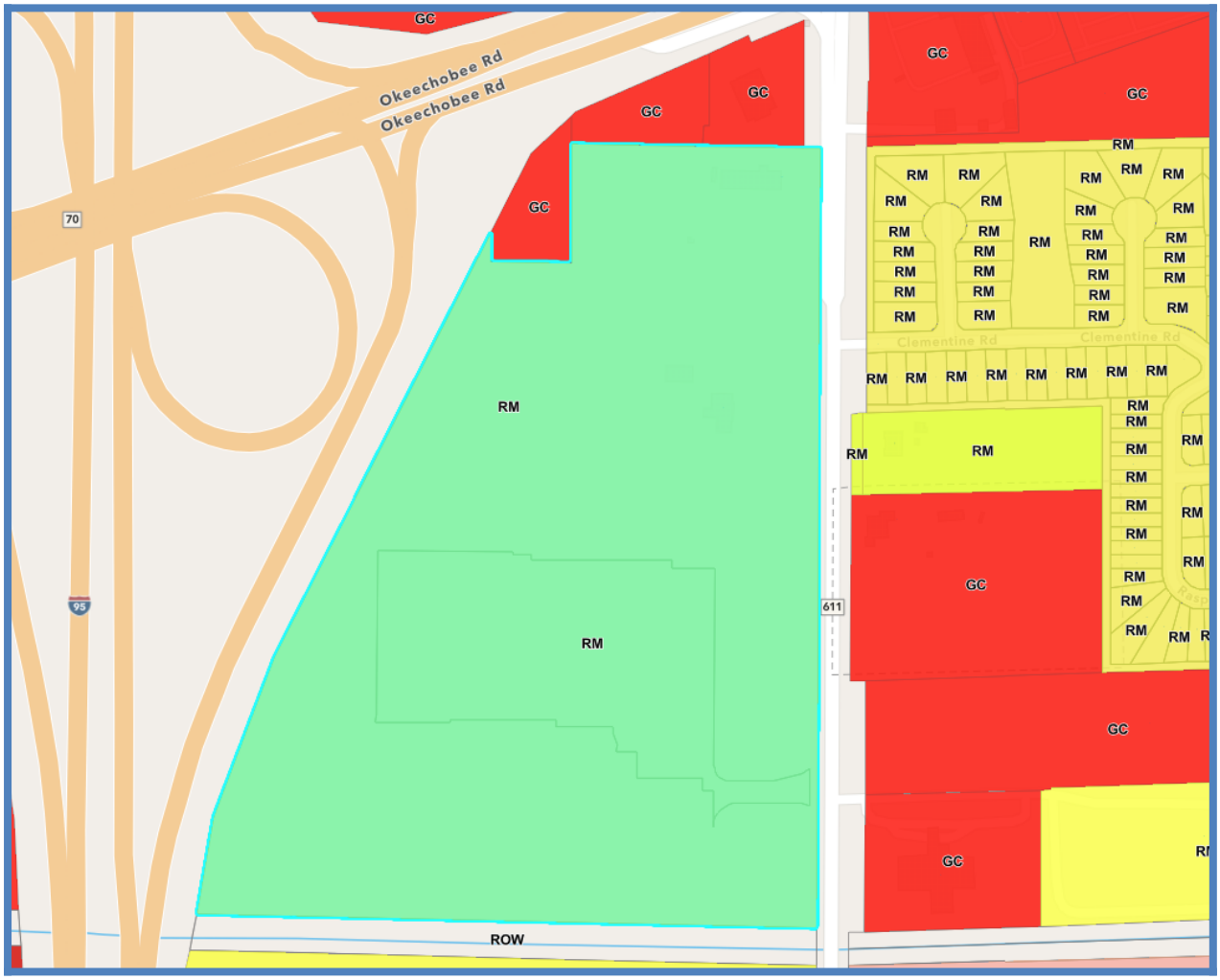
Current FP Future Land Use: RM, Medium-Density Residential

Utilities: Located within FPUA Service Area

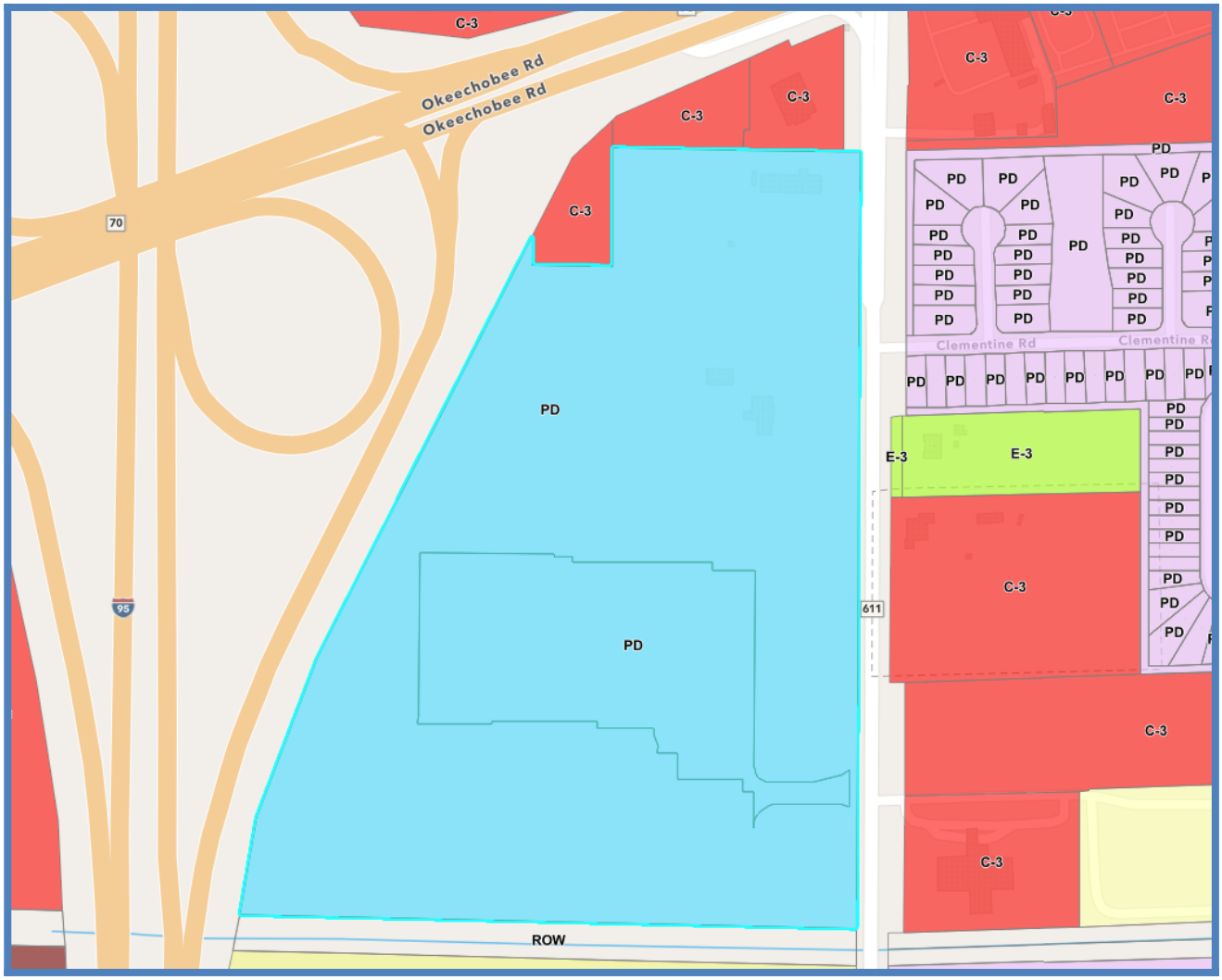
Location Map:



FP Future Land Use Map:



FP Zoning Map:



Request

Per Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a Final Planned Development of the Pulte-Cornerstone Planned Development (PD) Zoning District. The application proposes a two-hundred-and-thirty-nine-unit (239) fee simple single-family residential final planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffers for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds, with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95 and is intended to create a

beautiful and unique sense of arrival in the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to I-95.

History

On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. The anchor tenant for the proposed development was a Target retail store.

On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential.

On August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. The applicant has since resubmitted recommended amendments to conditions and a new phasing plan with a new bus stop location.

On October 13, 2025, an updated proposal for the Pulte-Cornerstone Master Planned Development was presented to the Planning Board due to the applicant's concerns with several conditions that were recommended, and the submittal of a new phasing plan. During the meeting, the applicant presented a completely different phasing plan that was not included in the October 13th, 2025, Planning Board agenda. The St. Lucie County Schools representative stated that the School Board would prefer the bus stop location to be at the amenity center. Both the Staff and the Planning Board agreed that project conditions and approvals should be negotiated and agreed upon by the Technical Review Committee and the Applicants before being presented to the Planning Board for a recommendation. Therefore, a motion was made to table the subject agenda item until November 10th, 2025, Planning Board meeting. The motion was approved unanimously by the Planning Board. The applicant has since provided a new phasing plan (including the cross-access and bus stop at the amenity center in phase 1), updated developer's agreement, HUD Attenuation Guidelines, and FDOT Noise Attenuation Guidelines.

On February 2, 2026, the City Commission approved the Master Planned Development for the Pulte-Cornerstone Planned Development Zone with the following conditions:

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31.

2. The minimum Open Space shall be 20% of the Final PD site area.

3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.

4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.

6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.

10. Phasing of this project will require the following at the time of Final PD:

The approximate date when construction of the project can be expected to begin.

The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

11. The Final PD site plan shall contain the following information, at minimum:

a. A Landscape plan per section 123-4 of the City Ordinance.
b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
c. The heights of proposed buildings and structures.
d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
g. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

12. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.

13. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the

location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise.
From Figure 18-1 Noise Abatement Criteria:

(9) *Interior noise goals.* It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms. Minimum attenuation requirements are prescribed in §51.104(a).

14. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

On April 13, 2026, the Planning Board recommended approval of the proposed Final Planned Development with eight (8) conditions. Planning Staff and the Planning Board have requested a better Identity Feature/Art Feature/Monument Sign design. The Public Benefits Statement says the following: "This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce." The

additional condition requires that the final identity feature design is approved by the Planning Board and the City Commission prior to the final certificate of occupancy for Phase 1 of the Final Planned Development Site Plan.

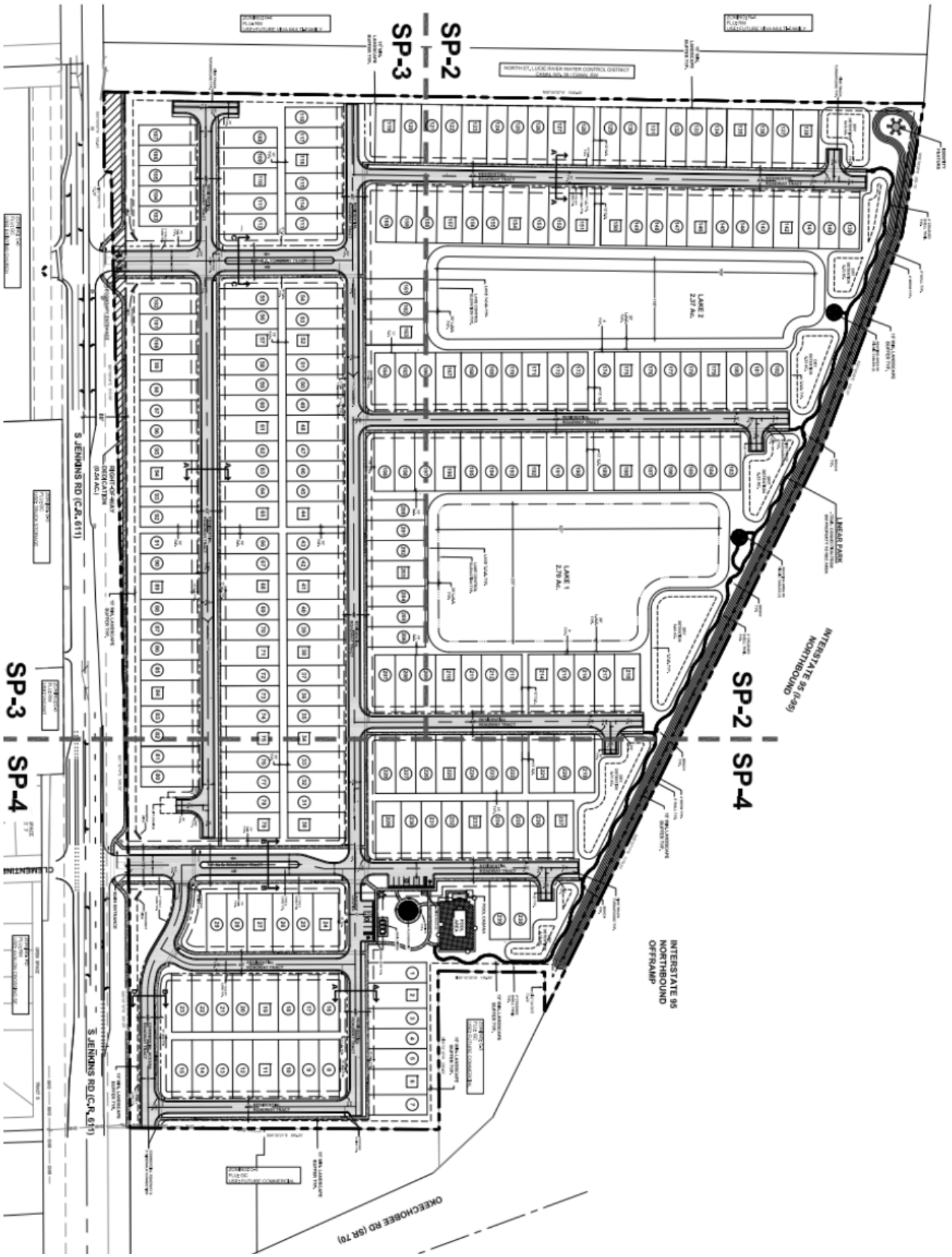
Zoning: Sec. 125-212. – (PD) Planned Development Zone

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.

Future Land Use: Comprehensive Plan, 1.1.6 Policy (A) Residential

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses 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 category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Final Site Plan



New Illustrative Site Plan


ZONING: R-4
FLU: RM
USE: FUTURE VIVA MULTI-FAMILY
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
CANAL NO. 39 / CANAL RW
IDENTITY FEATURE
4' TRAIL TYP.
8' Wall
4' Berm @ 3:1
LAKE 2
2.37 Ac.
Picnic Area
LINEAR PARK
TRAIL CONNECTION FROM SW PROPERTY TO REC AREA
LAKE 1
2.70 Ac.
Picnic Area
INTERSTATE 95 (I-95) NORTHBOUND
S JENKINS RD (C.R. 611)
SECONDARY ENTRANCE
R/W DEDICATION (0.54 AC.)
CLEMENTINE RD
MAIN ENTRANCE
REC / POOL AREA
INTERSTATE 95 NORTHBOUND OFFRAMP
ZONING: C-3
FLU: GC
USE: FUTURE COMMERCIAL
OKEECHOBEE RD (SR 70)
ZONING: C-3
FLU: GC
USE: EXISTING CHURCH
ZONING: C-3
FLU: GC
USE: TRUCK STORAGE
ZONING: C-3
FLU: RM
USE: VACANT
ZONING: PD
FLU: RM
USE: AVALON CROSSING SF
Legend
Lot Type "A" (48' x 110')
- 55 Total Lots
Lot Type "B" (38' x 110')
- 184 Total Lots
North

Site Data

Site Address:	2721 S Jenkins Rd. Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication Area	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	239 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density: (RM) 5 DU / Ac.	(49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:		239 Units
Proposed Gross Site Density:		4.79 DU / Ac.

Lot Data & Standards

	Lot Type A	Lot Type B
Total Lots	55 Lots	184 Lots
Lot Area	5,280 sf	4,180 sf
Depth	110'	110'
Width	48'	38'
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.
Building Height	35' Max.	35' Max.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

Site Calculations (Based on Remaining Site Area)

Open Space

Open Space Required: (49.38 Ac. X 20%)	430,202 sf	9.87 Ac.	20%
Open Space Provided:	588,933 sf	13.52 Ac.	28%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
30% of Lake Area	66,386 sf	1.52 Ac.	3%

Impervious Area

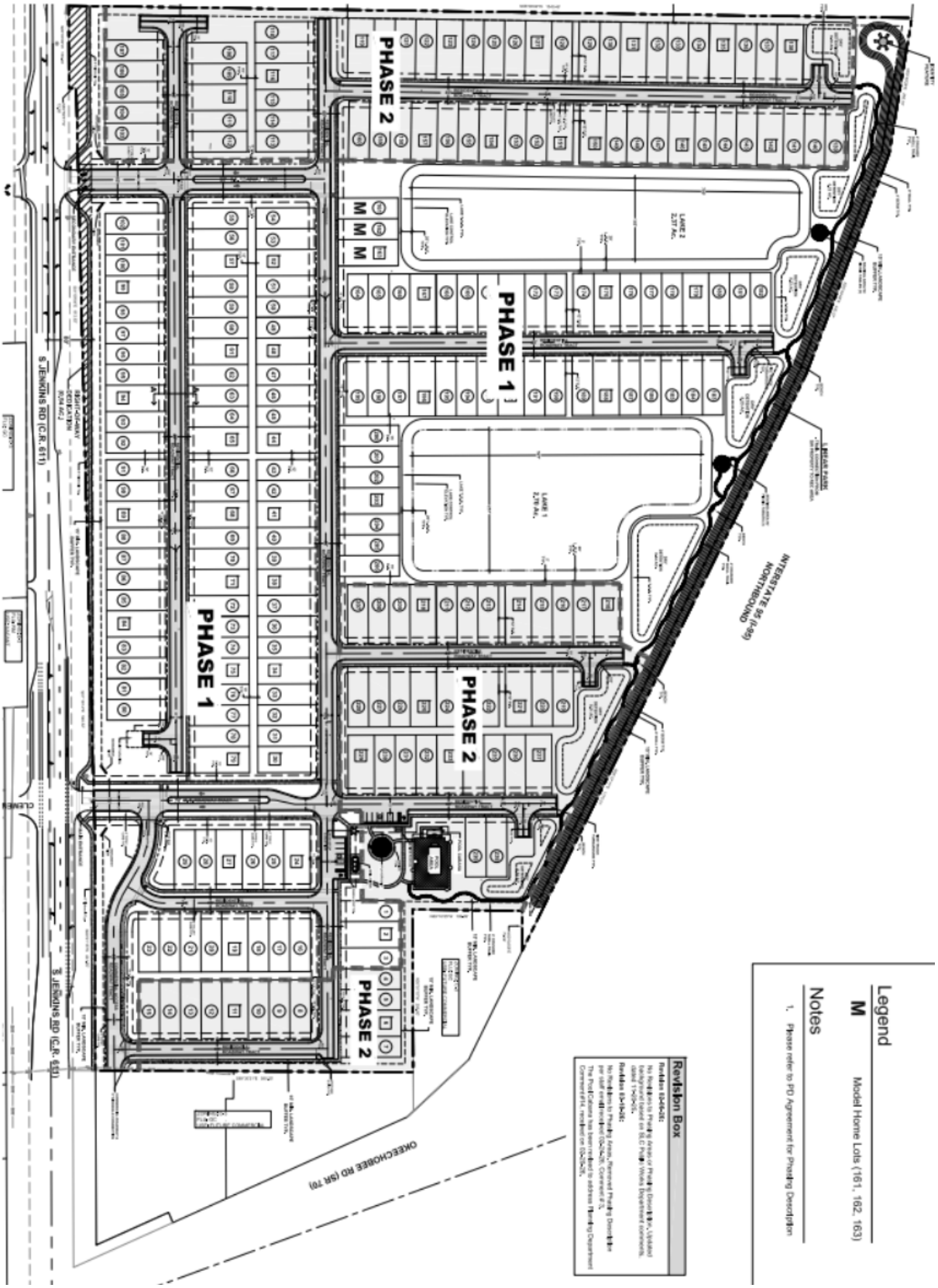
Lot Area (80%)	847,616 sf	19.46 Ac.	39%
V.U.A. (Includes driveways within R/W)	239,974 sf	5.51 Ac.	11%
Sidewalks / Other Pavement (Includes Pool Area)	48,487 sf	1.11 Ac.	2%
Lake Area (Control Elevation)	220,952 sf	5.07 Ac.	10%
Pool Cabana Building	372 sf	0.01 Ac.	1%
Total:	1,357,401 sf	31.16 Ac.	63%

Pervious Area

Lot Area (20%)	211,904 sf	4.86 Ac.	10%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
Other Landscape Area (Within R/W)	59,057 sf	1.36 Ac.	2%
Total:	793,608 sf	18.22 Ac.	37%

Phasing Plan

The project will be developed in two (2) phases.



Phase 1 will include the lots and infrastructure on the southern portion of the Site and includes the south entrance to Jenkins Road, including turn lanes as required for vehicular access.

The two lakes and adjacent dry detention areas will be constructed to provide stormwater treatment and attenuation for phase 1. Drainage inlets and piping for the roadways and lots will be installed along with the outfall pipe and discharge control structure connecting to the North St. Lucie River Water Control District (N.S.L.R.W.C.D.) canal number 39 on the south side of the project.

The required water distribution system for domestic water use and fire protection (fire hydrant installations) will be installed along with the required sewage collection system, sewage pump station, and force main. The roadway will be paved, and sidewalks will be completed for this phase of the project, and all necessary temporary facilities, such as tee-turn arounds, will be installed to accommodate fire trucks and garbage truck access.
All other required infrastructure, such as power, communications, etc., will be provided to support phase 1 and coordinated with the appropriate utility providers.

Phase 1 (subphase) will have a subphase for the model houses that will include all required utility infrastructure, paving, grading, and drainage, including the Northern and Southern entrances and related turn lanes on Jenkins Road.

Phase 2 will be constructed to complete the project's infrastructure and include all the required improvements, both on-site and off-site.

Design Review

Design Intent and Design Program

This project is intended to create a welcoming single-family community with a wide, tree-lined boulevard entrance, transitioning into a grid layout of tree-lined streets. Large lakes add value to many of the lots surrounding them and include common area vistas over each lake from pocket parks along a shaded, meandering nature trail. A community pool, playground and mail kiosk area anchor the trailhead and community gathering space. Homes are generally screened Pulte Cornerstone Design Review Narrative from Jenkins Road and fully screened from I-95 with lush landscaping to create a quiet community experience, while providing for future connection to the commercial parcels (currently unbuilt) to the north. A few designs will be available to homebuyers, which will create a varied streetscape.

Design Compatibility

A limited number of buildings are visible from Jenkins Rd. to establish an architectural design context for compatibility. The closest projects to be built include:

• Avalon Crossings: One- and two-family development, aligned directly to the east of the project entrance, with homes visible from the side; and
• Viva West Rental Community adjacent to the south is a mix of single-story apartments and two-story row houses; and
• An older single-family home to the east; and
• Commercial goods and services at the intersection of Jenkins Rd. and Okeechobee Rd., including Wawa, Chipotle and Aldi

Common design elements among the built and approved residential properties surrounding the subject site include:

• Hip roofs, gable-end roofs, and hip roofs with gables
• Muted, neutral color palettes
• Minimal ornamentation
• Shallow, roofed front stoops
• Front-loaded garages and community parking lots

Development Program

The neighborhood will consist of 239 single family homes and will provide a variety of onsite amenities including a community pool, a shaded and meandering nature trail, multiple pocket parks with seating overlooking community lakes, and a tall architectural/art feature visible from I-95 to provide a Fort Pierce welcome to northbound I-95 travelers.

Adjacent to commercial parcels at the Okeechobee Rd. intersection, this neighborhood will provide connectivity to those supportive uses while diverting commercial trips away from the intersection.

Architecture

The architecture of this single-family development reflects current Florida vernacular homes in a wide variety of single story and two-story options that will create a varied streetscape. Architectural elevations of all home plan options can be found in Exhibit 1. Color choices are forthcoming.

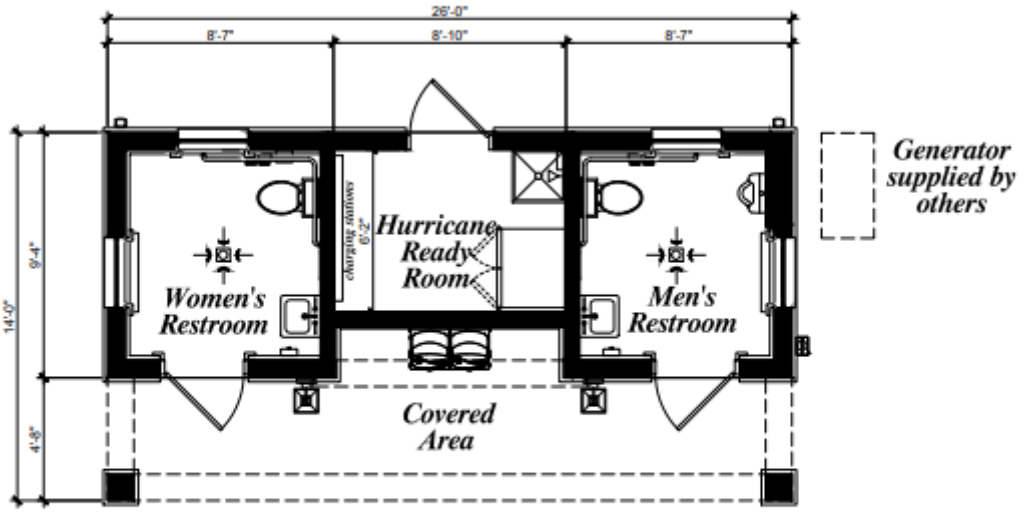
Closing

The new Cornerstone neighborhood will provide a variety of lot and home sizes within walking distance of groceries, home goods, restaurants, drug stores, coffee shops, houses of worship and employment opportunities. The focal architectural identity feature will be visible from I-95 as an entrance into Fort Pierce, and the community's traditional grid layout will be enhanced by a shaded nature trail with lake vistas and pocket parks. Additional amenities include a community pool and playground area. Street trees will create a sense of place as pedestrians walk neighborhood streets past a variety of home styles that are in keeping with the recently built and approved projects nearby. This new neighborhood will provide a much-needed housing option near the King's Highway Jobs Corridor and the State's Intermodal System, while improving the entrance vista to Fort Pierce from northbound I-95 travelers.

Amenity Center Color Rendering



Amenity Center Floor Plan



Pool Cabana
Floor Plan

Scale: 1/4" = 1'-0" on 36" x 24" sheet
N.T.S. on 17" x 11" sheet

Identity Feature Rendering



Identity Feature Streetview



Daylen Single-Story Home Model (version 1) Rendering



Daylen Single-Story Home Model (version 2) Rendering



Daylen Single-Story Home Model (versions 1 & 2) Floor Plan

PulteGroup

Daylen



First Floor

Candlewood Single-Story Home Model (version 1) Rendering



Candlewood Single-Story Home Model (version 2) Rendering



Candlewood Single-Story Home Model (version 2) Floor Plan

PulteGroup

Candlewood



First Floor

Marlin Two -Story Home Model (version 1) Rendering



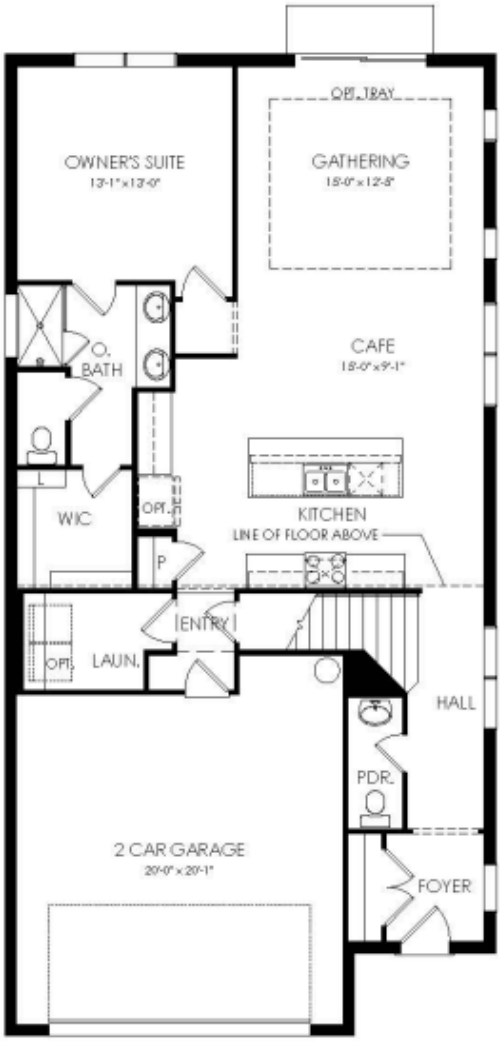
Marlin Two -Story Home Model (version 2) Rendering



Marlin Two -Story Home Model (versions 1 & 2) 1st Floor Plan

PulteGroup

Marlin



First Floor

Marlin Two -Story Home Model (versions 1 & 2) 2nd Floor Plan

PulteGroup

Marlin



Second Floor

Mill Run Two -Story Home Model (version 1) Rendering



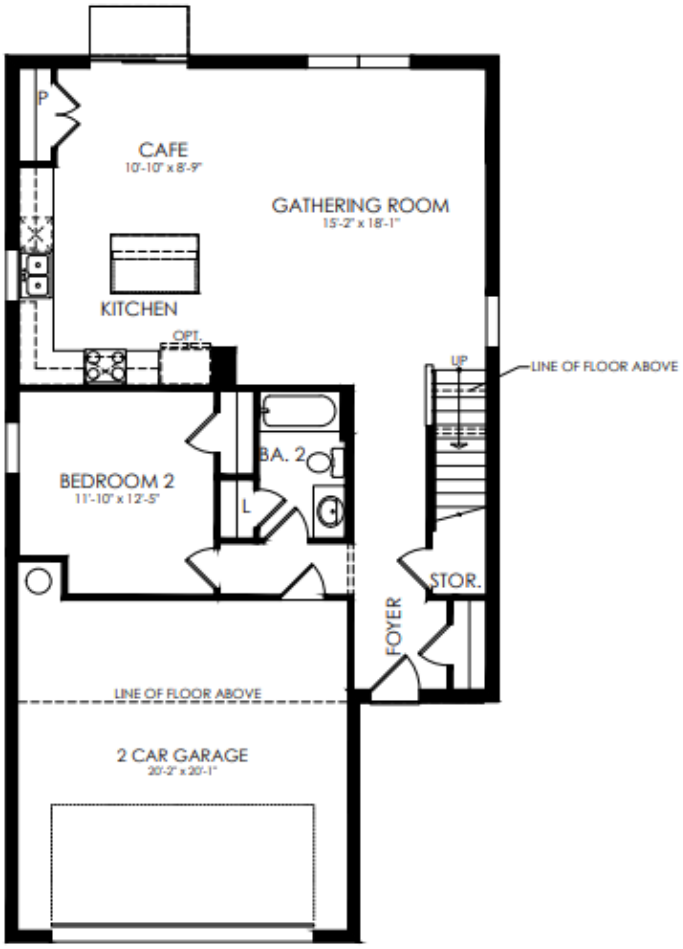
Mill Run Two -Story Home Model (version 2) Rendering



Mill Run Two -Story Home Model (versions 1 & 2) Floor Plans

PulteGroup

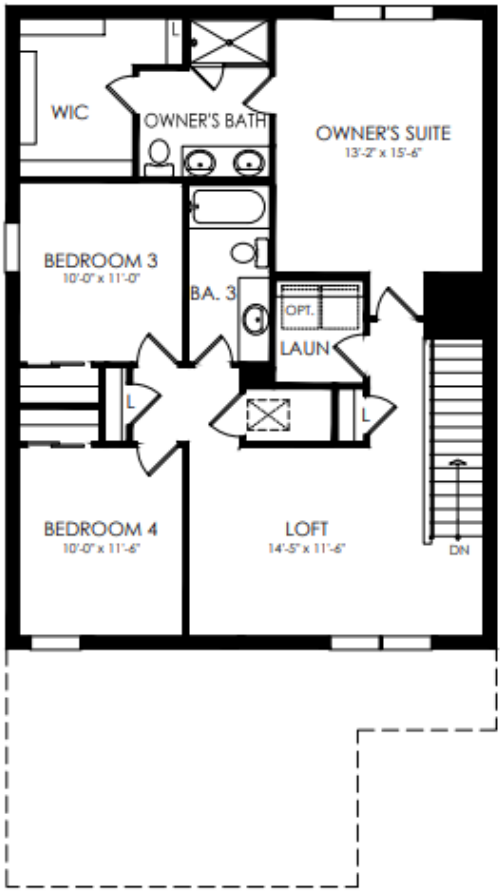
Mill Run



Mill Run Two -Story Home Model (versions 1 & 2) Floor Plans

PulteGroup

Mill Run



Second Floor

Pinecrest Two -Story Home Model (version 1) Rendering



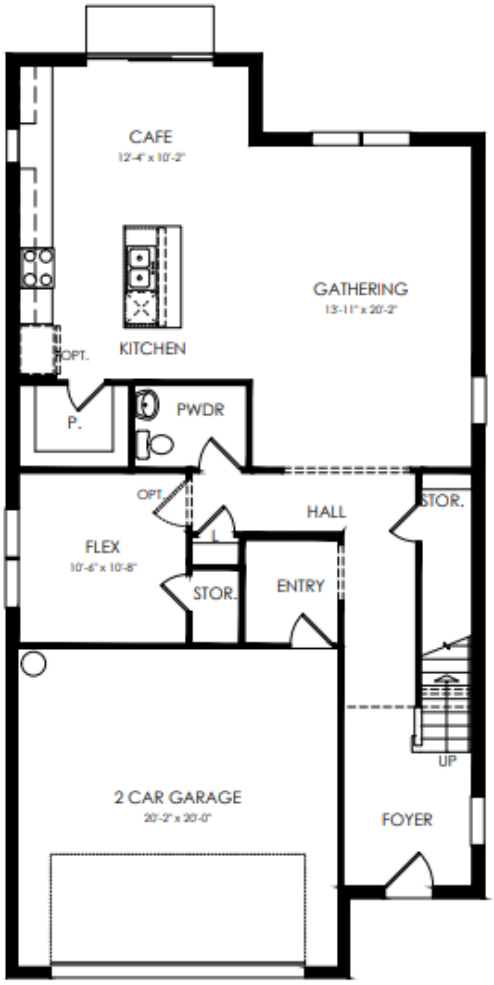
Pinecrest Two -Story Home Model (version 2) Rendering



Pinecrest Two -Story Home Model (versions 1 & 2) Floor Plan

PulteGroup

Pinecrest

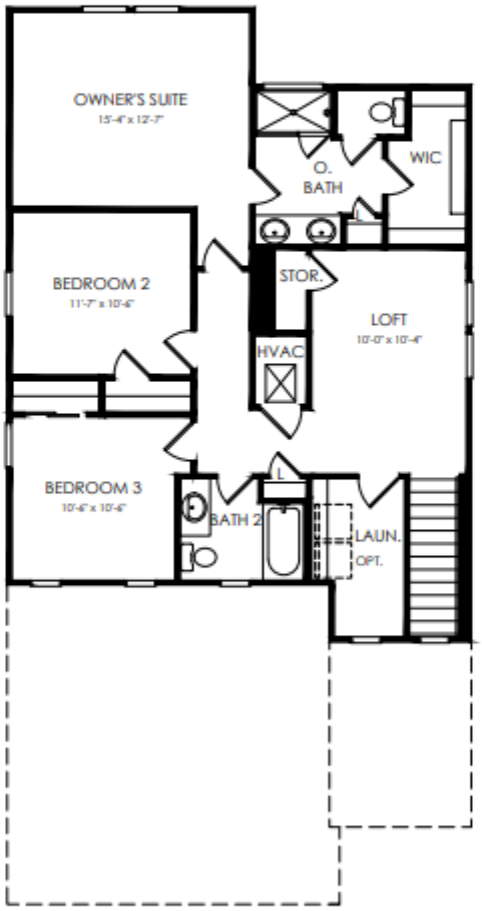


First Floor

Pinecrest Two -Story Home Model (versions 1 & 2) Floor Plan

PulteGroup

Pinecrest



Second Floor

Talon Two -Story Home Model (version 1) Rendering



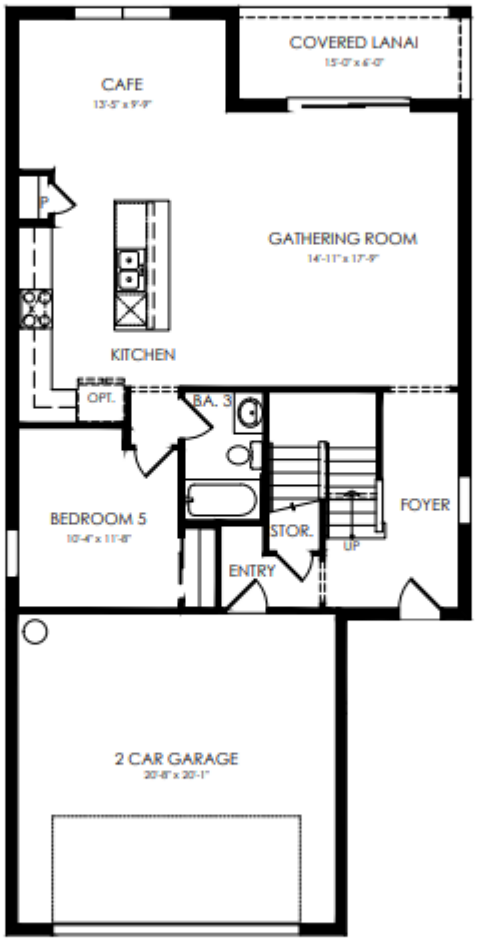
Talon Two -Story Home Model (version 2) Rendering



Talon Two -Story Home Model (versions 1 & 2) Floor Plan

PulteGroup

Talon

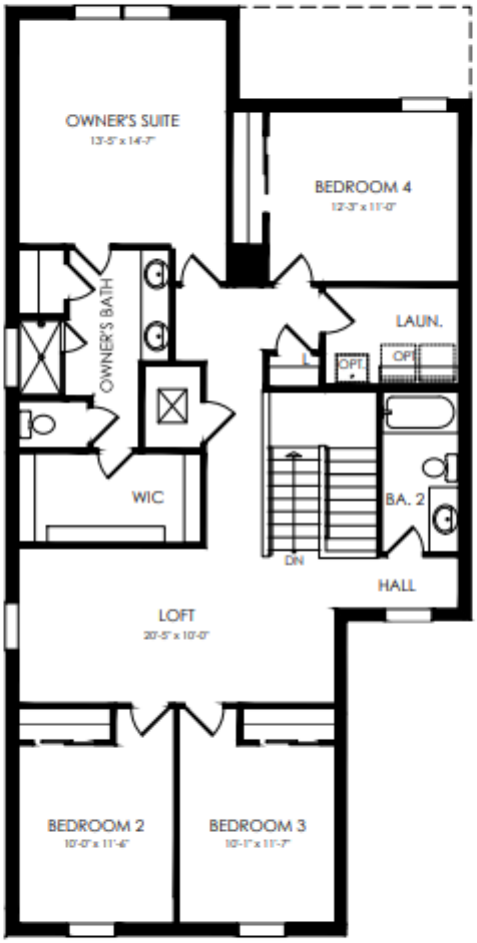


First Floor

Talon Two -Story Home Model (versions 1 & 2) Floor Plan

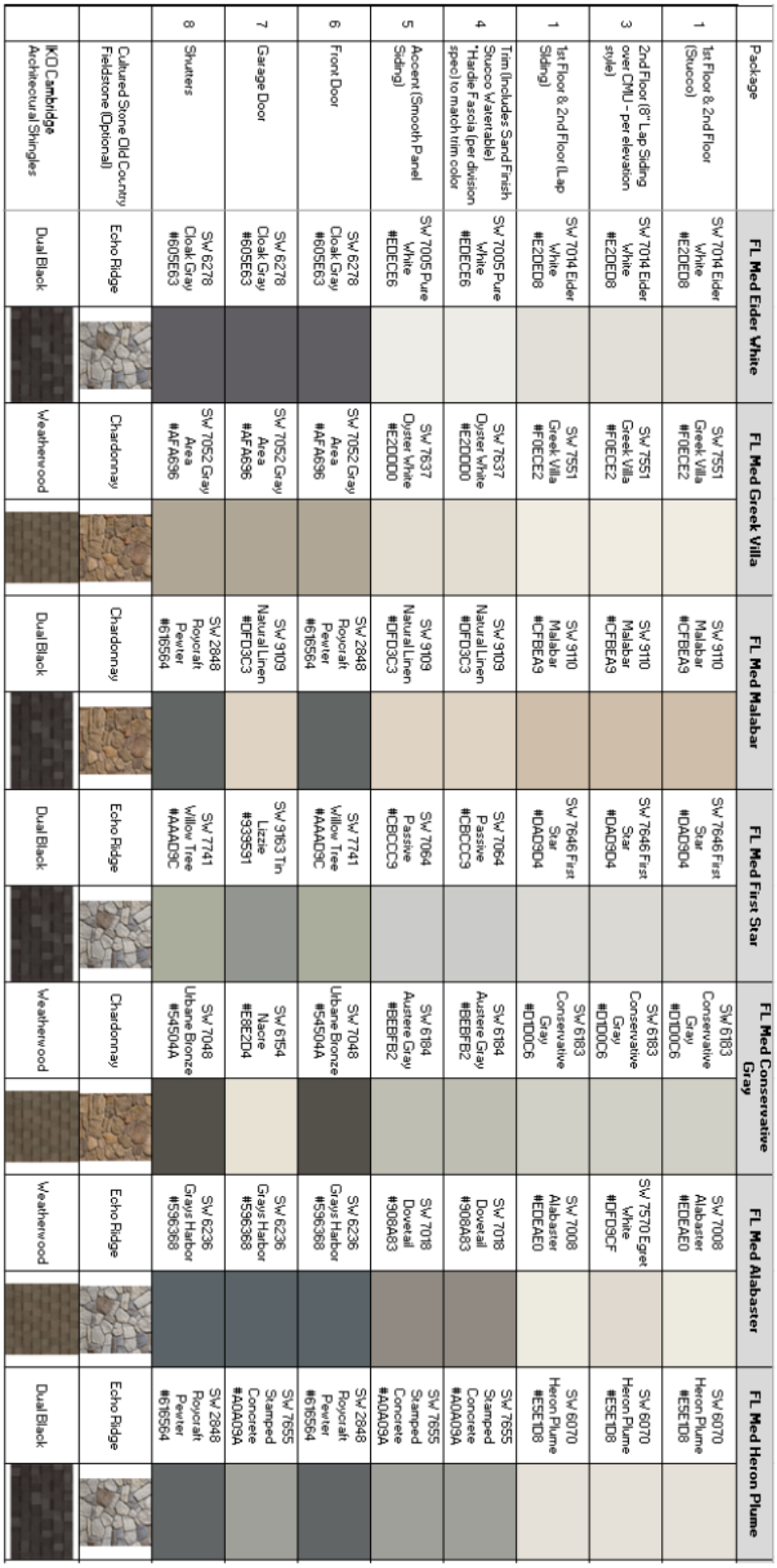
PulteGroup

Talon



Second Floor

Color Boards



Cornerstone – Florida Mediterranean Exterior Color Schemes

	Package	FL Med Colonnade Gray	FL Med Argos	FL Med Ivory Lace	FL Med Pearly White	FL Med Incredible White	FL Med Krypton
1	1st Floor & 2nd Floor (Stucco)	SW 7641 Colonnade Gray #C6C0B6	SW 7065 Argos #BDBDB7	SW 7073 Ivory Lace #ECE5D8	SW 7009 Pearly White #E8E3D9	SW 7028 Incredible White #E3DED7	SW 6247 Krypton #B8C0C3
3	2nd Floor (8" Lap Siding over CMU – per elevation style)	SW 7642 Pavestone #A0998F	SW Gray Matters #A7A8A2	SW 7640 Fawn Brindle #A7A094	SW 6206 Oyster Bay #AEB3A9	SW 7029 Agreeable Gray #D1CBC1	SW 9152 Let it Rain #979FA5
1	1st Floor & 2nd Floor (Lap Siding)	SW 7641 Colannade Gray #C6C0B6	SW 7065 Argos #BDBDB7	SW 7073 Ivory Lace #ECE5D8	SW 7009 Pearly White #E8E3D9	SW 7028 Incredible White #E3DED7	SW 6247 Krypton #B8C0C3
4	Trim (Includes S and Finish Stucco Watertable) *Hardie Fascia (per division spec) to match trim color	SW 7042 Shoji White #E6DFD3	SW 7028 Incredible White #E3DED7	SW 7743 Mountain Road #868578	SW 7050 Useful Gray #CFCABD	SW 7504 Keystone Gray #9E9284	SW 7005 Pure White #EDECE6
5	Accent (Smooth Panel Siding)	SW 7042 Shoji White #E6DFD3	SW 7028 Incredible White #E3DED7	SW 7743 Mountain Road #868578	SW 6206 Oyster Bay #AEB3A9	SW 7029 Agreeable Gray #D1CBC1	SW 7005 Pure White #EDECE6
6	Front Door	SW 7061 Night Owl #63655F	SW 0020 Peacock Plume #739694	SW 9184 Foxhall Green #454B40	SW 7622 Homburg Gray #666D69	SW 7060 Attitude Gray #7C7D75	SW 6245 Quicksilver #DDE2E0
7	Garage Door	SW 7042 Shoji White #E6DFD3	SW 7028 Incredible White #E3DED7	SW 7743 Mountain Road #868578	SW 7050 Useful Gray #CFCABD	SW 7060 Attitude Gray #7C7D75	SW 7005 Pure White #EDECE6
8	Shutters	SW 7061 Night Owl #63655F	SW 7674 Peppercorn #585858	SW 9184 Foxhall Green #454B40	SW 7622 Homburg Gray #666D69	SW 7060 Attitude Gray #7C7D75	SW 6251 Outerspace #586168
	Cultured Stone Old Country Fieldstone (Optional)	Echo Ridge	Echo Ridge	Chardonnay	Echo Ridge	Chardonnay	Echo Ridge
	IKO Cambridge Architectural Shingles	Dual Black	Dual Black	Weatherwood	Dual Black	Weatherwood	Dual Black

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Cornerstone – Coastal Exterior Color Schemes

	Package	Coastal Extra White	Coastal Ice Cube	Coastal Evening Shadow	Coastal Toque White	Coastal Spare White	Coastal Amazing Gray	Coastal Seasalt	Coastal Front Porch
1	1st Floor & 2nd Floor (Stucco)	SW 7006 Extra White #EEEFEA	SW 6252 Ice Cube #E3E4E1	SW 7662 Evening Shadow #C9CCCD	SW 7003 Toque White #E7E2DA	SW 6203 Spare White #E4E4DD	SW 7044 Amazing Gray #BEB5A9	SW 6204 Sea Salt #CDD2CA	SW 7651 Front Porch #CCCCC5
3	2nd Floor (8" Lap Siding over CMU – per elevation style)	SW 7006 Extra White #EEEFEA	SW 6252 Ice Cube #E3E4E1	SW 7662 Evening Shadow #C9CCCD	SW 7003 Toque White #E7E2DA	SW 6203 Spare White #E4E4DD	SW 7045 Intellectual Gray #A8A093	SW 6204 Sea Salt #CDD2CA	SW 6385 Dover White #F0EADC
4	Trim (Includes Sand Finish Stucco Watertable, Deco Louvers) *Hardie Fascia (per division spec) to match trim color	SW 6231 Rock Candy #DEE1DF	SW 7006 Extra White #EEEFEA	SW 7663 Monorail Silver #B8BCBB	SW 7658 Gray Clouds #B7B7B2	SW 0052 Pearl Gray #CBCEC5	SW 7013 Ivory Lace #ECE5D8	SW 6203 Spare White #E4E4DD	SW 7650 Ellie Gray #aaa9a4
5	Accent (Board & Batten, 4" Lap Siding)	SW 6231 Rock Candy #DEE1DF	SW 7006 Extra White #EEEFEA	SW 7662 Evening Shadow #C9CCCD	SW 7671 On The Rocks #D0CEC8	SW 6214 Underseas #7C8E87	SW 7013 Ivory Lace #ECE5D8	SW 6206 Oyster Bay #AEB3A9	SW 6226 Languid Blue #A4B7BD
6	Front Door	SW 9177 Salty Dog #234058	SW 6325 Constant Coral #CD8E7F	SW 7604 Smoky Blue #596E79	SW 7603 Poolhouse #8095A0	SW 6214 Underseas #7C8E87	SW 6206 Oyster Bay #AEB3A9	SW 7669 Summit Gray #959491	SW 7604 Smoky Blue #596E79
7	Garage Door	SW 6231 Rock Candy #DEE1DF	SW 7006 Extra White #EEEFEA	SW 7662 Evening Shadow #C9CCCD	SW 7658 Gray Clouds #B7B7B2	SW 0052 Pearl Gray #CBCEC5	SW 7013 Ivory Lace #ECE5D8	SW 6203 Spare White #E4E4DD	SW 6385 Dover White #F0EADC
8	Shutters (Traditional & Bahama)	SW 6231 Rock Candy #DEE1DF	SW 6255 Morning Fog #A8AEB1	SW 7604 Smoky Blue #596E79	SW 7603 Poolhouse #8095A0	SW 6214 Underseas #7C8E87	SW 6206 Oyster Bay #AEB3A9	SW 7669 Summit Gray #959491	SW 7604 Smoky Blue #596E79
	Cultured Stone Profit Ledgestone (Optional)	Gray	Platinum	Gray	Gray	Platinum	Southwest Blend	Gray	Gray
	IKO Cambridge Architectural Shingles	Dual Gray	Charcoal Gray	Dual Black	Charcoal Gray	Weatherwood	Weatherwood	Dual Gray	Dual Black

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Cornerstone – Coastal Exterior Color Schemes

	Package	Coastal Uncertain Gray	Coastal Snowbound	Coastal Pure White	Coastal Nuance	Coastal Site White	Coastal Quietude	Coastal Tradewind
1	1st Floor & 2nd Floor (Stucco)	SW 6234 Uncertain Gray #A9B0B1	SW 7004 Snowbound #EDEAE5	SW 7005 Pure White #EDECE6	SW 7094 Nuance #E2E0D6	SW 7070 Site White #DCDEDC	SW 6212 Quietude #ADBBB2	SW 6218 Tradewind #C2CFCF
3	2nd Floor (8" Lap Siding over CMU – per elevation style)	SW 9143 Cadet #91999C	SW 6246 North Star #CAD0D2	SW 7624 Slate Tile #606E74	SW 7094 Nuance #E2E0D6	SW 7005 Pure White #EDECE6	SW 7004 Snowbound #EDEAE5	SW 6217 Topsail #DAE2E0
4	Trim (Includes Sand Finish Stucco Watertable, Deco Louvers) *Hardie Fascia (per division spec) to match trim color	SW7004 Snowbound #EDEAE5	SW 6249 Storm Cloud #7A848D	SW 7661 Reflection #D3D5D3	SW 1015 Skyline Steel #C6BFB3	SW 7075 Web Gray #616669	SW 0048 Bunglehouse Blue #47626F	SW 7056 Reserved White #E0E0D9
5	Accent (Board & Batten, 4" Lap Siding)	SW 6232 Misty #CDD2D2	SW 6248 Jubilee #ADB5B9	SW 7663 Monorrail Silver #B8BCBB	SW 0023 Pewter Tankard #A39B90	SW 9058 Secret Cove #68909D	SW 7004 Snowbound #EDEAE5	SW 6222 Riverway #5D7274
6	Front Door	SW 6232 Misty #CDD2D2	SW 6332 Coral Island #CE9382	SW 7624 Slate Tile #606E74	SW 6991 Black Magic #323132	SW 9060 Connor's Lakefront #175A6C	SW 0048 Bunglehouse Blue #47626F	SW 6222 Riverway #5D7274
7	Garage Door	SW 6232 Misty #CDD2D2	SW 6249 Storm Cloud #7A848D	SW 7663 Monorrail Silver #B8BCBB	SW 0023 Pewter Tankard #A39B90	SW 7070 Site White #DCDEDC	SW 7004 Snowbound #EDEAE5	SW 7056 Reserved White #E0E0D9
8	Shutters (Traditional & Bahama)	SW7004 Snowbound #EDEAE5	SW 6249 Storm Cloud #7A848D	SW 7624 Slate Tile #606E74	SW 6991 Black Magic #323132	SW 9060 Connor's Lakefront #175A6C	SW 0048 Bunglehouse Blue #47626F	SW 6222 Riverway #5D7274
	Cultered Stone Profit Ledgestone (Optional)	Platinum	Gray	Gray	Southwest Blend	Gray	Gray	Southwest Blend
	IKO Cambridge Architectural Shingles	Dual Black	Dual Black	Dual Gray	Dual Black	Dual Black	Charcoal Gray	Charcoal Gray

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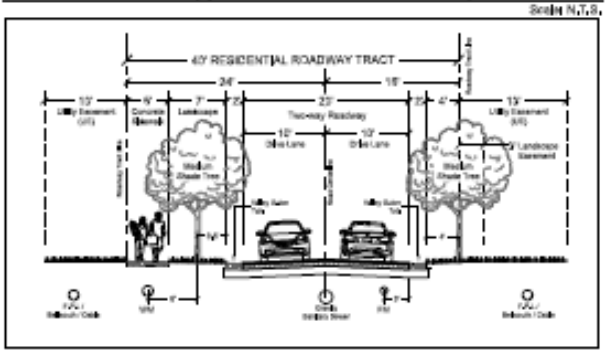
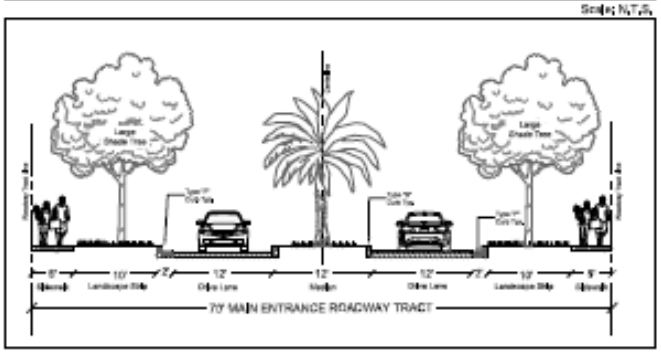
Landscaping

A full mitigation analysis and a tree survey have been provided. The applicant has provided two (2) typical sections of 70 ft. and 60 ft. Right-Of-Ways for the two (2) entrance boulevards with street trees, a typical section of 40 ft. Right-Of-Way for residential streets with street trees, and a typical section of 40 ft. Right-Of-Way for the Commercial Access Roadway Tract in the northeast corner of the property.

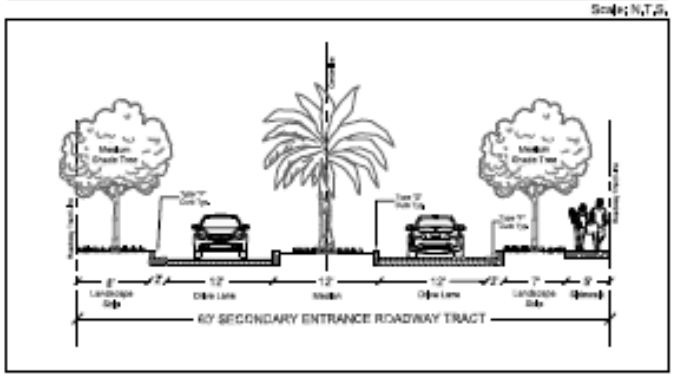
Section A-A: 40' Typical Residential Roadway Tract



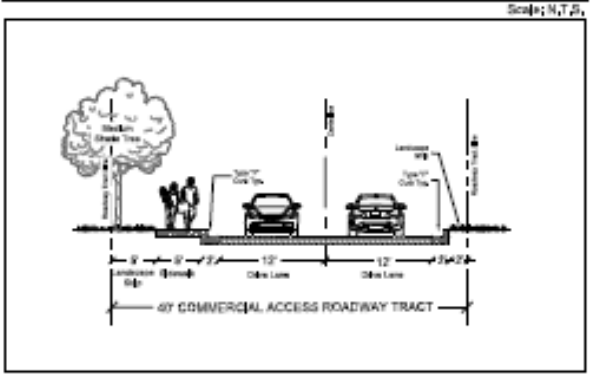
Section B-B: 70' Main Entrance Roadway Tract



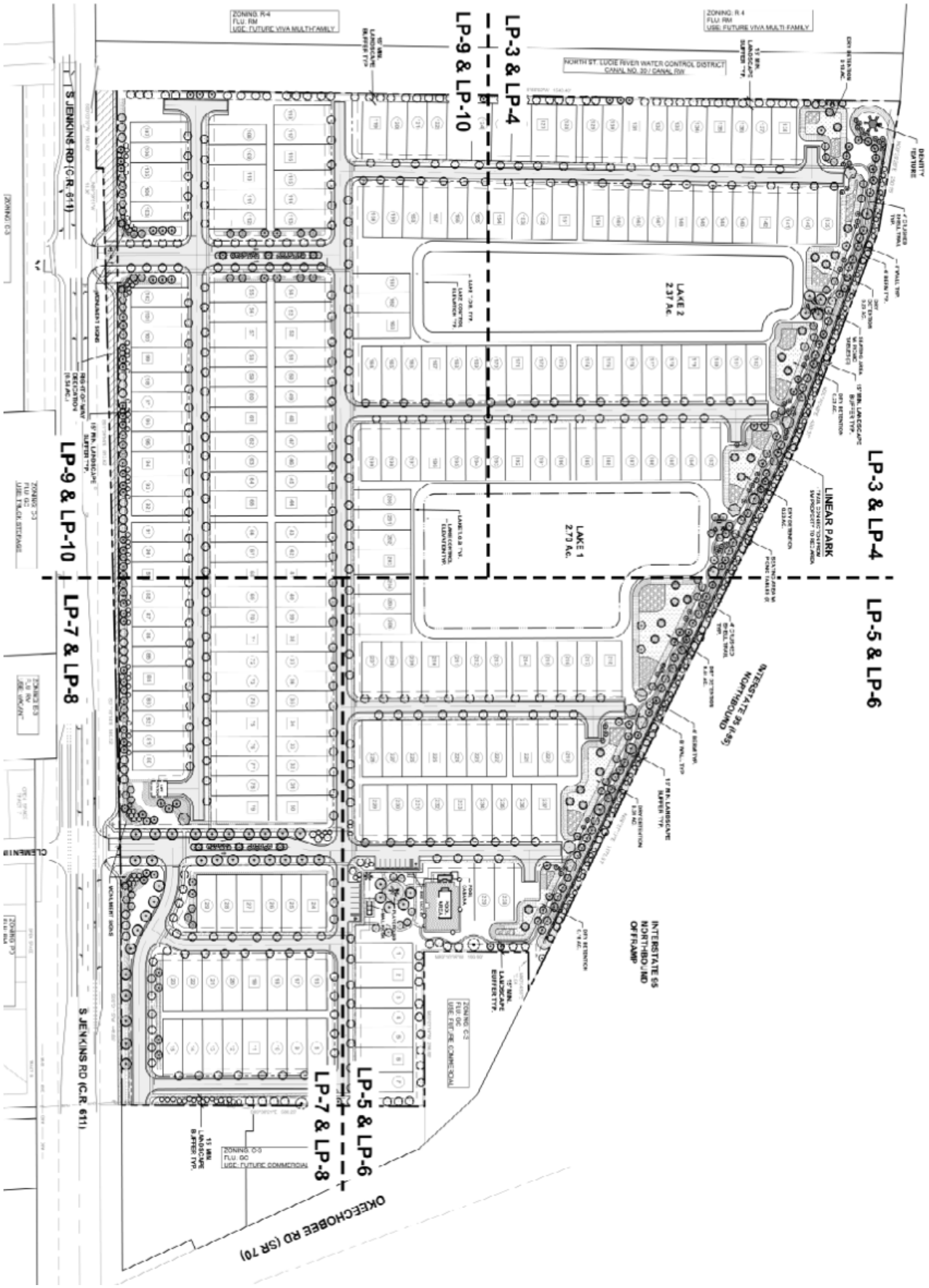
Section C-C: 60' Secondary Entrance Roadway Tract



Section D-D: 40' Commercial Access Roadway Tract



Landscape Plan



Landscape Data

Landscape Data

Planned Development Landscape Requirements:

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A 15 minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way except where access drives or sidewalk connections are located. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 36" on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

East Perimeter Buffer adjacent to S Jenkins Road: 1,827 LF

Trees Required:	(1,827 LF / 30) (1,767 LF / 30)	59 Trees
Trees Provided:		59 Trees (35 Trees + 72 Palms @ 3:1)

West Perimeter Buffer adjacent to Interstate 95 (I-95): 1,770 LF

Trees Required:	(1,770 LF / 30)	59 Trees
Trees Provided:		59 Trees (24 Trees + 105 Palms @ 3:1)

Perimeter Landscape Strip adjacent to an abutting Property:

A 15' minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 36" on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

North & West Perimeter Buffer: 1,077 LF

Trees Required:	(1,077 LF / 30)	36 Trees
Trees Provided:		36 Trees (30 Trees + 2 Existing Trees + 12 Palms @ 3:1)

South Perimeter Buffer: 1,508 LF

Trees Required:	(1,508 LF / 30)	50 Trees
Trees Provided:		50 Trees (49 Trees + 3 Palms @ 3:1)

Street Trees along Internal Roadways:

Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Internal Roadway Linear Footage: 14,321 LF

Trees Required:	(15,496 LF / 50)	310 Trees
Trees Provided:		310 Trees (306 Trees + 12 Palms @ 3:1)

Tree Mitigation Data

Tree Mitigation Data

Protected Palms :

Required Replacement Palm Trees	80 Palm Trees
Provided On-site Replacement Palm Trees	80 Palm Trees

Protected Trees :

Total Required Replacement Inches	1,862 Inches
Provided On-site Replacement Inches	1,888.5 Inches
Additional Trees for Mitigation	824.5 inches
Additional Understory Native Plantings :	
9,977 - 1 Gallon Native Plants (1" per 24 plants)	415 inches
7,798 - 3 Gallon Native Plants (1" per 12 plants)	649 inches
Total inches Provided	1,888.5 inches

Notes:
- See "Tree Mitigation" Category within Tree Schedule on Sheet LP-11 for total provided mitigation inches per tree
- Additional trees provided for Mitigation are shown on plan with gray solid hatch
- For Additional Native Understory Plantings and quantities shown above, see "Additional Shrubs & GC" category within Shrub Schedule on sheet LP-11.

Tree Schedule

TREE SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
CODE TREES					
	BS2	10	Bismarckia nobilis 'Silver' / Silver Bismark Palm	6' ct., Hvy Trunk, Full Head, Root Pruned	No
	BB	125	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	No
	CB	83	Calophyllum brasiliense / Brazilian Beautyleaf	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	No
	CD	37	Coccoloba diversifolia / Pigeon Plum	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes
	CE	146	Conocarpus erectus / Green Buttonwood	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes
	CS1	10	Conocarpus erectus 'Sericeus' / Silver Buttonwood	2.5" Cal., 12' Ht x 5' Spr. Min., Multi-trunk, 5' ct.	Yes
	LM2	15	Lagerstroemia indica ' Muskogee ' / Crape Myrtle	2.5" Cal., 12' Ht x 5' Spr. Min., Multi-trunk, 5' ct.	No
	PD	28	Pinus elliotti 'Densa' / Slash Pine	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes
	SS	201	Sabal palmetto / Cabbage Palm	30% @ 10' ct., 30% @ 14' ct., 40% @ 18' ct., Slick Trunks	Yes

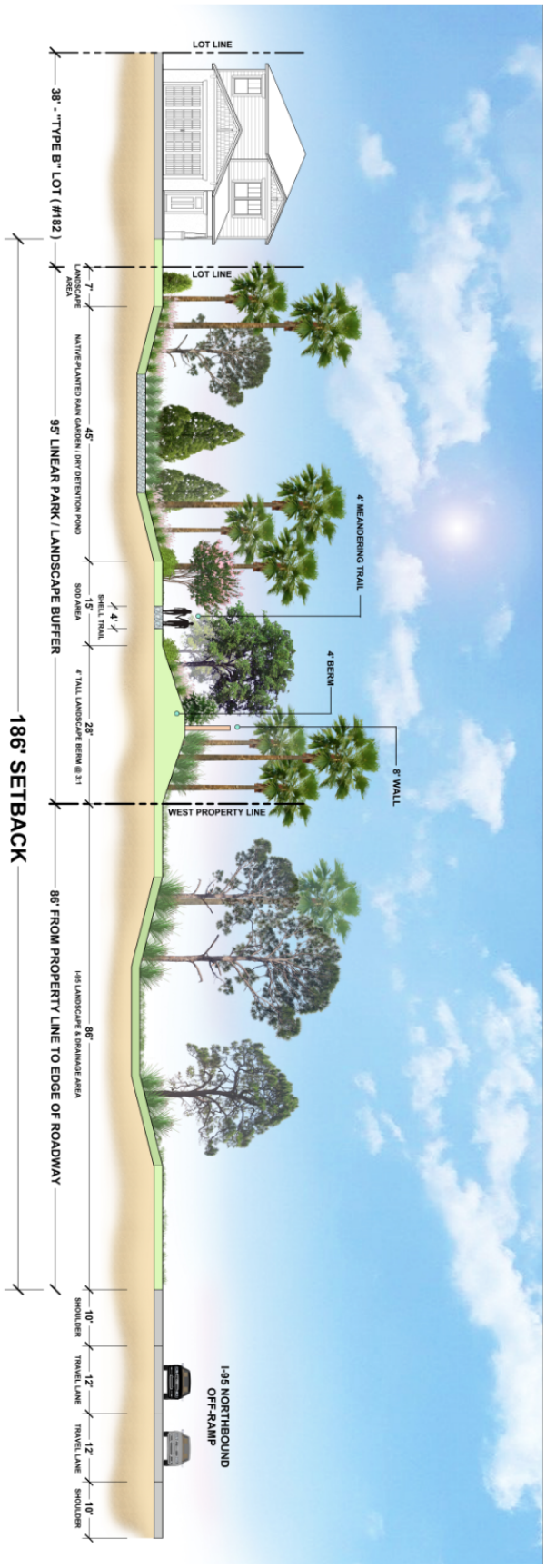
Tree Mitigation Calculation

** TREE MITIGATION

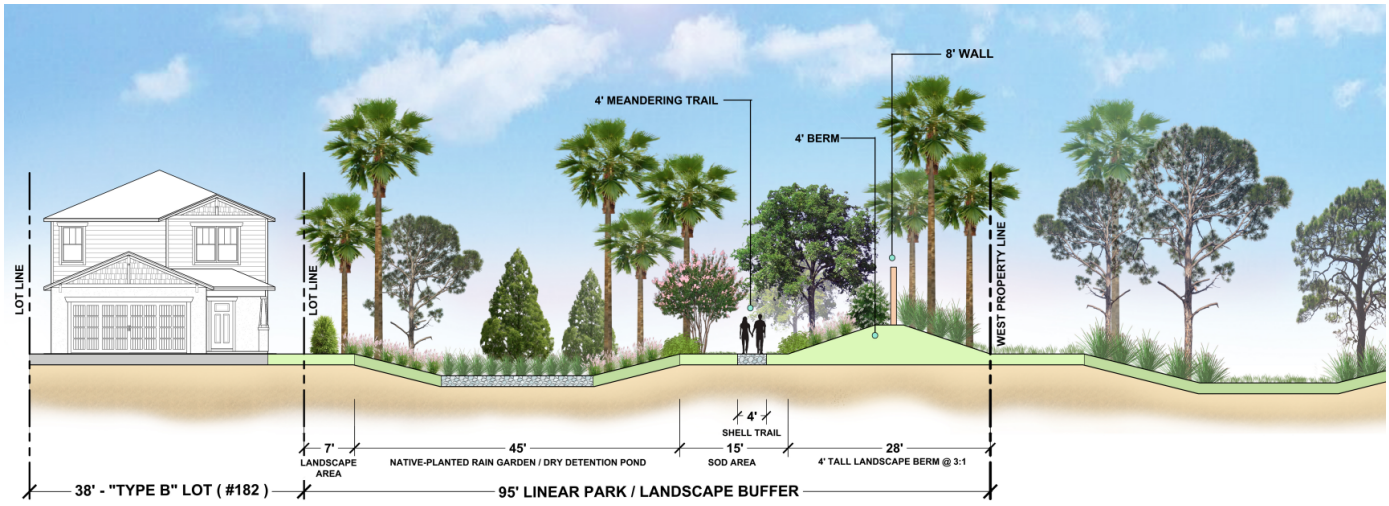
	AR	5	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	12.5 inches
	BA2	24	Bulnesia arborea / Verawood	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	No	60 inches
	CD2	14	Coccoloba diversifolia / Pigeon Plum	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	35 inches
	CE1	58	Conocarpus erectus / Green Buttonwood	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	145 inches
	DR	9	Delonix regia / Royal Poinciana	4" Cal., 15'-16' Ht. x 8' Spr. Std., 5' ct.	No	36 inches
	LM	40	Lagerstroemia indica 'Muskogee' / Crape Myrtle	2.5" Cal., 12' Ht x 5' Spr. Min., Multi-trunk, 5' ct.	No	100 inches
	MG	15	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	37.5 inches
	PD2	65	Pinus elliotii 'Densa' / Slash Pine	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	162.5 inches
	QV1	44	Quercus virginiana / Live Oak	4" Cal., 15-18' Ht x 6-8' Spr., 5-6' Ct.	Yes	176 inches
	SS1	80	Sabal palmetto / Cabbage Palm	25% @ 12' ct, 15' ct., 19' ct., 21' ct., slick trunks	Yes	
	TD3	24	Taxodium distichum / Bald Cypress	2.5" Cal., 12' Ht. x 5' Spr. Min., Stc., 5' ct.	Yes	60 inches

** Additional Trees Provided for Mitigation — Total: 824.5 inches

Section Distance Rendering



Section Distance Rendering (Enlarged)



Traffic Impact Statement

A traffic analysis has been submitted for the Final PD Site Plan in terms of any required improvements to South Jenkins Road, including a potential traffic light and cross-access with a neighboring commercial parcel.

- Weekday Daily
  - 2,336 Total
  - 1,168 Entry
  - 1,168 Exit
- Weekday Peak Hours of Adjacent Street in AM
  - 171 Total
  - 43 Entry
  - 128 Exit
- Weekday Peak Hour of Adjacent Street in PM
  - 234 Total
  - 147 Entry
  - 87 Exit

The greatest peak hour peak direction anticipated with the project is the 147 PM Entry trips. Based upon the City of Fort Pierce Code of Ordinance Section 105-5.f.2.b the analysis considers the project to be a "minimal scale" impact project.

Environmental

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents. All avian species present are protected habitats on site.

Storm Drainage

Calculations indicate that the project site can fully accommodate the required water quality treatment volume and the 5-year, 1-day storm event on-site. The proposed project is for the development of a single-family residential community including buildings, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce. A full stormwater analysis has been completed.

Technical Review Committee

Affected departments have reviewed the proposed Final Development Plan for Planned Development Zoning District application with regard to the requirements of the City Code.

Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Recommended Conditions of Approval

1. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

2. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.

3. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.

6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise.

From Figure 18-1 Noise Abatement Criteria:

NOISE ABATEMENT CRITERIA (NAC) [Hourly A-Weighted Sound Level-decibels (dB(A))]				
Activity Category	Activity Leq(h)[1]		Evaluation location	Description of activity category
	FHWA	FDOT		
A	57	56	Exterior	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B[2]	67	66	Exterior	Residential

From Figure 18-3 Building Noise Reduction Factors:

Building Type	Window Condition*	Noise Reduction Due to Exterior of the Structure
All	Open	10 dB
Light Frame	Ordinary Sash (closed)	20 dB
	Storm Windows	25 dB
Masonry	Single Glazed	25 dB
	Double Glazed	35 dB

*For interior noise analysis, the FDOT considers all windows closed.

Source: FHWA Highway Traffic Noise: Analysis and Abatement Guidance, Table 6.

Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control.

From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

(9) *Interior noise goals.* It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms. Minimum attenuation requirements are prescribed in §51.104(a).

7. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

8. The applicant shall receive final Identity Feature/Monument Sign design approval by the Planning Board and City Commission prior to final certificate of occupancy of phase 1.

Planning Board Recommendation:

The Planning Board unanimously recommended approval of the proposed Amendment to the Pulte Cornerstone Planned Development Zone with eight (8) conditions, at their April 13th, 2026, meeting.

Staff Recommendation:

The proposed application meets the standards of the City's Code Section 125-212, and 125-314. Therefore, Staff recommends that the City Commission recommend APPROVE the Final Planned Development Amendment to the Pulte Cornerstone Planned Development Zone, subject to the Eight (8) Conditions as noted.

Alternative Recommendations:

APPROVAL – with Amended/Additional Conditions

OR

DISAPPROVAL/DENIAL

ORDINANCE NO. 26-0xx

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PULTE CORNERSTONE PLANNED DEVELOPMENT ZONE IN RESPECT OF TWO (2) PARCELS CONTAINING APPROXIMATELY 49.92 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 2721 SOUTH JENKINS ROAD IN FORT PIERCE, FLORIDA; TO APPROVE THE PULTE CORNERSTONE FINAL SITE PLAN**;** APPROVING THE FIRST AMENDMENT TO THE PLANNED DEVELOPMENT ZONING DEVELOPMENT AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property incorporates two (2) parcels generally located at or near 2721 South Jenkins Road, within the City of Fort Pierce, Florida, representing approximately 49.92 acres of land; and

WHEREAS, a map depicting the subject property is attached hereto as **Exhibit "A"**; and

WHEREAS, the subject property was rezoned to the Pulte Cornerstone Planned Development ("PD") by Ordinance No. 25-037 by the City Commission on February 2, 2026 with approval as a Master PD; and

WHEREAS, the Master Planned Development Site Plan for the Pulte Cornerstone PD was approved via Ordinance No. 25-037 by the City Commission on February 2, 2026; and

WHEREAS, the Planned Development Zoning Development Agreement ("Agreement") for the Pulte Cornerstone PD was approved via Ordinance No. 25-037 by the City Commission on February 2, 2026 and executed by all parties on _____; and

WHEREAS, the subject property is presently designated as (PD) Planned Development Zone with a Master Planned Development Site Plan ("Master PD") and with a Future Land Use of (RM) Medium Density Residential; and

WHEREAS, the applicant has applied for an amendment to the existing zoning of Planned Development Zone to approve and incorporate a Final Planned Development Site Plan as a Final Planned Development ("Final PD"); and

WHEREAS, it is the intent that this Final PD and any future amendments to the PD be consistent with the Master PD; and

WHEREAS, the proposed amendment 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; 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 125-136; and

WHEREAS, an amendment to the Agreement is necessary with the Final PD approval to incorporate changes to the Agreement and development of the Pulte Cornerstone PD; and

WHEREAS, the City of Fort Pierce Planning Board, at their April 13, 2026, meeting, voted _____ to _____ to recommend approval of the proposed request for these parcels.

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. From and after the effective date hereof, this Ordinance approving a major amendment to the Planned Development Zoning is approved with respect to the following described properties:

Parcel ID(s): 2324-413-0000-000-9 and 2324-431-0001-000-2.

From and after the effective date hereof, the following properties legally described as:

LANDS SITUATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE
COUNTY, FLORIDA, AS FOLLOWS:

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 2736, PAGE 1681)
THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1 /4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.92 ACRES, MORE OR LESS

Said properties being generally located at or near 2721 South Jenkins Road in Fort Pierce, Florida having a Zoning Designation of Planned Development Zone (PD) with a Master Planned Development Site Plan, as depicted in the map at **Exhibit "A"** and the Sketch & Legal Description at **Exhibit "B,"** shall hereby have its zoning amended to incorporate and approve the Pulte Cornerstone Final Planned Development Site Plan at **Exhibit "C"**, the PD Criteria Requirements at **Exhibit "D"**, and the First Amendment to the Planned Development Zoning Agreement with the Conditions of Development therein included at **Exhibit "E"**, all attached hereto and incorporated herein.

SECTION 3. The First Amendment to the Planned Development Zoning Agreement at **Exhibit "E"**, attached hereto and incorporated herein by reference, is approved. The Planned Development Zoning Agreement, except as specifically amended by the First Amendment, shall remain in full force and effect.

SECTION 4. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. 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 6. 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 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
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.25-037 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on_____, 2026; 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_____, 2026; and was duly introduced, read by title only, and passed on second and final reading _____, 2026, 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 _____ day of _____ 2026.

_____
Linda Hudson
Mayor Commissioner

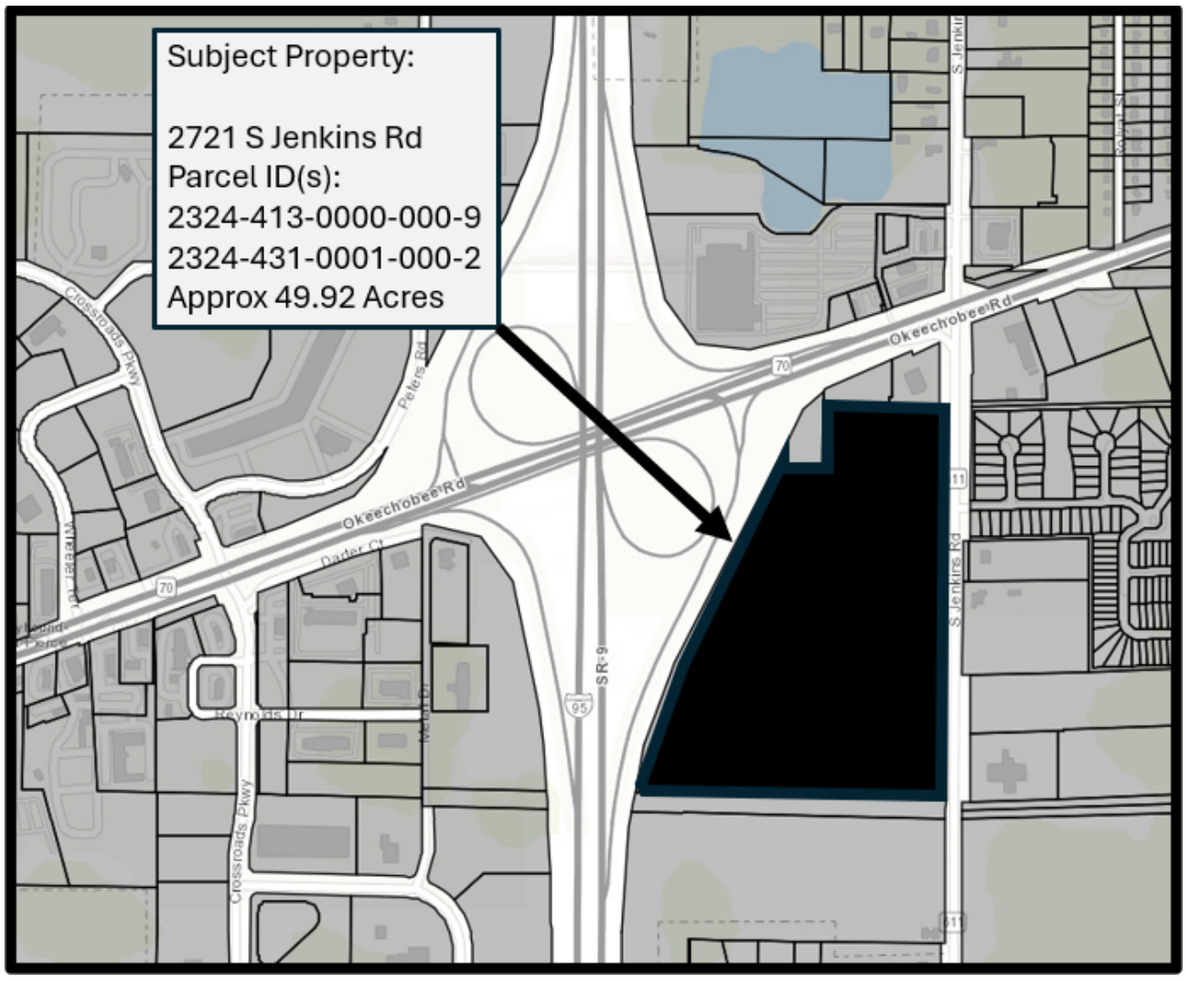
ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

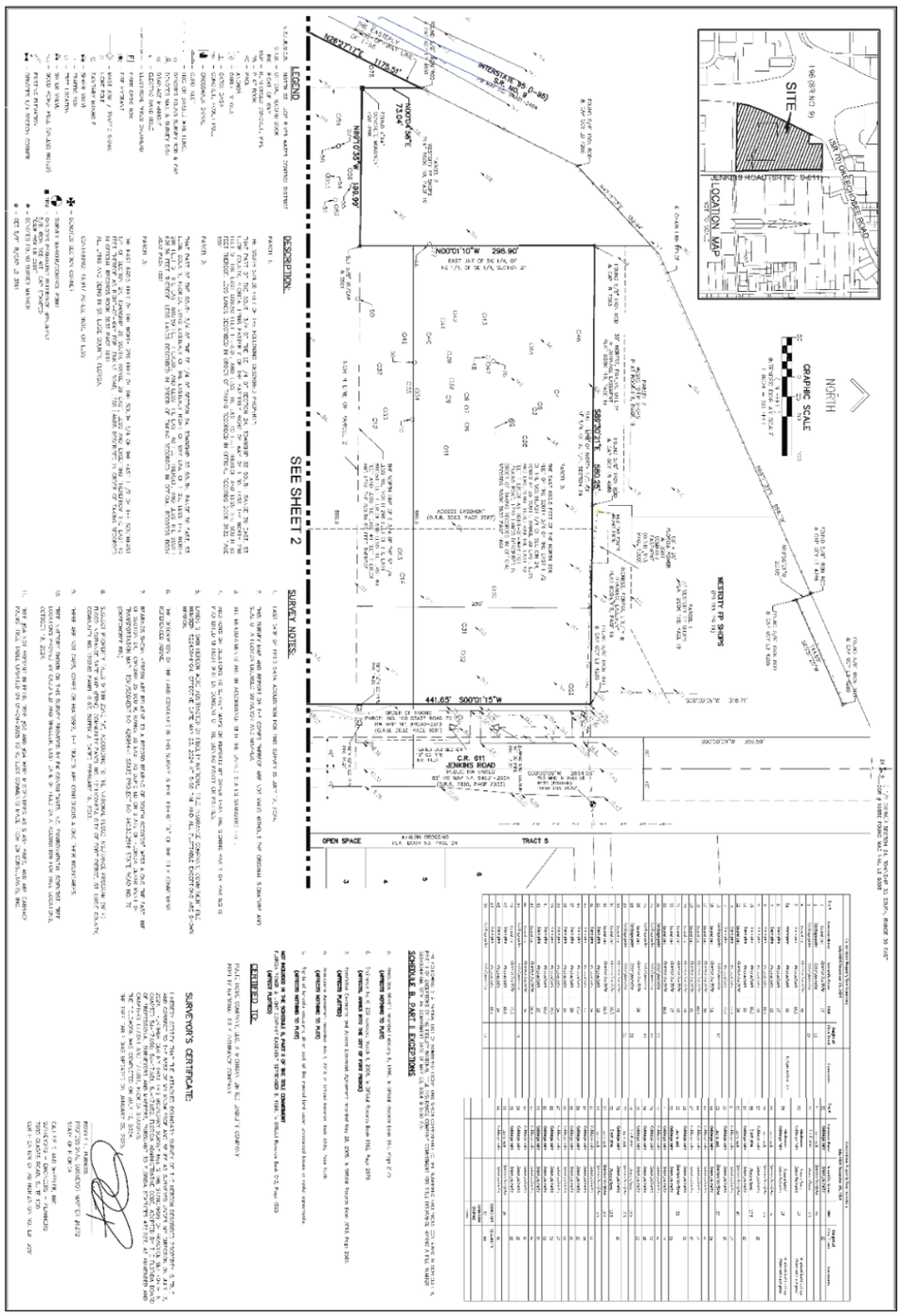
Parcels Subject to Amended Zoning

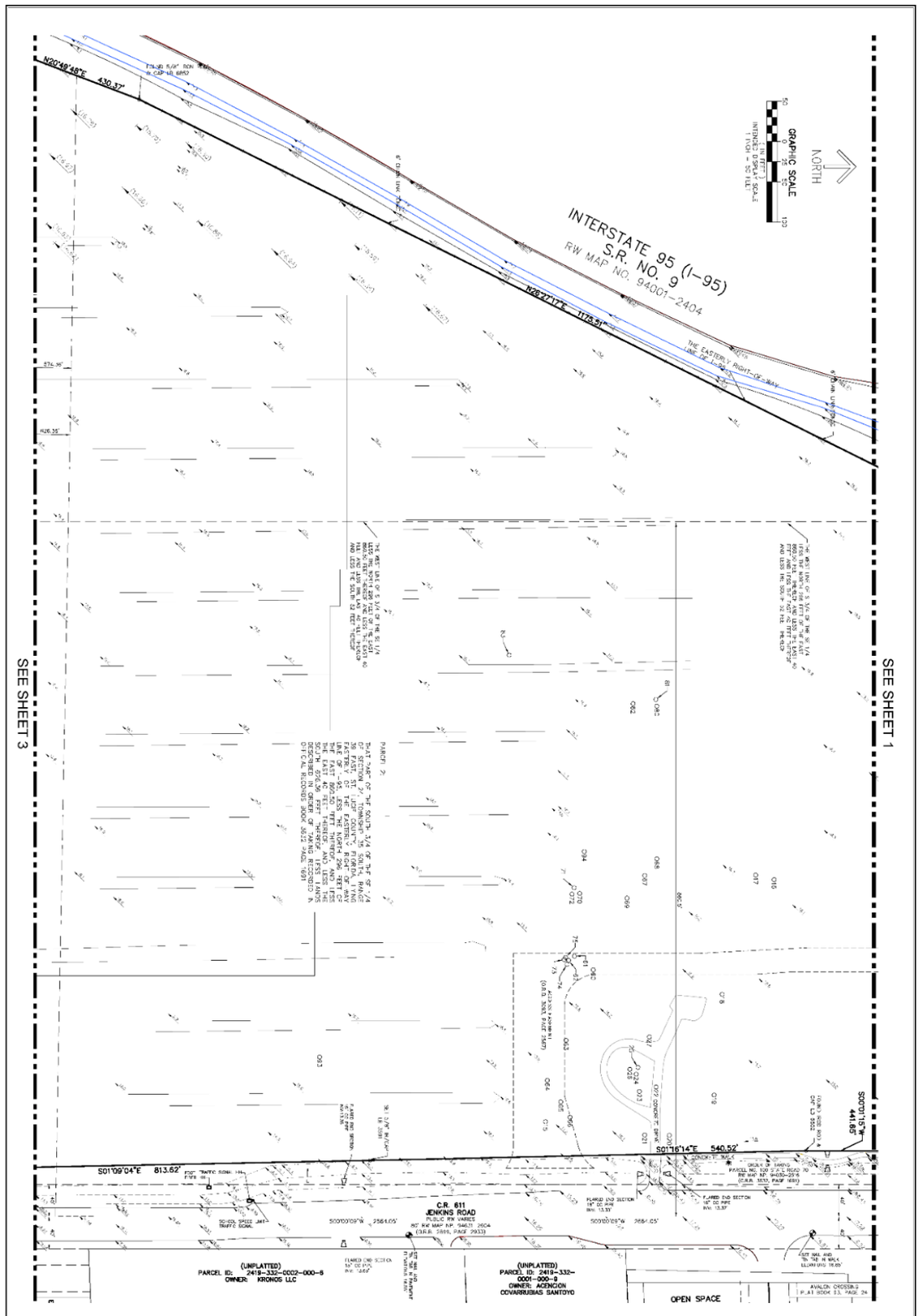


Parcel ID(s): 2324-413-0000-000-9 and 2324-431-0001-000-2

EXHIBIT B

Sketch & Legal Description





SHEET 2 OF 3 SHEETS	JOB # 10108		DRAWN BY: RLL CHK'D BY: JTC	DATE: 8/20/2024 SCALE: AS SHOWN	ALTA/BOUNDARY & TOPOGRAPHIC SURVEY PULTE GROUP A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 FAX (561) 750-1452

REVISIONS	DATE	BY
"DL" NAME: 10956-A-"A"-8x11-TOPO.dwg		

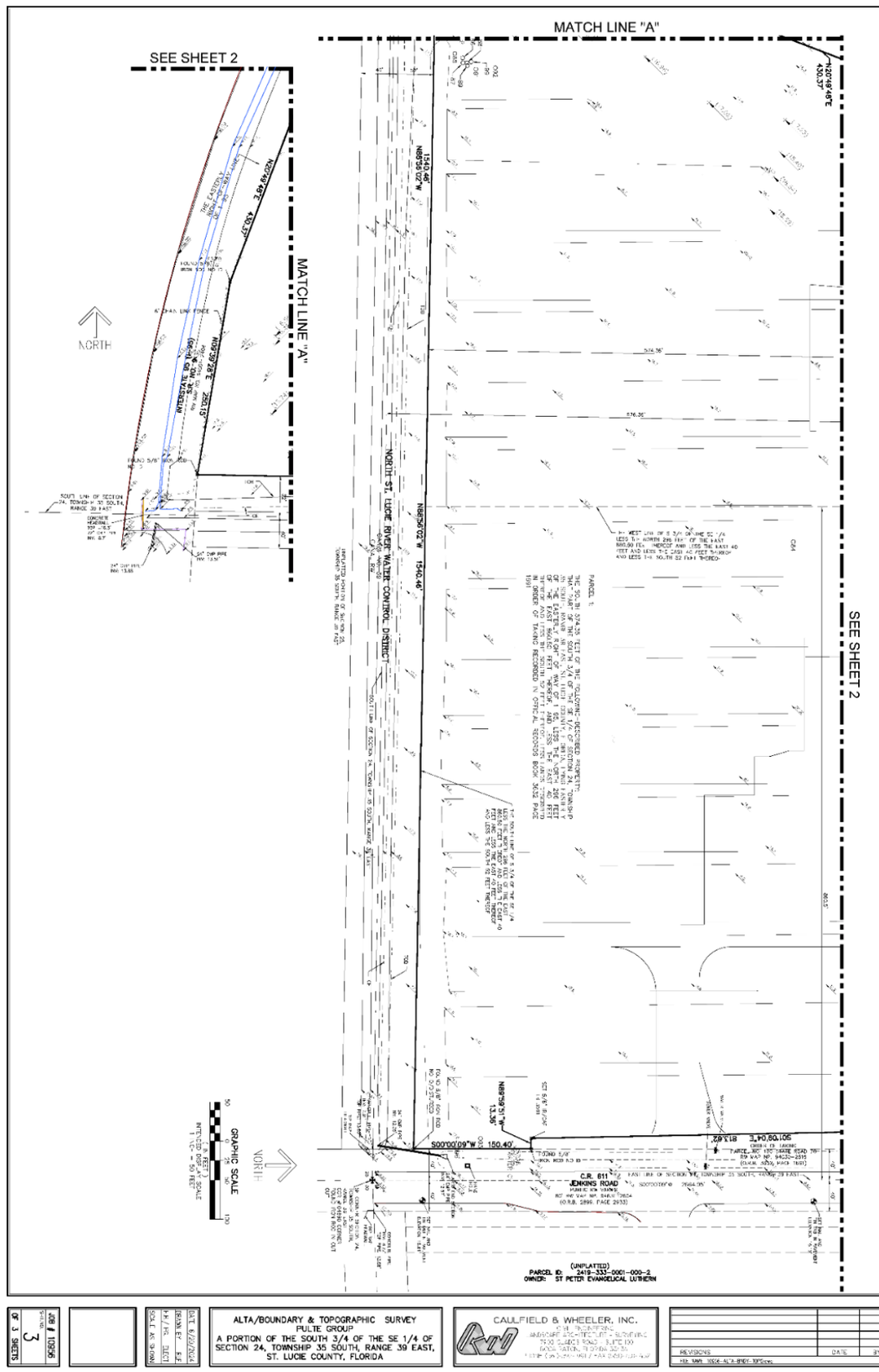

MATCH LINE "A"
SEE SHEET 2
NORTH
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
GRAPHIC SCALE
C.R. 611
JENKINS ROAD
(UNPLATTED)
PARCEL ID: 2419-333-0001-000-2
OWNER: ST PETER EVANGELICAL LUTHERN
ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA
CAULFIELD & WHEELER, INC.
REVISIONS
DATE
BY
JOB # 10956
3
OF 3 SHEETS

EXHIBIT C

Final Planned Development Site Plan

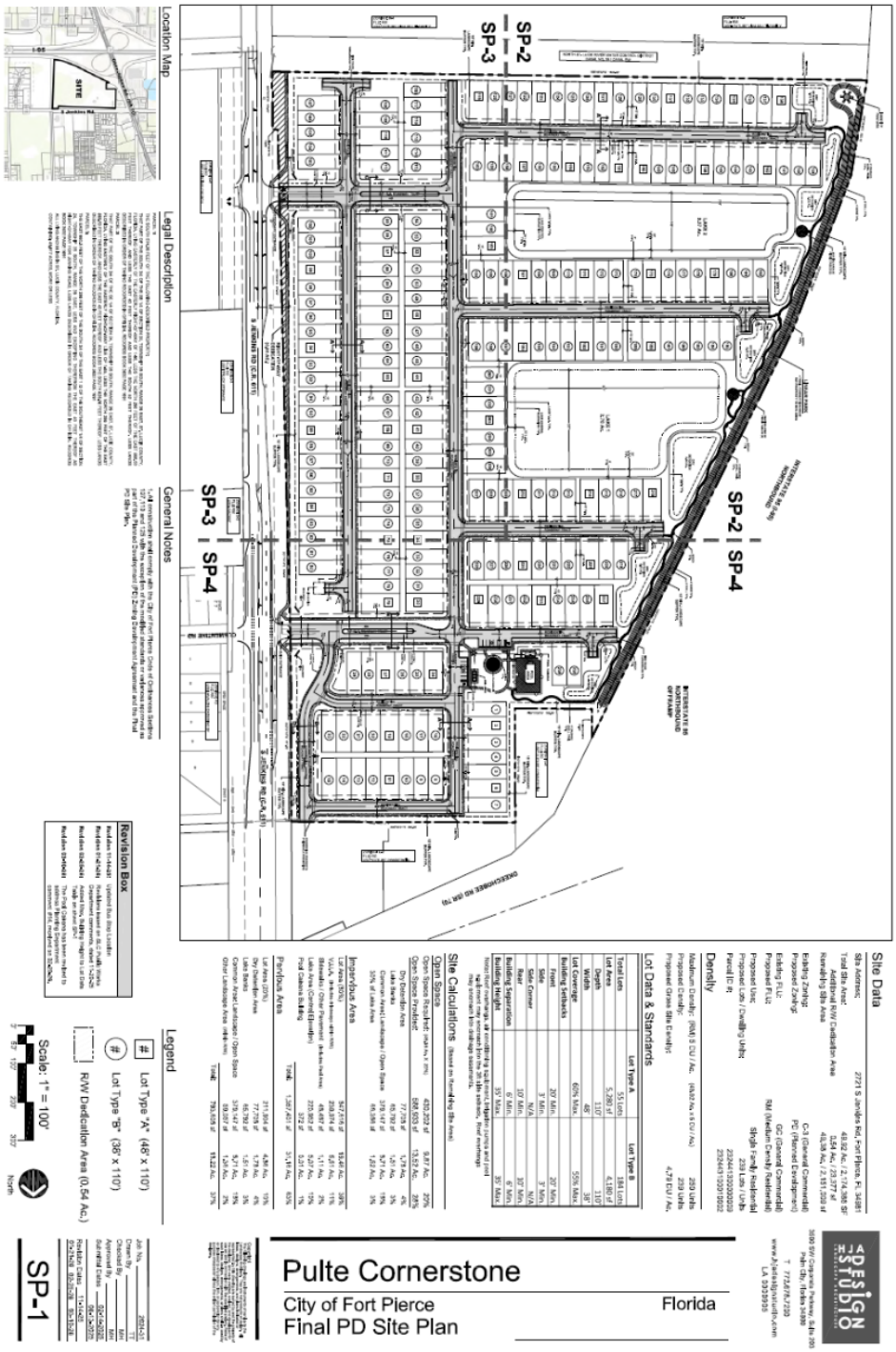


EXHIBIT D

PD Development Standards

Lot Standards	Lot Type A		Lot Type B	
	Adopted Standard	*Final Plan*	*Adopted Standard*	*Final Plan*
Lot Area	4,400 s.f. min.	5,280 s.f.	3,300 s.f. min.	4,180 s.f.
Lot Depth	110'	110'	110'	110'
Lot Width	40' min.	48'	30' min.	38'
Lot Coverage	60%	60% max.	55%	55% max
Front Setback	20'	20' min.	20'	20' min.
Side Setback	3'	3'min.	3'	3' min.
Side Corner Setback	N/A	N/A	N/A	N/A
Rear Setback	10'	10' min.	10'	10' min.
Building Separation	6'	6' min.	6'	6' min.

Site Standards	Adopted Standard	Final Plan
Rights of Way		
Entry Boulevard	70'	70'
Interior Streets	40'	40'
Pavement Lane Width		
Entry Boulevard	12'	12'
Interior Streets	10'	10'
Block Length (max)	1,400'	1,400'
Curb Type	Valley Gutter	Valley Gutter
Sidewalks		
Entry Boulevard	Both Sides of Street	Both Sides of Street
Interior Streets	One Side of Street	One Side of Street
Accessory uses allowed in rear/side setback		
AC Equipment	Yes	Yes
Fences	Yes	Yes
Patios	Yes	Yes
Pool Equipment	Yes	Yes
Screen enclosure	Yes	Yes
Roof Overhangs	Yes	Yes
Exterior Gas Water Heaters	Yes	Yes
Irrigation pumps and equipment	Yes	Yes

Open Space

All dry detention that is amenitized through bioswale or rain garden design shall be counted toward Open Space acreage.

Landscape Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article II

Sec. 123-36. - *Landscaping design standards for single- & two-family residential structures.*

The tree and shrub requirements of this section shall not be applicable.

Sec. 123-37. (1). - *Requirements for plant materials.*
The Pulte Cornerstone PD shall comply with all requirements of the above referenced section.

Sec. 123-37. (11). - *Installation of landscaping.*
The Pulte Cornerstone PD shall comply with the above referenced section.

Sec. 123-37. (12). - *Maintenance of landscaping.*
The Pulte Cornerstone PD shall comply with the above referenced section.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Mitigation/Replacement Standards
Fort Pierce Land Development Ordinances: Chapter 123, Article III - Tree Protection
All sections under Chapter 123, Article III – Tree Protection shall be applicable.

As part of the Pulte Cornerstone PD, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide a few alternative methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Pulte Cornerstone PD:

Increased Size of Code Required Trees:

Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:

Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

EXHIBIT E

First Amendment to Planning Development Zoning Agreement

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PULTE CORNERSTONE PLANNED DEVELOPMENT
FIRST AMENDMENT TO PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT** (this "**Amendment**") is made and entered into this ___ day of _____, 2026, by and between **CORNERSTONE FORT PIERCE DEVELOPMENT, LLC**, a Delaware limited liability company, whose principal address is c/o Barings LLC, 300 South Tryon Street, Suite 2500, Charlotte, NC 28202 (the "**Owner**"), and the **CITY OF FORT PIERCE**, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, Owner and City entered into a Planned Development (PD) Zoning Development Agreement on February 2, 2026 (the "Agreement"); and

WHEREAS, PULTE HOME COMPANY, LLC, a Michigan limited liability company (the "Applicant"), is currently under contract to purchase, and intends to develop, with the consent of the Owner, a 250-lot single family home Planned Development ("PD") community to be known as the "Pulte Cornerstone Planned Development" and described in the Agreement (the "Development"); and

WHEREAS, on February 2, 2026 the City Commission of the City of Fort Pierce ("City Commission") approved Ordinance No. 25-037, granting Master PD approval for the Development, approving a Master PD Site Plan, and approving the Agreement; and

WHEREAS, the Subject Property is still currently encumbered by an existing Restrictive Covenants and Access Easement Agreement dated May 7, 2009 ("Easement Agreement"), recorded in

Official Records Book 3093, Page 2587, of the Public Records of St. Lucie, County, Florida; and

WHEREAS, the Agreement requires an amendment to modify and include additional and specific terms related to the Final PD approval and the negotiations between the parties; and

WHEREAS, the Final PD development proposed is consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, the City Commission adopted Ordinance No. 26-_____ (the "Ordinance") which approved the Final PD, the Final PD Site Plan, and this Amendment, the conditions with which the Development must comply.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals; Conflicts; Defined Terms**. The above recitals are true and correct in all respects and are incorporated herein by reference. In the event of any conflict or inconsistency between the terms and provisions of the Agreement and this Amendment, the terms and provisions of this Amendment shall control and prevail. Defined terms as evidenced by their capitalization shall have the same meaning as that specified in the Agreement, except as otherwise defined herein.

2. **Revision to Duration of Agreement.** To be consistent with the Development Timeline attached hereto, Paragraph 4 of the Agreement ("Duration of Agreement") is hereby deleted in its entirety and replaced by the following paragraph:

> **Duration of Agreement**. This Agreement shall be effective, shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of ten (10) years from the Effective Date hereof (the "**Expiration Date**"). Unless otherwise agreed upon by the parties in writing, this Agreement shall not be renewed automatically for successive terms, except it may be extended as permitted pursuant to Florida Statutes 252.363 or other applicable laws, or pursuant to the provisions set forth in the Development Timeline attached hereto as **Exhibit "3".**

3. **Revision to Phasing Requirements.** Paragraph 5 of the Agreement ("Phasing Requirements") is hereby deleted in its entirety and replaced by the following paragraph:

Phasing Requirements. The Project shall be constructed in two (2) phases as more specifically shown on the phasing plan attached hereto and made a part hereof as **Exhibit "7"** (the "**Phasing Plan**") and in accordance with the following:

A. **Phase 1:** Construction of Phase 1 shall include the following: Phase 1 will include the lots and infrastructure within the central portion of the site labelled "Phase 1" on the Phasing Plan, and the south and north entrances to Jenkins Road including turn lanes as required for vehicular access. The two lakes (labelled "Lake 1" and "Lake 2" on the Phasing Plan) and adjacent dry detention areas within Phase 1 will be constructed to provide stormwater treatment and attenuation for Phase 1. Drainage inlets and piping for the roadways and lots in Phase 1 will be installed along with the outfall pipe and discharge control structure connecting to the N.S.L.R.W.C.D. Canal No. 39 on the south side of the Project.

The required water distribution system to provide domestic water use to the Phase 1 lots and for fire protection (fire hydrant installations) for Phase 1, will be installed along with the required sewage collection system, sewage pump station and force main to serve Phase 1. The streets within Phase 1 will be paved and completed (only the first asphalt lift is required for phase certification) for this phase and all necessary temporary facilities such as tee turnarounds will be installed to accommodate fire truck and garbage truck access. Only common area sidewalks will be installed for phase

certification. All sidewalks located along the front of lots shall be installed at the time each individual home is completed.

All other required infrastructure such as power, communications, etc. will be provided to support Phase 1 and coordinated with the appropriate utility providers.

Phase 1 will have a sub-phase for the model homes (the lots labelled "M" on the Phasing Plan) that will include all required utility infrastructure, paving, grading and drainage serving the model homes. The mail kiosk along with seven (7) parking spaces (6 standard spaces and one handicap space) as shown on the Phasing Plan will be built in Phase 1.

B. **Phase 2:** Construction of Phase 2 shall include the following: Phase 2 will be constructed to complete the Project's infrastructure and include all of the required improvements both on-site and off-site. Only common area sidewalks will be installed for phase certification. All sidewalks located along the front of lots shall be installed at the time each individual home is completed. The central amenities at the pool area as shown on the Phasing Plan will be constructed in Phase 2, other than the mail kiosk and seven (7) parking spaces as referenced above.

All stormwater infrastructure serving Phase 2 shall be completed prior to the first certificate of occupancy being issued for any home in Phase 2.

Exhibit "7" attached to this Amendment is hereby incorporated into and made a part of the Agreement.

4. **Site Plans.** The following sentences are hereby added to the end of Paragraph 6.A of the Agreement ("Site Plans"):

The Final PD Site Plan, attached hereto as **Exhibit "2-B**" and incorporated herein by

reference, was approved by the City Commission. The Final PD Site Plan shall be strictly adhered to unless an amendment is approved pursuant to the Code. Any amendment to the Final PD Site Plan, except a minor amendment pursuant to the Code, shall require a written amendment to this Agreement. Any minor amendment to the Final PD Site Plan approved by the Planning Department pursuant to the Code shall be deemed automatically incorporated into, and made a part of, this Agreement without the need for further action, amendment, or consent by the parties hereto. Upon approval, such minor amendment to the Final PD Site Plan shall supersede and replace the corresponding portion of the previously approved Final PD Site Plan for all purposes under this Agreement. A copy of each approved minor amendment to the Final PD Site Plan shall be maintained on file with the Planning Department, and such filed version shall be deemed the controlling version for purposes of interpretation and enforcement of this Agreement.

Exhibit "2-B" attached to this Amendment is hereby incorporated into and made a part of the Agreement.

5. **Development Timeline. Exhibit "3"**, referenced in Paragraph 6.B of the Agreement ("Development Timeline") is hereby deleted in its entirety and replaced by the document attached hereto and labeled **Replacement Exhibit "3"** and by this reference incorporated into the Agreement.

6. **Public Benefit.** The following sentence is hereby added to the end of Paragraph 6.G of the Agreement ("Public Benefit"):

The applicant shall receive final design approval for the forgoing entry monument (the "Identity Feature/Monument") by the Planning Board and City Commission prior to issuance of the final certificate of occupancy for Phase 1. The Identity Feature/Monument shall be installed by the developer at the location shown on the site

plan prior to the issuance of the 137th building permit for residential units within the Project. The Identity Feature/Monument shall be maintained in perpetuity by the homeowners' association for the Project.

7. **Project Compliance. Exhibit "6"**, referenced in Paragraph 11 of the Agreement ("Project Compliance") is hereby deleted in its entirety and replaced by the document attached hereto and labeled **Replacement Exhibit "6"** and by this reference incorporated into the Agreement.

8. **Indemnify; Hold Harmless; Defend.** The following shall be added to the end of Paragraph 12 of the Agreement ("Indemnify; Hold Harmless; Defend):

> Owner shall also specifically indemnify, defend, and hold harmless the City from and against any and all liabilities, claims, causes of action, judgments, monetary obligations, or legal claims whatsoever arising out of or in any way related to (i) the City's review, approval, denial, or conditioning of any sidewalks associated with this Project; and (ii) the design, location, construction, reconstruction, installation, maintenance, repair, use, non-use, delay in construction, or failure to construct any such sidewalks, whether performed by Owner or any other party, including but not limited to claims alleging loss of access, safety issues, ADA compliance, physical injury, death, or property impacts. The obligations of Owner under this Section, including without limitation the duties to indemnify, defend, and hold harmless the City, shall survive the expiration, completion, termination, or cancellation of this Agreement, and shall apply regardless of whether the claims arise or are known before or after such expiration, completion, termination, or cancellation.

9. **No Further Amendment.** Except as specifically modified and amended herein, the Agreement shall remain in full force and effect.

10. **Entire Agreement.** This Amendment incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding

applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Amendment that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

11. **Severability.** If any term or provision of this Amendment, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Amendment, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Amendment shall be deemed valid and enforceable to the extent permitted by law.

12. **Recording.** The City shall record this Amendment in the public records with the clerk of court in St. Lucie County within 14 days of the effective date of this Amendment. Failure of the City to record this Amendment shall not void this Amendment or be deemed a default.

13. **Counterparts.** This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this Amendment was approved by the City Commission of Fort Pierce.

WITNESSES:

Print Name: _____
Address: _____

Print Name: _____
Address: _____
_____

OWNER:

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company,

By: _____
_____
Printed Name_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____day of _____, 2026, by _____, as _____ of Cornerstone Fort Pierce Development, LLC, a Delaware limited liability company, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____

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

(NOTARY SEAL)

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox,
City Clerk

(SEAL)

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara K. Hedges, City Attorney

CONSENTING SIGNATORY ONLY

APPLICANT: PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: _____
Its: _____

Witness: _____
Print: _____
Address: _____
_____

Witness: _____
Print: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

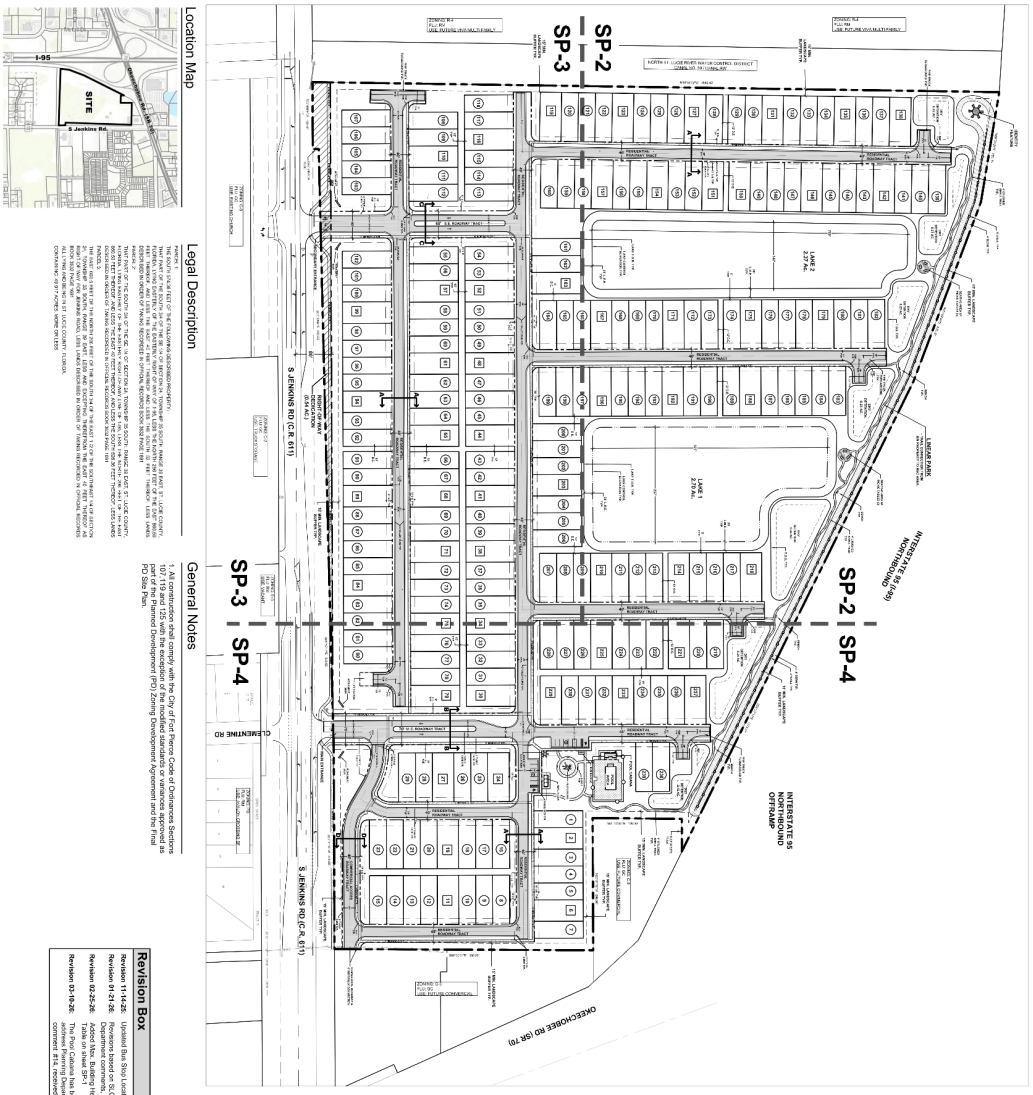
The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, as _____ of Pulte Home Company, LLC, a Michigan limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

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

(NOTARY SEAL)

EXHIBIT 2-B

FINAL PD SITE PLAN



Site Data

Site Address:	2721 S Jenkins Rd, Fort Pierce, FL 34951
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication Area	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	239 Lots / Units
Parcel ID #:	2334413000000009 2334413000100002

Density

Maximum Density: (RM) 5 DU / Ac. (49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:	239 Units
Proposed Gross Site Density:	4.79 DU / Ac.

Lot Data & Standards

	Lot Type A	Lot Type B
Total Lots	55 Lots	184 Lots
Lot Area	5,280 sf	4,180 sf
Depth	110'	110'
Width	48'	38'
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	10' Min.	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.
Building Height	35' Max.	35' Max.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

Site Calculations (Based on Remaining Site Area)

Open Space

Open Space Required: (15.38 Ac. x 20%)	430,202 sf	9.87 Ac.	20%
Open Space Provided:	588,933 sf	13.52 Ac.	28%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area Landscape / Open Space	379,147 sf	8.71 Ac.	18%
30% of Lake Area	66,286 sf	1.52 Ac.	3%

Impervious Area

Lot Area (80%)	847,616 sf	19.46 Ac.	39%
V.U.A. (Includes driveways within R/W)	239,974 sf	5.51 Ac.	11%
Sidewalks / Other Pavement (Includes Pool Area)	48,487 sf	1.11 Ac.	2%
Lake Area (Control Elevation)	220,952 sf	5.07 Ac.	10%
Pool Cabana Building	372 sf	0.01 Ac.	1%
Impervious Area	1,357,401 sf	31.16 Ac.	63%

Pervious Area

Lot Area (20%)	211,904 sf	4.86 Ac.	10%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area Landscape / Open Space	379,147 sf	8.71 Ac.	18%
Other Landscape Area (min. 5%)	59,057 sf	1.36 Ac.	2%
Total:	793,608 sf	18.22 Ac.	37%

Location Map

Legal Description

THE SOUTH 334.96 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 334.96 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 660.00 FEET OF GOVERNMENT LOT 3 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF THE LUCIE RIVER CANAL, LESS THE NORTH 30 FEET THEREOF AND LESS THE EAST 30 FEET THEREOF AND LESS THE SOUTH 334.96 FEET THEREOF, AND LESS THE EAST 30 FEET THEREOF AND LESS THE SOUTH 334.96 FEET THEREOF, LESS AND EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS RECORDED IN ROAD DEED BOOK 69 PAGE 191 AND LESS AND EXCEPTING THEREFROM THE WE

REPLACEMENT EXHIBIT "3"

DEVELOPMENT TIMELINE

Phase 1: Phase 1 of the Development shall be completed within five (5) years of the Effective Date of the Final Planned Development approval.

Phase 2: Phase 2 of the Development shall be completed within five (5) years of the completion date of Phase 1.

For purposes of this timeline, a phase shall be considered "completed" when all infrastructure for that phase has been constructed, and all homes within that phase have received a certificate of occupancy. In the event that a phase is not completed in accordance with this timeline, the intent of this timeline is not to require Owner to abandon an uncompleted partially-built community. If the completion of a phase is delayed by factors outside of Owner's control, such as a decline in the residential real estate market (as measured by a decline of ten percent (10%) or more in either single-family home sales or median single-family home prices in Florida, according to Florida Realtors housing data), unavailability of essential materials or labor, pandemic, hurricane, tropical storm, windstorm, fire, flood or other acts of God, then Owner may request a reasonable extension of the deadlines in this timeline as may be necessary to complete a phase of the Development, which the City shall not unreasonably deny. The deadlines in this timeline may also be extended by mutual agreement of the City and Owner, or pursuant to Florida Statutes 252.363 or other applicable laws.

REPLACEMENT EXHIBIT 6

CONDITIONS OF DEVELOPMENT: FINAL PD

1. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

2. A Gopher Tortoise Survey shall be submitted ninety (90) days prior to land clearing.

3. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.

6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

   Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise. From Figure 18-1 Noise Abatement Criteria:

NOISE ABATEMENT CRITERIA (NAC) [Hourly A-Weighted Sound Level-decibels (dB(A))]				
Activity Category	Activity Leq(h)[1]		Evaluation location	Description of activity category
	FHWA	FDOT		
A	57	56	Exterior	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B[2]	67	66	Exterior	Residential

From Figure 18-3 Building Noise Reduction Factors:

Building Type	Window Condition*	Noise Reduction Due to Exterior of the Structure
All	Open	10 dB
Light Frame	Ordinary Sash (closed)	20 dB
	Storm Windows	25 dB
Masonry	Single Glazed	25 dB
	Double Glazed	35 dB

*For interior noise analysis, the FDOT considers all windows closed.

Source: FHWA Highway Traffic Noise: Analysis and Abatement Guidance, Table 6.

Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control.

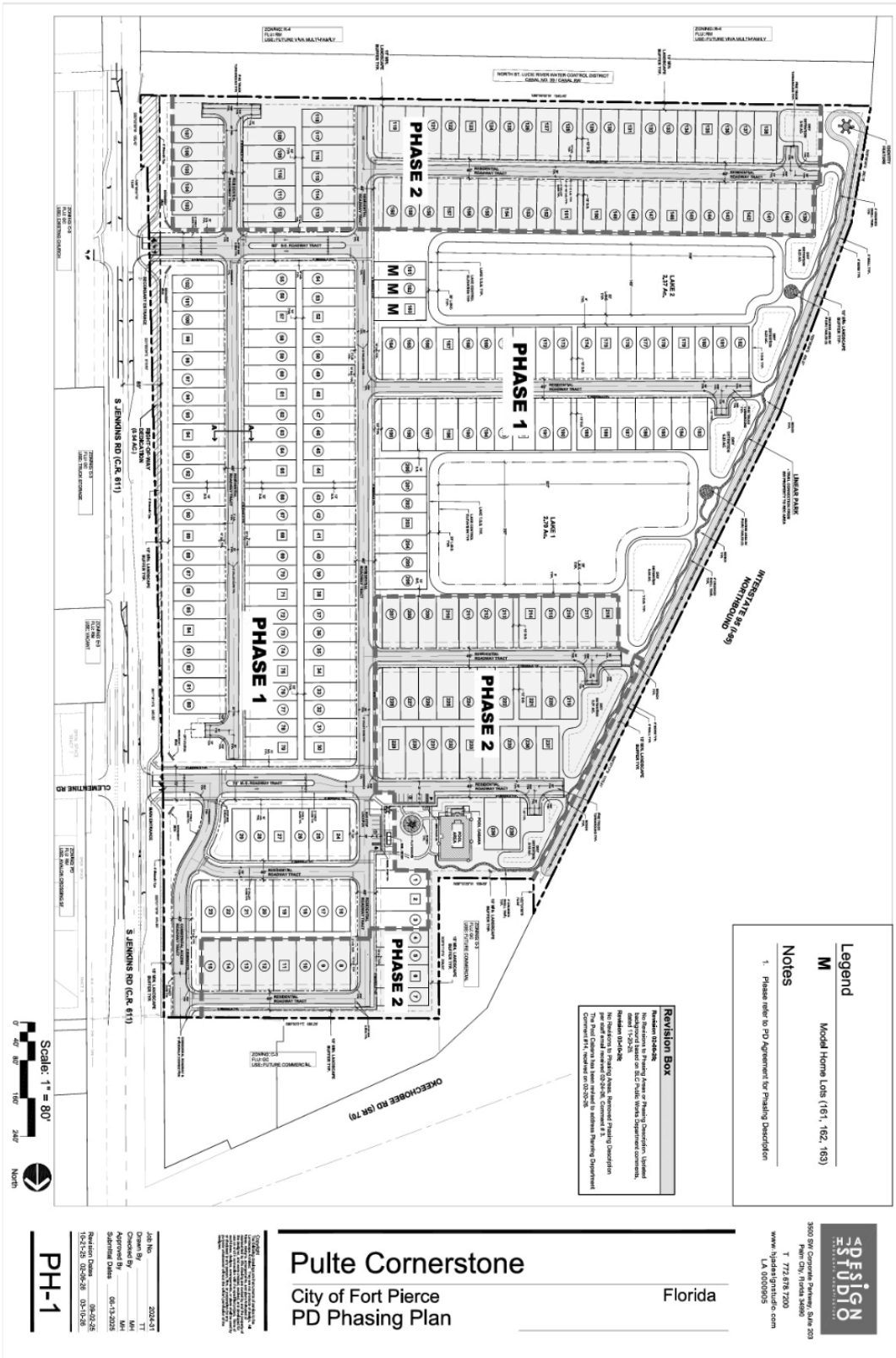
From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

(9) *Interior noise goals.* It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms. Minimum attenuation requirements are prescribed in §51.104(a).

7. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

8. The applicant shall receive final Identity Feature/Monument design approval by the Planning Board and City Commission prior to final certificate of occupancy of phase 1.

EXHIBIT 7
PHASING PLAN



DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Pulte Cornerstone

Final Planned Development

Revised February 5, 2026

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Summary

Pulte is proposing a 239-lot single family home Planned Development community with associated amenities at 2721 S. Jenkins Road, which received approval for a Future Land Use Map Amendment and Master Planned Development approval for up to 250 homes on February 2, 2026 from the City of Fort Pierce City Commission. This site is located just south of the Okeechobee Road commercial service area, to the west of the Avalon Crossings Planned Development, to the north of the approved Viva West community, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road.



The site consists of two parcels totaling 49.92 acres, with a Future Land Use designation of Medium Density Residential (RM). RM Future Land Use permits density of between 6.5 – 12 units per acre, and the proposed 239 lot development is substantially less dense than the 599 units permitted under RM Future Land Use. The density proposed is 4.79 dwelling units per acre. Therefore, this development proposal is a significant decrease in density.

It is the intent of this Planned Development to provide high quality neighborhood living in a range of lot sizes to appeal to a broad range of future homeowners with creative on-site amenities. The site is

strategically located within a short walk of neighborhood services, schools and workplace centers, with easy access to the State's Intermodal System of I-95 and the Florida Turnpike.

Cornerstone Final Planned Development Site Plan

The Final Planned Development Site Plan prepared by Todd Troxell, ALSA, of HJA Design Studio is shown below. The site is beneficial in terms of close access to goods, services, jobs, schools and highways, but also presents a design challenge, as it backs up to I-95. Care has been taken in this design to minimize impacts from the I-95 adjacency through creative site design, a heavily landscaped and bermed wall, and the inclusion of a 3.5 acre linear and pocket park to buffer homes from the busy road.



The Final Plan design mixes single family lot sizes that provide home sizes and designs for a range of homeowner needs. The site is designed with a grid network of tree-lined streets which have been designed to eliminate any home's back yards to back up to I-95 as a means of mitigating noise and maximizing neighborhood cohesion.

A meandering linear park connects the recreational area to a pocket park and provides, on average, a 95' landscaped, naturalized buffer for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and at the terminus of the linear park, lies a pocket park where an identity feature is proposed. This identity feature will be visible to the travelling public on I-95, and is intended to create a beautiful and unique sense of arrival to the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Cornerstone neighborhood.

Because of increasing traffic and a planned expansion of Jenkins Road, Pulte is proposing a unique solution for its northern neighbor's access challenges by constructing a separate access for their commercial site through the Cornerstone property. The access easement providing for this shared entrance has been executed and will be recorded on closing. Not only will this benefit the commercial property owner to the north, it provides both vehicular and multimodal access for residents of this community to access goods and services at the connected commercial site.

The new community's southern access aligns with Independence Classical Academy's (K-12 charter school) entrance, at St. Lucie County's request, where a traffic signal is planned for construction due to the school's impact. This alignment creates a number of benefits for the travelling public, both motorized and non-motorized, and Pulte will provide the County with a proportionate fair share toward the installation of the traffic signal.

Planned Development Statement of Benefits

The City of Fort Pierce Planned Development Code (Section 125-212 (a)) outlines the purpose of the Planned Development zoning district:

> *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.*

Pulte Cornerstone Planned Development is consistent with the Purpose of the Planned Development District as follows:

1. **Resilient Living and Working Environment**
    a. The chosen location, adjacent to walkable goods, services, jobs, schools and churches provides for a resilient living and working environment. Convenient vehicle access to the

State's Intermodal System of I-95 and the Turnpike provide fewer vehicle miles travelled (VMTs) for commuting outside the Fort Pierce area.

2. **Enlightened and Imaginative Approaches to Community Planning**
    a. Recognizing that this site is an important entrance into the City of Fort Pierce from I-95, Pulte plans to invest in an identity feature to be installed at the southwest corner of the site visible to northbound drivers on I-95 along the northbound off ramp. It is the goal of this investment to set the tone for those entering the City to expect a special place.
3. **Enlightened and Imaginative Approaches to Stormwater Infrastructure**
    a. Stormwater has been designed within the site to create vistas and amenities for residents as well as create enhanced water quality outcomes. The landscaped walking trail that meanders between bioswales and rain gardens between the cabana pool and the pocket park along the western boundary of the property functions as wildlife habitat, a redevelopment of Florida forested areas, a stormwater system planted to reduce nutrient load and a shaded area for walking and jogging.
4. **Enlightened and Imaginative Approaches to Property Design**
    a. The site is designed with a grid network of tree-lined streets which have been designed to eliminate any home's back yards to back up to I-95 as a means of mitigating noise and maximizing neighborhood cohesion. Stormwater infrastructure is re-imagined as an amenity, and a vehicular and pedestrian connection to the adjacent commercial parcel is designed to create value for both new residents and commercial success. The school bus stop is located near the recreation area, adjacent to parking for parents and a playground for children.
5. **Variety of Natural Features and Scenic Areas**
    a. Lakes, bioswales, and rain gardens turn standard stormwater management into beautiful vistas and passive recreation areas.
    b. Street trees, spaced every 50' along all interior roads create a sense of outdoor living space, shaded walking areas and a cohesive community design.
6. **Efficient and Economical Land Use**
    a. Two (2) lot types provide for a variety of home options and visual variety in the neighborhood. This variety provides homes at varying price points which can meet the needs of many different residents.
    b. The location of this new neighborhood provides for an efficient land use, locating 239 residences in close proximity to goods, services, jobs, schools and highways.
7. **Improved Amenities**
    a. Amenities include a cabana and pool, interconnected and meandering walking trail through bioswales and rain gardens, pocket park, custom identity feature visible from I-95, pedestrian connection to adjacent commercial uses and centralized mail kiosk, school bus stop and playground at the recreational center.
8. **Orderly and Economic Development**
    a. This development is consistent with approved and newly developed residential uses to the east and south, while building on the rich mix of uses around it: commercial uses to the north, schools in walking distance to the east and north, and churches to the east and south.
9. **Protection of Adjacent Uses (Existing and Future)**

a. An access easement has been signed with the commercial property owner to the north, and Pulte will build and landscape the commercial access in Phase One of the community's development to enable development of the commercial site.
The development's southern access aligns with Independence Classical Academy's (K-12 charter school) entrance, at St. Lucie County's request, where a traffic signal is planned for construction due to the school's impact. This alignment creates a number of benefits for the travelling public, both motorized and non-motorized, and Pulte will provide the County with a proportionate fair share toward the installation of the traffic signal.

Subject Property Existing Conditions

Future Land Use and Zoning

Parcel IDs	2324-413-0000-000-9, 2324-431-0001-000-2
Location	South of the Okeechobee Road commercial service area, to the west of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road
Jurisdiction	City of Fort Pierce, FL
Future Land Use	Medium Density Residential (6.5 – 12 units per acre)
Zoning District	Planned Development (PD)

Consistency with Existing Character

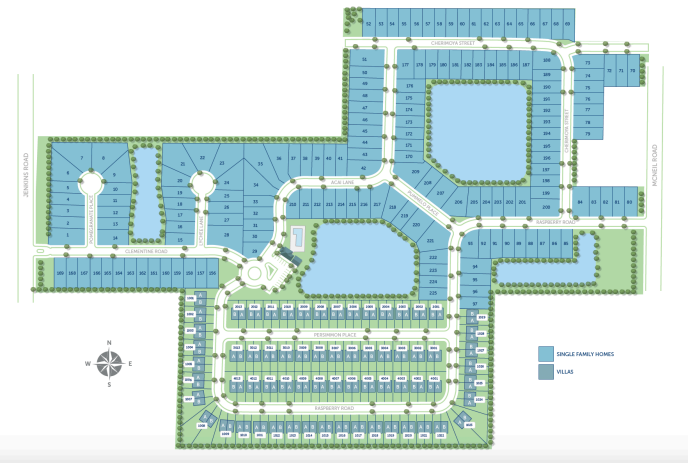
The trend of development in this area is toward providing much-needed residential development close to excellent commuting access on I-95 and the Turnpike, and walkable access to neighborhood services and retail at the intersection of Okeechobee and Jenkins Road. Within the past five (5) years, residential development plans have been approved directly to the east (Avalon Crossing single family Planned Development) and to the south (Viva West residential R-4 rental community.) Much of Avalon Crossing has been constructed, demonstrating buyer demand for housing in this area.

Both Avalon Crossing and Viva West carry a Medium Density Residential (RM) designation allowing for between 6.5 and 12 units per acre. Therefore, a Planned Development at a density of 4.79 units per acre is proposed for this adjacent site, consistent with recent neighboring development to the east and south.

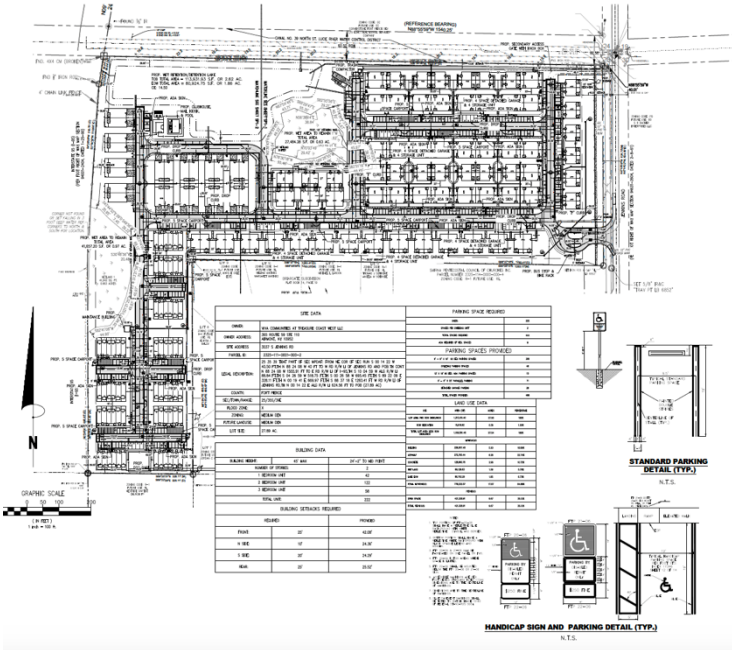
These two (2) residential developments within the vicinity of the subject site were approved through different processes and standards: one a PD, and the other, under the R-4 Zoning District regulations. More specifically, in January 2024, the Fort Pierce City Commission approved the Viva West Rental Community consisting of 222 rental units. Viva West will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will make use of shared amenities. The architecture for this project is based on the Florida Cracker style.

The Avalon Crossing site consists of approximately 74.2 acres with a Future Land Use designation of RM and a compatible zoning classification of PD. It was constructed in two (2) phases, with the first phase approved on October 7, 2019, and the latter on August 15, 2022.

Avalon Crossings Planned Development



Viva West Residential Development



Adopted Cornerstone Planned Development Standards

The adopted Cornerstone Master Planned Development provided for the following development standards, itemized below. The charts below call out the adopted minimum standards in blue, and the final dimensions as designed in the Final Planned Development Site Plan in green. The final plan design meets or exceeds all adopted MPD Standards.

Lot Standards	**Lot Type A**		**Lot Type B**	
	Adopted Standard	*Final Plan*	*Adopted Standard*	*Final Plan*
Lot Area	4,400 s.f. min.	5,280 s.f.	3,300 s.f. min.	4,180 s.f.
Lot Depth	110’	110’	110’	110’
Lot Width	40’ min.	48’	30’ min.	38’
Lot Coverage	60%	60% max.	55%	55% max
Front Setback	20’	20’ min.	20’	20’ min.
Side Setback	3’	3’min.	3’	3’ min.
Side Corner Setback	N/A	N/A	N/A	N/A
Rear Setback	10’	10’ min.	10’	10’ min.
Building Separation	6’	6’ min.	6’	6’ min.

Site Standards	Adopted Standard	Final Plan
Rights of Way		
Entry Boulevard	70’	70’
Interior Streets	40’	40’
Pavement Lane Width		
Entry Boulevard	12’	12’
Interior Streets	10’	10’
Block Length (max)	1,400’	1,400’
Curb Type	Valley Gutter	Valley Gutter
Sidewalks		
Entry Boulevard	Both Sides of Street	Both Sides of Street
Interior Streets	One Side of Street	One Side of Street
Accessory uses allowed in rear/side setback		
AC Equipment	Yes	Yes
Fences	Yes	Yes
Patios	Yes	Yes
Pool Equipment	Yes	Yes
Screen enclosure	Yes	Yes
Roof Overhangs	Yes	Yes
Exterior Gas Water Heaters	Yes	Yes
Irrigation pumps and equipment	Yes	Yes

Open Space

All dry detention that is amenitized through bioswale or rain garden design shall be counted toward Open Space acreage.

Landscape Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article II

Sec. 123-36. - Landscaping design standards for single- & two-family residential structures.

The tree and shrub requirements of this section shall not be applicable.

Sec. 123-37. (1). - *Requirements for plant materials.*
The Pulte Cornerstone PD shall comply with all requirements of the above referenced section.

Sec. 123-37. (11). - *Installation of landscaping.*
The Pulte Cornerstone PD shall comply with the above referenced section.

Sec. 123-37. (12). – *Maintenance of landscaping.*
The Pulte Cornerstone PD shall comply with the above referenced section.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Mitigation/Replacement Standards
Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection
All sections under Chapter 123, Article III – Tree Protection shall be applicable.

As part of the Pulte Cornerstone PD, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide a few alternative methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Pulte Cornerstone PD:

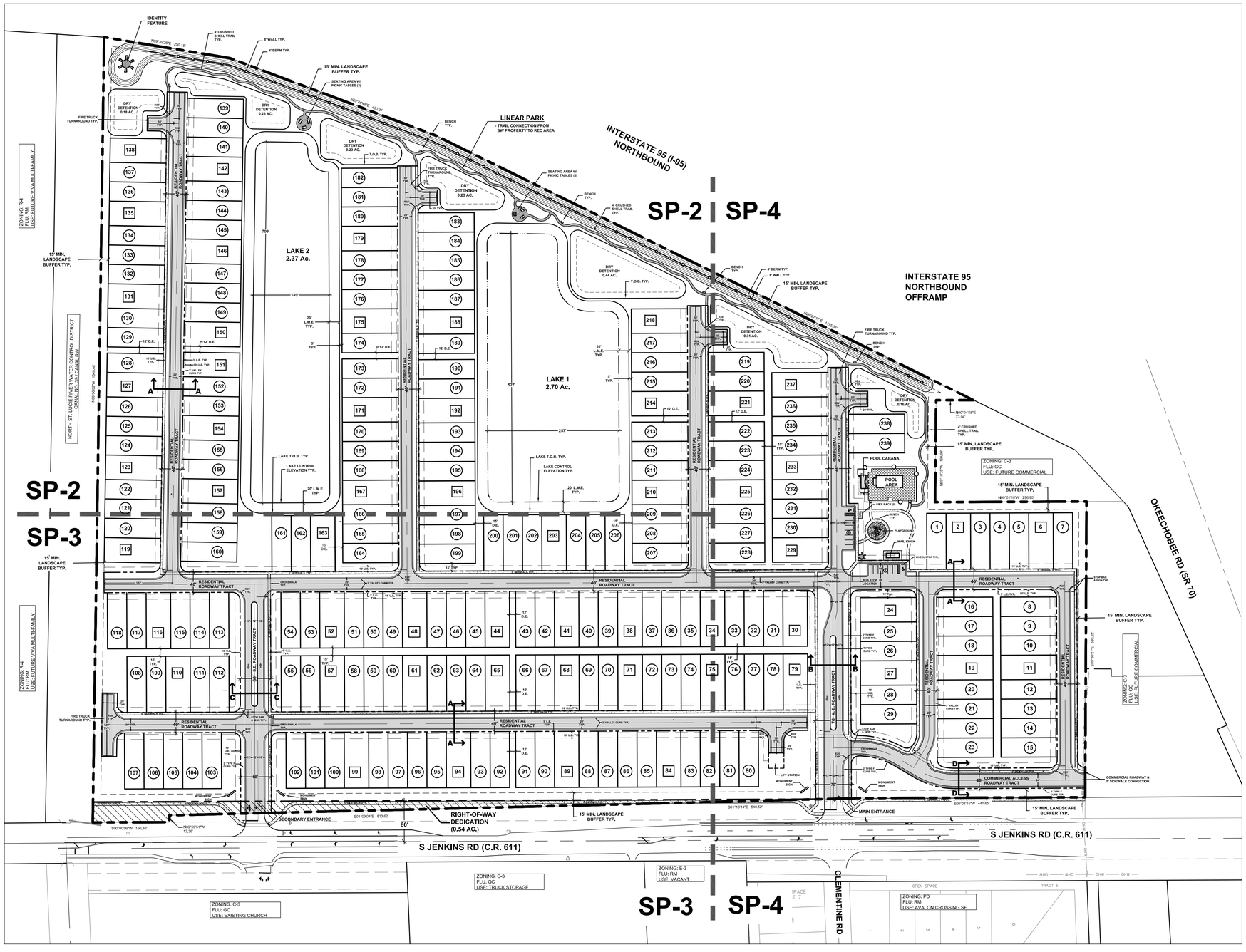
Increased Size of Code Required Trees:

Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:

Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants



Site Data

Site Address:	2721 S Jenkins Rd. Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication Area	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	239 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density: (RM) 5 DU / Ac.	(49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:		239 Units
Proposed Gross Site Density:		4.79 DU / Ac.

Lot Data & Standards

	Lot Type A	Lot Type B
Total Lots	55 Lots	184 Lots
Lot Area	5,280 sf	4,180 sf
Depth	110'	110'
Width	48'	38'
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.
Building Height	35' Max.	35' Max.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

Site Calculations (Based on Remaining Site Area)

Open Space

Open Space Required: (49.38 Ac. X 20%)	430,202 sf	9.87 Ac.	20%
Open Space Provided:	588,933 sf	13.52 Ac.	28%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
30% of Lake Area	66,386 sf	1.52 Ac.	3%

Impervious Area

Lot Area (80%)	847,616 sf	19.46 Ac.	39%
V.U.A. (Includes driveways within R/W)	239,974 sf	5.51 Ac.	11%
Sidewalks / Other Pavement (Includes Pool Area)	48,487 sf	1.11 Ac.	2%
Lake Area (Control Elevation)	220,952 sf	5.07 Ac.	10%
Pool Cabana Building	372 sf	0.01 Ac.	1%
Total:	1,357,401 sf	31.16 Ac.	63%

Pervious Area

Lot Area (20%)	211,904 sf	4.86 Ac.	10%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
Other Landscape Area (Within R/W)	59,057 sf	1.36 Ac.	2%
Total:	793,608 sf	18.22 Ac.	37%

Location Map



Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860,50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860,50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660,5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST, LUCIE COUNTY, FLORIDA.

CONTAINING: 49,917 ACRES, MORE OR LESS

General Notes

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 107,119 and 125 with the exception of the modified standards or variances approved as part of the Planned Development (PD) Zoning Development Agreement and the Final PD Site Plan.

Revision Box

Revision 11-14-25:	Updated Bus Stop Location
Revision 01-21-26:	Revisions based on SLC Public Works Department comments, dated 11-20-25
Revision 02-25-26:	Added Max. Building Height to Lot Data Table on sheet SP-1
Revision 03-10-26:	The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Legend

- # — Lot Type "A" (48' x 110')
- # — Lot Type "B" (38' x 110')
- R/W Dedication Area (0.54 Ac.)

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

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Pulte Cornerstone

City of Fort Pierce
Final PD Site Plan

Florida

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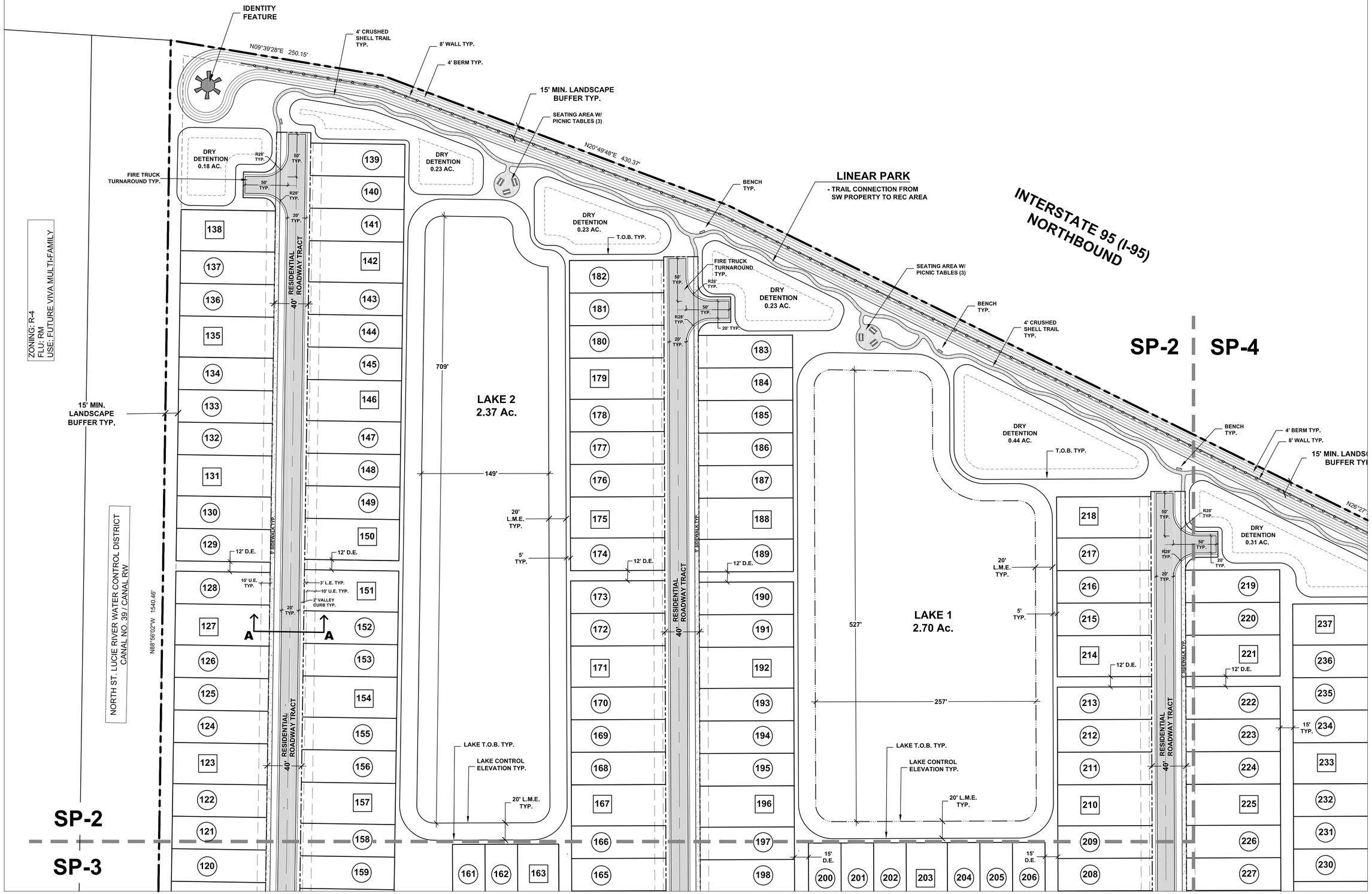
Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	02-14-2025
	06-13-2025
Revision Dates	11-14-25
	01-21-26 02-25-26 03-10-26

SP-1



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Legend

Lot Type "A" (48' x 110')

Lot Type "B" (38' x 110')

Scale: 1" = 50'

0' 25' 50' 100' 150'

North

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Pulte Cornerstone

City of Fort Pierce, Florida

Final PD Site Plan

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SP-2

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Pulte Cornerstone

City of Fort Pierce, Florida
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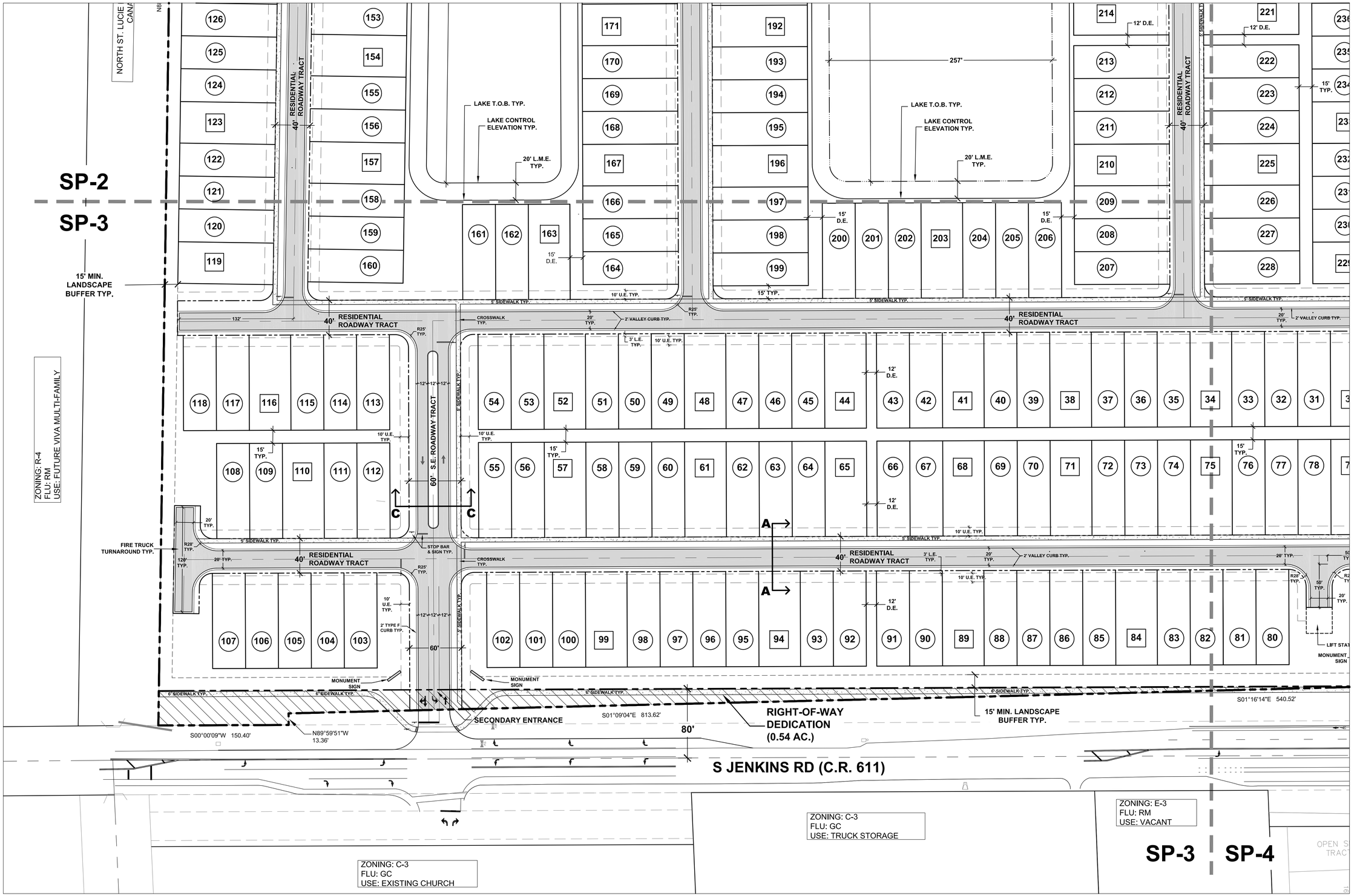

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SP-3

Revision Box

Revision 11-14-25:	Updated Bus Stop Location
Revision 01-21-26:	Revisions based on SLC Public Works Department comments, dated 11-20-25
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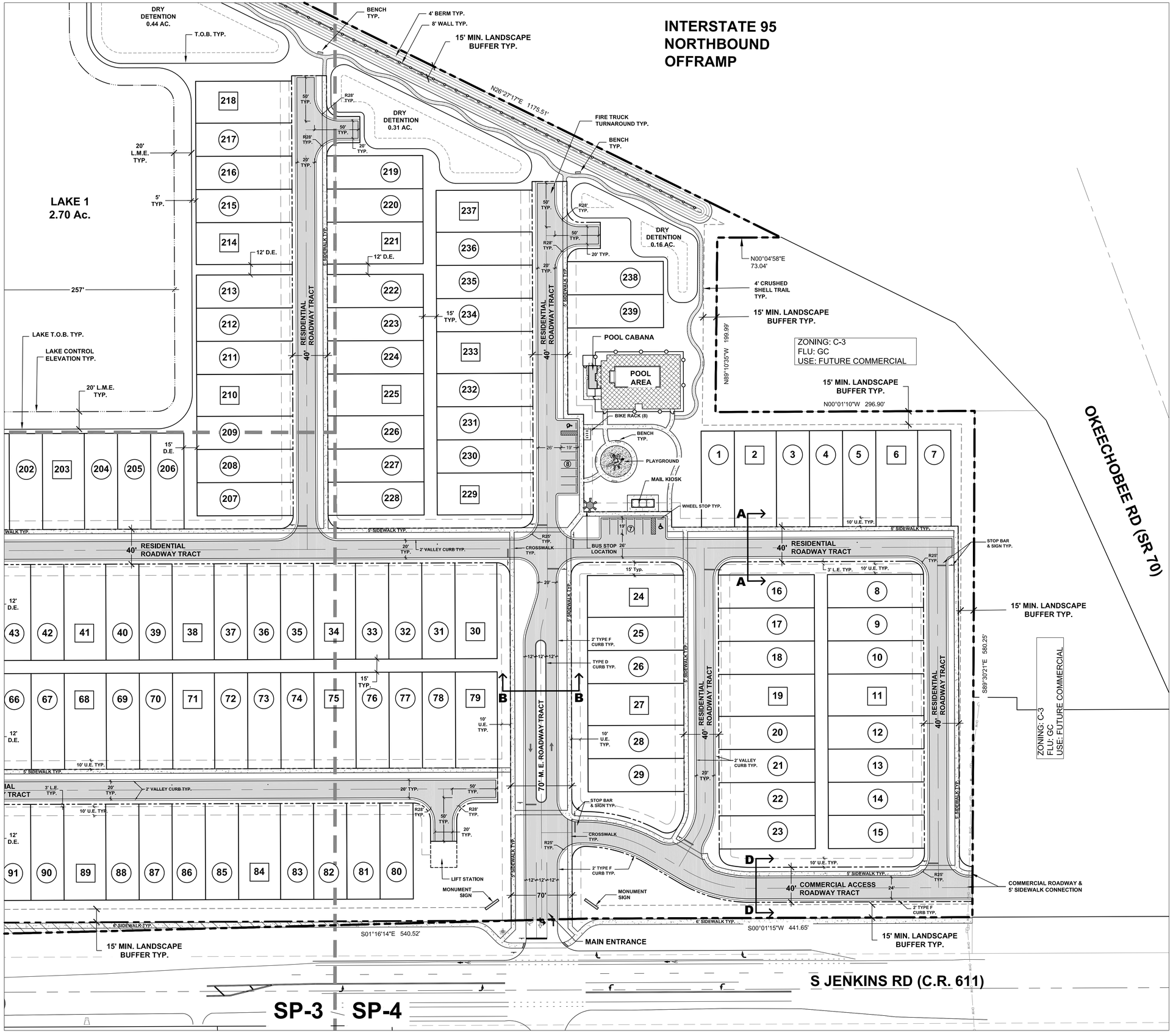
Legend

- # — Lot Type "A" (48' x 110')
- (#) — Lot Type "B" (38' x 110')

Scale: 1" = 50'
0' 25' 50' 100' 150'

North



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Pulte Cornerstone

City of Fort Pierce
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North
Scale: 1" = 50'
0' 25' 50' 100' 150'

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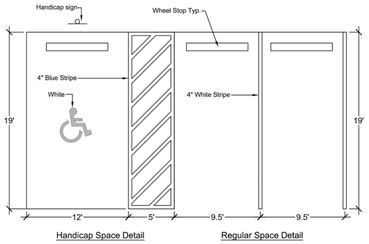
SP-4

Handicap / Regular Parking Space Detail

Scale: N.T.S.



Handicap Space Detail | Regular Space Detail



SIGN NOTES

1. TOP PORTION OF SIGN (12"x18") SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION (6"x12") SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. BOTTOM OF SIGN SHALL BE 7'-0" ABOVE FINISH GRADE.
4. SIGN SHALL BE MOUNTED ON A 2" SCH 40 ALUMINUM POST

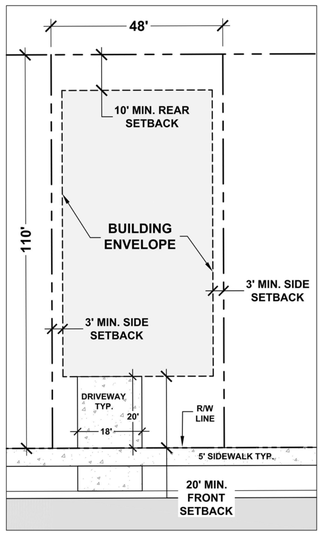
ACCESSIBLE PARKING SIGN



UNIVERSAL SYMBOL OF ACCESSIBILITY

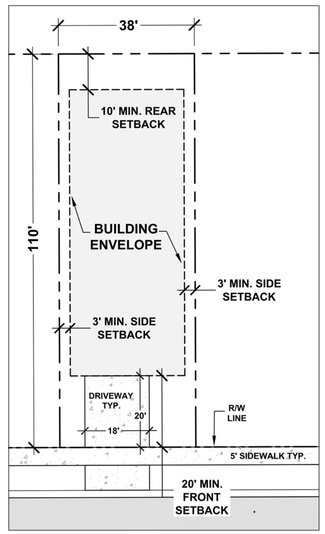
Lot Type "A" Typical

Scale: N.T.S.



Lot Type "B" Typical

Scale: N.T.S.



Lot Data & Standards

	Lot Type A	Lot Type B
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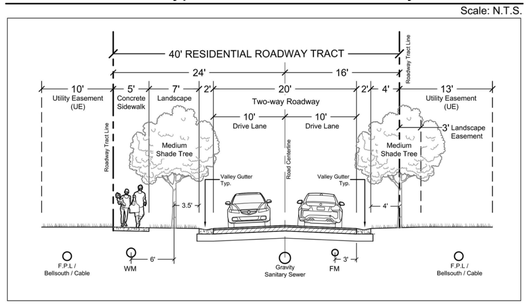
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.
Building Height	35' Max.	35' Max.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

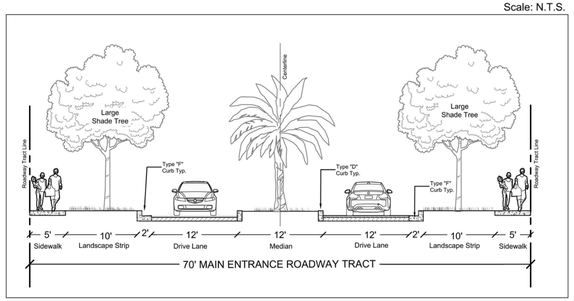
Section A-A: 40' Typical Residential Roadway Tract

Scale: N.T.S.



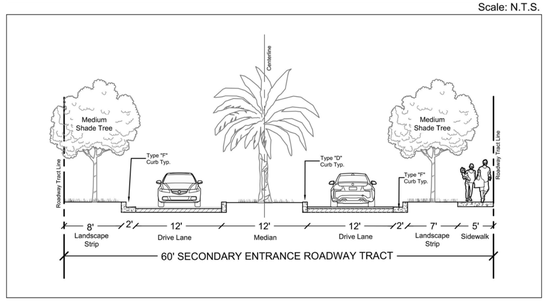
Section B-B: 70' Main Entrance Roadway Tract

Scale: N.T.S.



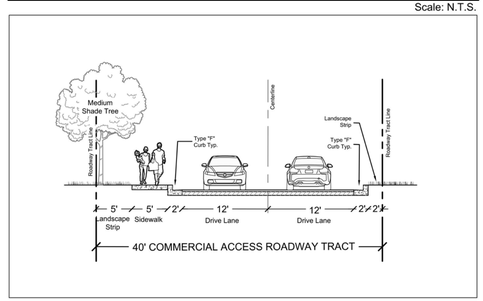
Section C-C: 60' Secondary Entrance Roadway Tract

Scale: N.T.S.



Section D-D: 40' Commercial Access Roadway Tract

Scale: N.T.S.



Revision Box

Revision 11-14-25:	Updated Bus Stop Location
Revision 01-21-26:	Revisions based on SLC Public Works Department comments, dated 11-20-25
Revision 02-25-26:	Added Max. Building Height to Lot Data Table on sheet SP-1
Revision 03-10-26:	The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

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City of Fort Pierce
Florida
Final PD Site Plan

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Job No.	2024-31
Drawn By	TT
Checked By	MH
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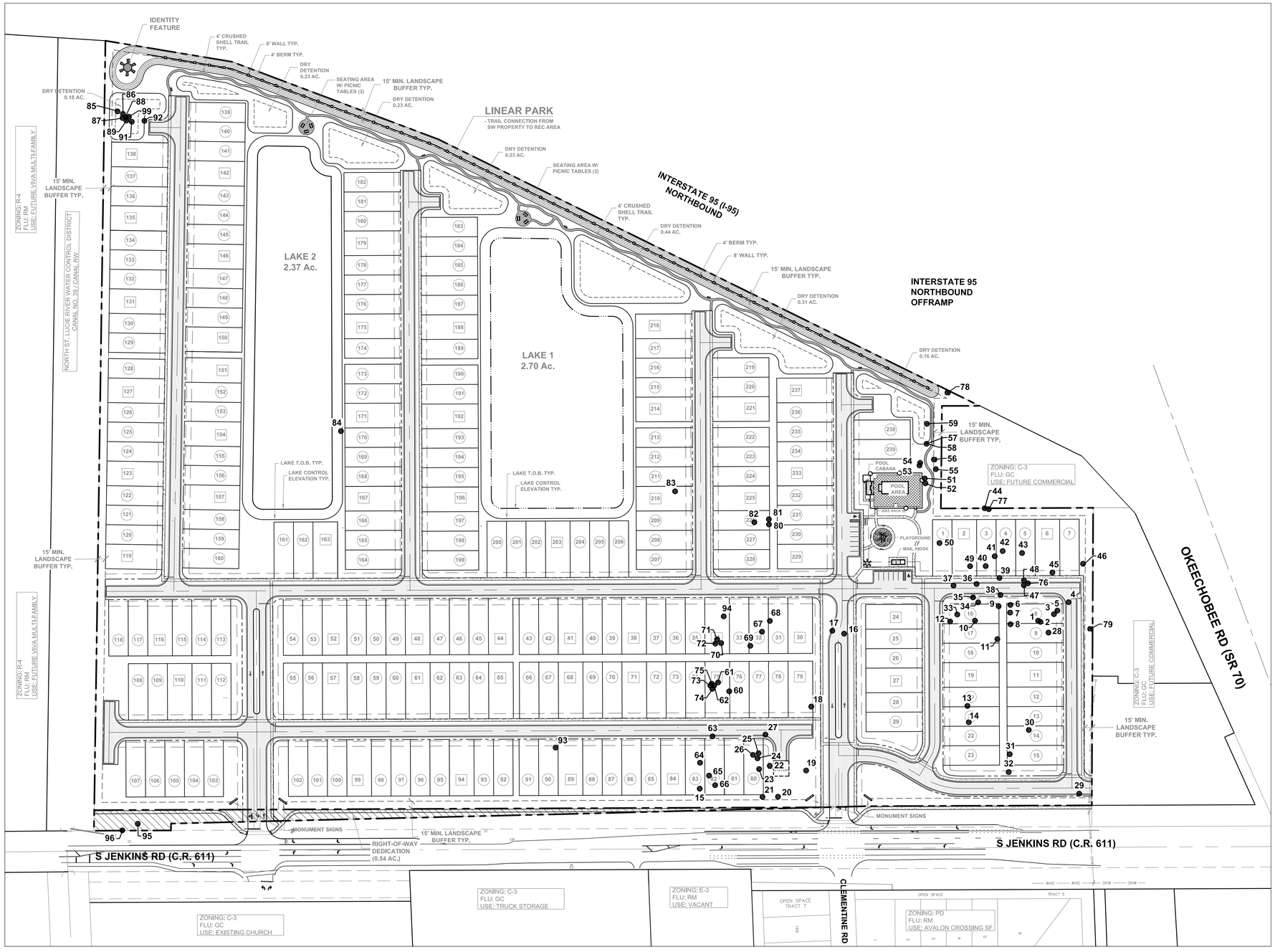
Submittal Dates	02-14-2025
	06-13-2025
Revision Dates	11-14-25
	01-21-26 02-25-26 03-10-26

SP-5



Revision Box

Revision 02-06-26:

No Revisions to Previously Reviewed Landscaping. Updated background based on SLC Public Works Department comments, dated 11-20-25.

Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

Existing Tree Chart Summary

Protected Tree Inches to be Removed:	962 Inches
Protected Tree Inches to be Preserved:	31 Inches
	931 Inches
Required Inches for On-site Tree Replacement: (931" x 2)	1,862 Inches
Protected Palm Trees to be Removed:	41 Trees
Protected Palm Trees to be Preserved:	1 Tree
	40 Trees
Required On-site Palm Tree Replacement: (40 Trees x 2)	80 Trees

Existing Protected Tree Chart

Tag #	Common Name	DBH	Height of Clear Trunk	* Condition	Status
1	Laurel oak	17		Poor	Remove
2	Cabbage palm		13	Good	Remove
3	Cabbage palm		25	Good	Remove
4	Laurel oak	38		Fair	Remove
5	Slash pine	18.5		Good	Remove
6	Slash pine	17		Fair	Remove
7	Slash pine	18		Good	Remove
8	Slash pine	18.5		Good	Remove
9	Slash pine	18		Fair	Remove
10	Slash pine	16.5		Good	Remove
11	Slash pine	23		Good	Remove
12	Laurel oak	30		Good	Remove
13	Slash pine	27.5		Good	Remove
14	Slash pine	25.5		Good	Remove
15	Cabbage palm		32	Good	Remove
16	Laurel oak	31		Fair	Remove
17	Laurel oak	30		Fair	Remove
18	Laurel oak	40.5		Fair	Remove
19	Laurel oak	53		Fair	Remove
20	Laurel oak	18		Poor	Remove
21	Laurel oak	18		Poor	Remove
22	Laurel oak	17		Fair	Remove
23	Laurel oak	16.5		Fair	Remove
24	Cabbage palm		30	Good	Remove
25	Cabbage palm		32	Good	Remove
26	Cabbage palm		35	Good	Remove
27	Laurel oak	36		Fair	Remove
28	Cabbage palm		22	Good	Remove
29	Cabbage palm		11	Good	Remove
30	Laurel oak	31		Poor	Remove
31	Laurel oak	26.5		Poor	Remove
32	Laurel oak	32.5		Poor	Remove
33	Slash pine	19		Good	Remove
34	Slash pine	16		Fair	Remove
35	Slash pine	17		Poor	Remove
36	Slash pine	17.5		Good	Remove
37	Slash pine	20		Fair	Remove
38	Slash pine	14		Fair	Remove
39	Slash pine	14		Good	Remove
40	Slash pine	20.5		Good	Remove
41	Slash pine	18.5		Good	Remove
42	Slash pine	28		Good	Remove
43	Laurel oak	26.5		Poor	Remove
44	Laurel oak	26		Poor	Remove
45	Cabbage palm		16	Good	Remove
46	Laurel oak	27.5		Fair	Remove
47	Slash pine	15.5		Good	Remove
48	Slash pine	14		Fair	Remove
49	Slash pine	18.5		Good	Remove
50	Cabbage palm		12	Good	Remove
51	Laurel oak	36		Fair	Remove
52	Slash pine	16.5		Poor	Remove
53	Cabbage palm		10	Good	Remove
54	Cabbage palm		18	Good	Remove
55	Laurel oak	16		Poor	Remove
56	Laurel oak	15.5		Fair	Preserve
57	Cabbage palm		15	Good	Remove
58	Slash pine	17.5		Fair	Remove
59	Cabbage palm		12	Good	Remove
60	Laurel oak	49		Fair	Remove
61	Cabbage palm		27	Good	Remove
62	Cabbage palm		15	Good	Remove
63	Laurel oak	57		Fair	Remove
64	Cabbage palm		24	Good	Remove
65	Cabbage palm		30	Good	Remove
66	Cabbage palm		25	Good	Remove
67	Cabbage palm		15	Good	Remove
68	Cabbage palm		30	Good	Remove
69	Laurel oak	50		Fair	Remove
70	Cabbage palm		31	Good	Remove
71	Cabbage palm		28	Good	Remove
72	Cabbage palm		30	Good	Remove
73	Cabbage palm		33	Good	Remove
74	Cabbage palm		15	Good	Remove
75	Cabbage palm		22	Good	Remove
76	Slash pine	18.5		Good	Remove
77	Laurel oak	17.5		Poor	Remove
78	Cabbage palm		16	Good	Preserve
79	Slash pine	15.5		Good	Preserve
80	Laurel oak	16.5		Fair	Remove
81	Laurel oak	15.5		Poor	Remove
82	Cabbage palm		30	Good	Remove
83	Cabbage palm		14	Good	Remove
84	Cabbage palm		12	Good	Remove
85	Cabbage palm		30	Good	Remove
86	Cabbage palm		33	Good	Remove
87	Cabbage palm		27	Good	Remove
88	Cabbage palm		31	Good	Remove
89	Cabbage palm		31	Good	Remove
91	Cabbage palm		19	Good	Remove
92	Cabbage palm		19	Good	Remove
93	Cabbage palm		10	Good	Remove
94	Cabbage palm		10	Good	Remove
95	Cabbage palm		13	Good	Remove
96	Laurel oak	24		Poor	Remove
99	Cabbage palm		16	Good	Remove

Note:

1. Condition of existing trees provided by a certified arborist. Please see submitted "Tree Condition Rating Assessment", dated 12/3/24 for more information. Existing trees rated as "Poor " have not been included or calculated towards required inches for tree replacement.

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Existing Tree Survey / Removal Plan

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Submittal Dates	2-14-2025
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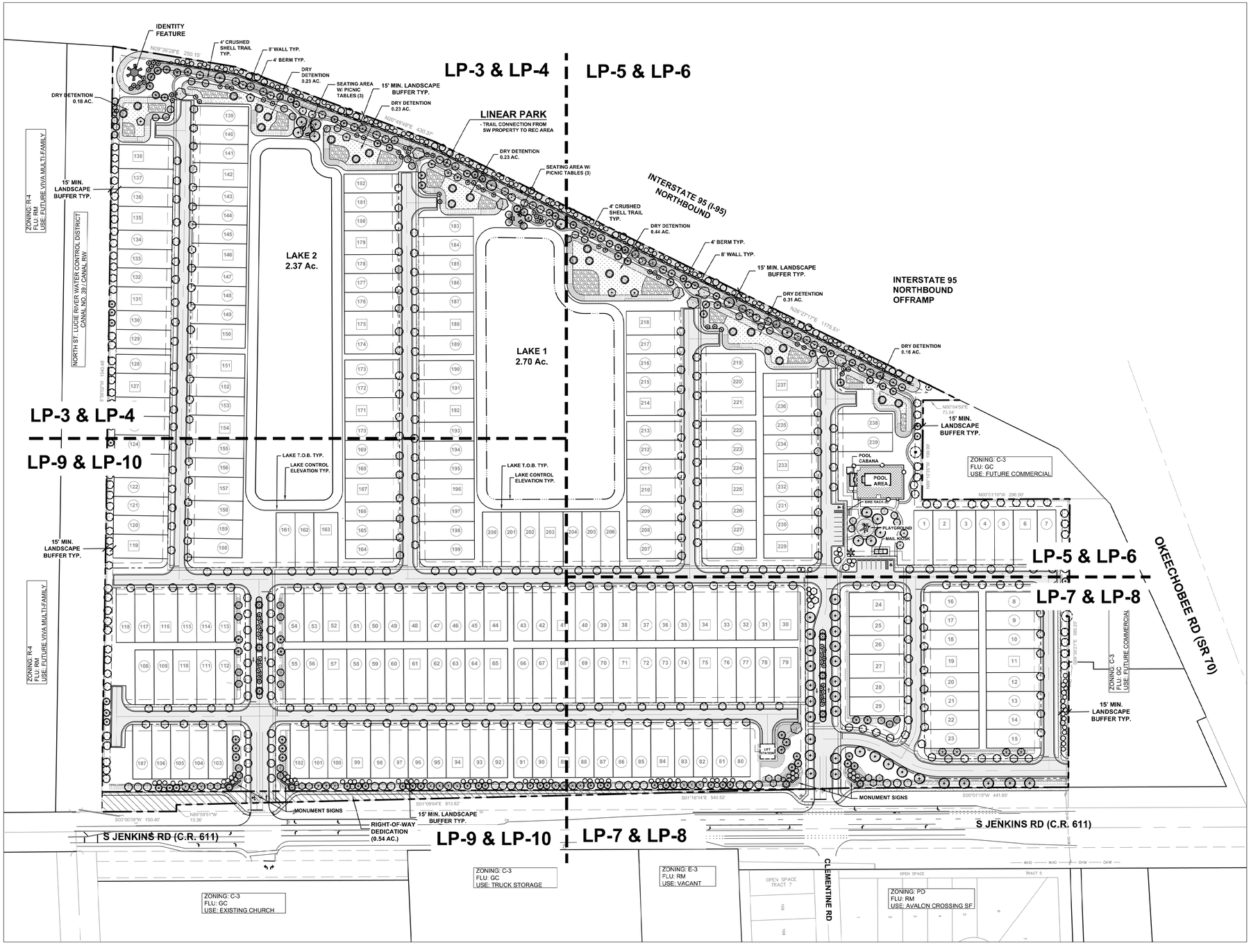
Revision Dates	
	02-06-2026 03-10-2026

LP-1



Landscape Data

Planned Development Landscape Requirements:

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A 15' minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 36" on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

East Perimeter Buffer adjacent to S Jenkins Road: 1,827 LF

Trees Required:	(1,827 LF / 30) (1,767 LF / 30)	59 Trees
Trees Provided:		59 Trees (35 Trees + 72 Palms @ 3:1)

West Perimeter Buffer adjacent to Interstate 95 (I-95): 1,770 LF

Trees Required:	(1,770 LF / 30)	59 Trees
Trees Provided:		59 Trees (24 Trees + 105 Palms @ 3:1)

Perimeter Landscape Strip adjacent to an abutting Property:

A 15' minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of 1 tree per 30 LF based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together rather than evenly spaced 30' on center. Required shrub hedges shall be spaced a maximum of 36" on center and shall maintained to form a 36" or higher continuous visual screen within a maximum of 1 year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and 6' fences or walls shall be allowed within landscape strips.

North & West Perimeter Buffer: 1,077 LF

Trees Required:	(1,077 LF / 30)	36 Trees
Trees Provided:		36 Trees (30 Trees + 2 Existing Trees + 12 Palms @ 3:1)

South Perimeter Buffer: 1,508 LF

Trees Required:	(1,508 LF / 30)	50 Trees
Trees Provided:		50 Trees (49 Trees + 3 Palms @ 3:1)

Street Trees along Internal Roadways:

Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Internal Roadway Linear Footage: 14,321 LF

Trees Required:	(15,496 LF / 50)	310 Trees
Trees Provided:		310 Trees (306 Trees + 12 Palms @ 3:1)

Tree Mitigation Data

Protected Palms :

Required Replacement Palm Trees	80 Palm Trees
Provided On-site Replacement Palm Trees	80 Palm Trees

Protected Trees :

Total Required Replacement Inches	1,862 Inches
Provided On-site Replacement Inches	1,888.5 Inches
Additional Trees for Mitigation	824.5 inches
Additional Understory Native Plantings :	
9,977 - 1 Gallon Native Plants (1" per 24 plants)	415 inches
7,798 - 3 Gallon Native Plants (1" per 12 plants)	649 inches
Total inches Provided	1,888.5 inches

Notes:
- See "Tree Mitigation" Category within Tree Schedule on Sheet LP-11 for total provided mitigation inches per tree
- Additional trees provided for Mitigation are shown on plan with gray solid hatch
- For Additional Native Understory Plantings and quantities shown above, see "Additional Shrubs & GC" category within Shrub Schedule on sheet LP-11.

Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of cebris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way. provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
18. Tree locations are conceptual. Locations are subject to change at the time of final construction plans based on utility and driveway locations.
19. Sod areas , callouts and schedule to be provided at the time of final landscape construction plans.

Revision Box

Revision 02-06-26:

No Revisions to Previously Reviewed Landscaping. Updated background based on SLC Public Works Department comments, dated 11-20-25.

Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Legend

- Existing Trees to be Preserved (on-site) — Note: See Existing Tree Chart on Sheet LP-1 for more information regarding trees to be preserved or removed .
- Proposed Additional Trees for Mitigation

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

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Pulte Cornerstone

City of Fort Pierce Florida

Landscape Plan

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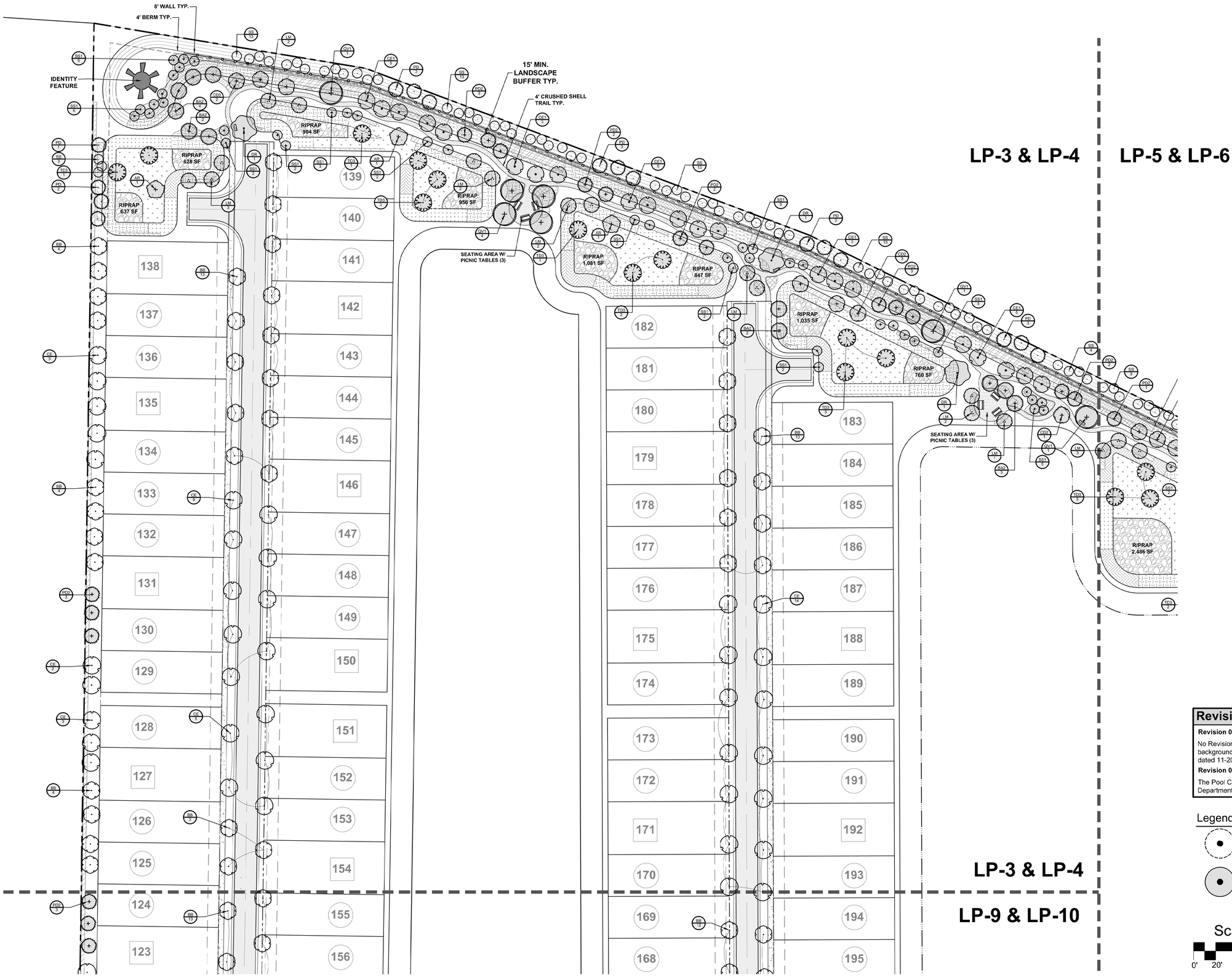
LP-2



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Florida

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Legend

Existing Trees to be Preserved (on-site)
Note: See Existing Tree Chart on Sheet LP-1 for more information regarding trees to be preserved or removed .

Proposed Additional Trees for Mitigation

Scale: 1" = 40'
0' 20' 40' 80' 120'
North

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Revision Dates	
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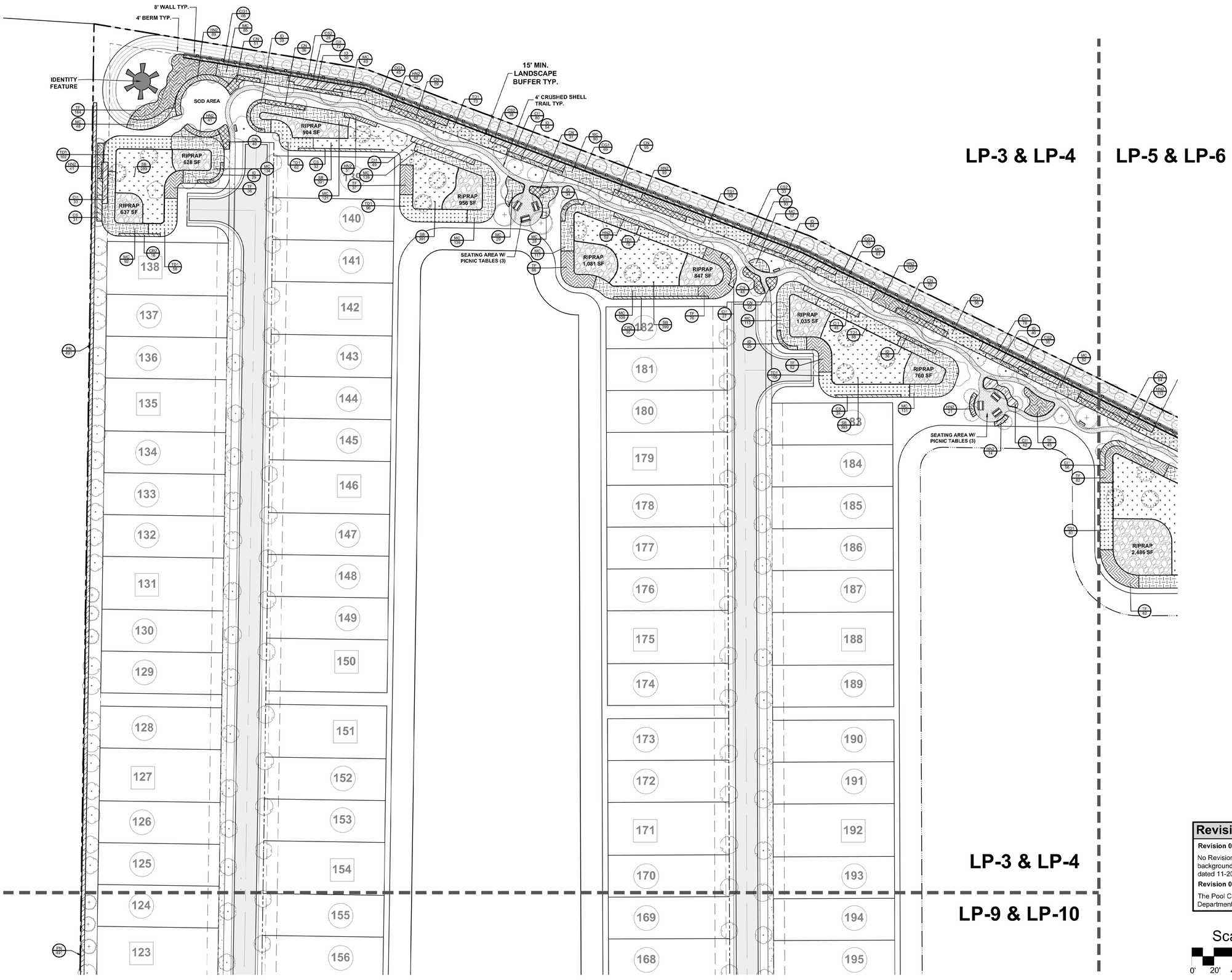
LP-3



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Pulte Corners

City of Fort Pierce, Florida

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Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

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Submittal Dates	2-14-2025
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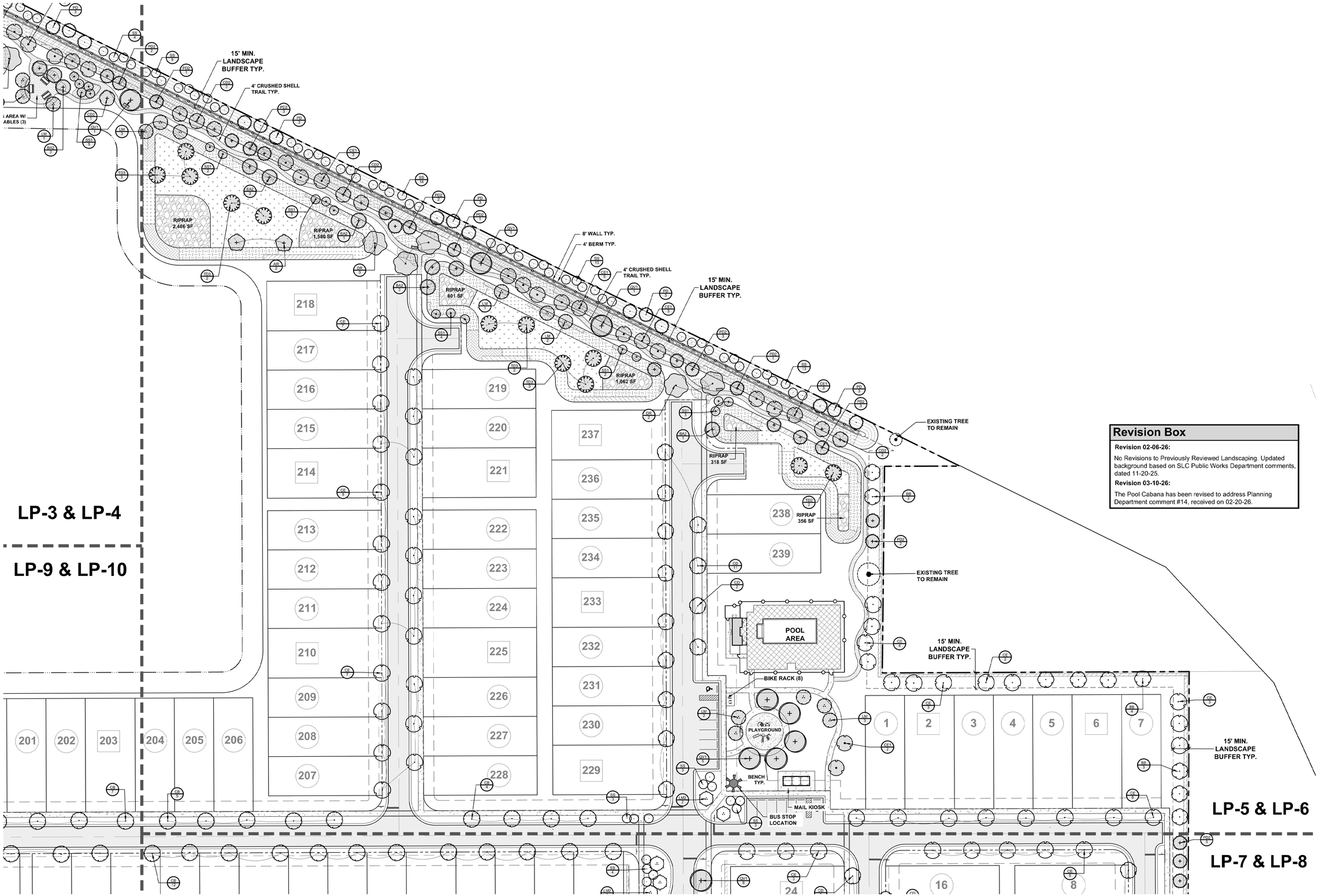
Revision Dates	02-06-2026 03-10-2026

LP-4



Revision Box

Revision 02-06-26:

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Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Legend

Existing Trees to be Preserved (on-site)

Note: See Existing Tree Chart on Sheet LP-1 for more information regarding trees to be preserved or removed .

Proposed Additional Trees for Mitigation

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

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Revision Dates	
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LP-5

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Revision Box

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Revision 03-10-26:

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15' MIN. LANDSCAPE BUFFER TYP.

4' CRUSHED SHELL TRAIL TYP.

RIPRAP 2,466 SF

RIPRAP 1,580 SF

8' WALL TYP.

4' BERM TYP.

RIPRAP 801 SF

RIPRAP 1,062 SF

RIPRAP 318 SF

RIPRAP 356 SF

POOL AREA

BIKE RACK (6)

PLAYGROUND

BENCH TYP.

MAIL KIOSK

BUS STOP LOCATION

218 217 216 215 214 213 212 211 210 209 208 207

219 220 221 222 223 224 225 226 227 228

237 236 235 234 233 232 231 230 229

239

1 2 3 4 5 6 7

201 202 203 204 205 206

24 16 8

LP-3 & LP-4

LP-9 & LP-10

LP-5 & LP-6

LP-7 & LP-8

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

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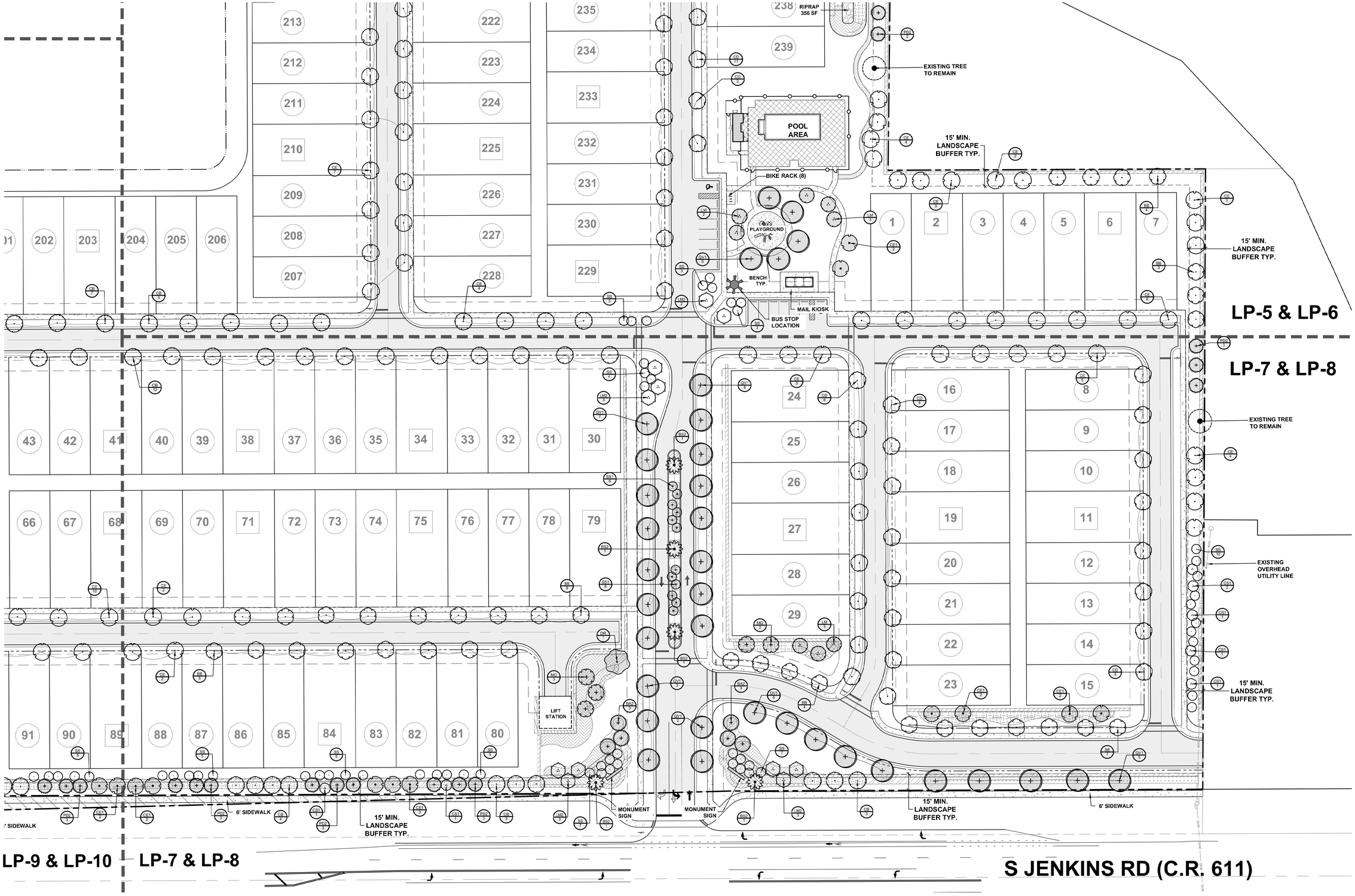
Checked By	MH
Approved By	MH
Submittal Dates	2-14-2025
	6-13-2025
Revision Dates	
02-06-2026	03-10-2026

LP-6



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Pulte Cornerstone

City of Fort Pierce Florida

Landscape Plan

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Revision Box

Revision 02-06-26:

No Revisions to Previously Reviewed Landscaping. Updated background based on SLC Public Works Department comments, dated 11-20-25.

Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

Legend

Existing Trees to be Preserved (on-site)

Note: See Existing Tree Chart on Sheet LP-1 for more information regarding trees to be preserved or removed .

Proposed Additional Trees for Mitigation

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

LP-7



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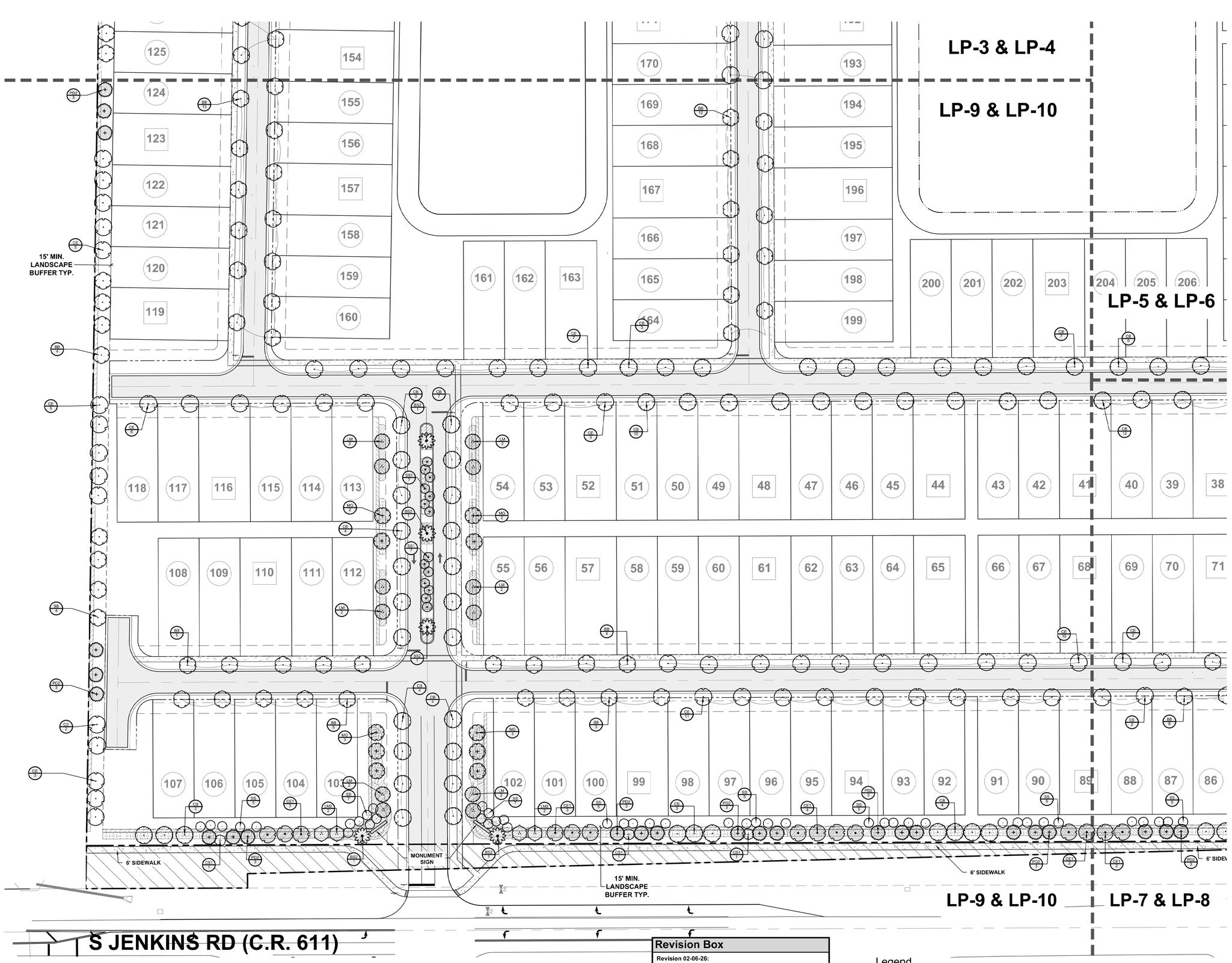
Scale: 1" = 40'

0' 20' 40' 80' 120'

North

LP-8



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Legend

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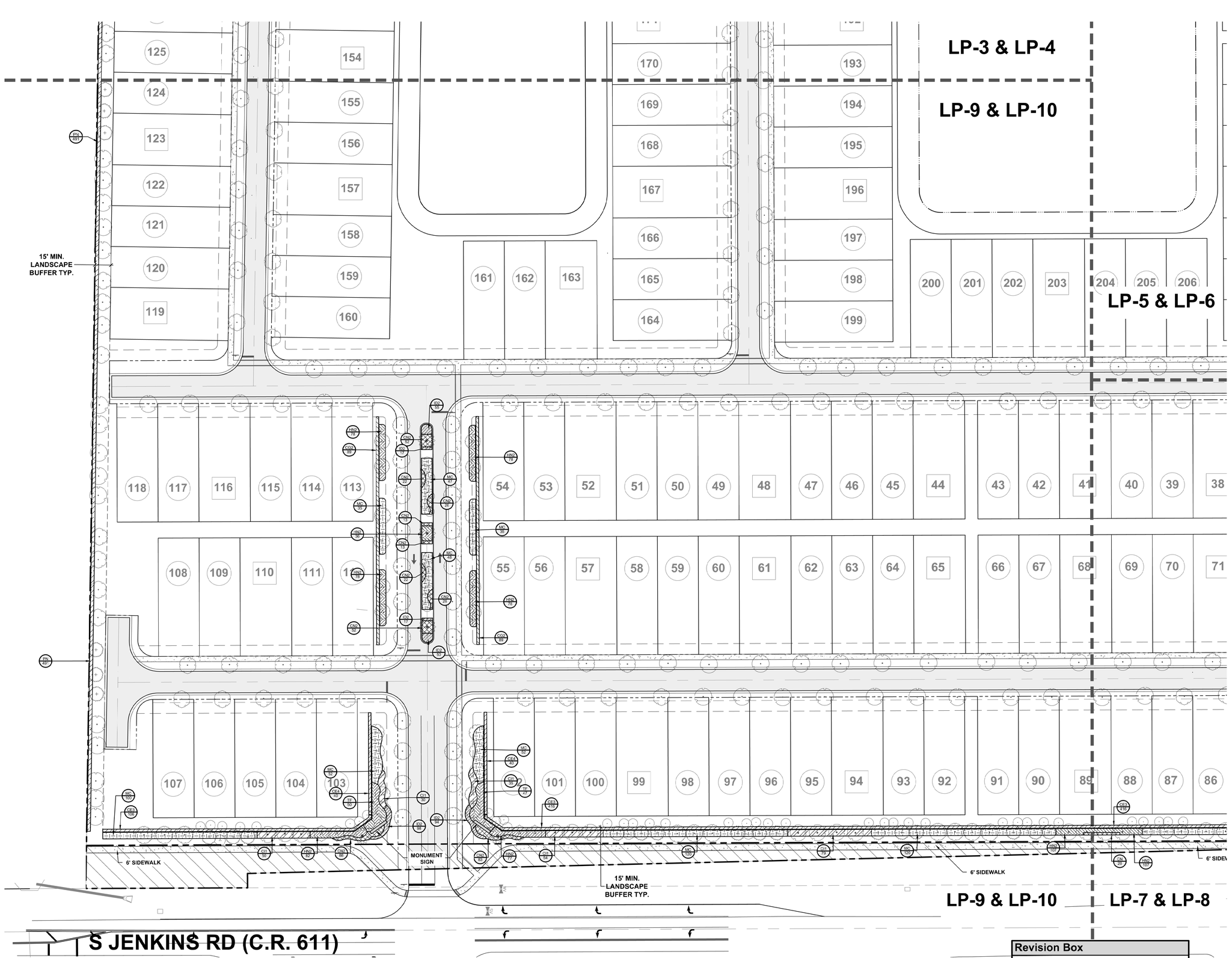
Proposed Additional Trees for Mitigation

North

Scale: 1" = 40'

0' 20' 40' 80' 120'

LP-9



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Pulte Corners

City of Fort Pierce Florida

Landscape Plan

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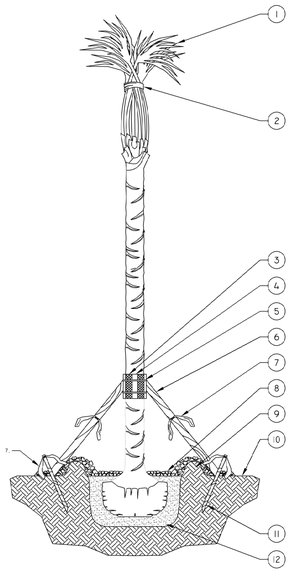
North

Scale: 1" = 40'

0' 20' 40' 80' 120'

LP-10

Planting / Landscape Details



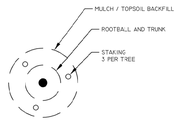
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

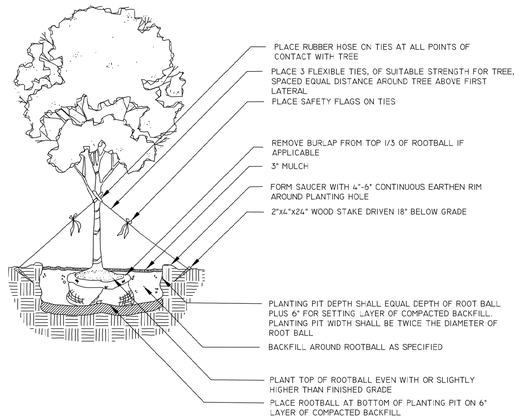
1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.



PLAN

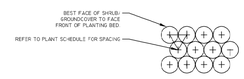
PALM TREE PLANTING

N.T.S.

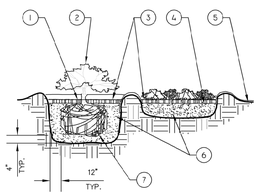


TREE PLANTING DETAIL

N.T.S.



PLAN

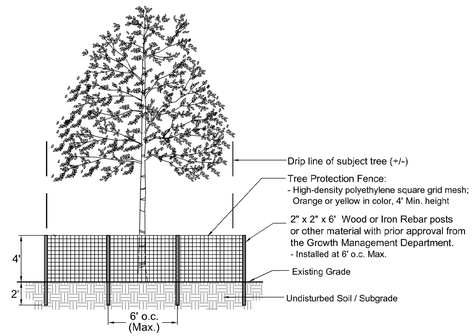


SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING

N.T.S.



TREE BARRICADE DETAIL

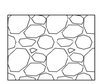
N.T.S.

TREE PROTECTION NOTES

1. Existing trees that are to be preserved shall be barricaded according to municipality regulations.
2. Tree Protection Barricades shall be erected prior to the commencement of any work. All barricades must be maintained intact for the duration of construction.
3. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
4. During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be:
   A. No trenching or cutting of roots
   B. No fill, compaction or removal of soil; and
   C. No use of concrete, paint, chemicals or other foreign substances
5. Barricades shall be constructed of a yellow or orange high density polyethylene square grid mesh fence with a min. height of 4 feet. Fencing shall be secured to posts with nylon cable ties at the top middle and bottom of each post. Posts shall be a 2"x 2" x 6' wood or iron rebar or other material with prior approval from Municipality. Posts shall be spaced a max. of 6' o.c.

Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place". For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
18. Tree locations are conceptual. Locations are subject to change at the time of final construction plans based on utility and driveway locations.
19. Sod areas , callouts and schedule to be provided at the time of final landscape construction plans.



Riprap Rock Bed Typ.
(See Locations shown on Plan)

Type: 4" - 6" Riprap Rock
Total Quanity: 13,452 sf
Depth: 8" - 10"
Note: Contractor to provide weed mat

TREE SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	
CODE TREES						
	BS2	10	Bismarckia nobilis `Silver` / Silver Bismark Palm	6` ct., Hvy Trunk, Full Head, Root Pruned	No	
	BB	125	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	No	
	CB	83	Calophyllum brasiliense / Brazilian Beautyleaf	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	No	
	CD	37	Coccoloba diversifolia / Pigeon Plum	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	
	CE	146	Conocarpus erectus / Green Buttonwood	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	
	CS1	10	Conocarpus erectus `Sericeus` / Silver Buttonwood	2.5" Cal., 12` Ht x 5` Spr. Min., Multi-trunk, 5` ct.	Yes	
	LM2	15	Lagerstroemia indica ` Muskogee ` / Crape Myrtle	2.5" Cal., 12` Ht x 5` Spr. Min., Multi-trunk, 5` ct.	No	
	PD	28	Pinus elliotti `Densa` / Slash Pine	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	
	SS	201	Sabal palmetto / Cabbage Palm	30% @ 10' ct., 30% @ 14' ct., 40% @ 18' ct., Slick Trunks	Yes	
**	TREE MITIGATION					
	AR	5	Acer rubrum `Florida Flame` / Florida Flame Red Maple	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	12.5 inches
	BA2	24	Bulnesia arborea / Verawood	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	No	60 inches
	CD2	14	Coccoloba diversifolia / Pigeon Plum	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	35 inches
	CE1	58	Conocarpus erectus / Green Buttonwood	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	145 inches
	DR	9	Delonix regia / Royal Poinciana	4" Cal., 15'-16' Ht. x 8' Spr., Std., 5` ct.	No	36 inches
	LM	40	Lagerstroemia indica ` Muskogee ` / Crape Myrtle	2.5" Cal., 12` Ht x 5` Spr. Min., Multi-trunk, 5` ct.	No	100 inches
	MG	15	Magnolia grandiflora `D.D. Blanchard` TM / Southern Magnolia	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	37.5 inches
	PD2	65	Pinus elliotti `Densa` / Slash Pine	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	162.5 inches
	QV1	44	Quercus virginiana / Live Oak	4" Cal., 16-18` Ht x 6-8` Spr., 5 -6` Ct.	Yes	176 inches
	SS1	80	Sabal palmetto / Cabbage Palm	25% @ 12' ct, 16' ct., 19' ct., 21' ct., slick trunks	Yes	
	TD3	24	Taxodium distichum / Bald Cypress	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	60 inches

** **Additional Trees Provided for Mitigation** — **Total: 824.5 inches**

SHRUB SCHEDULE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING
* ADDITIONAL SHRUBS & GC					
CI1	1,378	Chrysobalanus icaco `Horizontal` / Horizontal Cocoplum	3 gal., 12" - 16" Ht. Full	Yes	30" o.c.
CR2	176	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal., 18" - 20" Ht., Full	Yes	30" o.c.
CG2	221	Clusia guttifera / Small Leaf Clusia	3 gal., 24"Ht., full	Yes	30" o.c.
CN2	883	Clusia rosea `Nana` / Dwarf Pitch Apple	3 gal., 12 - 14" HT. x 12 - 14" Spr., Full	Yes	18" o.c.
CN	1,085	Clusia rosea `Nana` / Dwarf Pitch Apple	3 gal., 12 - 14" HT. x 12 - 14" Spr., Full	Yes	24" o.c.
CE4	415	Conocarpus erectus / Green Buttonwood	3 gal., 24" Ht. Min.	Yes	30" o.c.
CS	190	Conocarpus erectus `Sericeus` / Silver Buttonwood	3 gal., 20 - 24" Ht., Full	Yes	30" o.c.
HN2	2,194	Hamelia nodosa / Dwarf Firebush	3 gal., 14" - 16" Ht., Full	Yes	24" o.c.
ID2	697	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly	3 gal., 10" - 12" Ht., Full	Yes	15" o.c.
ID	559	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly	3 gal., 10" - 12" Ht., Full	Yes	24" o.c.
MC	3,721	Muhlenbergia capillaris / Pink Muhly	1 gal., 14 - 16" Ht., Full	Yes	36" o.c.
SB	3,181	Spartina bakeri / Sand Cord Grass	1 gal., 14 - 16" Ht., Full	Yes	36" o.c.
TF	1,309	Tripsacum dactyloides / Fakahatchee Grass	1 gal., 18" - 24" Ht. Full	Yes	36" o.c.
TD1	1,766	Tripsacum floridanum / Dwarf Fakahatchee	1 gal., 14 - 16" Ht., Full	Yes	36" o.c.
CODE REQ. SHRUBS					
CR	363	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal., 24" Ht. Min.	Yes	30" o.c.
CG1	545	Clusia guttifera / Small Leaf Clusia	3 gal., 24" Ht. Min.	Yes	30" o.c.
CE3	522	Conocarpus erectus / Green Buttonwood	3 gal., 24" Ht. Min.	Yes	30" o.c.
CS2	254	Conocarpus erectus `Sericeus` / Silver Buttonwood	3 gal., 24" Ht. Min.	Yes	30" o.c.
PN	665	Psychotria nervosa / Wild Coffee	3 gal., 24"Ht., full	Yes	36" o.c.

* **Additional Native Understory Plantings for Inch Credit:**

9,977 - 1 Gallon Native Plants	(1" per 24 plants)	415 inches
7,798 - 3 Gallon Native Plants	(1" per 12 plants)	649 inches
	Total inches Provided	1,064 inches

Revision Box

Revision 02-06-26:

No Revisions to Previously Reviewed Landscaping. Updated background based on SLC Public Works Department comments, dated 11-20-25.

Revision 03-10-26:

The Pool Cabana has been revised to address Planning Department comment #14, received on 02-20-26.

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Pulte Cornerstone
City of Fort Pierce
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Landscape Specifications

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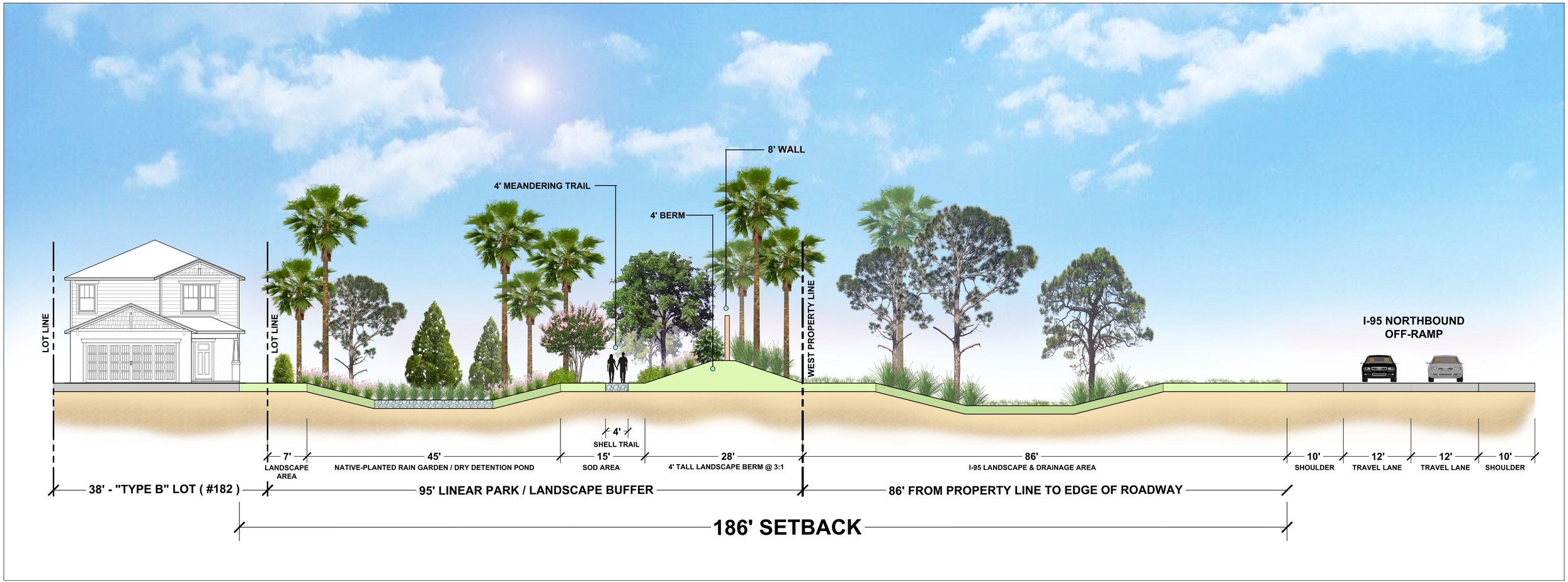
LP-11


8' WALL
4' MEANDERING TRAIL
4' BERM
LOT LINE
LOT LINE
WEST PROPERTY LINE
I-95 NORTHBOUND
OFF-RAMP
4'
SHELL TRAIL
7'
LANDSCAPE
AREA
45'
NATIVE-PLANTED RAIN GARDEN / DRY DETENTION POND
15'
SOD AREA
28'
4' TALL LANDSCAPE BERM @ 3:1
86'
I-95 LANDSCAPE & DRAINAGE AREA
10'
SHOULDER
12'
TRAVEL LANE
12'
TRAVEL LANE
10'
SHOULDER
38' - "TYPE B" LOT (#182)
95' LINEAR PARK / LANDSCAPE BUFFER
86' FROM PROPERTY LINE TO EDGE OF ROADWAY
186' SETBACK

Legend

M Model Home Lots (161, 162, 163)

Notes

1. Please refer to PD Agreement for Phasing Description

Revision Box

Revision 02-06-26:

No Revisions to Phasing Areas or Phasing Description. Updated background based on SLC Public Works Department comments, dated 11-20-25.

Revision 03-10-26:

No Revisions to Phasing Areas. Removed Phasing Description per staff email received 02-24-26, Comment # 3.

The Pool Cabana has been revised to address Planning Department Comment #14, received on 02-20-26.

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Pulte Cornerstone

City of Fort Pierce
PD Phasing Plan
Florida

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Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	06-13-2025
Revision Dates	09-02-25
	10-21-25 02-06-26 03-10-26

PH-1

Scale: 1" = 80'

0' 40' 80' 160' 240'

North

DISTRICT PLANNING GROUP

Planned Development Statement of Benefits

Pulte Cornerstone

Summary

Pulte is proposing a 250-lot single family home Planned Development community with associated amenities at 2721 S. Jenkins Road. This site is located just south of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road.



The site consists of two parcels totaling 49.92 acres. The primary parcel has a Future Land Use designation of General Commercial (GC), and an application to amend the Future Land Use Map to Medium Density Residential (RM) is under review by the City of Fort Pierce.

If adopted, RM Future Land Use permits density of between 6.5 – 12 units per acre. The proposed 250 lot development is substantially less dense than the 599 units permitted under RM Future Land Use. The density proposed is 5 dwelling units per acre. Therefore, this development proposal is a significant decrease in density.

It is the intent of this Planned Development to provide high quality neighborhood living with creative on-site amenities, within a short walk of neighborhood services, schools and workplace centers, with easy access to the State's Intermodal System of I-95 and the Florida Turnpike.

Planned Development Benefits

Pulte Cornerstone Planned Development proposes the following community benefits to be developed through the innovative Planned Development process:

1. Resilient Living and Working Environment
    a. The chosen location, adjacent to walkable goods, services, jobs, schools and churches provides for a naturally-occurring resilient living and working environment. Convenient vehicle access to the State's Intermodal System of I-95 and the Turnpike provide fewer vehicle miles travelled (VMTs) for commuting outside the Fort Pierce area.
2. Enlightened and Imaginative Approaches to Community Planning
    a. Recognizing that this site is an important entrance into the City of Fort Pierce from I-95, Pulte plans to invest in a large art piece to be installed at the southwest corner of the site visible to northbound drivers on I-95 along the northbound off ramp. It is the goal of this investment to set the tone for those entering the City to expect a unique and special place. This art will be curated by the St. Lucie Cultural Alliance with the goal of engaging a local artist to create the artwork.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure
    a. Stormwater has been designed within the site to create vistas for homeowners, and amenities for residents as the use the landscaped walking trail that meanders between bioswales and raingardens between the cabana pool and the pocket park along the western boundary of the property
4. Enlightened and Imaginative Approaches to Property Design
    a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance.
5. Variety of Natural Features and Scenic Areas
    a. Lakes, bioswales, raingardens turn what standard stormwater management into beautiful vistas and passive recreation areas.
    b. Street trees, spaced every 50' along all interior roads create a sense of outdoor living space, shaded walking areas and a cohesive community design.
6. Efficient and Economical Land Use

   a. Three lot types provide for a variety of home options and visual variety in the neighborhood. This variety provides homes at varying price points which can meet the needs of many different residents.
   b. The location of this new neighborhood provides for an efficient land use, locating 250 residences in close proximity to goods, services, jobs, schools and highways.
7. Improved Amenities
   a. Amenities include a cabana pool, interconnected and meandering walking trail through bioswales and raingardens, pocket park, custom sculptural art installation, pedestrian connection to adjacent commercial uses and centralized mail kiosk at recreational amenity center.
8. Orderly and Economic Development
   a. This development is consistent with approved and newly developed residential uses to the east and west.
9. Protection of Adjacent Uses (Existing and Future)
   a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance. This innovative solution to a community challenge arises from narrow commercial parcels fronting Okeechobee Road. These parcels need access on Jenkins Road due to Okeechobee Road access constraints, but the increase in traffic on Jenkins Road and future widening plans also make a full access for these parcels unsafe. Pulte proposes to provide u-turn access for these constrained sites through a traffic circle that will also manage the safe ingress/egress needs of Cornerstone and Avalon Crossing. Without this neighborly coordination by Cornerstone, it would make future development of these parcels challenging.

DISTRICT PLANNING GROUP

Design Review Narrative

Pulte Cornerstone

3000 Okeechobee Road

February 14, 2025

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Summary

Pulte is proposing a 243-lot single family home Planned Development community at 2721 S. Jenkins Road. The new neighborhood will provide a variety of onsite amenities including a community pool, a shaded and meandering nature trail, multiple pocket parks with seating overlooking community lakes, and a tall architectural/art feature visible from I-95 to provide a Fort Pierce welcome to northbound I-95 travelers.

Adjacent to commercial parcels at the Okeechobee Rd. intersection, this neighborhood will provide connectivity to those supportive uses while diverting commercial trips away from the intersection.

Site

This site is located just south of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road.



Adjacent Properties

The property fronts South Jenkins Road, and is adjacent to vacant commercial parcels to the north, a new one- and two-family Planned Development to the east, I-95 to the west and an approved, unbuilt residential rental development to the south.

Table 2: Site and Surrounding Land Uses

	Site	North	South	East	West
Future Land Use	General Commercial (GC)	General Commercial (GC)	Medium Density Residential (RM)	Medium Density Residential (RM) and General Commercial (GC)	Interstate-95
Zoning	General Commercial (C-3)	General Commercial (C-3)	Medium Density Residential (R-4)	Residential Single Family (E-3), Single-family Intermediate Residential (R-2), and Planned Development (PD)	Interstate-95
Current Use	Vacant	Vacant	Viva West – Approved 222-unit rental community	Avalon Crossing PUD, Vehicle Storage, St Peter Evangelical Lutheran Church	Interstate-95

Design Context

South: Viva West Rental Community (unbuilt)





East: Avalon Crossing







East: Single Family Home



North: Commercial Uses



Project Details

Consistency with Existing and Developing Character

Site Analysis

This site lies between the I-95 northbound offramp and Jenkins Road, just to the south of the Okeechobee Road intersection. It is a flat, fallow citrus site with no wetlands or environmentally sensitive features to incorporate. Key considerations in the design of this site are to screen future residents from I-95 traffic, provide connectivity to the commercial parcels to the north, and align the entrance with the Avalon Crossing neighborhood to the east.

Design Intent and Design Program

This project intends to create a welcoming single-family community with a wide, tree-lined boulevard entrance, transitioning into a grid layout of tree-lined streets. Large lakes amenitize many of the lots surrounding them, and include common area vistas over each lake from pocket parks along a shaded, meandering nature trail. A community pool, playground and mail kiosk area anchor the trailhead and community gathering space. Homes are generally screened

from Jenkins Road and fully screened from I-95 with lush landscaping to create a quiet community experience, while providing for future connection to the commercial parcels (currently unbuilt) to the north. A number of designs will be available to homebuyers, which will create a varied streetscape.

Design Compatibility

A limited number of buildings are visible from Jenkins Rd. to establish an architectural design context for compatibility. The closest built projects include:

- Avalon Crossings: One- and two-family development, aligned directly to the east of the project entrance, with homes visible from the side; and
- Viva West Rental Community adjacent to the south is a mix of single-story apartments and two-story row houses; and
- An older single-family home to the east; and
- Commercial goods and services at the intersection of Jenkins Rd. and Okeechobee Rd., including Wawa, Chipotle and Aldi

Common design elements among the built and approved residential properties surrounding the subject site include:

- Hip roofs, gable-end roofs, and hip roofs with gables
- Muted, neutral color palettes
- Minimal ornamentation
- Shallow, roofed front stoops
- Front-loaded garages and community parking lots

Development Program

The neighborhood will consist of 243 single family homes and will provide a variety of onsite amenities including a community pool, a shaded and meandering nature trail, multiple pocket parks with seating overlooking community lakes, and a tall architectural/art feature visible from I-95 to provide a Fort Pierce welcome to northbound I-95 travelers.

Adjacent to commercial parcels at the Okeechobee Rd. intersection, this neighborhood will provide connectivity to those supportive uses while diverting commercial trips away from the intersection.

Architecture

The architecture of this single-family development reflects current Florida vernacular homes in a wide variety of single story and two-story options that will create a varied streetscape. Architectural elevations of all home plan options can be found in Exhibit 1. Color choices are forthcoming.

Closing

The new Cornerstone neighborhood will provide a variety of lot and home sizes within walking distance of groceries, home goods, restaurants, drug stores, coffee shops, houses of worship and employment opportunities. The focal architectural identity feature will be visible from I-95 as an entrance into Fort Pierce, and the community's traditional grid layout will be enhanced by a shaded nature trail with lake vistas and pocket parks. Additional amenities include a community pool and playground area. Street trees will create a sense of place as pedestrians walk neighborhood streets past a variety of home styles that are in keeping with the recently built and approved projects nearby. This new neighborhood will provide a much needed housing option near the King's Highway Jobs Corridor and the State's Intermodal System, while improving the entrance vista to Fort Pierce from northbound I-95 travellers.

DISTRICT PLANNING GROUP

March 12, 2026

Vennis Gilmore
Historic Preservation Officer/Senior Planner
Planning Department
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

RE: Pulte: Cornerstone Final Planned Development – Application PD2025-00002
Comment Response Letter

Dear Mr. Gilmore,

On behalf of the Applicant, please find our responses to the most recent review comments for the Final Planned Development for Cornerstone**,** received on February 20, 2026.

City of Fort Pierce Planning: Vennis Gilmore

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):

1. Consider adding the maximum allowed height of 35 feet of the Planned Development in the Site Plan Site Data. The maximum height is listed in the response letter only.

   Response: Please see updated Final Site Plan with the Site Data Table updated to reflect a maximum 35' height.

2. Provide the following information for the Final PD per Master PD Conditions:

   a. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

      Response: Refer to landscape plans for details regarding the buffering treatment of the perimeter. There are no refuse stations, storage areas or loading areas.

   b. In your response letter, your response for item 2(e) was that there are two (2) elevations views of the western perimeter buffer, landscaping and wall, showing the buffering technique. I do not see those us uploaded attachments. I do remember seeing those documents presented

in your presentations to the Planning Board and City Commission at meetings. Please provide as an official submittal.

Response: Please see uploaded documents.

3. Apply for a Subdivision (Plat) Application prior to submitting for building permits.

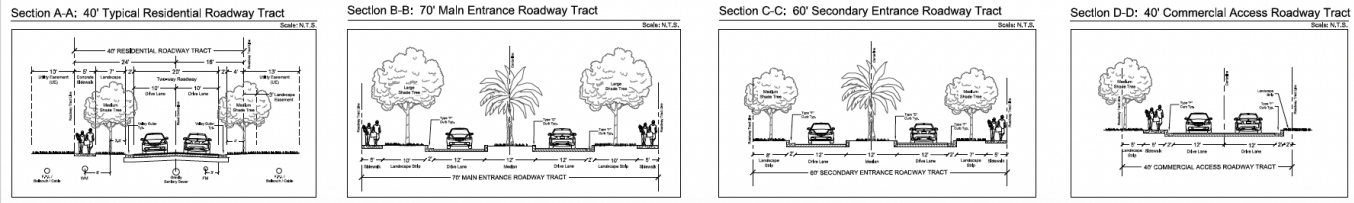
Response: Acknowledged

4. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

Response: This approved Condition of Approval in the Master Planned Development Ordinance is acknowledged.

5. Ensure that there are sidewalks on both sides of internal roadways with sidewalk connections to the Jenkins Road Corridor for sidewalk connectivity and accessibility.

Response: This Final Planned Development Site Plan follows the Development Standards adopted by the Master Planned Development Site Plan, approved by the City Commission, which creates the following sidewalk regulations for this site:



6. Ensure that stop bars and stop signs are placed at all applicable intersections including where the cross-access roadway meets adjacent property to the north.

Response: Until the property to the north develops, this cross-access roadway referenced in the above comment will dead end at the adjacent northern parcel. Once it develops, the stop bar and stop sign will need to be placed where their southern access meets the cross-access roadway on their parcel.

7. Per discussion at the 1st Hearing of the Pulte-Cornerstone Master Planned Development, please provide proof of Trash Pickup details and coordination with the City of Fort Pierce Public Works Department.

Response: This comment was addressed in our 2/12/2026 resubmittal comment response letter. Can you please confirm whether this information was distributed through the City's process to the Interim Solid Waste Division Manager, Tysha Williams? The item is currently marked as completed in Tyler (see below).

✅ Public Works - Solid Waste • Not Required • Gilmore Vennis • Completed : 02/20/2026

Please see our previous response, as follows: The recommendation for a centralized front-load dumpster or compacting Verti-Pac unit is not typical or appropriate for a single-family residential community of this type. The proposed development is designed to function as a conventional single-family neighborhood, with individual dwelling units utilizing standard rolling carts for solid waste and recycling collection, consistent with prevailing residential service models throughout the City and County.

Centralized commercial collection systems such as front-load dumpsters or compactors are generally reserved for multi-family, mixed-use, or non-residential developments where individual curbside service is not feasible. Requiring such a system for a single-family community would be inconsistent with established practice and would introduce unnecessary infrastructure, operational complexity, and visual impacts without a corresponding public benefit. Homeowners will not prefer to drive their garbage to a central dumpster when they could have a bin in their garage, and requiring such will adversely impact perception of and desirability of living in this community.

Concerns related to the cost of providing solid waste service are appropriately addressed through the City's adopted solid waste rate structure and user fees, rather than through land-use or site-design requirements imposed at the development-review stage. The project is capable of being fully and adequately served by standard residential solid waste and recycling collection.

Accordingly, the project will proceed with individual rolling containers for each residence, and no centralized commercial collection facilities are proposed.

8. Provide Color Renderings and Elevations (with dimensions) of the proposed structures (ie: amenity center, identity feature, proposed 8-foot wall, proposed parks, playground, pool area, and school bus stop).

Response: Please see included elevations of amenity area and identity feature which include cabana elevations, proposed 8-foot wall, playground and school bus stop area.

9. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.

Response: Acknowledged

10. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied. Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise. From Figure 18-1 Noise Abatement Criteria: From Figure 18-3 Building Noise Reduction Factors: Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

Response: This Commission-approved Condition of Approval in the Master Planned Development Ordinance is acknowledged.

11. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy. 12. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

Response: Acknowledged

12. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

Response: Acknowledged

13. 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.

Response: Landscape and Mitigation Plans were included in the submittals for Final Planned Development on 2/15/2025, and no comments from the City's Arborist were received through the City's TRC process. Landscape and Mitigation Plans were updated and resubmitted through the City's Energov portal process on 6/13/2025 and no comments were received from the City's Arborist. On 2/12/2026, Landscape and Mitigation Plans were submitted through the City's Energov portal process, and no comments were received by the City's Arborist. Is there a different, unpublished process applicants are required to follow to receive a review from the City's Arborist? The Energov portal shows Public Works Parks and Grounds as Completed since the 2/12/2026 resubmittal. Please see screenshot, below.



14. Per discussion at the 1st Hearing of the City of Fort Pierce Comprehensive Plan EAR, the subject of Policy 7.4.11 was discussed in the Public Hearing.

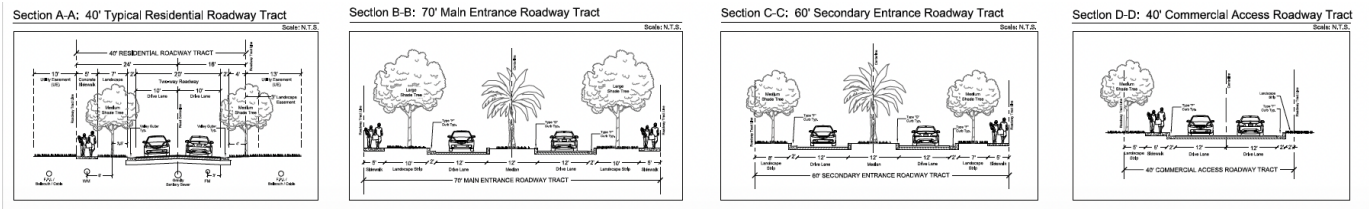
Policy 7.4.11: The City of Fort Piece shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building of an appropriate size that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages. Consider converting the amenity center/cabana into a community clubhouse or a community clubhouse would need to be built.

Response: The hurricane hardened cabana amenity building has been designed to provide for a "Hurricane-Ready Room" featuring a refrigerator for resident medications and a charging wall for resident handheld devices in the event of extended power outages in the event of a storm. A concrete pad outside the cabana and exterior receptacle can host a generator as needed after a storm event. A portable generator and tank will also be provided by the Applicant. Please see uploaded cabana layout plan for details.

City of Fort Pierce Engineering, Venetia Barnes:

1. Approval Condition: It is this department's recommendation that sidewalks are provided on both sides of the project's interior roadways. In addition to including an additional sidewalk at the secondary entrance's southwestern connection to the Jenkins Road corridor. This department defers to the determination of both the Planning Department and Planning Board. If sidewalks on both sides of the interior roadways are determined, the site plan shall be updated accordingly.

Response: This Final Planned Development Site Plan follows the Development Standards adopted by the Master Planned Development Site Plan, which creates the following sidewalk regulations for this site:



As such, the Final Planned Development Site Plan has been designed with 5' sidewalks on one side of all interior streets and 5' sidewalks on both sides of the main entry boulevard.

City of Fort Pierce City Attorney, Sara Hedges

The issues/questions/topics from my meeting with Planning are:

1. Moving all stormwater into phase 1 – staff has heard there are some issues with SFWM approvals when all stormwater isn't addressed in the first phase.

   Response: The Final PD Plan is consistent with the Phasing Plan approved by the City Commission, with the lakes included as part of Phase 1. The site will be constructed in accordance with the approved Phasing Plan, the approved Final PD Plan, and the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). Portions of stormwater management systems are routinely phased on larger developments. The SFWMD allows phasing during construction if it is shown that the pro-rated portion of the overall water management system has been installed and is functional to support the phasing. In addition, Phase 1 will provide not only the required lakes but also the dry retention areas necessary for Phase 1 and the interconnected pipe network serving the lakes and dry retention areas, and the control structure prior to discharge. As a result, Phase 1 will function as a fully operational stormwater management system that meets SFWMD criteria.

2. What is the plan for how to release lots within each phase for sale/development? Safety issues with sidewalk gaps driving this question.

   Response: Pulte employs a line building strategy which means that lots are released for sale sequentially (i.e. down the road, vs randomly). This approach helps minimize disruption to occupied homes in the community, as well as improving the safety of the residents, as compared to a more scattered approach. Sidewalks, as per City code, will be constructed with each home.

3. Staff would like to remove the phasing language from site plan and have it just in the First Amendment to Agreement.

   Response: The phasing language has been removed from the Phasing Plan and it has been added to the draft First Amendment to the Planned Development Agreement per this request.

4. Add language that Phase 2 cannot begin until Phase 1 is fully completed.

   Response: Based upon our discussion with Planning Dept. staff on this issue, language has been added to the draft First Amendment to the Planned Development Agreement requiring that all stormwater infrastructure serving Phase 2 will be completed prior to the first certificate of occupancy being issued for any home in Phase 2.

5. Include language that the feature/monument/artwork needs to be in Phase 2 on the site plan (200 house trigger makes Phase 2) or change the number trigger to bring it into Phase 1.

   Response: The draft First Amendment to the Planned Development Agreement has been amended (pg. 3) to require the Identity Feature to be constructed by the 137th building permit.

6. Include language that final feature/monument/artwork will be approved by City Commission via Resolution and include language as to style they'll use. As we discussed, if there is a relatively final design that can be provided now, we could just attach that as an exhibit with language that it will be "substantially in the form as Exhibit X" or something along those lines.

   Response: As requested, language has been added to the draft First Amendment to the Planned Development Agreement (see Paragraph 5, "Public Benefit") providing that the identity feature will be in substantially the form depicted in an Exhibit, which will be attached to the First Amendment. The identity feature is included in the resubmittal documentation.

7. Confirming garbage collection is individual lots and not by dumpster.

   Response: Garbage collection will be curbside, by individual lots.

8. Exhibit 1 "decline in the residential real estate market" – language needs tweaked or qualified. Open to brainstorming.

   Response: Please see updated language on page 7 of the draft First Amendment to the Planned Development Agreement ("Development Timeline") providing standards to define this term.

9. Comprehensive Plan 7.4.11 requires a development with 100 units provide a clubhouse/rec center/similar that is "hurricane hardened" and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages. This inconsistency with the Comprehensive Plan will need resolved.
    a. Section 125-212(c) states, in part:

    (c) General standards for approval. The planned development (PD) district is designed to allow an applicant to submit a proposal for consideration for any use or any mixture of uses on property not less than five acres in area or on property located within the Fort Pierce Redevelopment Area (FPRA). The approval of planned development rezoning rests with the city commission. However, no rezoning or PD may be approved unless the following standards are met:

    (1) Comprehensive plan consistency. The proposed development shall be shown to be consistent with the goals, objectives, and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.

Response: Please see the attached revised cabana floorplan which includes a hurricane ready room with refrigerator, charging stations and a hookup for a portable generator and tank (which will be provided by the Applicant).

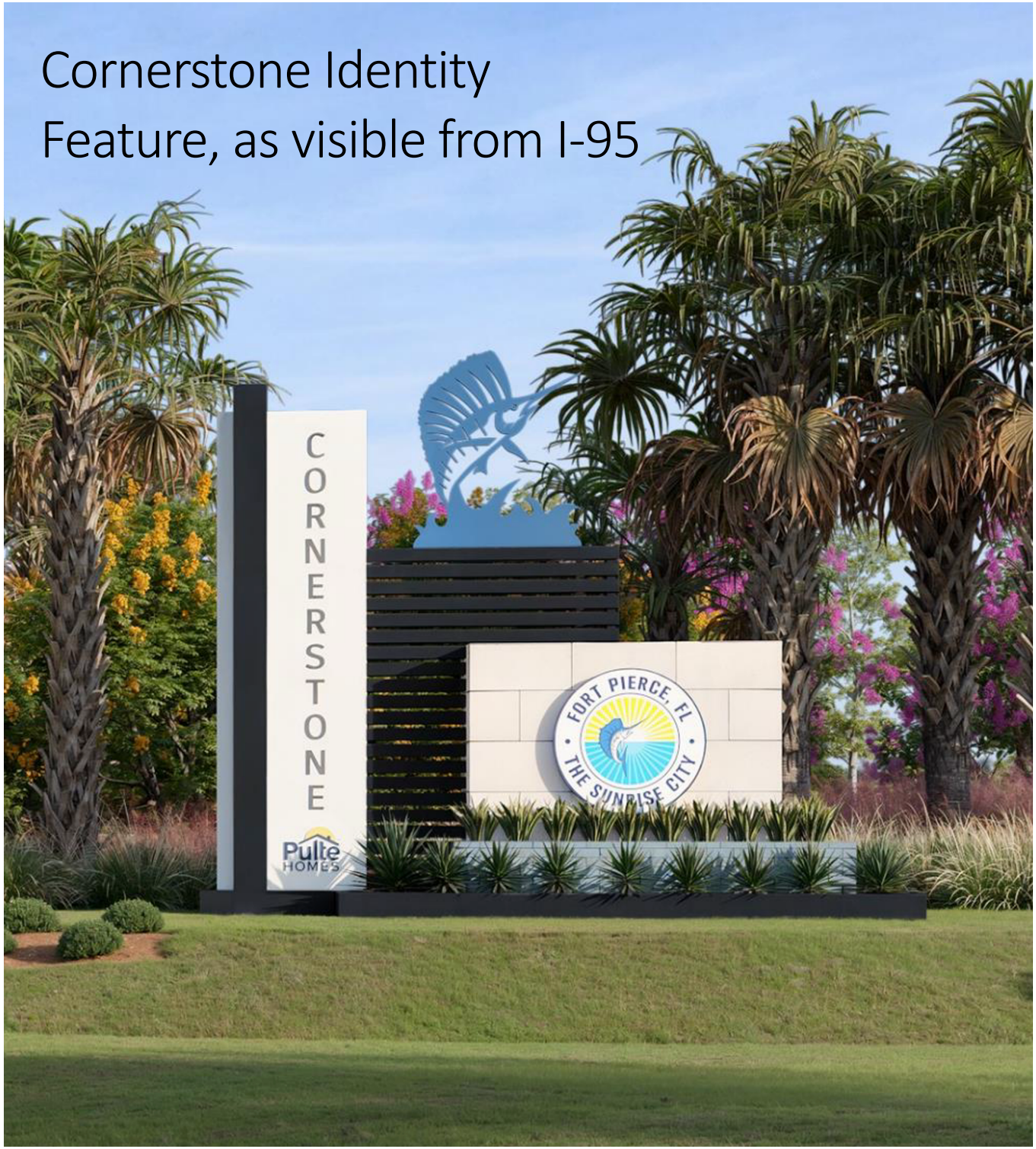
Please feel free to contact me if you have any questions regarding these responses. We believe these responses comprehensively address all staff comments and respectfully request being placed on the April 13 , 2026 Planning Board agenda and May 4 and May 18th City Commission agendas.

Sincerely,



Leslie Olson, Principal

Cornerstone Identity Feature, as visible from I-95



I-95 Exit Ramp Streetview Rendering of Identity Feature



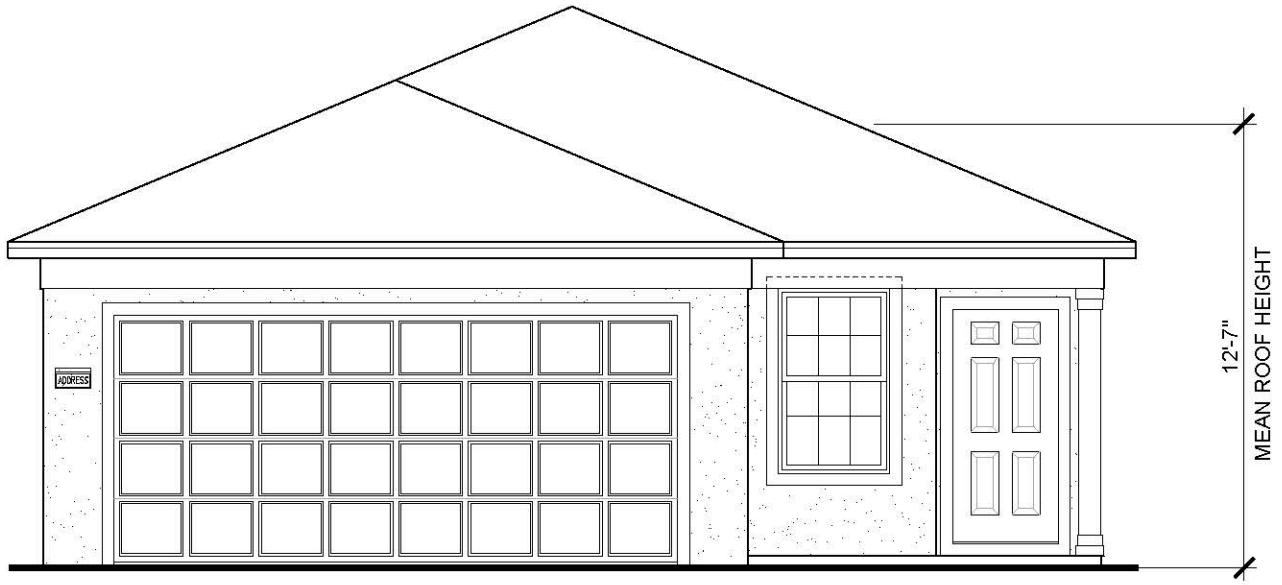
Exhibit A: Architectural Renderings, Floorplans and Color Boards





CANDLEWOOD CMU-CO1 ELEVATION

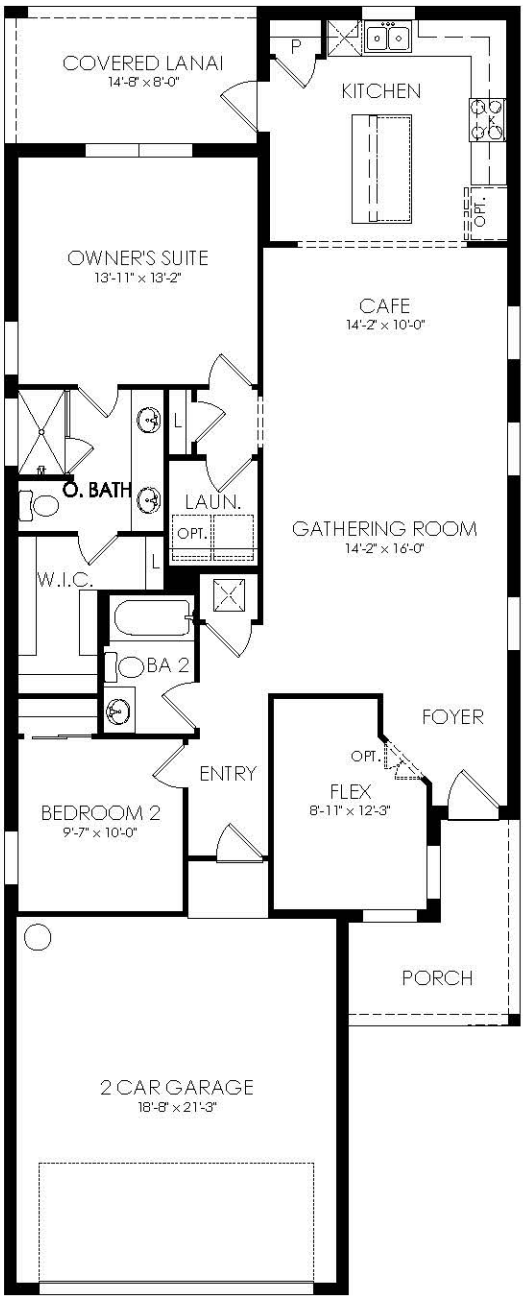




CANDLEWOOD CMU-FM1 ELEVATION

PulteGroup™

Candlewood



First Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

(c) Copyright 2021 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	1433
DEPTH	75'-0"	Zone CMU	

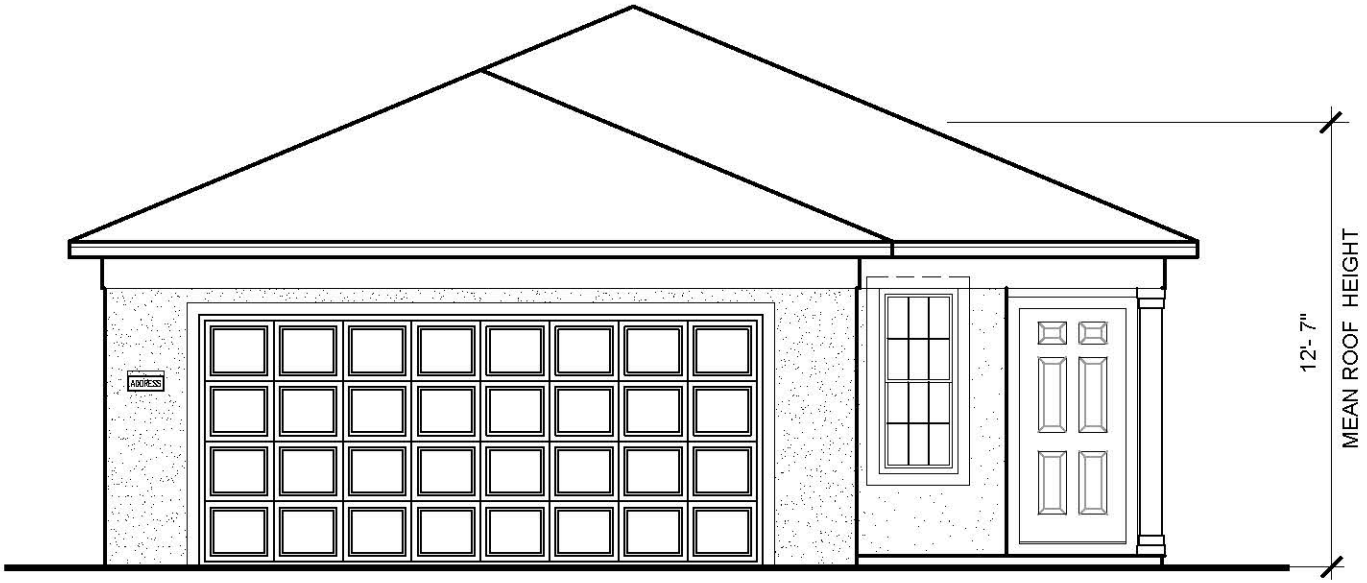
001 First Floor.dwg (printed: 10/15/2024, 6:59 PM)





DAYLEN CMU-CO2 ELEVATION

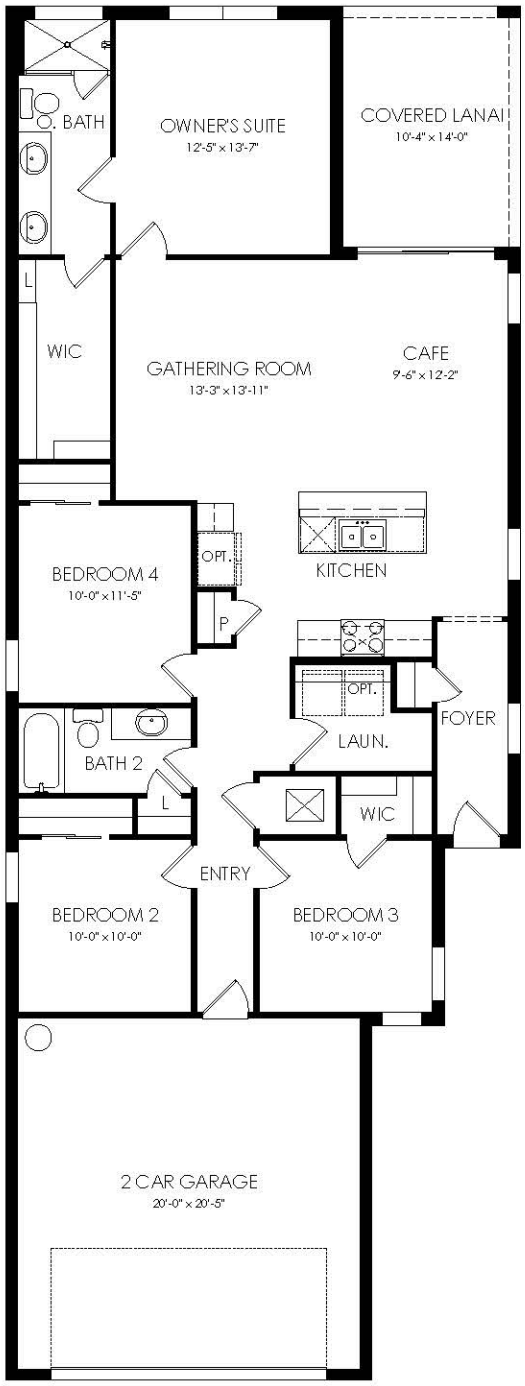




DAYLEN CMU-FM1 ELEVATION

PulteGroup™

Daylen



First Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

(c) Copyright 2021 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	1,580
DEPTH	80'-0"	Zone CMU	

001 First Floor.dwg (printed: 9/18/2024, 4:11 PM)





MARLIN CMU - CO2 - 2 STORY CMU ELEVATION

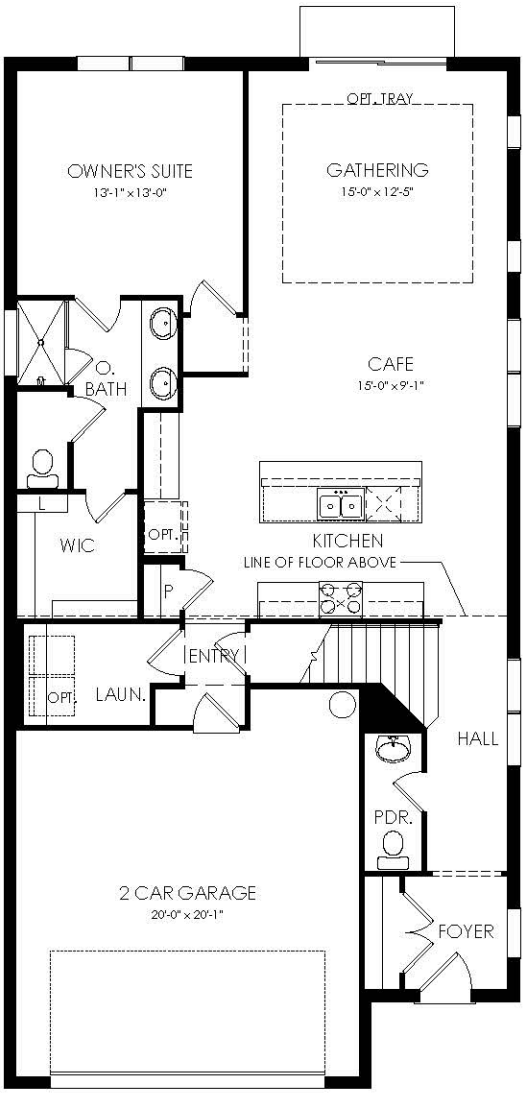




MARLIN CMU - FM1 - 2 STORY CMU ELEVATION

PulteGroup™

Marlin



First Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

(c) Copyright 2026 Pulte Home Company, LLC

WIDTH 30'-0"
DEPTH 60'-0"

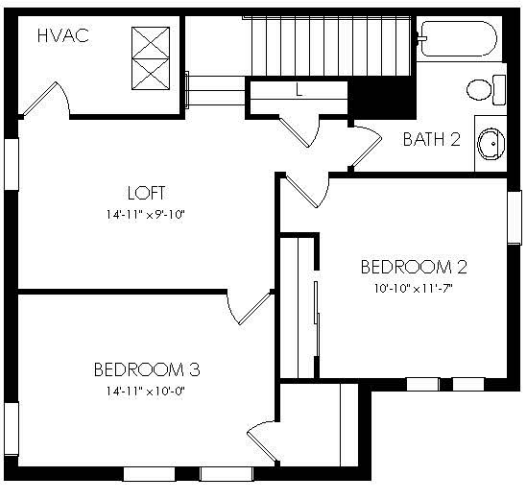
Zone CMU

SQ FTG 2,068

001 First Floor.dwg (printed: 2/13/2026, 4:48 PM)

PulteGroup™

Marlin



Second Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

(c) Copyright 2026 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	2,068
DEPTH	60'-0"	Zone CMU	

002_Second Floor.dwg (printed: 2/13/2026, 4:48 PM)





MILL RUN CMU-CO1-2 STORY CMU ELEVATION

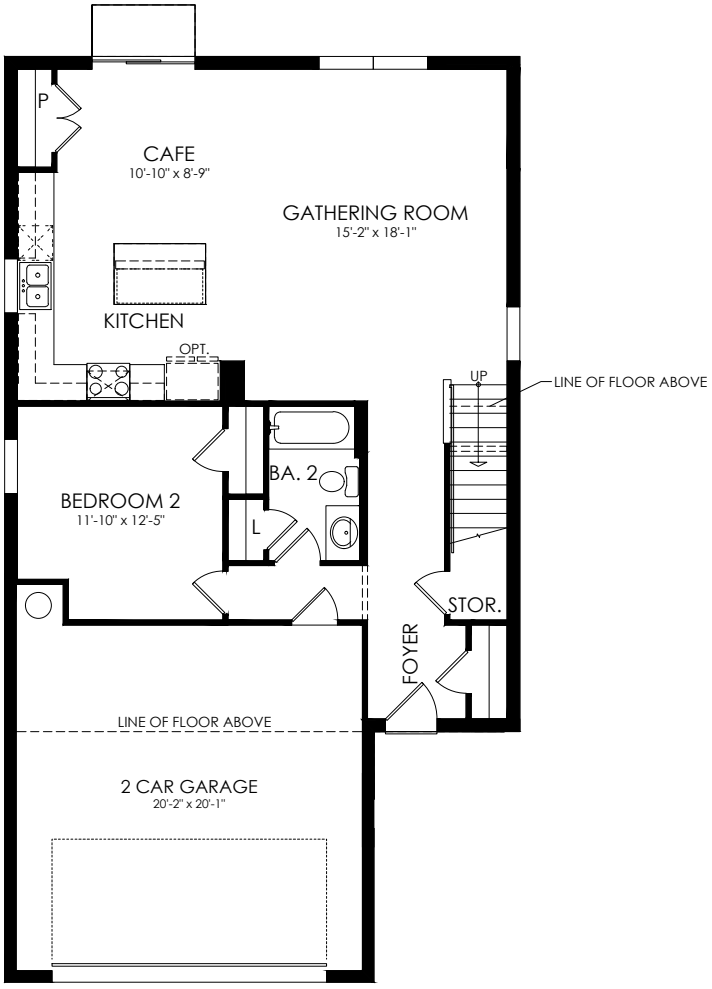




MILL RUN CMU-FM1-2 STORY CMU ELEVATION

PulteGroup

Mill Run



First Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

(c) Copyright 2026 Pulte Home Company, LLC

WIDTH 30'-0"
DEPTH 53'-11"

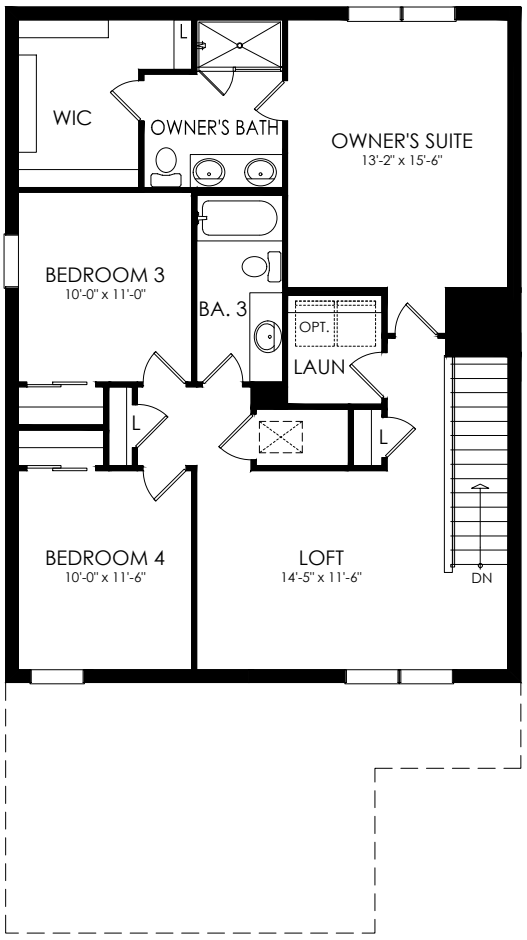
SQ FTG 2,203

Zone CMU

001 First Floor.dwg (printed: 1/26/2026, 4:59 PM)

PulteGroup

Mill Run



Second Floor

EQUAL HOUSING OPPORTUNITY

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(c) Copyright 2026 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	2,203
DEPTH	53'-11"	Zone CMU	

002_Second Floor.dwg (printed: 1/26/2026, 4:59 PM)





PINECREST CMU - FM1 ELEVATION

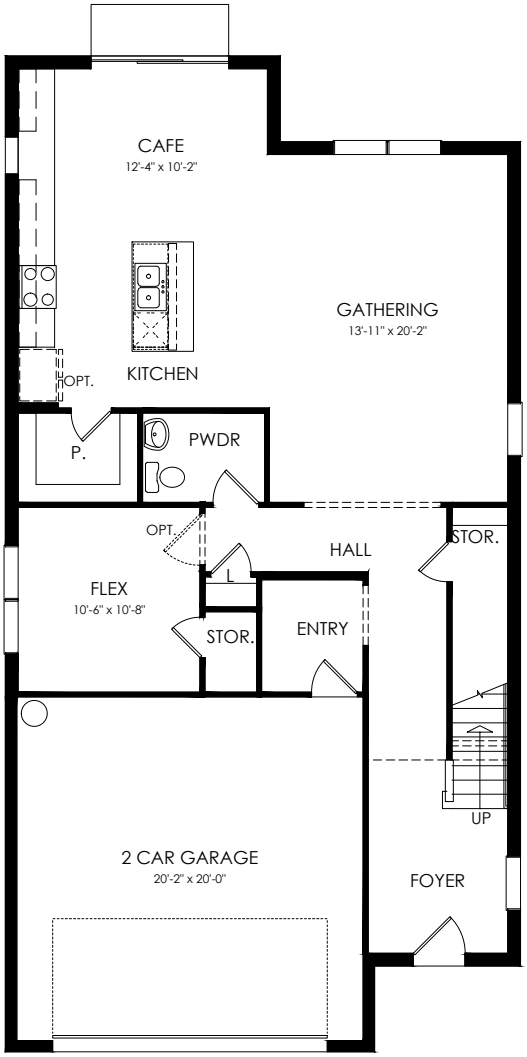




PINECREST CMU - CO2 ELEVATION

PulteGroup™

Pinecrest



First Floor

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

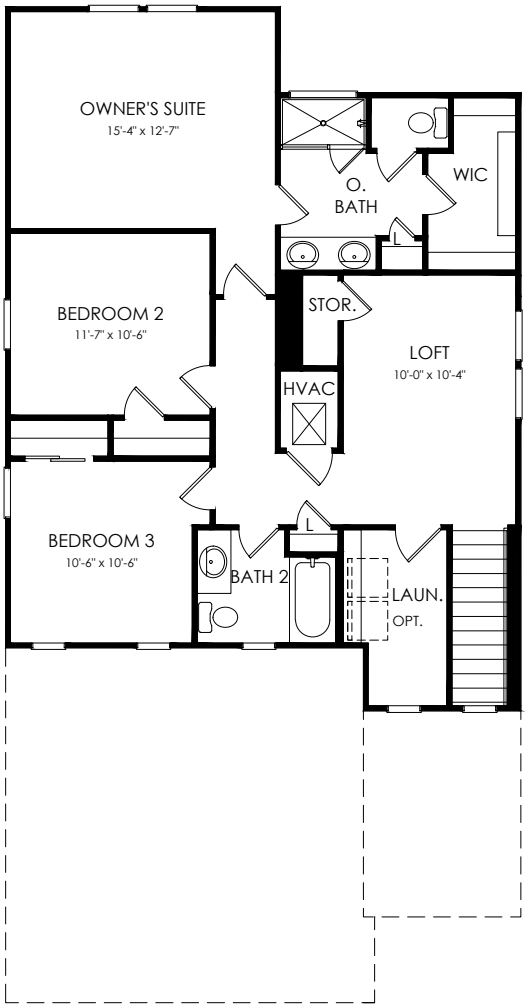
(c) Copyright 2024 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	2,262
DEPTH	58'-0"	Zone CMU	

001 First Floor.dwg (printed: 10/17/2025, 8:33 AM)

PulteGroup™

Pinecrest



Second Floor

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WIDTH	30'-0"	SQ FTG	2,262
DEPTH	58'-0"	Zone CMU	

002 Second Floor.dwg (printed: 10/17/2025, 8:33 AM)





TALON CMU-CO1-2 STORY CMU ELEVATION

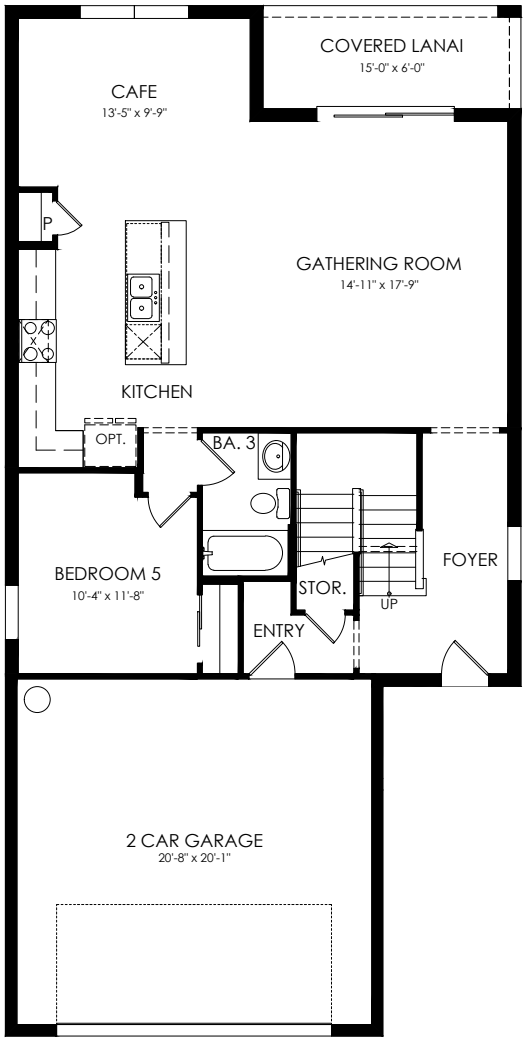




TALON CMU-FM1-2 STORY CMU ELEVATION

PulteGroup™

Talon



First Floor

EQUAL HOUSING OPPORTUNITY

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(c) Copyright 2022 Pulte Home Company, LLC

WIDTH 30'-0"
DEPTH 60'-0"

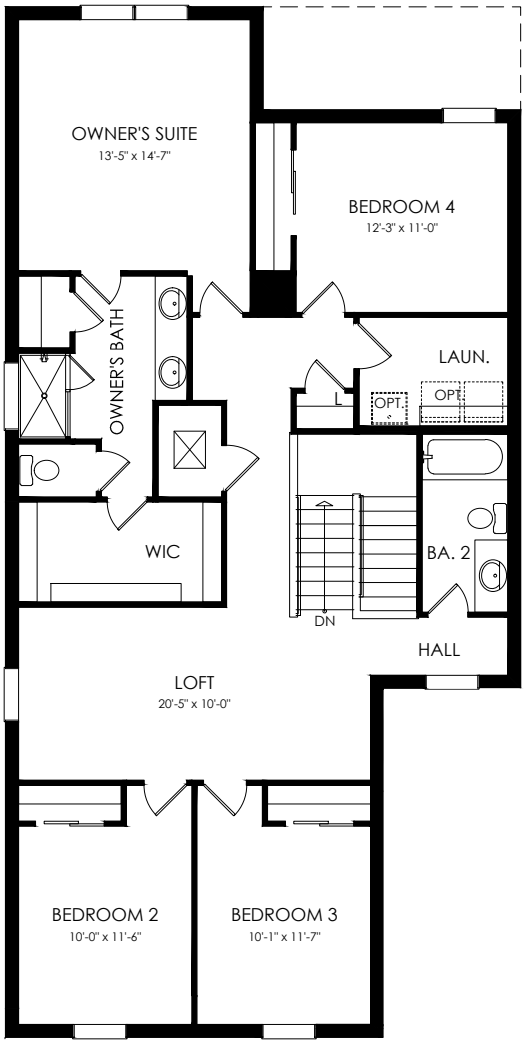
SQ FTG 2578

Zone CMU

001 First Floor.dwg (printed: 1/15/2025, 2:16 PM)

PulteGroup™

Talon



Second Floor

EQUAL HOUSING OPPORTUNITY

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(c) Copyright 2022 Pulte Home Company, LLC

WIDTH	30'-0"	SQ FTG	2578
DEPTH	60'-0"	Zone CMU	

002 Second Floor.dwg (printed: 1/15/2025, 2:16 PM)

DISTRICT PLANNING GROUP

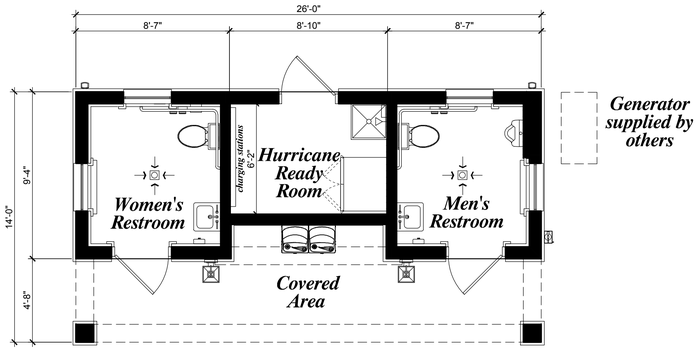
Color Board

Pulte Cornerstone

2721 S. Jenkins Road

Please see Architectural Elevations





Pool Cabana
Floor Plan
Scale: 1/4" = 1'-0" on 36" x 24" sheet
N.T.S. on 17" x 11" sheet

FIELDSTONE
ARCHITECTURE & ENGINEERING
Florida: 12906 Tampa Oaks Blvd. - Ste.150 - Tampa, FL 33637
248.622.4035 - FieldstoneAE.com - 813.466.3310

Pulte Homes
Pulte Group / SouthEast Florida
1475 Centerpark Boulevard
West Palm Beach, Florida 33401
+1 561.745.4906

www.Pulte.com

	Date	Issued for:
1	01/26/2026	Client Review
2	02/26/2026	Staff Review
#	--	--
#	--	--
#	--	--
3	--	--
4	--	--
5	--	--
6	--	--
7	--	--
8	--	--
9	--	--
10	--	--

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND IS THE SOLE PROPERTY OF FIELDSTONE A&E, LLC. ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY FIELDSTONE A&E, LLC. IS PROHIBITED.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
DRAWINGS ARE NOT TO BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY; WRITTEN DIMENSIONS SHALL GOVERN.

Job No.
2500713.101

Project Title
CORNERSTONE POOL CABANA

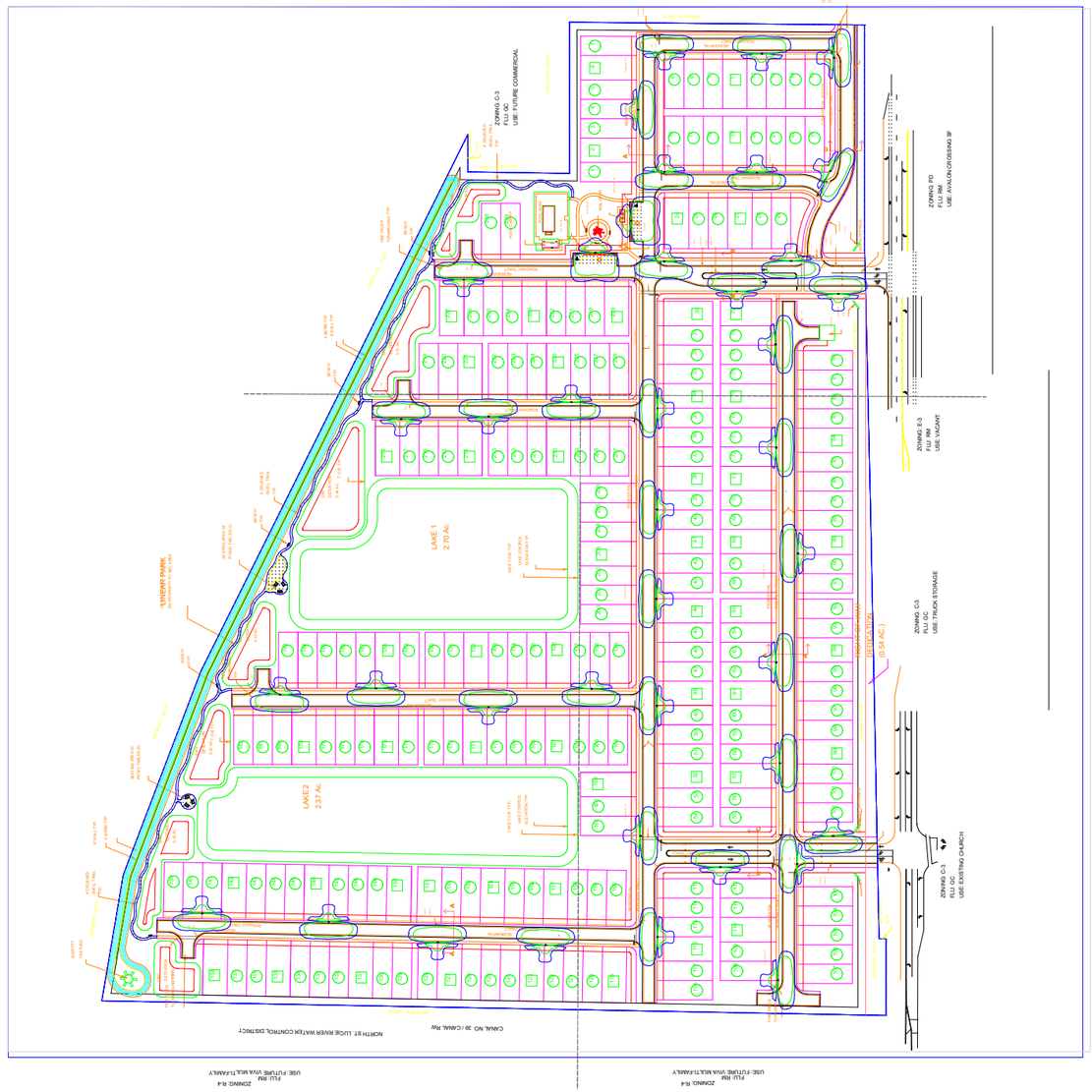
Sheet Title
FLOOR PLAN

©Fieldstone A&E, LLC

Sheet No.
A-1.0

PRELIMINARY NOT FOR CONSTRUCTION

C:\Users\klagor\appdata\local\temp\AcPublish_228\4X_Cornerstone PC FP.dwg Plot Date: Thursday, February 26, 2026 11:26 AM, Plotted By:klage



1. Photometry is designed based on preferred locations by Owner. Owner shall be responsible for coordinating any landscape conflicts with landscape architect.
2. Lighting levels based on 100% typical light output using the operating profile of 100% at dusk > after 4 hours dim to 30% > brighten to 100% 1 hour before dawn > off at dawn.

Not to Scale

FIRSTLIGHT TECHNOLOGIES

Pulte - Cornerstone Street Lighting V4
RSL - PTM series Lights
First Light Technologies Ltd.

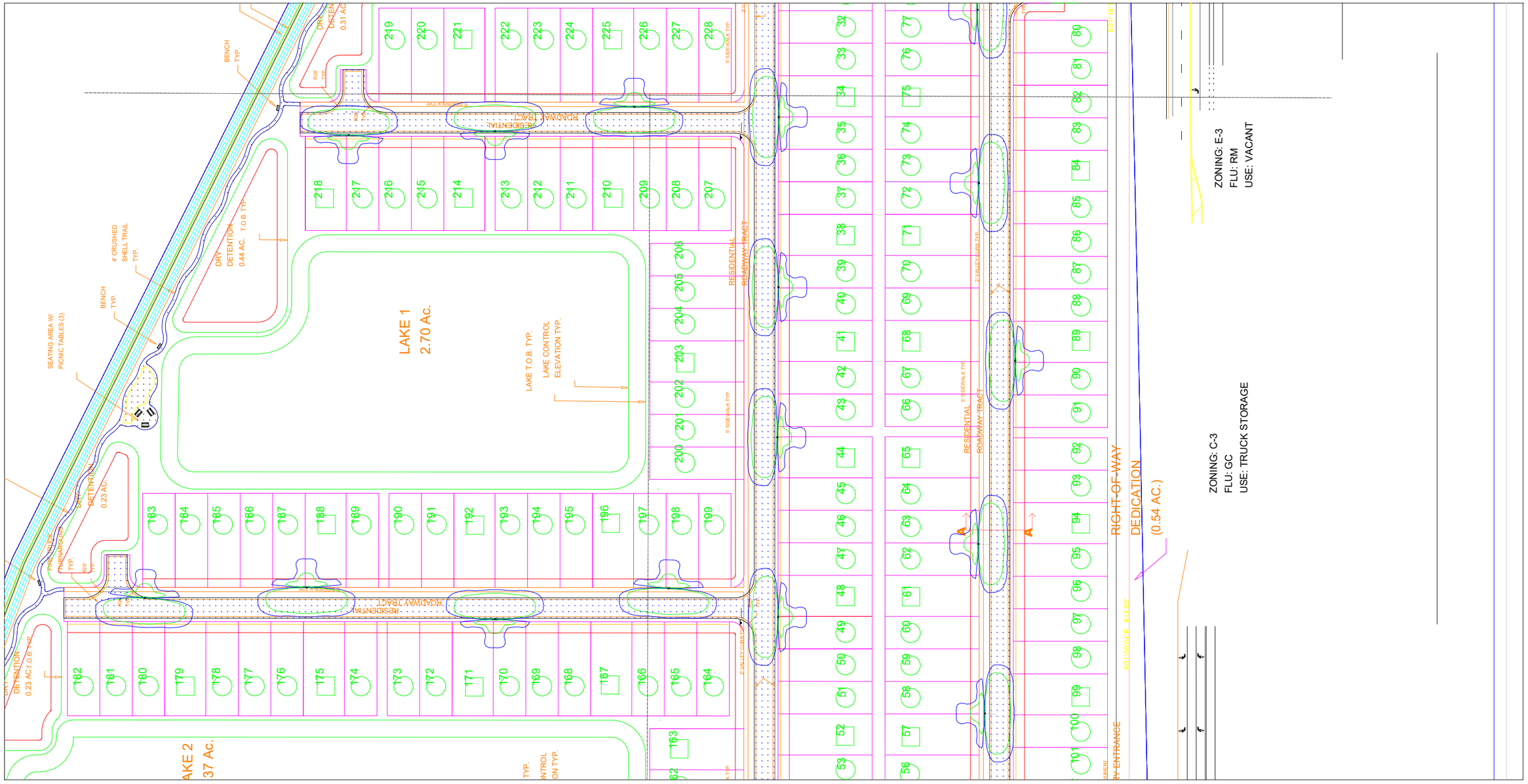
Designer
DDCI

Date
2026-02-03

Drawing No.
20251129_Pulte Cornerstone_V4

Scale
Not to scale

Approved by



Not to Scale

FIRSTLIGHT TECHNOLOGIES

Pulte - Cornerstone Street Lighting V4
RSL - PTM series Lights
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Designer
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Date
2026-02-03

Drawing No.
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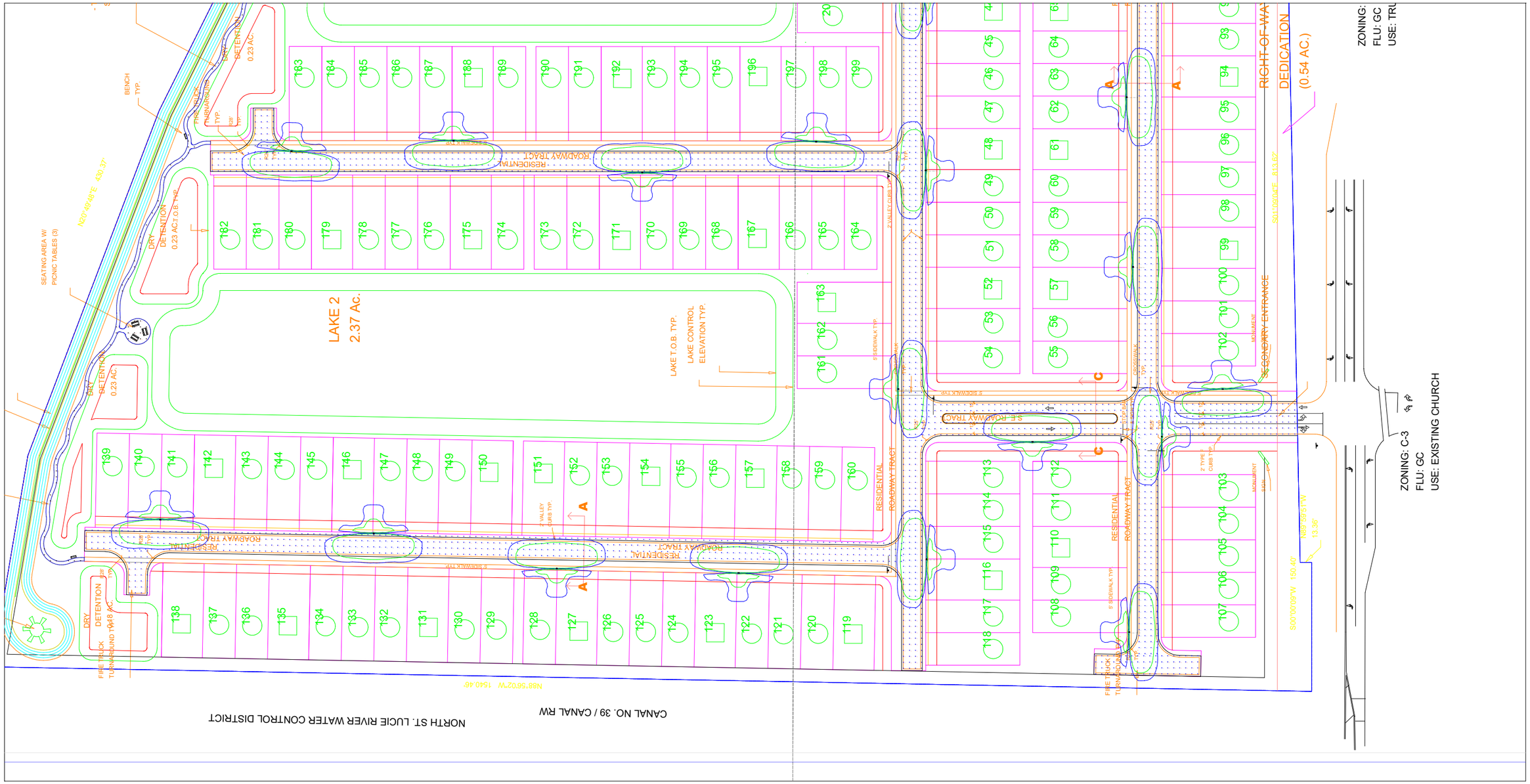
Scale
Not to scale

Approved by



Not to Scale

FIRSTLIGHT TECHNOLOGIES

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RSL - PTM series Lights
First Light Technologies Ltd.

Designer
DDCI

Date
2026-02-03

Drawing No.
20251129_Pulte Cornerstone_V4

Scale
Not to scale

Approved by



FIRSTLIGHT TECHNOLOGIES

Pulte - Cornerstone Street Lighting V4
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First Light Technologies Ltd.

Designer
DDCI
Date
2026-02-03
Drawing No.
20251129_Pulte Cornerstone_V4
Scale
Not to scale
Approved by

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Mounting Height
⊕	2	FLT RSL PTM T4F	Single	RSL Series MOD#_ RSL PTM xx ST T4F xx xx	0.900	3000	18
⊕	38	FLT RSL PTM T3	Single	RSL Series MOD#_ RSL PTM xx ST T3 xx xx	0.900	2969	18

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking 1	Illuminance	Fc	0.65	1.4	0.2	3.25	7.00
Parking 2	Illuminance	Fc	0.60	1.3	0.2	3.00	6.50
Trail_Planar	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Roadways	Illuminance	Fc	0.25	2.3	0.0	N.A.	N.A.



FIRSTLIGHT TECHNOLOGIES

Pulte - Cornerstone Street Lighting V4
RSL - PTM series Lights
First Light Technologies Ltd.

Designer
DDCI
Date
2026-02-03
Drawing No.
20251129_Pulte Cornerstone_V4
Scale
Not to scale
Approved by

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2988687 OR BOOK 2736 PAGE 1681, Recorded 01/09/2007 at 01:11 PM
Doc Tax: $175000.00

This Instrument Prepared By:
Record and return to:
David M. Shaw, Esquire
HAILE, SHAW & PFAFFENBERGER, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Tax Folio Nos. 2324-413-0000-000/9
2324-414-0000-000/2
2324-413-0001-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 5th day of January, 2007, between FP LAND, LTD., a Florida limited partnership, with an address of 599 NW 82nd Avenue, Plantation, Florida 33324, hereinafter called the Grantor, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns, and CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company, with an address of c/o Cornerstone Real Estate Advisers, LLC, 180 Glastonbury Boulevard, Suite 401, Glastonbury, Connecticut 06033, and whose Taxpayer Identification Number is 56-2630592, hereinafter called the Grantee, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns.

WITNESSETH:

That for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee all that certain piece of property and tract of land situate in the County of St. Lucie and State of Florida, described on Exhibit "A" attached hereto as a part hereof.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT HOWEVER to those matters designated on Exhibit "B" hereto, the provisions of which are not reimposed hereby.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

Grantor does hereby specially warrant the title to the Property, subject only to those matters set forth herein, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year aforesaid.

WITNESSES:

Name: Jill Calnan

Name: Joanne Shute

SELLER:

FP LAND, LTD., a Florida limited partnership

By: FP Land, LLC, a Florida limited liability company, its general partner

By: _____
Name: Kenneth H. Simigran
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3 day of January, 2006, by Kenneth H. Simigran, a Manager of FP Land, LLC, a Florida limited liability company, general partner of FP Land, Ltd., a Florida limited partnership, on behalf of the limited partnership, he is personally known to me or has produced _____ as identification.

JILL CALNAN
Comm# DD0608961
Expires 12/22/2010
Florida Notary Assn., Inc

[SEAL]

My Commission Expires: 12/22/2010

Notary Public

Jill Calnan
Printed name of notary

EXHIBIT A

TO

SPECIAL WARRANTY DEED

Description of Land

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof and LESS the South 52 feet thereof.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way line of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof, and LESS the South 626.36 feet thereof.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, LESS AND EXCEPTING THEREFROM the East 40 feet thereof as right-of-way for Jenkins Road, all lying and being in St. Lucie County, Florida.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

2. Resolution No. 96-101 of the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records book 997, Page 2176.

3. Ordinances No. K-251 and No. K-261 of the City Commission of the City of Fort Pierce, recorded in Official Records Book 1948, Page 1790, respectively.

4. Right of way of Jenkins Road.

5. Matters as disclosed on that certain survey prepared by Manucy Land Surveyors, Inc., dated September 22, 2006, as Order No. 150-608, which discloses, among other matters, the following encroachments:

   a. by a 6-foot chain link fence onto adjoining property along the westerly property line of the subject property;

   b. by mail boxes, asphalt drives, a sign, a dirt drive, and wood poles at the northeasterly corner of the subject property;

   c. by a concrete drive and a dirt drive along the East property line; and

   d. by irrigation ditches onto adjoining property along the South property line.

INSTRUMENT PREPARED BY
AND RETURN TO:
Kristilee M. Chihos, Esq.
DEAN MEAD
420 S. Orange Ave., Suite 700
Orlando, Florida 32801
(407) 841-1200

NOT FOR RECORDATION

AMENDMENT TO RESTRICTIVE COVENANTS AND ACCESS EASEMENT AGREEMENT

THIS AMENDMENT TO RESTRICTIVE COVENANTS AND ACCESS EASEMENT AGREEMENT (the "**Amendment**") is made by and between **WESTCITY FP SHOPS, LLC**, a Florida limited liability company, whose address is 9293 NW 15th Street, Coral Springs, Florida 33071 ("**WestCity**"), **WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 9293 NW 15th Street, Coral Springs, Florida 33071 ("**WestCity POA**"), and **CORNERSTONE FORT PIERCE DEVELOPMENT, LLC**, a Delaware limited liability company ("**Developer**"), and is intended to be made effective upon the recording of this Amendment in the Public Records of Saint Lucie County, Florida (the "**Amendment Effective Date**").

WITNESSETH:

WHEREAS, WestCity and Developer executed and recorded that certain Restrictive Covenants and Access Easement Agreement, dated May 7, 2009 and recorded May 28, 2009, in Official Records Book 3093, Page 2587, of the Public Records of Saint Lucie County, Florida (the "**Easement Agreement**"), which established certain prohibited uses binding on certain property described therein owned by WestCity (the "**Burdened Property**") and which granted a non-exclusive access easement over a portion of the Developer Tract owned by Developer;

WHEREAS, as of the Amendment Effective Date, Developer (also sometimes referred to as "**Benefited Owner**" in the Easement Agreement) owns the Developer Tract (also sometimes referred to as the "**Benefited Property**" in the Easement Agreement);

WHEREAS, WestCity and WestCity POA (together, the "**Commercial Parcel Owner**") are the current owners and successors-in-title to the Burdened Property, and the successors-in-interest to WestCity (also sometimes referred to "**Burdened Owner**" in the Easement Agreement);

WHEREAS, the intended use of the Developer Tract is a single-family residential community and related subdivision improvements (the "**Community**"), which may be developed by Pulte Home Company, LLC, a Michigan limited liability company, as the contract purchaser of the Developer Tract, or a successor homebuilder acquiring title to the Developer Tract (the "**Successor Developer**"); and

WHEREAS, Commercial Parcel Owner and Developer hereby agree to amend and modify certain terms in the Easement Agreement which are inconsistent with the planned development of the Community, or which are necessary or desired for Successor Developer's intended use of the Developer Tract, as further set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Defined Terms. The above recitals are true and correct and are incorporated herein by reference. Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Easement Agreement.

2. Relocation of Access Easement Area. The Access Easement Area described in the Easement Agreement is hereby relocated to the portion of the Developer Tract depicted and described on **Exhibit A**, attached hereto. Accordingly, the site plan and depiction of the Access Easement Area attached as **Exhibit C** to the Easement Agreement, is hereby deleted in its entirety and replaced with the depiction and legal description of the Access Easement Area attached hereto as **Exhibit A**. Successor Developer shall not be responsible for providing cross-access between the portions of the Burdened Property respectively owned by WestCity and WestCity POA and/or for access through the Burdened Property to the Access Easement Area.

3. Construction of Curb Cut. The only curb cut on the Developer Tract providing access to the Burdened Property shall be the curb cut providing access to the Access Easement Area from Jenkins Road. Notwithstanding Sections 4.1 and 4.2.3 of the Easement Agreement, the Commercial Parcel Owner shall not have the right to construct any additional curb cut on the Developer Tract.

4. Construction and Use of Access Easement Area. The 365-day period for construction of the Access Easement Area, as set forth in Section 4.1 of the Easement Agreement, shall commence upon Successor Developer receiving from the City a permit authorizing grading for any portion of the Developer Tract, and shall automatically extend for the duration of any force majeure event or moratorium. After a final certificate of completion is issued for the Access Easement Area, Successor Developer shall promptly notify Commercial Parcel Owner of same, and Commercial Parcel Owner's use of the Access Easement Area shall automatically commence upon the receipt of such notice. Successor Developer reserves the right to use, enjoy, and maintain the surface and subsurface portions of the Access Easement Area for any and all reasons, including, but not limited to, the construction and maintenance of fences, water distribution lines, sewer lines, electric distribution lines, cable and telephone lines, and natural gas distribution lines, provided such activities do not unreasonably interfere with or prevent Commercial Parcel Owner's permitted use of the Access Easement Area.

At any time after Successor Developer acquires the Developer Tract and part or all of the Commercial Parcel obtains a final site plan approval from the City of Ft. Pierce, but prior to the commencement of construction of the Access Easement Area by Successor Developer, the Commercial Parcel Owner may elect to construct a temporary road within the Access Easement Area by giving written notice thereof to Successor Developer. The temporary road shall not be used for construction vehicles or equipment to access the Commercial Parcel, and if such vehicles or equipment use the temporary road, Successor Developer may block the Access Easement Area until such construction on the Commercial Parcel is completed. The temporary road shall be designed so that the removal of the temporary road, at the cost of the Commercial Parcel Owner, shall be cost feasible and will not impede or delay construction of the permanent road and other Community infrastructure. The design of the foregoing temporary road shall be subject to prior review and approval by Successor Developer, which approval shall not be unreasonably withheld. If the Commercial Parcel Owner elects to construct the temporary road in accordance with this paragraph, then the Commercial Parcel Owner shall obtain all required permits and approvals from the City of Fort Pierce ("City") and St. Lucie County ("County"), shall complete the construction in accordance with the same, shall bear the full expense of the design, permitting and construction thereof, and shall be responsible for the maintenance thereof at its sole cost. Successor Developer shall reasonably cooperate with the Commercial Parcel Owner to coordinate permitting and construction of the temporary road. Any contractors or subcontractors working on the foregoing temporary road shall be required to carry general commercial liability insurance on an occurrence form basis, naming Successor Developer as an additional insured, with limits of not less than $1 million per occurrence and $5

NOT FOR RECORDATION

million general aggregate. The Commercial Parcel Owner shall indemnify, defend, save, and hold harmless Successor Developer, its elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the Commercial Parcel Owner, its elected officers, agents, servants, representatives, employees, contractors or subcontractors, arising from the exercise of its rights and obligations under this paragraph. The temporary road shall not be allowed to interfere with Successor Developer's construction of the Community, and Successor Developer reserves the right to temporarily close the Access Easement Area as necessary during Successor Developer's demolition of the temporary road, construction of the permanent road, and installation of any utilities or other improvements for the Community. The Commercial Parcel Owner shall be responsible for all of Successor Developer's costs to remove the temporary road upon commencement of site work for development of the Community. Prior to commencing construction of the temporary road, the Commercial Property Owner shall pay to Successor Developer a deposit to be held in escrow for the estimated cost to remove the temporary road, in an amount agreed upon by the parties hereto. Upon completion of the removal of the temporary road by Successor Developer, Successor Developer shall deliver, to the Commercial Parcel Owner, invoices showing the cost of the removal, and the deposit shall be applied against such cost. Any amount of the deposit remaining after being applied to the cost of removing the temporary road shall be refunded to the Commercial Parcel Owner, and if the deposit is insufficient to completely pay for the cost of such removal, then the Commercial Parcel owner shall reimburse Successor Developer for such shortfall within thirty (30) days of notice thereof.

5. Signage. The Commercial Parcel Owner shall have the right to erect a monument sign on the Developer Tract near the entrance of the Access Easement Area on Jenkins Road, at a location to be mutually agreed upon by Successor Developer and the Commercial Parcel Owner, provided that the Commercial Parcel Owner obtains all required permits and approvals from the City and County, and completes the construction in accordance with the same, and any applicable City and County code requirements, all at the sole cost of the Commercial Parcel Owner. Successor Developer shall reasonably cooperate with the Commercial Parcel Owner to coordinate permitting and construction of the monument sign. The design of the foregoing monument sign shall be subject to prior review and approval by Successor Developer, which approval shall not be unreasonably withheld. The Commercial Parcel Owner shall maintain the monument sign at the Commercial Parcel Owner's sole cost. Any contractors or subcontractors working on the monument sign shall be required to carry general commercial liability insurance on an occurrence form basis, naming Successor Developer as an additional insured, with limits of not less than $1 million per occurrence and $5 million general aggregate. The Commercial Parcel Owner shall indemnify, defend, save, and hold harmless Successor Developer, its elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the Commercial Parcel Owner, its elected officers, agents, servants, representatives, employees, contractors or subcontractors, arising from the exercise of its rights and obligations under this paragraph.

6. Successor Developer's Land Development Approvals. Simultaneously with signing this Amendment, the Commercial Parcel Owner shall sign and deliver to Successor Developer a letter in form approved by Successor Developer, addressed to the Board of Commissioners of the City of Fort Pierce, in support of the approval of Successor Developer's application for a Master and Final Planned Development on the Developer Tract. If the Commercial Parcel Owner has any concerns or objections with respect to Successor Developer's application for a Master and Final Planned Development on the Developer Tract, the Commercial Parcel Owner shall give Successor Developer notice of such concern or objection, and will work with Successor Developer in good faith to resolve such concern or objection, before communicating the same to the City Commission, Planning Board or City staff.

NOT FOR RECORDATION

7. Notice. All written notices and demands delivered to the parties shall be delivered to the address for each party set forth in the first paragraph of this Amendment, or to such other persons or addresses as each party may from time to time designate by notice to the other party.

8. Recording; Binding Effect; Assignment. The provisions of the Easement Agreement, as modified by this Amendment, shall run with the land and title to the Developer Tract and the Burdened Property. Notwithstanding the foregoing, any or all rights, benefits, and/or obligations of the parties pursuant to the Easement Agreement, as amended herein, may be assigned in whole or in part to a homeowners' association, property association, or other substantially similar entity established either for the Developer Tract or the Burdened Property, and the respective party assigning the rights, benefits, and/or obligations shall thereafter be released from all obligations hereunder.

9. No Other Modification. Except as modified by this Amendment, the Easement Agreement remains unchanged and in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

NOT FOR RECORDATION

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

Anthony Mijares
Print Name of First Witness

1600 S.R 7th Street
Fort Lauderdale, FL 33316
Address of First Witness

Signature of Second Witness

Lauren Molina
Print Name of Second Witness

10250 SW 24th Ct.
Miramar, FL. 33025
Address of Second Witness

WESTCITY:

WESTCITY FP SHOPS, LLC,
a Florida limited liability company

Name:
Title: Mgr Presidente
Date: 12-1-25

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 1 day of Dec, 2025, by **WESTCITY FP SHOPS, LLC**, a Florida limited liability company, on behalf of the limited liability company. S/he is personally known to me or [ ] produced _____ as identification.

LILLY PEREZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-24-2028 STATE OF FLORIDA COMMISSION NUMBER HH 491146

NOTARY PUBLIC
Print Name: Lilly Perez
My Commission Expires:

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

NOT FOR RECORDATION

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

Anthony Mijares
Print Name of First Witness

1600 SR 7TH STREET
FORT LAUDERDALE, FL 33316
Address of First Witness

Signature of Second Witness

Lauren Molina
Print Name of Second Witness

10250 SW 24th Ct.
Miramar, FL 33025
Address of Second Witness

WESTCITY POA:

WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Name:
Title: Mgr. President
Date: 12-1-25

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 1 day of Dec, 2025, by **WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. S/he is personally known to me or [ ] produced _____ as identification.

LILLY PEREZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-24-2028 STATE OF FLORIDA COMMISSION NUMBER HH 491148

NOTARY PUBLIC
Print Name: Lilly Perez
My Commission Expires: 2-24-2028

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

NOT FOR RECORDATION

WITNESSES:

Signature of First Witness

Claire Lewis
Print Name of First Witness

300 South Tryon Street
Charlotte, NC
Address of First Witness

Signature of Second Witness

Chelsey Horan
Print Name of Second Witness

300 South Tryon Street
Charlotte, NC
Address of Second Witness

CORNERSTONE:

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, its managing member

By: Barings LLC, a Delaware limited liability company, its investment adviser

By:
Name: Cassie A. McCrain
Title: Managing Director

Name: Cassie A. McCrain
Title: Managing Director
Date: 11/24/2025

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 24th day of November, 2025, by Cassie McCrain, as Managing Director of Barings LLC, a Delaware limited liability company, as investment adviser of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, as managing member of Cornerstone Fort Pierce Development, LLC, a Delaware limited liability company. She [X] is personally known to me or [___] produced _____ as identification.

MARIA MILLER
Notary Public - North Carolina
Catawba County
My Commission Expires Jun 21, 2027

NOTARY PUBLIC
Print Name: Maria Miller
My Commission Expires: June 21, 2027

NOT FOR RECORDATION

EXHIBIT A

DEPICTION AND DESCRIPTION OF RELOCATED ACCESS EASEMENT AREA

DESCRIPTION:

A PORTION OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 , WESTCITY FP SHOPS, AS RECORDED IN PLAT BOOK 118, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 89°30'21" WEST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°01'15" WEST, A DISTANCE OF 253.95 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 48' 40", HAVING A RADIUS OF 159.00 FEET, HAVING AN ARC DISTANCE OF 85.41 FEET; THENCE, SOUTH 30°47'53" WEST, A DISTANCE OF 43.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29° 57' 25", HAVING A RADIUS OF 141.17 FEET, HAVING AN ARC DISTANCE OF 73.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 49' 49", HAVING A RADIUS OF 15.00 FEET, HAVING AN ARC DISTANCE OF 23.78 FEET; THENCE TO THE WEST LINE OF ORDER OF TAKING PARCEL 100 STATE ROAD 70, AS RECORDED IN OFFICIAL RECORD BOOK 3632, PAGE 1691 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTH 89°58'45" EAST, A DISTANCE OF 68.07 FEET; THENCE ALONG SAID WEST LINE SOUTH 01°16'14" EAST, A DISTANCE OF 70.02 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°58'45" WEST, A DISTANCE OF 125.75 FEET; THENCE, NORTH 00°45'44" EAST, A DISTANCE OF 85.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 02' 34", HAVING A RADIUS OF 181.17 FEET, HAVING AN ARC DISTANCE OF 94.99 FEET; THENCE, NORTH 30°47'53" EAST, A DISTANCE OF 43.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30° 48' 40", HAVING A RADIUS OF 119.00 FEET, HAVING AN ARC DISTANCE OF 63.92 FEET; THENCE TO THE SOUTH LINE OF SAID PARCEL 1, NORTH 00°01'15" EAST, A DISTANCE OF 254.28 FEET; THENCE ALONG SAID SOUTH LINE OF PARCEL 1, SOUTH 89°30'21" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,660 SQUARE FEET, 0.635 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A MEASURED BEARING OF NORTH 89°30'21" WEST ALONG THE SOUTH LINE OF PARCEL 1 , WESTCITY FP SHOPS, AS RECORDED IN PLAT BOOK 118, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 19, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA – LB #3591

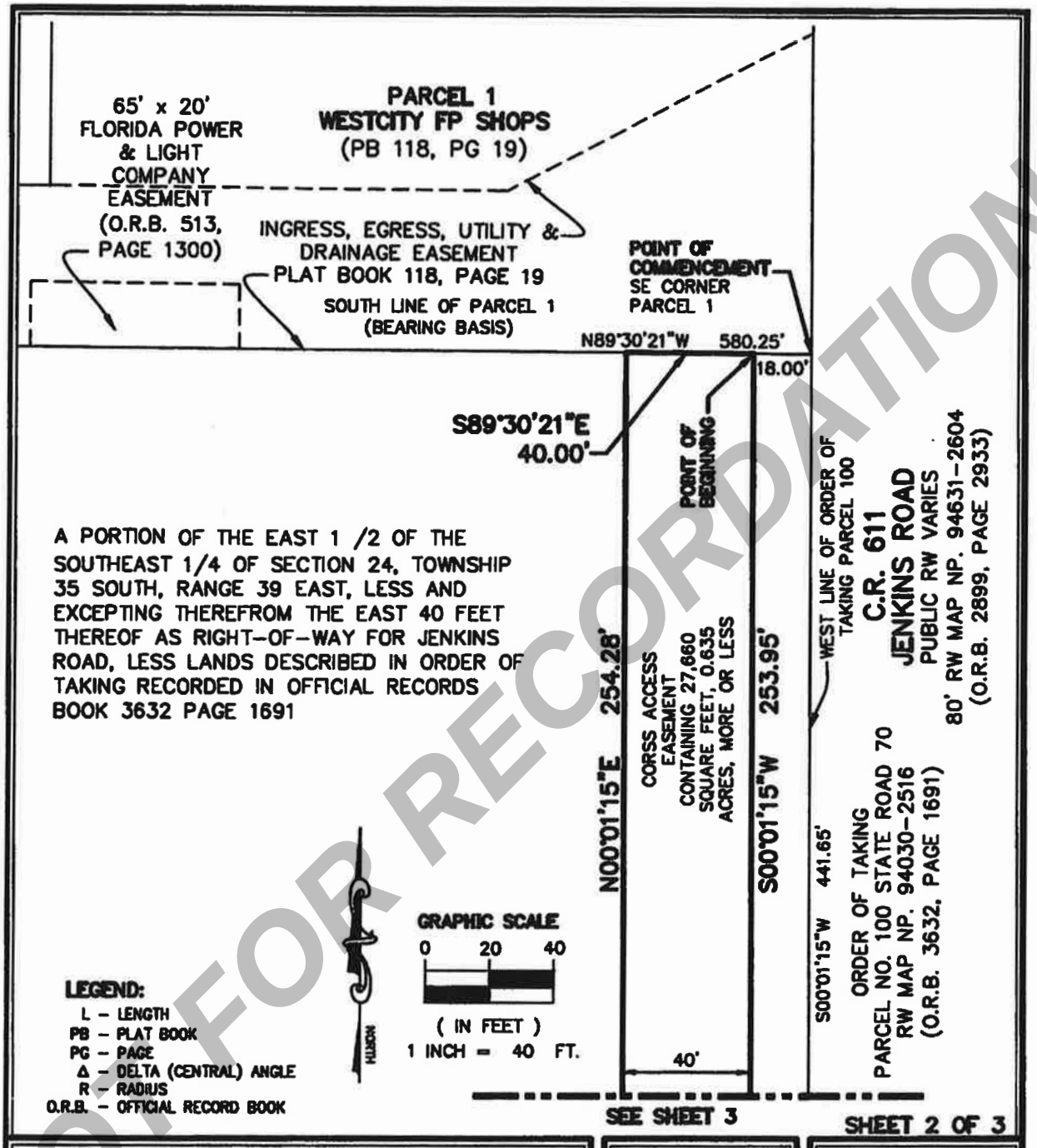
SHEET 1 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORNERSTONE
CROSS ACCESS EASEMENT
SKETCH OF DESCRIPTION

DATE	06/09/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10956

NOT FOR RECORDATION

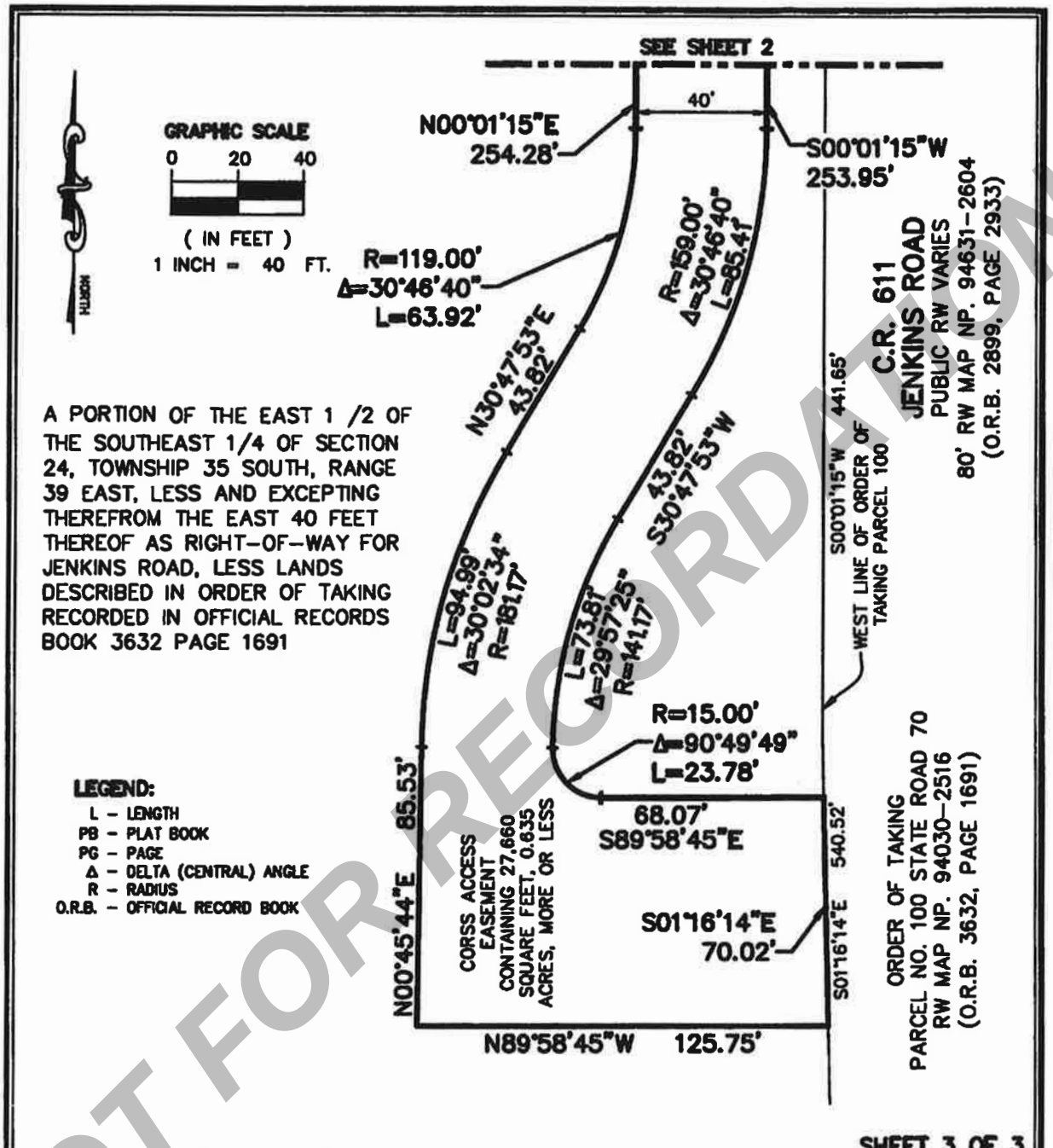


NOT FOR RECORDATION

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORNERSTONE
CROSS ACCESS EASEMENT
SKETCH OF DESCRIPTION

DATE	06/19/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10956



SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORNERSTONE
CROSS ACCESS EASEMENT
SKETCH OF DESCRIPTION

DATE	06/19/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10956

NOT FOR RECORDATION

DISTRICT PLANNING GROUP

Pulte Cornerstone

Master Planned Development

Utilities Service

Pulte Cornerstone will be served by the following utilities providers:

Water:	Fort Pierce Utilities Authority
Wastewater:	Fort Pierce Utilities Authority
Electric:	Fort Pierce Utilities Authority
Gas:	Fort Pierce Utilities Authority

Stormwater Management System Operation and Maintenance Plan

Prepared For:

Pulte Homes

St. Lucie County
Florida

Project No. 24-1479

Prepared By:

Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401

I. Introduction

The proposed improvements for the project include the construction of 246 single-family homes, a clubhouse, a pool, and the associated sidewalks and roadways to support the development. The Stormwater Management (SWM) system includes an underground stormwater network, multiple dry retention areas, and two wet detention lakes. The site is situated within the jurisdiction of the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD). Stormwater will be discharged to NSLRWCD Canal No. 39, located along the southern boundary of the property.

The purpose of this Stormwater Management System Operation and Maintenance Plan ("O&M Plan") is to provide the Cornerstone Homeowners Association (HOA) with a framework to establish a maintenance and operation program for the SWM system. Per Section 373.416(2), Florida Statutes, the entity responsible for the operation and maintenance of the SWM system is Cornerstone Homeowners Association, Inc. The HOA must retain a copy of this O&M Plan, along with the final approved plans and specifications submitted in accordance with Chapter 62-330, F.A.C. If a third-party entity manages the system on behalf of the permittee, the permittee remains ultimately responsible for ensuring compliance with all operational and maintenance requirements.

II. System Description

In compliance with SFWMD criteria, the project is required to provide wet detention storage to ensure water quality. This includes either 2.5 inches multiplied by the percentage of impervious surfaces or the first inch of rainfall, whichever is greater. This detention volume will be accommodated by the on-site lakes and managed through a proposed control structure with a bleed-down rate of 1.06 cfs (13.5 CSM max over 50.37 acres), discharging into NSLRWCD Canal No. 39.

III. Inspection and Maintenance

The operational details and maintenance requirements for each component of the SWM system are outlined in the following sections. The HOA will engage a Qualified Registered Professional to perform inspections as specified below. Following each inspection, a written report will be prepared, identifying any deficiencies requiring corrective action by the property manager.

A. Stormwater Inlets, Drainage Structures, and Pipes

- Inlet and catch basin grates must remain free of obstructions, with the interior kept clean.
- Check for sediment buildup, trash, or debris inside the basins and connecting pipes. Blockages or damaged pipes should be investigated and addressed promptly.
- Inspect the interior of the structures for signs of concrete damage or rust.
- Standing water near inlets must dissipate within 48 hours of rainfall. Persistent standing water beyond this period requires immediate investigation by a licensed storm drain cleaning contractor.

B. Swales and Grassed Water Storage Areas

- Swales facilitate the movement and temporary storage of stormwater and often accumulate vegetation and sediment over time. Regrading and replanting may be necessary periodically.
- Compare the current slope and dimensions of the swales with the permitted design plans before undertaking sediment removal or regrading work.
- Stabilize eroded areas with sod, plantings, rocks, sandbags, or synthetic geotextiles.
- Regular mowing of swales is essential, as they also improve water quality by filtering sediment and nutrients. Remove invasive or unwanted vegetation.

C. Wet Detention Pond (Lake)

- Regularly remove debris and trash from the pond's surface and perimeter to maintain water quality and storage capacity.
- Inspect pond banks for erosion, and stabilize affected areas through vegetation replanting or artificial methods.

D. Earthen Embankments (Berms)

- Ensure berm elevations, widths, and stabilization are properly maintained.
- Address damage caused by vehicles, equestrian activity, or erosion from rainfall promptly. Repairs should include compaction and re-vegetation to restore stability.

IV. Inspection Schedule

O&M Manual ITEMS

Table 12-1 from Environmental Resource Permit Applicant's Handbook – Volume I

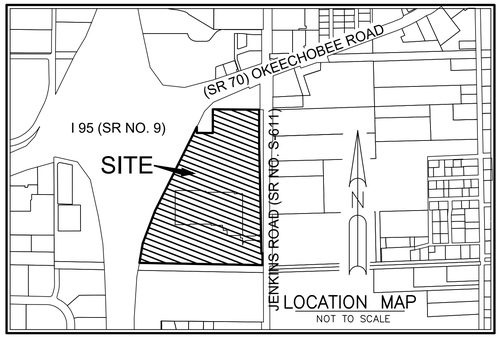
Ite	TYPE OF SYSTEM	INSPECTION
1)	Stormwater Inlets, Drainage Structures, and Pipes	Once every year
2)	Swales and Grassed Water Storage Areas	Once every 3 years
3)	Wet Detention Pond (Lake)	Once every 2 years
4)	Earthen Embankments (Berms)	Once every 5 years

V. Operation and Maintenance Inspection Certification

- See "Form 62-330.311(1) – Operation and Maintenance Inspection Certification" per 62-330.311(2), F.A.C.

VI. Inspection Checklist

- See "Form 62-330.311(1) – Stormwater Facility Inspection Checklist" per 62-330.311(2), F.A.C.



LOCATION MAP
NOT TO SCALE

E 1/4 CORNER SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CCR #116880 FOUND MAG NAIL LB 8098

FOUND 5/8" IRON ROD & CAP GCY LB 4286

FOUND 5/8" IRON ROD & CAP GCY LB 4286

144.69'
S65°57'25"W

FOUND 5/8" IRON ROD & CAP GCY LB 4286

N19°56'01"W
20.05'

N65°57'39"E 668.78'

S00°00'09"W 359.59'

S00°00'09"W 318.71'

6' CHAIN LINK FENCE

PARCEL 1
WESTCITY FP SHOPS
PLAT BOOK 118, PAGE 19

WESTCITY FP SHOPS
(PB 118, PG 19)

PARCEL 2
WESTCITY FP SHOPS
PLAT BOOK 118, PAGE 19

N47°11'23"E 152.94'

FOUND 5/8" IRON ROD & CAP LB 7383

39' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

FOUND 5/8" IRON ROD & CAP GCY LB 4286

NUCLEAR POWER PLANT SIREN

UTILITY EASEMENT (ORB 513, PG 1300)

INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

FOUND 5/8" IRON ROD & CAP GCY LB 4286

S89°30'21"E 580.25'

SOUTH LINE OF NORTH 1/2, OF NE 1/4, OF SE 1/4, SECTION 24

FOUND 5/8" IRON ROD & CAP GCY LB 4286

INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

N00°01'10"W 296.90'

EAST LINE OF SW 1/4, OF NE 1/4, OF SE 1/4, SECTION 24

ACCESS EASEMENT (O.R.B. 3093, PAGE 2587)

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

296'

660.5'

THE NORTH LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF

NORTH LINE OF PARCEL 2

860.5'

S00°01'15"W 441.65'

FLARED END SECTION
15" CC PIPE
INV: 14.31

C.R. 611
JENKINS ROAD
(PUBLIC RECORDS)
80' RW MAP NO. 94031-2604
(O.R.B. 2899, PAGE 2933)

S00°00'09"W 2664.05'
(BASIS OF BEARINGS)
NAD 83 (2011) NAVD 88 (BOWMAN)
8030 (BOWMAN) ELEVATIONS 16.63'

ORDER OF TAKING
NO. 100 STATE ROAD NO. 70
(OKEECHOBEE ROAD)
(O.R.B. 3632, PAGE 1691)

PARCEL NO. 101
(O.R.B. 3632, PAGE 1691)

FLARED END SECTION
15" CC PIPE
INV: 14.54'

18"V 12"H CC PIPE
INV: 14.05

18"V 12"H CC PIPE
INV: 14.21'

40' 40'

AVALON CROSSING
PLAT BOOK 93, PAGE 24

TRACT 5

6

5

4

3

OPEN SPACE

THE EASTERLY RIGHT-OF-WAY LINE OF I-95
N28°27'17"E 1175.51'

FOUND 5/8" IRON ROD & CAP GCY LB 4108

PARCEL 3
WESTCITY FP SHOPS
PLAT BOOK 118, PAGE 19

N00°04'58"E
73.04'

FOUND 4"X4" CONCRETE MONUMENT PSM 3690

N89°10'35"W 199.99'

SET 5/8" IR/CAP LB 3591

SEE SHEET 2

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 522400441GM, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

SCHEDULE B, PART II EXCEPTIONS

5. Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176.
(AFFECTS NOTHING TO PLOT)

6. Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979.
(AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)

7. Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587.
(AFFECTS PLOTTED)

8. Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238.
(AFFECTS NOTHING TO PLOT)

9. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
(AFFECTS NOTHING TO PLOT)

LEGEND

N.S.L.R.W.C.D. – NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. – OFFICIAL RECORD BOOK
RW – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
– CABLE TV VAULT
– CATCH BASIN
– CONCRETE POWER POLE
– CROSSWALK SIGNAL
– CURB INLET
– HOG OR BARBED WIRE FENCE
– DENOTES FOUND SURVEY ROD & CAP
– DENOTES NAIL & SURVEY DISK
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
– ELECTRICAL WIRES OVERHEAD
– FIBER OPTIC BOX
– FIRE HYDRANT
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
– SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION
– DENOTES 1/4 SECTION CORNER
– DENOTES SECTION CORNER
– SURVEY MARKER/CONTROL POINT
PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
– DENOTES FOUND SURVEY MARKER
– SET 5/8" IR/CAP LB 3591

DESCRIPTION:

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
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. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 522400441GM, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.)
8. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0167J, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
9. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

CERTIFIED TO:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON JULY 12, 2024.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

REVISIONS	DATE	BY

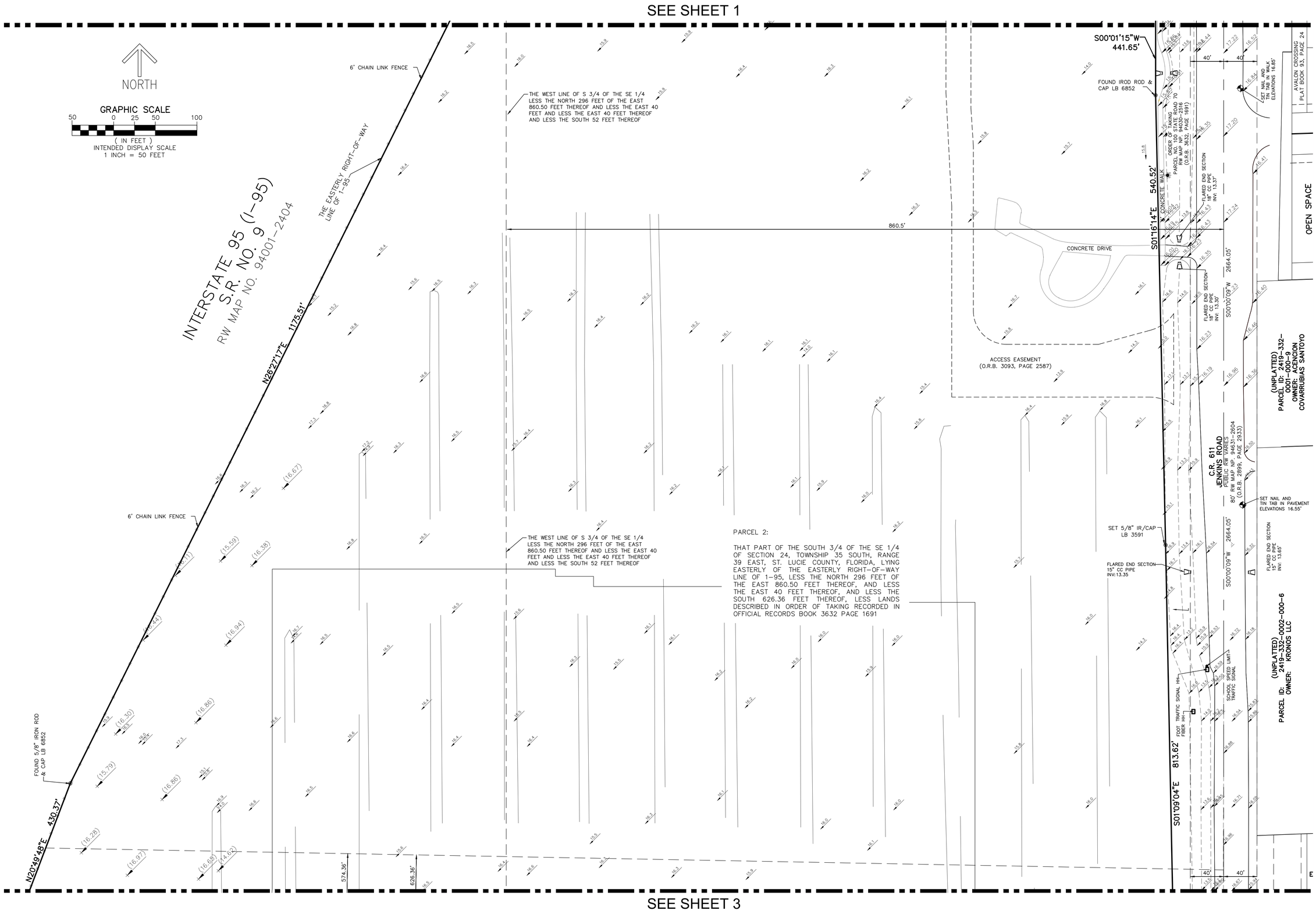
FILE NAME 10956-ALTA-BNDY-TOPO.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 1
OF 3 SHEETS



REVISIONS	DATE	BY
FILE NAME 10956-ALTA-BNDY-TOPO.dwg		

CAULFIELD & WHEELER, INC.
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A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE	6/20/2024
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 10108
SHT.NO. 2
OF 3 SHEETS

SEE SHEET 2

MATCH LINE "A"

N20°49'48"E
430.37'

860.5'

40' 40'

SET NAIL AND TIN TAB IN PAVEMENT ELEVATION 16.12'

S01°09'04"E 813.62'

PARCEL OF TAKING ORDER OF TAKING C.R. 611 / JENKINS ROAD RW MAP NP. 94030-2516 (O.R.B. 3632, PAGE 1691)

EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

S00°00'09"W 2654.05'

C.R. 611
JENKINS ROAD
PUBLIC RW VARIES
80' RW MAP NP. 94631-2604
(O.R.B. 2899, PAGE 2933)

WATER VALVE

SEWER VALVE

THE WEST LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF

574.36'

626.36'

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

(UNPLATTED)
2419-333-0001-000-2
PARCEL ID:
OWNER: ST PETER EVANGELICAL LUTHERN

SET 5/8" IR/CAP LB 3591

FOUND 5/8" IRON ROD NO ID

N89°59'51"W 13.36'

150.40'

THE SOUTH LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF

HAND HOLE

FLARED END SECTION 24" CMP PIPE INV: 12.57'

S00°00'09"W 69.00'

FOUND 5/8" IRON ROD NO ID/DISTURBED

40' 40'

SET NAIL AND TIN TAB IN PAVEMENT ELEVATION 15.81'

1540.46'
N88°56'02"W

52'

40'

TOB

TOE

N88°56'02"W 1540.46'

TOB

TOE

24" CMP PIPE INV: 12.35'

CONCRETE PIPE INV: 8.22' TOP PIPE: 13.58'

CONCRETE PIPE INV: 7.91' TOP PIPE: 13.63'

RIP RAP HEADWALL

RIP RAP HEADWALL

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
CANAL NO. 39
CANAL RW

SOUTH LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

UNPLATTED PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

25 30

SE CORNER SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CCR #104890 CORNER FOUND IRON ROD IN CUT OUT

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

MATCH LINE "A"

SEE SHEET 2

N20°49'48"E 430.37'

N09°39'28"E 250.15'

INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

THE EASTERLY RIGHT-OF-WAY LINE OF I-95

FOUND 5/8" IRON ROD NO ID

6' CHAIN LINK FENCE

FOUND 5/8" IRON ROD NO ID

SOUTH LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

52' 40'

TOB

TOE

NORTH

REVISIONS	DATE	BY

FILE NAME 10956-ALTA-BNDY-TOPO.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
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ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10956
SHT.NO. 3
OF 3 SHEETS

Stormwater Management System Operation and Maintenance Plan

Prepared For:

Pulte Homes

St. Lucie County
Florida

Project No. 24-1479

Prepared By:

Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, FL 33401

I. Introduction

The proposed improvements for the project include the construction of 246 single-family homes, a clubhouse, a pool, and the associated sidewalks and roadways to support the development. The Stormwater Management (SWM) system includes an underground stormwater network, multiple dry retention areas, and two wet detention lakes. The site is situated within the jurisdiction of the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD). Stormwater will be discharged to NSLRWCD Canal No. 39, located along the southern boundary of the property.

The purpose of this Stormwater Management System Operation and Maintenance Plan ("O&M Plan") is to provide the Cornerstone Homeowners Association (HOA) with a framework to establish a maintenance and operation program for the SWM system. Per Section 373.416(2), Florida Statutes, the entity responsible for the operation and maintenance of the SWM system is Cornerstone Homeowners Association, Inc. The HOA must retain a copy of this O&M Plan, along with the final approved plans and specifications submitted in accordance with Chapter 62-330, F.A.C. If a third-party entity manages the system on behalf of the permittee, the permittee remains ultimately responsible for ensuring compliance with all operational and maintenance requirements.

II. System Description

In compliance with SFWMD criteria, the project is required to provide wet detention storage to ensure water quality. This includes either 2.5 inches multiplied by the percentage of impervious surfaces or the first inch of rainfall, whichever is greater. This detention volume will be accommodated by the on-site lakes and managed through a proposed control structure with a bleed-down rate of 1.06 cfs (13.5 CSM max over 50.37 acres), discharging into NSLRWCD Canal No. 39.

III. Inspection and Maintenance

The operational details and maintenance requirements for each component of the SWM system are outlined in the following sections. The HOA will engage a Qualified Registered Professional to perform inspections as specified below. Following each inspection, a written report will be prepared, identifying any deficiencies requiring corrective action by the property manager.

A. Stormwater Inlets, Drainage Structures, and Pipes

- Inlet and catch basin grates must remain free of obstructions, with the interior kept clean.
- Check for sediment buildup, trash, or debris inside the basins and connecting pipes. Blockages or damaged pipes should be investigated and addressed promptly.
- Inspect the interior of the structures for signs of concrete damage or rust.
- Standing water near inlets must dissipate within 48 hours of rainfall. Persistent standing water beyond this period requires immediate investigation by a licensed storm drain cleaning contractor.

B. Swales and Grassed Water Storage Areas

- Swales facilitate the movement and temporary storage of stormwater and often accumulate vegetation and sediment over time. Regrading and replanting may be necessary periodically.
- Compare the current slope and dimensions of the swales with the permitted design plans before undertaking sediment removal or regrading work.
- Stabilize eroded areas with sod, plantings, rocks, sandbags, or synthetic geotextiles.
- Regular mowing of swales is essential, as they also improve water quality by filtering sediment and nutrients. Remove invasive or unwanted vegetation.

C. Wet Detention Pond (Lake)

- Regularly remove debris and trash from the pond's surface and perimeter to maintain water quality and storage capacity.
- Inspect pond banks for erosion, and stabilize affected areas through vegetation replanting or artificial methods.

D. Earthen Embankments (Berms)

- Ensure berm elevations, widths, and stabilization are properly maintained.
- Address damage caused by vehicles, equestrian activity, or erosion from rainfall promptly. Repairs should include compaction and re-vegetation to restore stability.

IV. Inspection Schedule

O&M Manual ITEMS

Table 12-1 from Environmental Resource Permit Applicant's Handbook – Volume I

Ite	TYPE OF SYSTEM	INSPECTION
1)	Stormwater Inlets, Drainage Structures, and Pipes	Once every year
2)	Swales and Grassed Water Storage Areas	Once every 3 years
3)	Wet Detention Pond (Lake)	Once every 2 years
4)	Earthen Embankments (Berms)	Once every 5 years

V. Operation and Maintenance Inspection Certification

- See "Form 62-330.311(1) – Operation and Maintenance Inspection Certification" per 62-330.311(2), F.A.C.

VI. Inspection Checklist

- See "Form 62-330.311(1) – Stormwater Facility Inspection Checklist" per 62-330.311(2), F.A.C.

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

PULTE GROUP

CORNERSTONE

Environmental Assessment Report

Prepared For:

Pulte Group

Prepared By:

EW Consultants, Inc.

August 2024

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes the natural resource characteristics of the Pulte Group Cornerstone property. The 49.9 +/- acre Cornerstone property is located in Section 24, Township 35 South, Range 39 East within the City of Ft. Pierce, St. Lucie County, Florida. The property is bounded to the north by undeveloped land and a residential home, to the west by I-95 and the State Road 70 interchange, to the south by the NSLRWCD Canal No. 39, and to the east by Jenkins Road.

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the Cornerstone property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATION COMMUNITIES

The following is a summary of the land cover types found on the Cornerstone property site. Land cover classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the land cover types on the subject property.

The vegetative community descriptions include general discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections. Application of categories described as wetlands and ditches provides an approximation of the wetland areas or ditch classifications that remain subject to verification by SFWMD and, under current circumstances, the U.S. Army Corps of Engineers (USACE) for Section 404 purposes.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included in the Appendix of this report. The communities observed on the property are described as follows:

191 – Undeveloped Land Within Urban Areas –

This land cover is located within the northern and western portions of the property. The vegetation assemblage within these areas is dominated by non-native invasive species, ruderal weeds, and non-native pasture grasses. Vegetation includes Brazilian pepper, Australian pine, guava, smut grass, cogon grass, guinea grass, Caesar weed, and castor bean. Scattered occurrences of native laurel oak, slash pine, cabbage palm, and wax myrtle are also present.

510 – Ditches –

The property contains two man-made ditches that were created in support of the former agricultural practices on the property. The northern of the two ditches is shallow and is vegetated predominantly with non-native invasive species including torpedo grass, limpo grass, Peruvian primrose willow, and Caesar weed. Scattered occurrences of native species including broomsedge, spadeleaf and pennywort are also present. The southern ditch, located near the southern property boundary is a deep, steep sided ditch that contains scattered occurrences of non-native invasive Peruvian primrose willow and native Carolina willow.

643 – Wet Prairie –

There is one area located near the western property boundary that meets the criteria to be considered a wet prairie wetland. Vegetative cover in this area includes native grape vine, Virginia chain fern, and broomsedge, and non-native invasive old-world climbing fern and Peruvian primrose willow.

740 – Disturbed Lands –

This is the predominant land cover type on the subject property, and was previously improved for agricultural use. The vegetation assemblage is currently dominated by non-native invasive Brazilian pepper with scattered occurrences of native laurel oak, cabbage palm, and wax myrtle.

WILDLIFE

Wildlife Observations –

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site is summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Table 1. Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon's crested caracara	*Caracara cheriway*	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	L	No longer listed Nest trees protected

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida bonneted bat	*Eumops floridanus*	A diversity of forested habitats	Acoustic and roost surveys	L	FE
Florida burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	L	ST
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	L	ST
Florida scrub-jay	*Aphelocoma coerulescens*	Xeric oak scrub and scrubby flatwoods on sandy ridges and dunes	Pedestrian and vehicular transects	L	FT
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	ST
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	Pedestrian and vehicular transects	L	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	M	FT

O* = Observed; [1] Observed transient ; [2] Observed nesting and/or resident
Probability of Occurrence: H= High; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the on-site ditches.

The subject site is within the consultation area of Audubon's crested caracara. The subject site; however, does not contain suitable nesting or foraging habitat and no crested caracara or caracara nests were observed during site reconnaissance conducted in June and July of 2024.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. The property does not contain any suitable nesting or foraging habitat for bald eagles and no bald eagles or bald eagle nests were observed on site.

A reptile species that was not observed but has potential to occur on the site is the federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounts, fence posts, or short shrubs. The site does not contain suitable habitat for burrowing owls, thus there is a low potential for this species to occur. No burrowing owls or burrowing owl burrows were observed on the property.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species. The property does not contain any suitable habitat for this species, thus the potential for this species to occur is considered low and no Florida pine snakes were observed during field reconnaissance.

No Florida sandhill crane nests were observed on the site; however, this species is relatively common within the region. The preferred nesting habitat for sandhill cranes is freshwater herbaceous marsh wetland which does not occur on site and no sandhill cranes or sandhill crane nests were observed during field reconnaissance.

The Florida scrub-jay is a Federally threatened species that inhabits xeric oak and scrubby flatwoods habitats along sandy ridges and dunes. The subject property does not contain any suitable habitat for this species and no Florida scrub-jays were observed or heard during field reconnaissance.

In July 2024, a representative habitat survey was conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify any occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat survey was conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023).

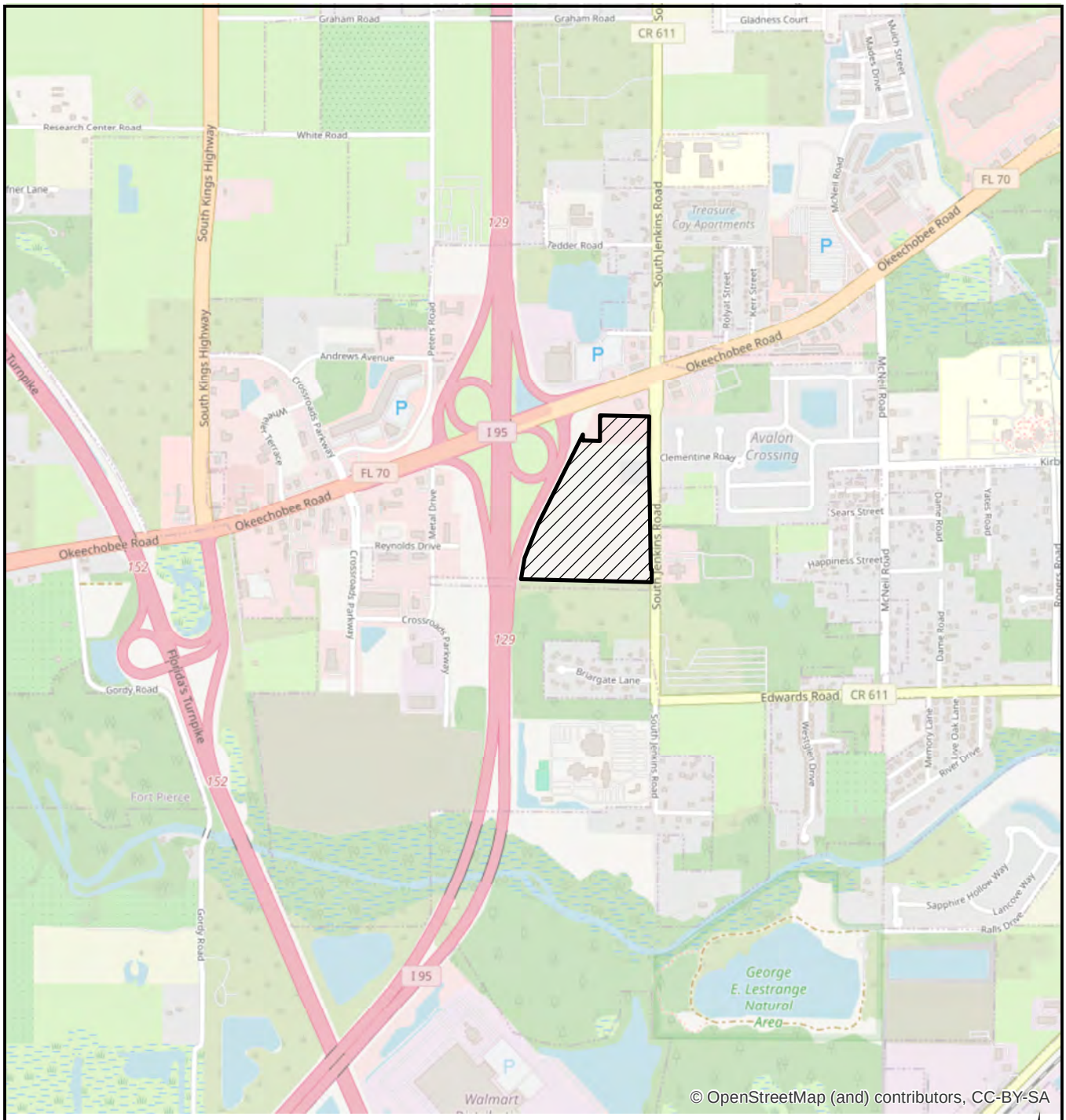
There were no gopher tortoises, potentially occupied gopher tortoise burrows, or other indicators of the presence of gopher tortoises observed on the property during field reconnaissance and the representative habitat survey conducted in July 2024. In accordance with FFWCC gopher tortoise permitting guidelines, prior to any land clearing or site work, a 100% habitat survey for this species must be completed. A gopher tortoise relocation permit will need to be obtained through FFWCC for any gopher tortoise burrows that cannot be avoided from impacts by a radius of at least 25 feet from a burrow's entrance.

The presence of surface water (ditches) and a wet prairie wetland indicates a moderate potential for occurrence of State-designated threatened wading bird species including the little blue heron, tricolored heron, and roseate spoonbill, and the Federally-designated threatened wood stork. The property does not contain suitable nesting habitat for any of these species and no such nesting activity was observed. Therefore, any occurrence of these wading bird species on the property would be for the purpose of transient foraging.

WETLANDS AND WATERBODIES

Preliminary field evaluation has identified an area within the property boundaries that may be considered state-jurisdictional wetlands. However, this opinion has not yet been verified by the South Florida Water Management District (SFWMD) for the proposed project. The review of the SFWMD online e-permitting database for publicly available permitting files revealed that a permit (permit 56-02924-P) authorizing construction and operation of a surface water management system on the subject property was previously issued by SFWMD on August 16, 2013. The previously issued permit includes a statement that no wetlands were present on the property at the time of permit issuance. A site review with SFWMD staff to verify whether wetlands are present, and the extent of any wetlands identified will be required upon submittal of a new Environmental Resource Permit (ERP) application.

APPENDIX



0 2,000 Feet

N

LEGEND

- SITE (49.9+/- AC)

CORNERSTONE
LOCATION MAP

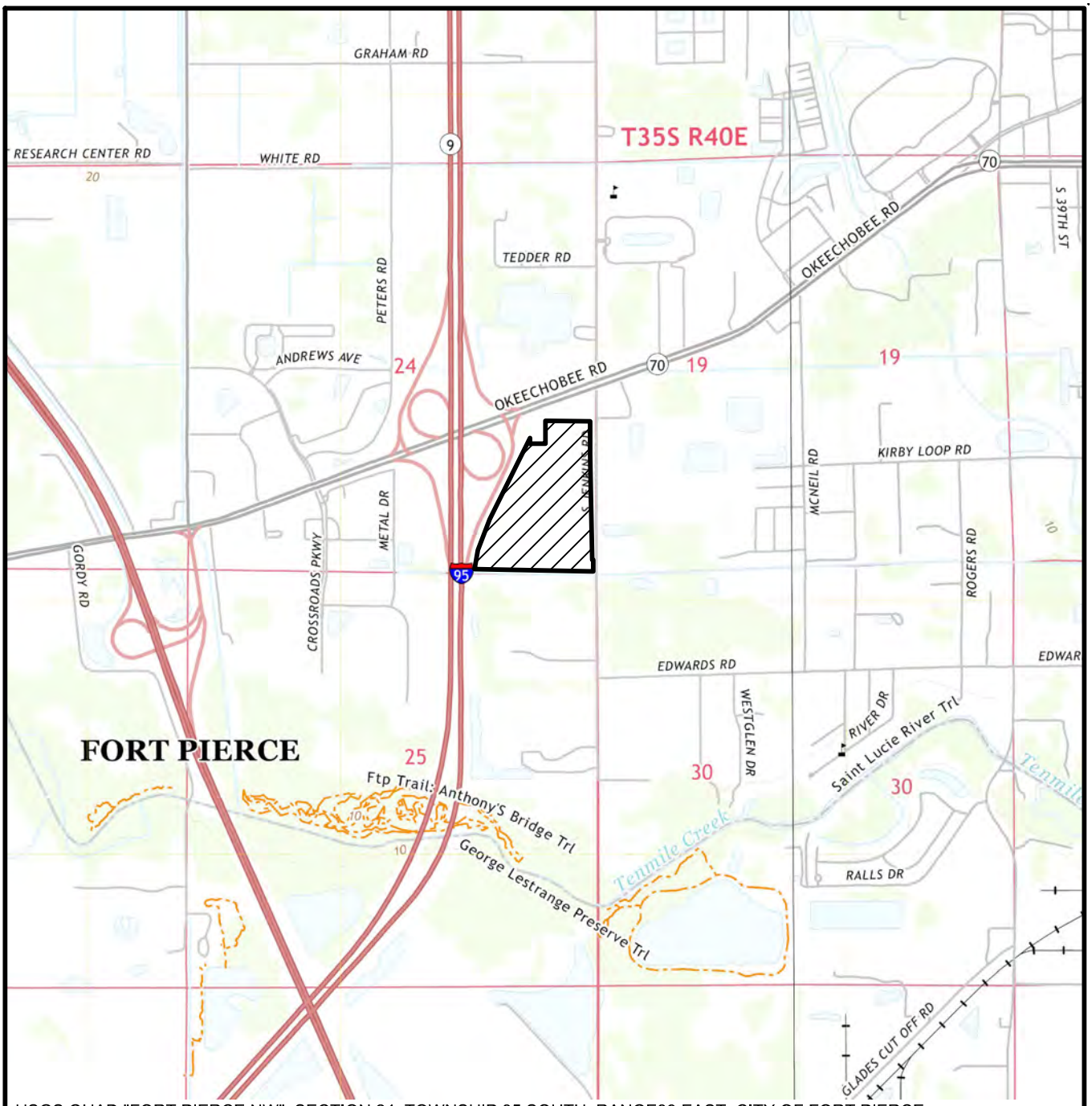
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

AUG 2024

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27d°04'47" LONGITUDE -80°23'06"

LEGEND

▨ - SITE (49.9± AC)

0 2000

SCALE IN FEET

CORNERSTONE QUAD

EW CONSULTANTS, INC.

EW Consultants, Inc.

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Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

AUG 2024

FIGURE

2

Cornerstone.dwg QUAD



FDOT AERIALS DATED 2024

0 600
SCALE IN FEET

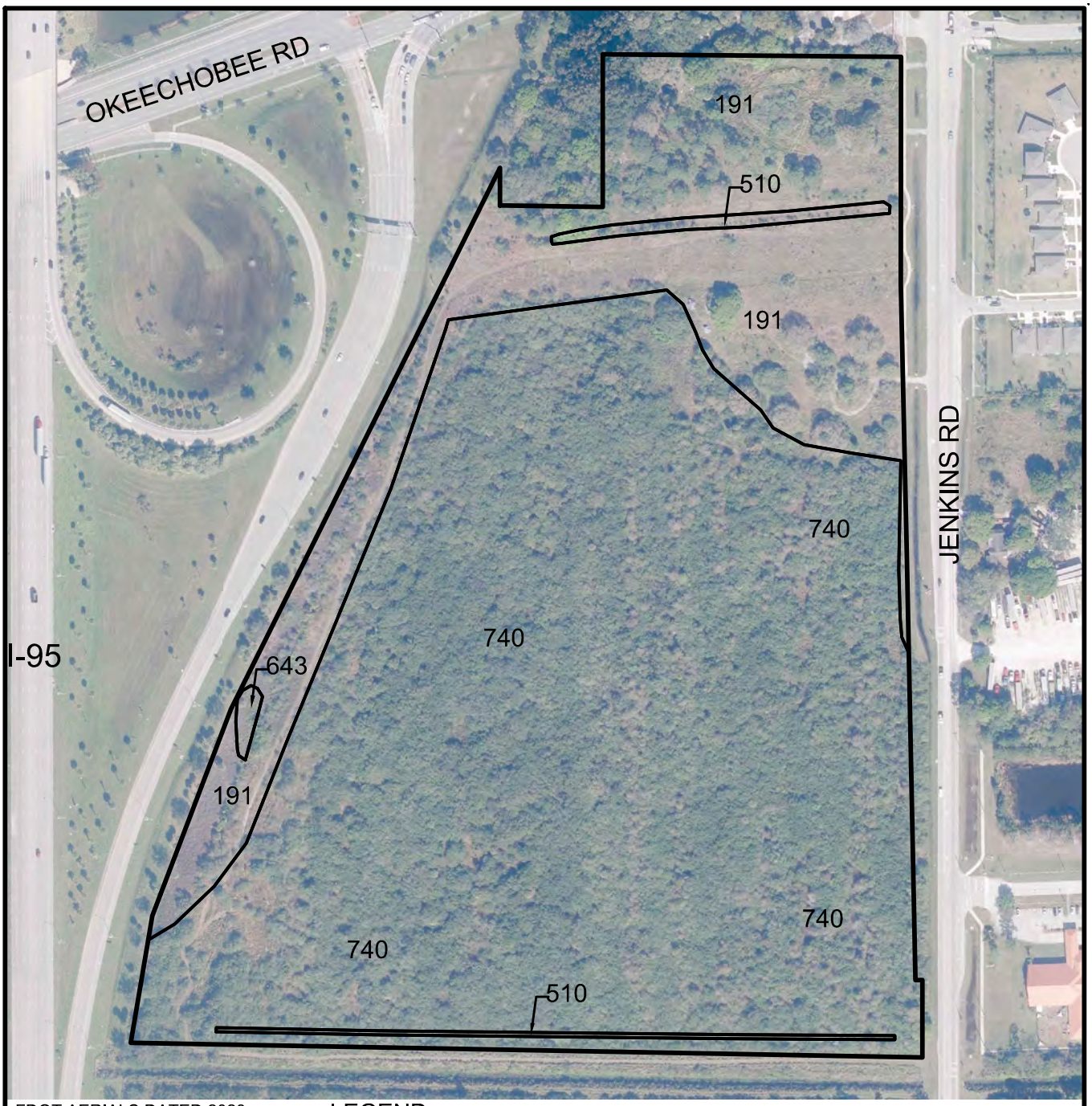
CORNERSTONE
AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

AUG 2024

FIGURE
3

Cornerstone.dwg AERIAL



FDOT AERIALS DATED 2023

LEGEND

191 - UNDEVELOPED LAND WITHIN URBAN AREAS (12.4± AC)
510 - DITCH (0.6± AC)
643 - WET PRAIRIE (0.1± AC)
740 - DISTURBED LANDS (36.8± AC)
TOTAL SITE (49.9± AC)

0 300
SCALE IN FEET

CORNERSTONE

FLUCFCS

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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AUG 2024

FIGURE
4

Cornerstone.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(CORNERSTONE)



Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

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 17, Sep 6, 2023

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	0.9	1.8%
25	Nettles and Oldsmar sands	49.0	98.2%
Totals for Area of Interest		**49.9**	**100.0%**

TRAFFIC ANALYSIS

FOR

Cornerstone Pulte

Prepared for:

Ms. Aimee Carlson
Pulte Group
1475 Centrepark Boulevard Suite 140
West Palm Beach, FL 33401

Prepared by:

Formerly O'Rourke Engineering & Planning

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September 5, 2024
Revised June 13, 2025

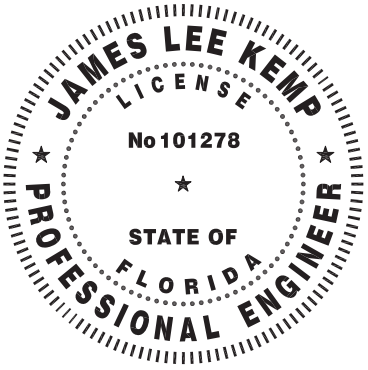
24277.01.03
V1.1

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Cornerstone Pulte
LOCATION: St. Lucie County, Florida
CLIENT: Pulte Group

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.06.13 17:20:44-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

James Lee Kemp, P.E. № 101278

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INTRODUCTION

Traffic & Mobility Consultants, formerly O'Rourke Engineering & Planning, was retained to prepare a traffic analysis for the proposed development consisting of 239 single family dwelling units located on Jenkins Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects' impact on the surrounding roadway system.

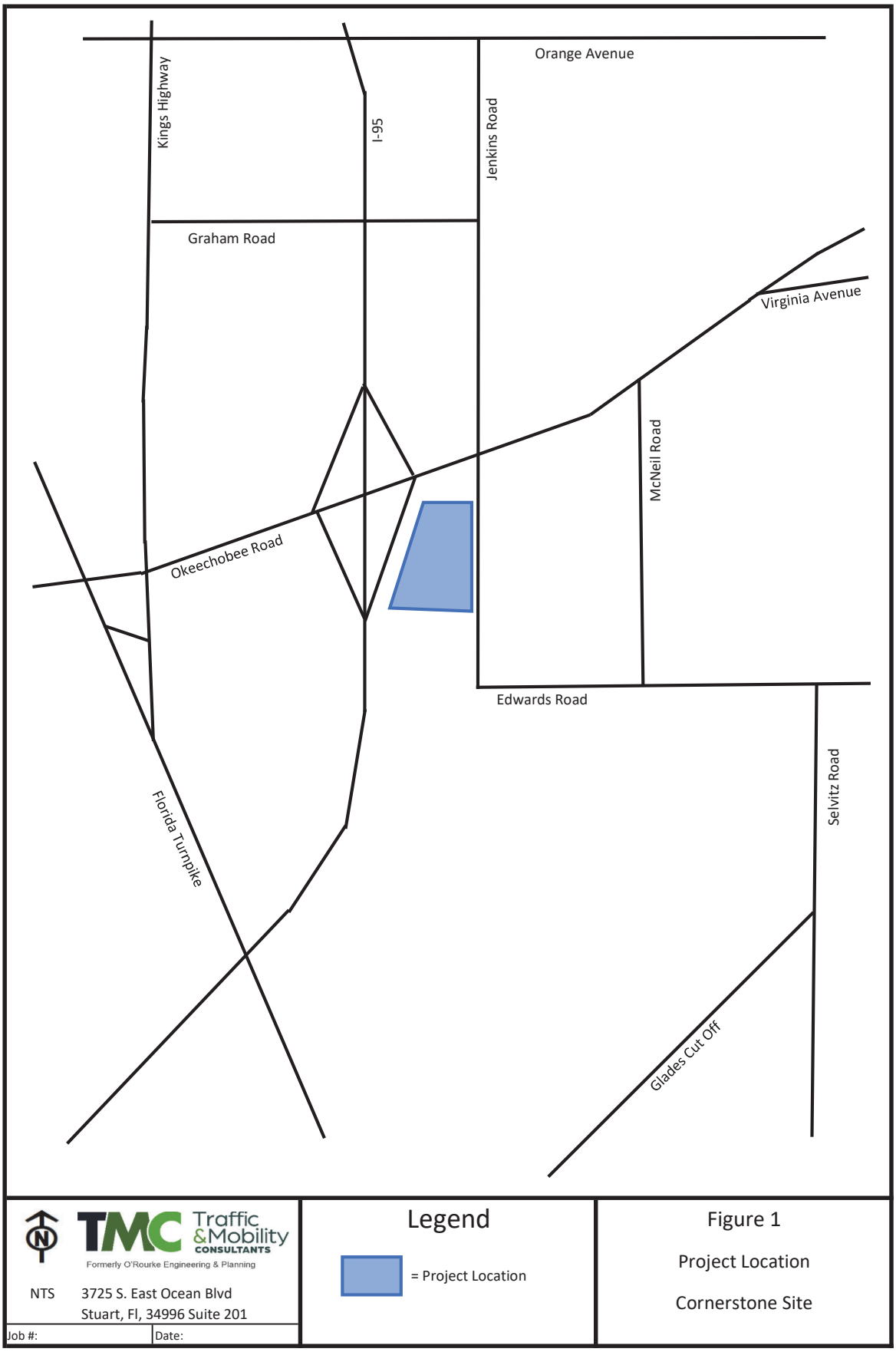
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 239 single family dwelling units. The project is located west of Jenkins Road. The project location is shown in **Figure 1**.


Orange Avenue
Kings Highway
I-95
Jenkins Road
Graham Road
Virginia Avenue
McNeil Road
Okeechobee Road
Edwards Road
Florida Turnpike
Selvitz Road
Glades Cut Off
N
TMC Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning
NTS
3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201
Job #:
Date:
Legend
= Project Location
Figure 1
Project Location
Cornerstone Site

EXISTING CONDITIONS

The study area radius of influence of 2 miles is defined based on the 2,249 new external daily trips generated. The roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link will be analyzed. 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.

- 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.
- Kings Highway is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Edwards Road is a two-lane arterial roadway with an E/W alignment.
- Jenkins Road is a two-lane arterial roadway with a N/S alignment.

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. Sources of the data are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the proposed development. This land use code is used for townhomes developments. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 2,249 new daily trips. There will be 165 AM peak hour trips with 41 entering the project and 124 trips exiting the project. The project will generate 225 new PM peak hour trips with 142 trips entering the project and 83 trips exiting the project.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	239	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	1,125	1,124	2,249
TOTALS							**1,125**	**1,124**	**2,249**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	239	DU	Ln(T) = 0.91Ln(X) + 0.12	25%	75%	41	124	165
TOTALS							**41**	**124**	**165**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	239	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	142	83	225
TOTALS							**142**	**83**	**225**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

Distribution/ Assignment – The overall distribution and assignment were based on other approved residential projects in the area. 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 5% or more on all other links. As shown, the project is significant on Jenkins Road and Edwards Road.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency at project buildout-2027. A growth rate of 4.94% was calculated for each significant link. Other project data includes committed traffic from Kings Highway Commerce Park, Creekside, Celebration Pointe, 4945 Edwards Road, Viva at Treasure Coast West, Viva at Treasure Coast East, Project Hunt, Kings Highway Warehouse, Jenkins Waypoint, and Walsh Crossroads. The development of a Panda Express located to the north of the property is being considered at this time.

Details of the background traffic are included in **Appendix C**.

Tables 3a and 3b summarize the results of the link analysis. As shown, the links of Edwards Road from Jenkins Road to McNeil Road and from McNeil Road to Selvitz Road and the link of Jenkins Road from Okeechobee Road to Edwards Road will be over capacity in 2027 due to existing and background traffic. For concurrency purposes, if the improvement needed for the background traffic is the same as needed when the project traffic is added, the project can assume the improvement is in place to satisfy concurrency. Therefore, concurrency is satisfied on all three links.

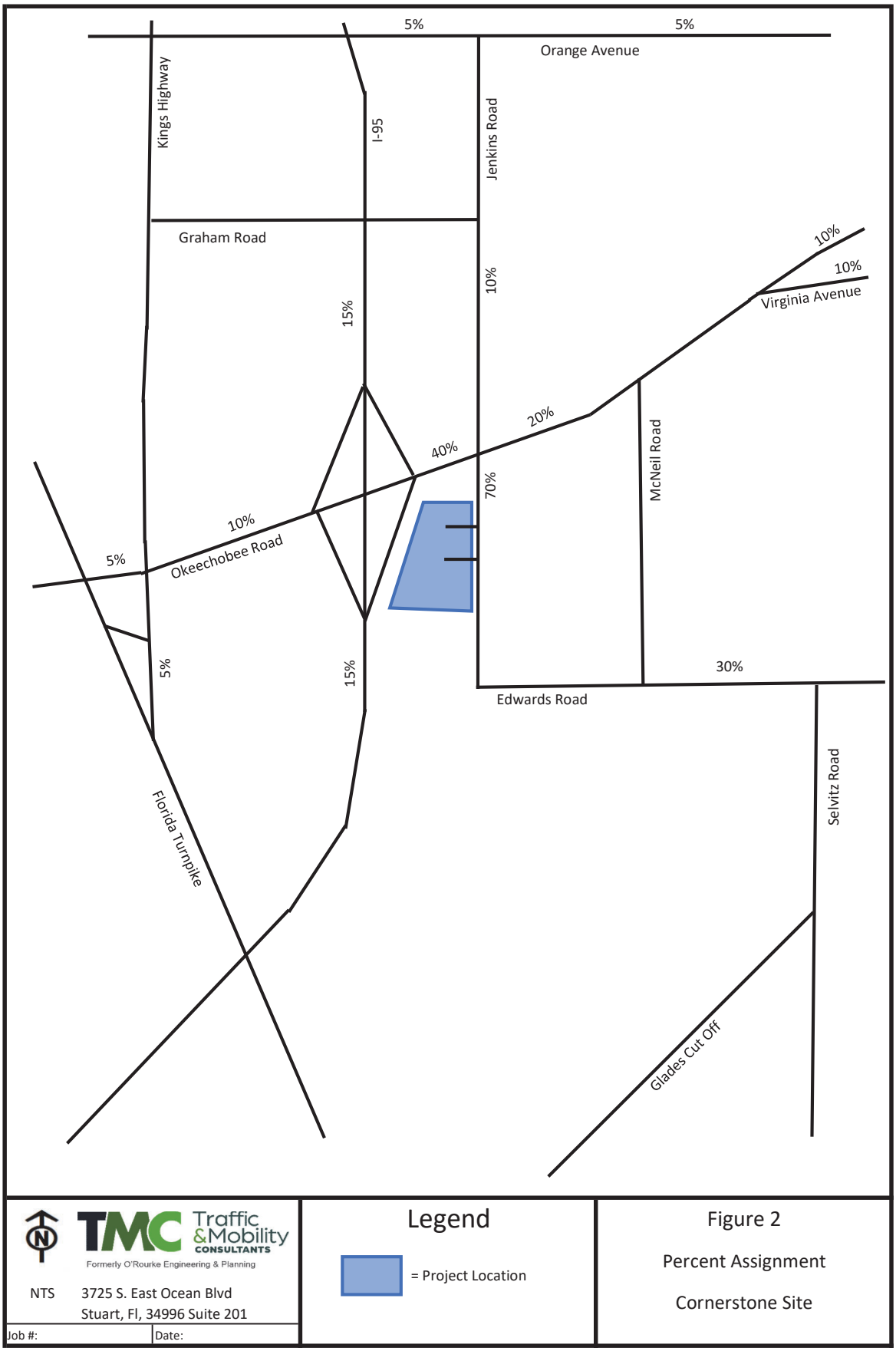

5%
5%
Orange Avenue
Kings Highway
I-95
Jenkins Road
Graham Road
10%
10%
10%
Virginia Avenue
15%
20%
40%
McNeil Road
70%
10%
5%
Okeechobee Road
5%
15%
30%
Edwards Road
Florida Turnpike
Selvitz Road
Glades Cut Off
Legend
= Project Location
Figure 2
Percent Assignment
Cornerstone Site
TMC Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning
NTS
3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201
Job #:
Date:

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	YES	630	37	5.87%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	630	12	1.90%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	YES	700	37	5.29%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	12	1.71%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	6	0.65%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	6	0.95%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	2	0.32%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	12	1.30%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	4	0.43%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	87	9.89%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	29	3.30%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	2	0.10%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	6	0.29%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	2	0.10%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	6	0.29%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	12	0.28%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	12	0.28%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	16	0.38%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	50	1.18%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	25	0.62%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	8	0.20%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	25	0.79%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	8	0.25%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	12	0.57%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	12	0.40%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	4	0.13%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	19	0.26%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	6	0.08%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	6	0.11%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	19	0.35%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 41
OUT: 124

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	630	25	3.97%	30%
	Jenkins Rd	McNeil Rd	2L	WB	IN	YES	630	43	6.83%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	25	3.57%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	YES	700	43	6.14%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	4	0.43%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	7	0.76%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	4	0.63%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	7	1.11%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	8	0.87%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	14	1.52%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	58	6.59%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	99	11.25%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	7	0.33%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	7	0.33%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	14	0.33%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	8	0.19%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	14	0.33%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	8	0.19%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	57	1.34%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	33	0.78%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	17	0.42%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	28	0.69%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	17	0.54%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	28	0.88%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	8	0.38%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	14	0.67%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	8	0.26%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	14	0.46%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	12	0.16%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	21	0.29%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	21	0.38%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	12	0.22%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2024

IN: 142
OUT: 83

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	Improved Capacity	Buildout V/C With Improvements	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	630	37	894	1850 (5)	0.48	5.87%	YES (4)	30%
	McNeil Rd	Selvitz Rd	WB	OUT	YES	0.51	742	4.94%	857	764	30	794	857	700	37	894	1850 (5)	0.48	5.29%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	729	4.94%	842	751	169	920	920	880	87	1007	1850	0.54	9.89%	YES (4)	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	700	4.94%	809	722	58	780	809	880	29	838	1850	0.45	3.30%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly County Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 41
Net Out: 124
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (3)	2024 Peak Hour Volumes (1)	Growth Rate (2)	2027 Peak Hour Volumes w/ Growth Factor	2027 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	Improved Capacity	Buildout V/C With Improvements	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	630	43	873	1850 (5)	0.47	6.83%	YES (4)	30%
	McNeil Rd	Selvitz Rd	EB	IN	YES	0.52	718	4.94%	830	740	33	773	830	700	43	873	1850 (5)	0.47	6.14%	YES (4)	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	558	4.94%	645	575	108	683	683	880	58	741	1850	0.40	6.59%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	740	4.94%	855	762	174	936	936	880	99	1035	1850	0.56	11.25%	YES (4)	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor
(1) St. Lucie County Traffic Counts and Level of Service Report 2024
(2) Growth rate calculated from FDOT Historical Traffic Counts
(3) FDOT Hourly Count Data
(4) Fails with background traffic therefore improvements assumed in place
(5) Roadway is anticipated to be widened

Net In: 142
Net Out: 83
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Okeechobee Road at Jenkins Road and Edwards Road at Jenkins Road were counted on May 6, 2025. A peak season factor of 1.06 was applied to the raw count data. The intersections were analyzed in the AM and PM peak hours for three scenarios: Existing, Background 2027 without project traffic, and Buildout 2027 with project traffic. The intersection of Edwards at Jenkins is committed to be signalized and therefore the intersection was analyzed as a signalized intersection in the Background and Buildout scenarios. **Tables 4a** and **4b** summarize the results of the intersection analysis for the AM and PM peak hours, respectively.

Jenkins/Okeechobee

The intersections of Okeechobee Road and Jenkins Road is an existing signalized intersection. The intersection operates at LOS D under existing conditions and will continue to operate at an LOS D at project buildout with the existing signal timing.

Jenkins/Edwards

The intersection of Jenkins Road and Edwards Road is in the design phase of becoming a signalized intersection. Projects Viva at Treasure Coast East and Viva at Treasure Coast West are committed to providing this improvement and adding a dedicated westbound left, westbound right, and southbound left. With these improvements, in the background scenario, the intersection will operate at a LOS D in the AM and LOS B in the PM. Through project buildout, the intersection will operate at a LOS C in the AM and LOS B in the PM. The intersection data and analyses are included in **Appendix D**.

DRIVEWAY ANALYSIS

The project is proposed to have two full access driveways that will connect to Jenkins Road. The southern project Driveway 1 is proposed to align with the existing church and school; the northern project Driveway 2 is proposed to align with Clementine Road. Jenkins Road is currently undergoing a PD&E study to determine the feasibility of widening to a 4-lane divided roadway between Midway Road and Orange Avenue. Funding for construction is not identified in the 2026-2030 Transportation Improvement Program. **Figure 3** shows the driveway volumes for the AM and PM peak hours.

The driveways were analyzed using Synchro. The analysis shows that Driveway 1 will operate at LOS F for the eastbound movement and LOS D for the westbound movement in the AM peak hour as an unsignalized intersection. A signal warrant analysis is being prepared under separate cover for the intersection of Driveway 1/School Entrance and Jenkins Road at the request of the county. Preliminary results indicate that the school trips would satisfy the peak hour warrant. Driveway 2 is projected to operate at a LOS E for the eastbound movement and LOS C for the westbound movement in the AM peak hour.

The driveways were analyzed for the need for left and right turn lanes at the project driveways. NCHRP 457 was used to determine that a northbound left-turn lane and southbound right turn lane would be warranted at both driveways. The applicant is exploring a potential cross access easement with the Panada Express development located to the north of the project. The driveway data and analyses are included in **Appendix E**.

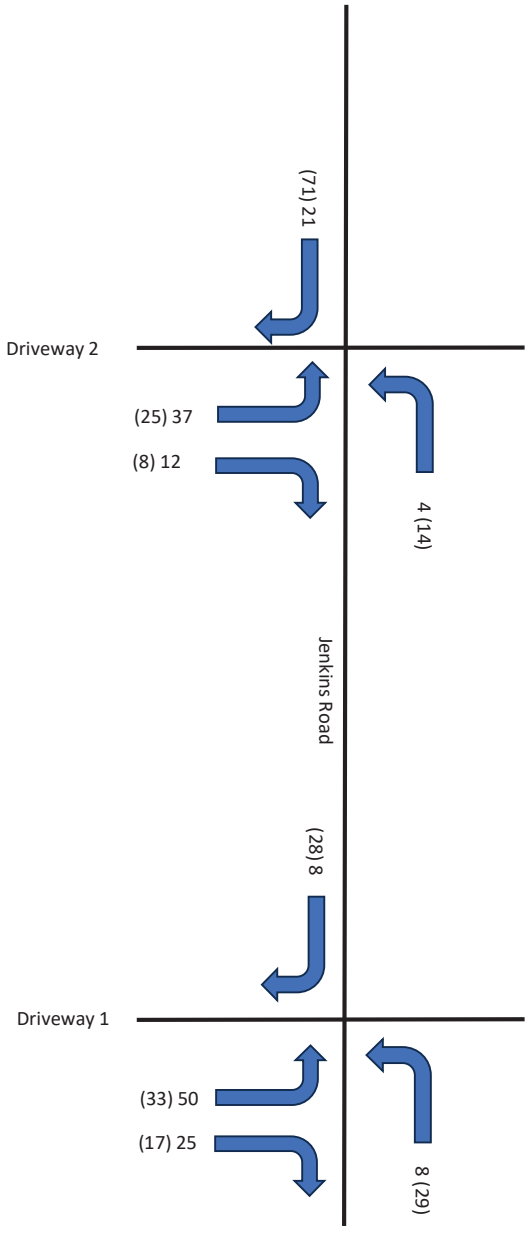
Table 4a: Intersection Results - AM Peak Hour

Int #	Intersection		Control	App	Mvmt	Existing Conditions			Background Conditions			Buildout Conditions		
						v/c	delay	LOS	v/c	delay	LOS	v/c	delay	LOS
1	Okeechobee Rd	Jenkins Rd	Signal	EB	Left	0.50	57.4	E	0.72	67.4	E	0.72	69.5	E
					Thru	0.57	28.3	C	0.73	38.7	D	0.75	41.4	D
					Right	0.00	0.0	A	0.00	0.0	A	0.00	0.0	A
				WB	Left	0.79	64.1	E	0.82	71.5	E	0.84	73.3	E
					Thru	0.36	23.3	C	0.46	30.8	C	0.47	32.3	C
					Right	0.18	21.7	C	0.22	28.0	C	0.23	29.4	C
				NB	Left	0.84	56.8	E	0.89	69.2	E	0.92	75.5	E
					Thru	0.30	41.0	D	0.28	38.9	D	0.30	39.1	D
					Right	0.33	41.4	D	0.34	39.8	D	0.39	40.5	D
				SB	Left	0.51	57.4	E	0.70	67.6	E	0.70	69.7	E
					Thru	0.36	48.6	D	0.29	49.3	D	0.30	51.0	D
					Right	0.83	60.9	E	0.91	84.5	F	0.92	88.5	F
				Overall			**35.2**	**D**		**45.2**	**D**		**48.1**	**D**
2	Edwards Rd	Jenkins Rd	TWSC (Signal in Background & Buildout)	WB	Left	0.60	13.8	B	0.02	14.8	B	0.01	9.1	A
					Right				0.93	32.1	C	0.75	9.8	A
				NB	Thru	0.00	0.0	A	0.06	15.2	B	0.16	19.1	B
				SB	Left				0.66	13.1	B	0.86	25.0	C
					Thru	0.29	7.9	A	0.03	6.2	A	0.04	7.6	A
				Overall			**10.9**	**B**		**23.1**	**C**		**16.5**	**B**

Table 4b: Intersection Results - PM Peak Hour

Int #	Intersection		Control	App	Mvmt	Existing Conditions			Background Conditions			Buildout Conditions		
						v/c	delay	LOS	v/c	delay	LOS	v/c	delay	LOS
1	Okeechobee Rd	Jenkins Rd	Signal	EB	Left	0.70	60.0	E	0.79	66.5	E	0.80	69.4	E
					Thru	0.48	26.7	C	0.62	36.8	D	0.65	40.3	D
					Right	0.00	0.0	A	0.00	0.0	A	0.00	0.0	A
				WB	Left	0.81	63.5	E	0.86	71.3	E	0.89	80.8	F
					Thru	0.49	24.8	C	0.64	35.3	D	0.64	36.4	D
					Right	0.26	22.3	C	0.36	31.0	C	0.34	31.9	C
				NB	Left	0.83	56.2	E	0.88	68.8	E	0.90	74.5	E
					Thru	0.32	43.8	D	0.30	43.7	D	0.32	45.0	D
					Right	0.35	44.2	D	0.32	44.1	D	0.35	45.6	D
				SB	Left	0.74	58.9	E	0.78	66.5	E	0.79	69.4	E
					Thru	0.37	48.7	D	0.32	50.6	D	0.35	53.2	D
					Right	0.83	61.2	E	0.91	85.8	F	0.91	91.4	F
				Overall			**35.1**	**D**		**45.7**	**D**		**49.0**	**D**
2	Edwards Rd	Jenkins Rd	TWSC (Signal in Background & Buildout)	WB	Left	0.61	16.2	B	0.04	13.9	B	0.04	13.6	B
					Right				0.60	6.0	A	0.62	5.7	A
				NB	Thru	0.00	0.0	A	0.35	23.6	C	0.47	26.3	C
				SB	Left				0.80	15.9	B	0.83	18.5	B
					Thru	0.36	8.3	A	0.03	5.4	A	0.03	5.7	A
				Overall			**11.4**	**B**		**11.7**	**B**		**12.9**	**B**

	IN	OUT	TOTAL
AM	41	124	165
PM	142	83	225



TMC Traffic & Mobility CONSULTANTS
Formerly O'Rourke Engineering & Planning

NTS

3725 S. East Ocean Blvd
Stuart, Fl, 34996 Suite 201

Job #:

Date:

Legend

= Project Location

Figure 3

Driveway Volumes

Cornerstone Site

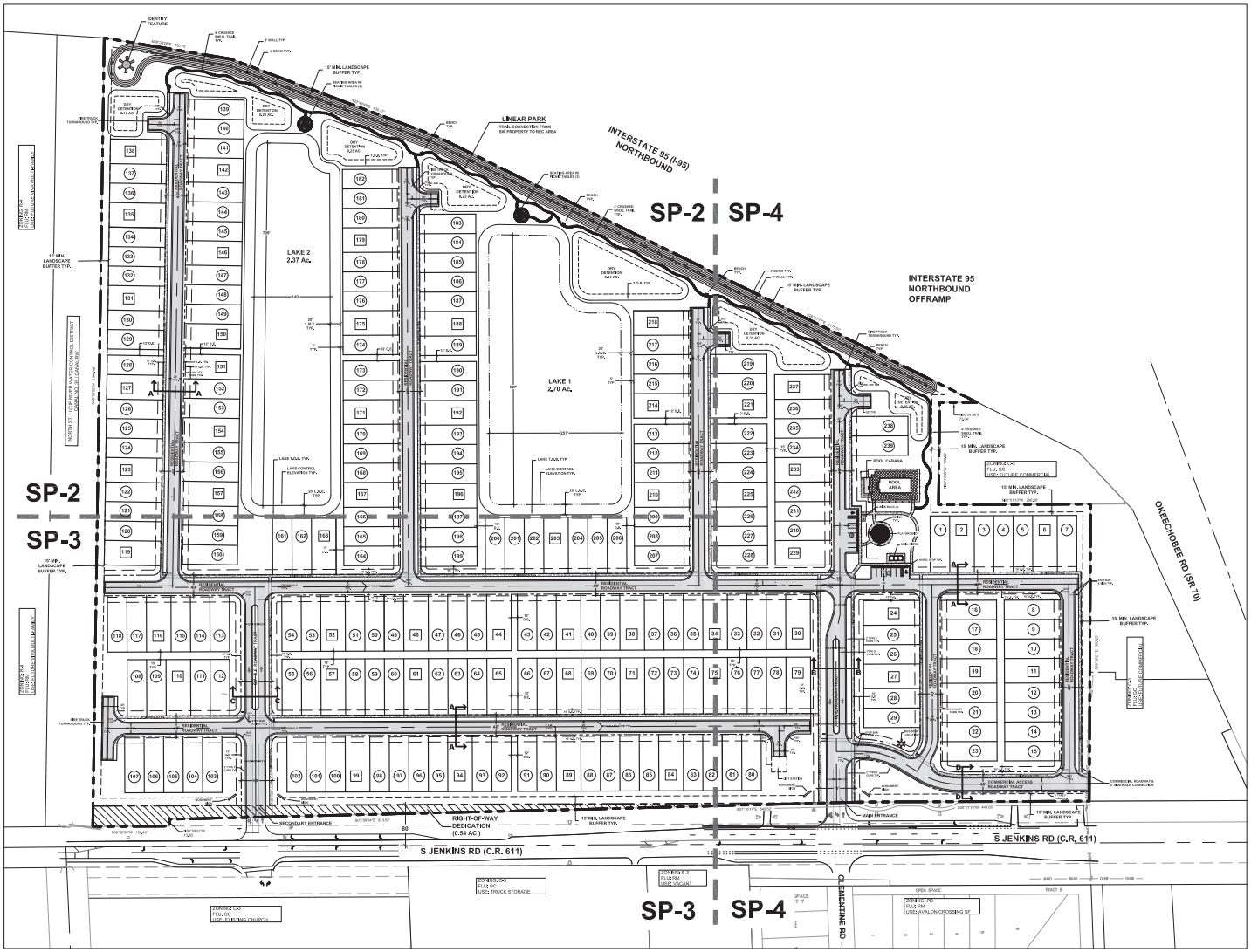
CONCLUSION

With 165 net new AM peak hour trips and 225 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network and planned/funded roadway improvements. Therefore, the project meets the requirements for concurrency.

Per FDOT requirements, a northbound left-turn lane and a southbound right-turn lane will be required at the project driveways. A signal warrant analysis is being prepared under separate cover to determine the need for signalization at Driveway 1 and Jenkins Road.

APPENDIX A

SITE PLAN



Site Data

Site Address:	2721 S Jenkins Rd. Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication Area	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	239 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density:	(RM) 5 DU / Ac. (49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:		239 Units
Proposed Gross Site Density:		4.79 DU / Ac.

Lot Data & Standards

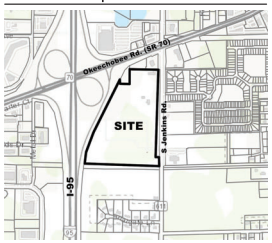
	Lot Type A	Lot Type B
Total Lots	55 Lots	184 Lots
Lot Area	5,280 sf	4,180 sf
Depth	110'	110'
Width	48'	38'
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	N/A	N/A
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

Site Calculations (Based on Remaining Site Area)

Open Space			
Open Space Required: (49.38 Ac. X 20%)	430,202 sf	9.87 Ac.	20%
Open Space Provided:	588,933 sf	13.52 Ac.	28%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
30% of Lake Area	66,386 sf	1.52 Ac.	3%
Impervious Area			
Lot Area (80%)	847,616 sf	19.46 Ac.	39%
V,U,A, (Includes driveways within R/W)	239,974 sf	5.51 Ac.	11%
Sidewalks / Other Pavement (Includes Pool Area)	48,341 sf	1.11 Ac.	2%
Lake Area (Control Elevation)	220,952 sf	5.07 Ac.	10%
Pool Cabana Building	518 sf	0.01 Ac.	1%
Total:	1,357,401 sf	31.16 Ac.	63%
Pervious Area			
Lot Area (20%)	211,904 sf	4.86 Ac.	10%
Dry Detention Area	77,708 sf	1.78 Ac.	4%
Lake Banks	65,792 sf	1.51 Ac.	3%
Common Area: Landscape / Open Space	379,147 sf	8.71 Ac.	18%
Other Landscape Area (Within R/W)	59,057 sf	1.36 Ac.	2%
Total:	793,608 sf	18.22 Ac.	37%

Location Map



Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

General Notes

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 107,119 and 125 with the exception of the modified standards or variances approved as part of the Planned Development (PD) Zoning Development Agreement and the Final PD Site Plan.

Legend

- # Lot Type "A" (48' x 110')
- # Lot Type "B" (38' x 110')
- R/W Dedication Area (0.54 Ac.)

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

HJA DESIGN STUDIO
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3500 SW Corporate Parkway, Suite 203
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Pulte Cornerstone

City of Fort Pierce Florida

Final PD Site Plan

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	02-14-2025 06-13-2025
Revision Dates	

SP-1

APPENDIX B

ST. LUCIE COUNTY 2024 LEVEL OF SERVICE REPORT

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
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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

* **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.

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
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.
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772-462-1593 www.stlucietpo.org

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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
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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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
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

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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

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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

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

B-7

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

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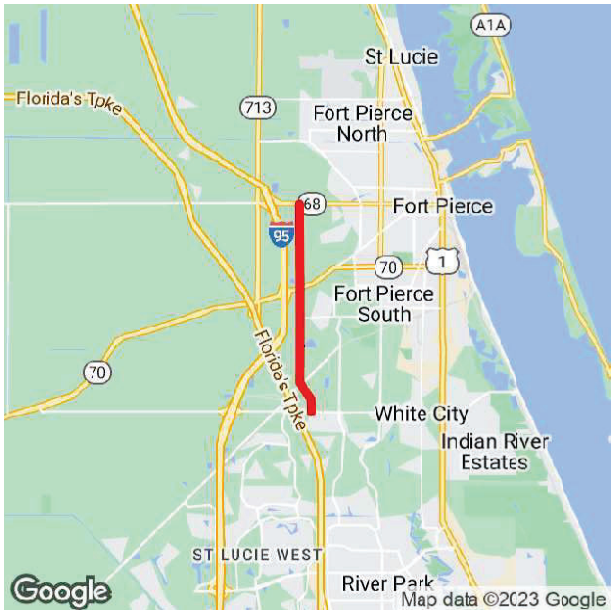
JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



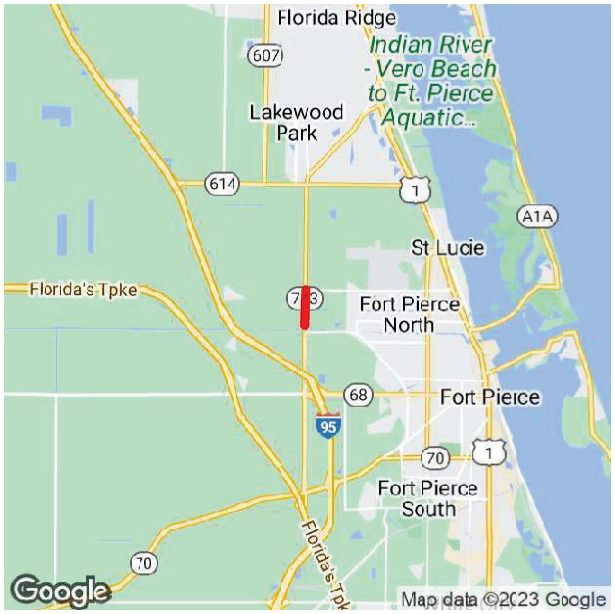
Project Description: PD&E/EMO STUDY
Extra Description: 2024 TPO PRIORITY #6 LFA WITH ST. LUCIE COUNTY R/W IS NEEDED 22-02 WIRE TRANSFER RECEIVED 11/13/23 $1M ST. LUCIE COUNTY
Lead Agency: MANAGED BY FDOT
From: MIDWAY RD
County: ST. LUCIE
To: ORANGE AVE
Length: 5.104
Phase Group: P D & E

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PDE	ACSU	811,624	0	0	0	0	811,624
PDE	SU	828,376	0	0	0	0	828,376
		1,640,000					**1,640,000**

Prior Year Cost: 5,182,865
Future Year Cost: 0
Total Project Cost: 6,822,865
LRTP: Page 8-3

B-8

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

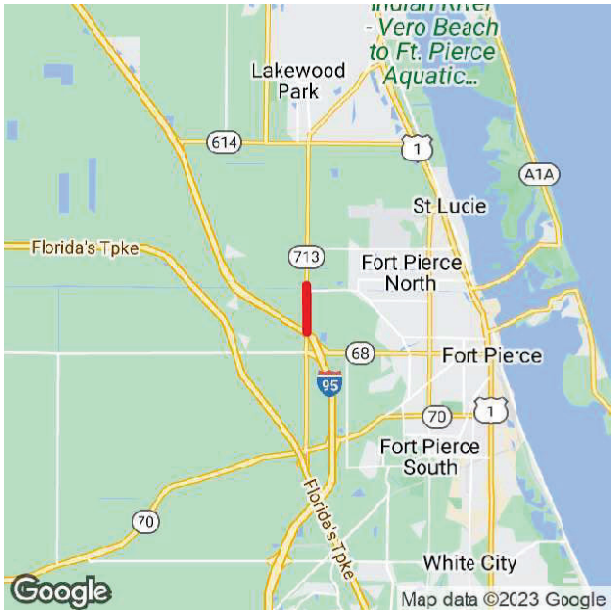


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 G/W 438379-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIRCLE
County: ST. LUCIE
To: NORTH OF ST LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2025	2026	2027	2028	2029	Total
ROW	CM	0	380,000	0	0	0	380,000
ROW	DDR	0	4,432,414	0	0	0	4,432,414
ROW	SA	2,805,455	0	0	0	0	2,805,455
ROW	SU	1,000,000	0	0	0	0	1,000,000
		3,805,455	**4,812,414**				**8,617,869**

Prior Year Cost: 21,404,740
Future Year Cost: 0
Total Project Cost: 67,751,867
LRTP: Page 8-2

KINGS HWY FROM NORTH OF I-95 OVERPASS TO NORTH OF COMMERCIAL CIRCLE
4492911 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE LANDSCAPE
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: NORTH OF COMMERCIAL CIRCLE
Length: 1.4
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2025	2026	2027	2028	2029	Total
PE	DDR	0	141,293	0	0	0	141,293
PE	DIH	0	11,303	0	0	0	11,303
CST	DDR	0	0	0	890,792	0	890,792
CST	DIH	0	0	0	33,484	0	33,484
			152,596		**924,276**		**1,076,872**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,076,872
LRTP: Page 8-2

ST. LUCIE COUNTY PLANNED ROADWAY WIDENING PROJECTS (FY21-FY25)
PROGRAMMED ROAD IMPACT FEE REVENUE

PLANNED CAPACITY IMPROVEMENT PROJECTS FUNDED BY IMPACT FEES (FY2021-FY2031)													
ID #	PLANNED ROADWAY PROJECTS (2021-2031)	FY2021	FY2022	FY2023	FY2024	FY2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Out Year Costs
1	**Midway Road Widening Phase 1 (Selvitz Road to Jenkins Road)***												
	Design Phase	500,000											
	Construction Funds			28,000,000									
2	**Midway Road Widening Phase 2 (Jenkins Road to Glades Cut-off Road)***												
	Includes Turnpike Interchange												
	PD&E Re-Evaluation for Interchange (Design)		1,500,000										
	Design Phase		2,000,000										
	Right of Way Phase												
	Construction Phase						2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	50,000,000
3	**Jenkins Road Extension South (Midway Road to Glades Cut-off Road)**												
	Design Phase	2,000,000											
	Right of Way Phase		3,500,000										
	Construction Phase				12,000,000								-
4	**Jenkins Road Widening (Glades Cut-off Road to Orange Ave.)***												
	Trip Grant Obligation - PD &E Phase			375,000	1,000,000								
	Design Phase								5,000,000				
	Right of Way Phase									6,000,000	6,000,000		
	Construction Phase											45,000,000	
5	**Selvitz Road Widening (Edwards Road to Glades Cut-off Road)**												
	Includes Glades Cut-Off Road & Selvitz Intersection												
	Design Phase	2,685,000	1,315,000										
	Right of Way Phase		3,000,000										
	Construction Phase					17,000,000							
6	**Glades Cut-off Road Widening (Selvitz Road to Midway Road)**												
	PD &E Phase** (covers Selvitz Road to Rangeline Road)		4,500,000										
	Design Phase				2,500,000								
	Right of Way Phase						2,000,000	6,000,000	2,000,000				
	Construction Phase												60,100,000
7	**Edwards Road Widening (S. 25th Street to Jenkins Road)**												
	PD &E Phase												
	Design Phase				1,500,000								
	Right of Way Phase					2,000,000							
	Construction Phase						10,000,000						
8	**Glades Cut-off Road Widening (Midway Road to Rangeline)**												
	PD & E Phase												
	Design Phase									2,000,000			
	Right of Way Phase										10,000,000		
	Construction Phase												
9	**Jenkins Road Extension North (Orange Avenue to St. Lucie Boulevard)**							2,000,000					
	PD &E Phase												
	Design Phase									2,000,000	2,000,000		
	Right of Way Phase										10,000,000		10,000,000
	Construction Phase												40,000,000
10	**North County Airport Connector Road (St. Lucie Boulevard to I-95)**												
	PD &E Phase							2,000,000					
	Design Phase										2,000,000		
	Right of Way Phase												10,000,000
	Construction Phase												40,600,000
11	**Lennard Road (Silver Oak Drive to US Hwy 1)**												
	Stormwater Pond Design Phase	350,000											
	Stormwater Pond Construction		2,000,000										
	PD&E Re-evaluation												
12	**Oleander Vision Study (Edwards Road Intersection to Midway Road)**												
	Planning & Design Phase	550,000											
	PLANNED INTERSECTION EXPANSION PROJECTS (2021-2025)												
13	**St. Lucie West Boulevard & Peacock Boulevard Expansion by City of PSL**												
	Matching Funds -Construction Phase 1				500,000								
	Matching Funds - Construction Phase 2							1,000,000					
	PLANNED SIDEWALK PROJECTS (2021-2025)												
	Oleander Ave Sidewalk (S Market Avenue to Edwards Road)*												
	Matching Funds - Design Phase				1,000,000	200,000							
	Bell Avenue Sidewalk (25th Street to Sunrise Blvd.)*												
	Matching Funds - Design Phase		200,000										
	Construction			100,000									
	Walton Road Sidewalk - Lennard Road to Green River Parkway*												
	Matching Funds - Design Phase			200,000									
	Construction				1,000,000								
	Impact Fee Expenditure TOTALS:	**6,085,000**	**18,015,000**	**28,675,000**	**19,500,000**	**19,200,000**	**14,000,000**	**13,000,000**	**9,000,000**	**12,000,000**	**32,000,000**	**47,000,000**	**210,700,000**
	Impact Fee Account Balance		**46,812,314**	**35,497,314**	**13,522,314**	**722,314**	**(11,777,686)**	**(19,077,686)**	**(25,377,686)**	**(27,677,686)**	**(32,977,686)**	**(58,277,686)**	
	Forecasted Impact Fee Revenue**		6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	
	**=Based on estimates from Office of Management and Budget												
	* = Funding amounts reflected in FDOT current 5-year work plan												

CITY OF FORT PIERCE

PLANNING DEPARTMENT

-PROJECT: **VIVA EAST SITE PLAN - 23-07000020**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **4/29/2024**

STAFF REPORT

Owner: TEG Mariner Cove, LLC

Applicant: Francarlos Rivera, TEG Developers

Requested Action: Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and six (206) unit rental community.

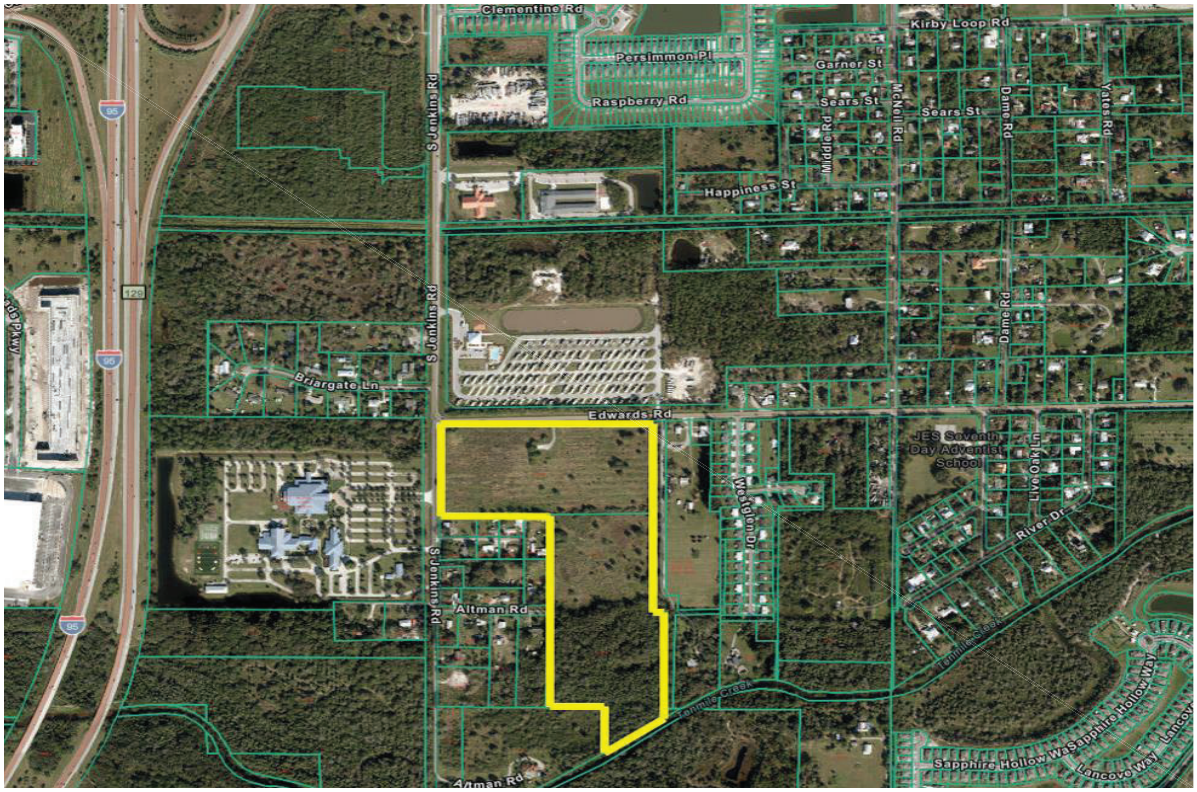
Location: 5315 Edwards Road & 5496 Altman Road

Parcel IDs: 2430-231-0001-000-4 & 2430-234-0001-000-3

Current Zoning: Medium Density Residential, R-4

Future Land Use: Medium Density Residential, RM

Location Map:



c. A dedicated southbound left turn lane on Jenkins Road shall be constructed within six (6) months of the issuance of the 100th certificate of capacity (CO) at Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.

d. Crosswalks at the Edwards Road and Jenkins Road intersection on the south and east legs shall be constructed within six (6) months of the issuance of the final certificate of capacity (CO) of Viva East.

e. Construction of a 6-foot-wide sidewalk from the Viva East Parcel to the Viva West parcel along the west side of Jenkins Road within two (2) years of issued final certificate of capacity (CO) of Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.

8. The intersection of Edwards Road and Jenkins Road shall be signalized within six (6) months of the issuance of the 100th certificate of capacity (CO) at Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.

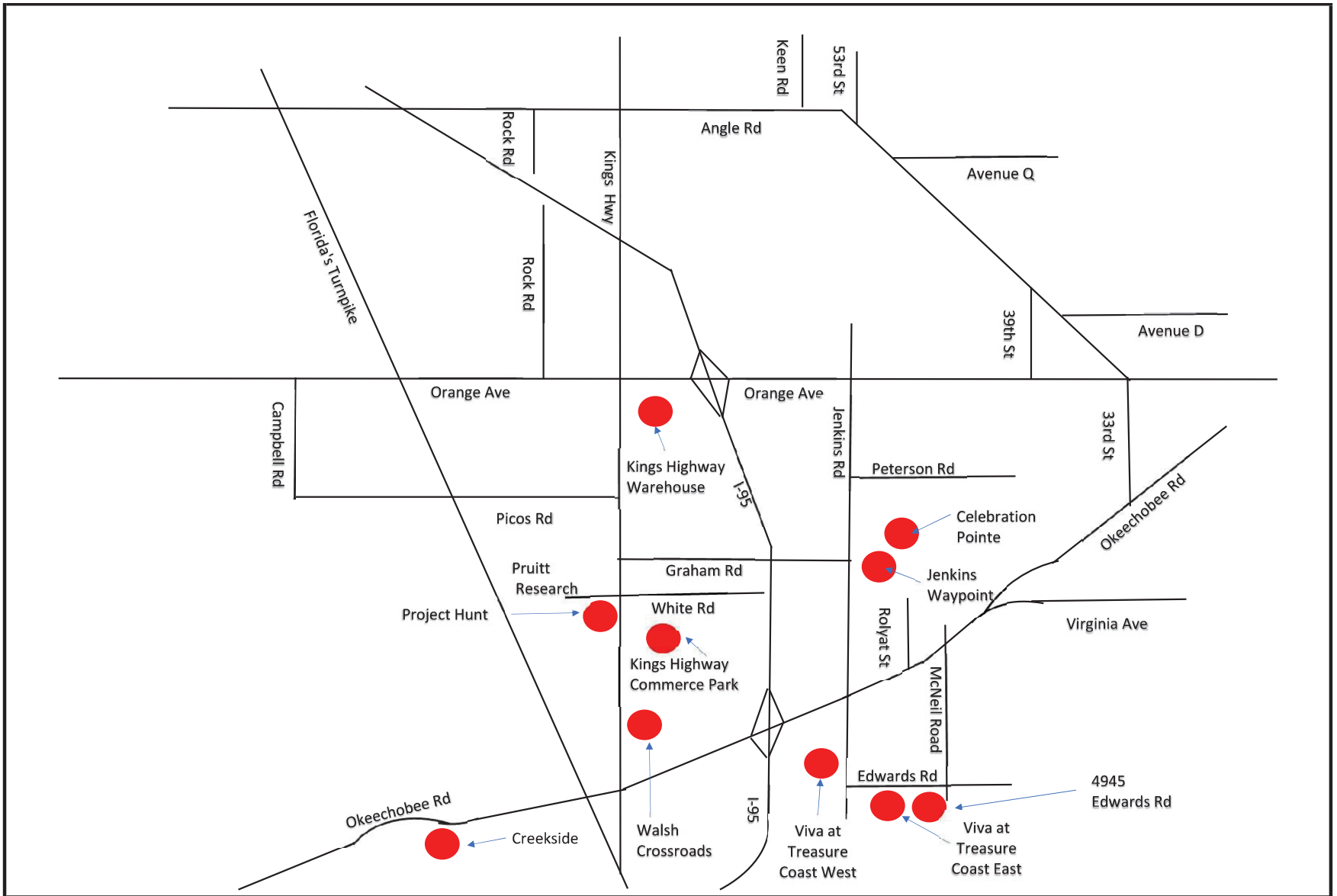
9. A dedicated westbound right hand turn lane on Edwards Road shall be constructed within six (6) months of the issuance of the 100th certificate of capacity (CO) at Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.

10. A dedicated southbound left turn lane on Jenkins Road shall be constructed within six (6) months of the issuance of the 100th certificate of capacity (CO) at Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.

11. The City agrees to obligate the City's share of the collected County roadway impact fees 64% (including 4% for administration of the collection) of all funds collected to fund construction of the improvements. In addition, the City shall obligate transportation impact fees up to the amount due by the development based on the City's current transportation impact fee schedule towards the improvements listed in Comment 3. An agreement shall document the contributions and responsibilities from all parties.

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE



NTS

O'ROURKE ENGINEERING & PLANNING

3725 S. East Ocean Blvd Suite 201
Stuart, Fl, 34996

Job Number:

Date: 7.2.2024

Legend

= Project Location

Figure 1

Background Project Location

St. Lucie County

AM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	28	OUT	21	7	5%	79	6	IN	2	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	6	OUT	5	2
				5,135	**577**		**In**	**463**		**7,443**	**564**		**In**	**143**		**1,585**	**128**		**In**	**32**
				Daily	**Two-Way**		**Out**	**114**		**Daily**	**Two-Way**		**Out**	**421**		**Daily**	**Two-Way**		**Out**	**96**

AM APPROVED PROJECTS			4945 Edwards Road						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	60%	482	32	OUT	24	8	90%	1,348	83	OUT	63	20	90%	1,256	78	OUT	59	19
Edwards Rd.	25th	Jenkins Rd	60%	482	32	IN	8	24	10%	150	9	OUT	7	2	10%	140	9	OUT	7	2
				803	**53**		**In**	**13**		**1,498**	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**
				Daily	**Two-Way**		**Out**	**40**		**Daily**	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**

AM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	101		In	84		5,100	683		In	342		3,318	209		In	53
				Daily	Two-Way		Out	17		Daily	Two-Way		Out	341		Daily	Two-Way		Out	156

AM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,538	0	228	0	169	0	58	0	0	228	0	169	0	58
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	850	0	56	0	26	0	30	0	0	56	0	26	0	30
				184	12		In	7														
				Daily	Two-Way		Out	5														

PM APPROVED PROJECTS			Kings Hwy Commerce Park / White Parcel						Creekside						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	5%	372	34	OUT	13	21	5%	79	8	IN	5	3
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	8	OUT	3	5
				5,135	**600**		**In**	**142**		**7,443**	**682**		**In**	**426**		**1,585**	**158**		**In**	**101**
				Daily	**Two-Way**		**Out**	**458**		**Daily**	**Two-Way**		**Out**	**256**		**Daily**	**Two-Way**		**Out**	**57**

PM APPROVED PROJECTS			4945 Edwards Road						Viva at Treasure Coast West						Viva at Treasure Coast East					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	60%	482	38	OUT	16	22	90%	1,348	104	OUT	39	66	90%	1,256	98	OUT	36	62
Edwards Rd.	25th	Jenkins Rd	60%	482	38	IN	22	16	10%	150	12	OUT	4	7	10%	140	11	OUT	4	7
				803	**63**		**In**	**37**		**1,498**	**116**		**In**	**73**		**1,396**	**109**		**In**	**69**
				Daily	**Two-Way**		**Out**	**26**		**Daily**	**Two-Way**		**Out**	**43**		**Daily**	**Two-Way**		**Out**	**40**

PM APPROVED PROJECTS			Project Hunt						Kings Highway Warehouse						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	114		In	29		5,100	674		In	458		3,318	274		In	172
				Daily	Two-Way		Out	85		Daily	Two-Way		Out	216		Daily	Two-Way		Out	102

PM APPROVED PROJECTS			Walsh Crossroads						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Okeechobee	Edwards	0%	0	0	-	0	0	3,538	0	282	0	108	0	174	0	0	282	0	108	0	174
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	850	0	68	0	33	0	35	0	0	68	0	33	0	35
				184	21		In	10														
				Daily	Two-Way		Out	11														

Historical Growth Rate Calculation (5 Year)

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Edwards Rd	Jenkins Rd	McNeil Rd	10,100	12,200	3.85%
Jenkins Rd	Okeechobee Rd	Edwards Rd	7,500	10,200	6.34%
		Total	17,600	22,400	4.94%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10200 F	N 5000	S 5200	9.00	51.60	7.10
2022	10000 C	N 4900	S 5100	9.00	51.40	5.00
2021	7100 V	N 3600	S 3500	9.00	50.90	7.20
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

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
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	12200 F	E 6100	W 6100	9.00	51.60	7.10
2022	11800 C	E 5900	W 5900	9.00	51.40	5.00
2021	9500 V	E 4700	W 4800	9.00	50.90	7.20
2020	9700 R	E 4800	W 4900	9.00	51.30	31.50
2019	10100 T	E 5000	W 5100	9.00	51.00	7.80
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

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

COUNTY: 94
STATION: 7027
DESCRIPTION: ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	10	6	8	10	34	5	16	9	9	40	74
0100	5	8	3	6	22	7	4	10	5	26	48
0200	9	8	8	10	35	10	12	4	6	32	67
0300	4	3	7	22	36	5	2	12	6	25	61
0400	10	17	9	31	67	9	12	16	17	54	121
0500	17	28	40	64	149	15	21	34	30	101	250
0600	76	76	85	91	328	42	60	63	91	256	584
0700	86	101	99	138	424	102	89	103	125	419	843
0800	131	113	122	82	448	90	90	94	90	364	812
0900	88	99	105	80	372	80	79	83	87	329	701
1000	79	69	64	61	273	75	87	66	90	319	592
1100	74	80	82	73	309	73	90	79	83	330	639
1200	94	62	72	96	324	74	74	98	64	310	634
1300	56	98	84	75	313	84	87	95	80	346	659
1400	81	80	75	63	299	83	81	77	87	333	632
1500	70	76	95	92	333	90	93	100	96	379	712
1600	80	83	104	105	372	125	127	127	109	489	861
1700	116	104	114	73	407	129	120	104	80	433	840
1800	80	58	58	40	236	78	101	70	73	322	558
1900	61	28	35	22	146	49	42	40	27	158	304
2000	23	38	30	27	118	33	31	18	22	104	222
2100	32	25	19	11	87	22	30	26	20	98	185
2200	14	13	7	10	44	15	16	15	12	59	103
2300	10	4	7	6	27	10	13	14	21	58	85
24-HOUR TOTALS:					5203					5384	10587

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	504	700	419	745	903
P.M.	1645	439	1615	492	1630	914
DAILY	745	504	1615	492	1630	914

AM = NB Peak

↑ 0.51 ↓ 0.49

PM = SB Peak

↑ 0.43 ↓ 0.57

GENERATED BY SPS 5.0.57P

COUNTY: 94
STATION: 7056
DESCRIPTION: EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	13	11	8	8	40	10	12	4	11	37	77
0100	9	6	5	9	29	4	8	4	12	28	57
0200	9	13	7	8	37	8	10	6	11	35	72
0300	5	3	9	12	29	4	7	11	20	42	71
0400	6	13	20	19	58	9	23	10	35	77	135
0500	22	26	38	42	128	14	31	39	68	152	280
0600	51	68	73	94	286	77	75	83	90	325	611
0700	119	107	113	111	450	93	116	134	123	466	916
0800	114	114	104	119	451	100	113	111	96	420	871
0900	89	94	89	108	380	108	118	120	105	451	831
1000	85	87	89	103	364	92	96	79	81	348	712
1100	85	115	99	85	384	96	90	95	91	372	756
1200	92	89	100	86	367	106	80	96	105	387	754
1300	93	113	105	97	408	74	111	91	96	372	780
1400	94	91	94	100	379	97	108	102	89	396	775
1500	120	123	126	105	474	109	107	130	106	452	926
1600	136	142	119	152	549	114	106	143	136	499	1048
1700	149	129	124	103	505	138	123	115	97	473	978
1800	90	106	82	62	340	88	72	75	56	291	631
1900	59	50	54	30	193	82	45	46	34	207	400
2000	47	45	20	29	141	36	44	29	37	146	287
2100	32	32	34	21	119	40	31	30	22	123	242
2200	21	19	14	17	71	17	23	11	14	65	136
2300	13	19	18	19	69	10	7	11	8	36	105
24-HOUR TOTALS:					6251					6200	12451

AM = WB Peak
← 0.51
→ 0.49

PM = EB Peak
← 0.48
→ 0.52

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VCLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	730	452	715	473	730	922
P.M.	1615	562	1630	540	1630	1089
DAILY	1615	562	1630	540	1630	1089

GENERATED BY SPS 5.0.57P

APPENDIX D

INTERSECTION ANALYSIS

DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Okeechobbe Rd
St. Lucie County, Fl

File Name : Jenkins at Okee
Site Code : 00000001
Start Date : 5/06/2025
Page No : 1

Groups Printed- Automobiles - Commercial

	Jenkins Rd Southbound				Okeechobee Rd Westbound				Jenkins Rd Northbound				Okeechobee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	9	20	12	41	14	142	10	166	58	13	11	82	18	304	25	347	636
07:15 AM	12	26	20	58	16	165	13	194	69	18	19	106	21	330	24	375	733
07:30 AM	19	34	25	78	20	194	22	236	80	22	19	121	20	328	51	399	834
07:45 AM	19	43	36	98	24	237	23	284	96	26	21	143	23	354	63	440	965
Total	59	123	93	275	74	738	68	880	303	79	70	452	82	1316	163	1561	3168
08:00 AM	21	35	44	100	36	232	22	290	88	20	22	130	19	346	57	422	942
08:15 AM	24	28	37	89	13	158	24	195	66	20	22	108	19	273	62	354	746
08:30 AM	20	17	35	72	17	132	30	179	98	19	21	138	19	279	66	364	753
08:45 AM	25	25	31	81	17	160	32	209	85	17	17	119	22	251	53	326	735
Total	90	105	147	342	83	682	108	873	337	76	82	495	79	1149	238	1466	3176
04:00 PM	30	30	23	83	21	257	23	301	69	22	11	102	18	236	37	291	777
04:15 PM	35	39	22	96	19	283	25	327	70	25	12	107	26	270	46	342	872
04:30 PM	42	43	30	115	25	350	35	410	79	21	15	115	36	273	53	362	1002
04:45 PM	52	45	46	143	36	252	44	332	82	25	23	130	34	285	80	399	1004
Total	159	157	121	437	101	1142	127	1370	300	93	61	454	114	1064	216	1394	3655
05:00 PM	45	33	37	115	30	346	35	411	62	27	22	111	28	322	68	418	1055
05:15 PM	35	26	28	89	23	303	44	370	95	21	18	134	27	263	81	371	964
05:30 PM	31	34	35	100	21	239	36	296	61	19	14	94	40	242	69	351	841
05:45 PM	35	27	29	91	18	209	28	255	71	19	17	107	28	223	45	296	749
Total	146	120	129	395	92	1097	143	1332	289	86	71	446	123	1050	263	1436	3609
Grand Total	454	505	490	1449	350	3659	446	4455	1229	334	284	1847	398	4579	880	5857	13608
Apprch %	31.3	34.9	33.8		7.9	82.1	10		66.5	18.1	15.4		6.8	78.2	15		
Total %	3.3	3.7	3.6	10.6	2.6	26.9	3.3	32.7	9	2.5	2.1	13.6	2.9	33.6	6.5	43	
Automobiles	432	481	449	1362	329	3522	398	4249	1170	300	255	1725	360	4480	841	5681	13017
% Automobiles	95.2	95.2	91.6	94	94	96.3	89.2	95.4	95.2	89.8	89.8	93.4	90.5	97.8	95.6	97	95.7
Commercial	22	24	41	87	21	137	48	206	59	34	29	122	38	99	39	176	591
% Commercial	4.8	4.8	8.4	6	6	3.7	10.8	4.6	4.8	10.2	10.2	6.6	9.5	2.2	4.4	3	4.3

DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Okeechobbe Rd
St. Lucie County, Fl

File Name : Jenkins at Okee
Site Code : 00000001
Start Date : 5/06/2025
Page No : 2

	Jenkins Rd Southbound				Okeechobee Rd Westbound				Jenkins Rd Northbound				Okeechobee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	19	34	25	78	20	194	22	236	80	22	19	121	20	328	51	399	834
07:45 AM	19	43	36	98	24	237	23	284	96	26	21	143	23	354	63	440	965
08:00 AM	21	35	44	100	36	232	22	290	88	20	22	130	19	346	57	422	942
08:15 AM	24	28	37	89	13	158	24	195	66	20	22	108	19	273	62	354	746
Total Volume	83	140	142	365	93	821	91	1005	330	88	84	502	81	1301	233	1615	3487
% App. Total	22.7	38.4	38.9		9.3	81.7	9.1		65.7	17.5	16.7		5	80.6	14.4		
PHF	.865	.814	.807	.913	.646	.866	.948	.866	.859	.846	.955	.878	.880	.919	.925	.918	.903
Automobiles	78	135	136	349	88	757	71	916	317	77	77	471	75	1286	229	1590	3326
% Automobiles	94.0	96.4	95.8	95.6	94.6	92.2	78.0	91.1	96.1	87.5	91.7	93.8	92.6	98.8	98.3	98.5	95.4
Commercial	5	5	6	16	5	64	20	89	13	11	7	31	6	15	4	25	161
% Commercial	6.0	3.6	4.2	4.4	5.4	7.8	22.0	8.9	3.9	12.5	8.3	6.2	7.4	1.2	1.7	1.5	4.6

DE TRAFFIC

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(386)341-4186
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St. Lucie County, Fl

File Name : Jenkins at Okee
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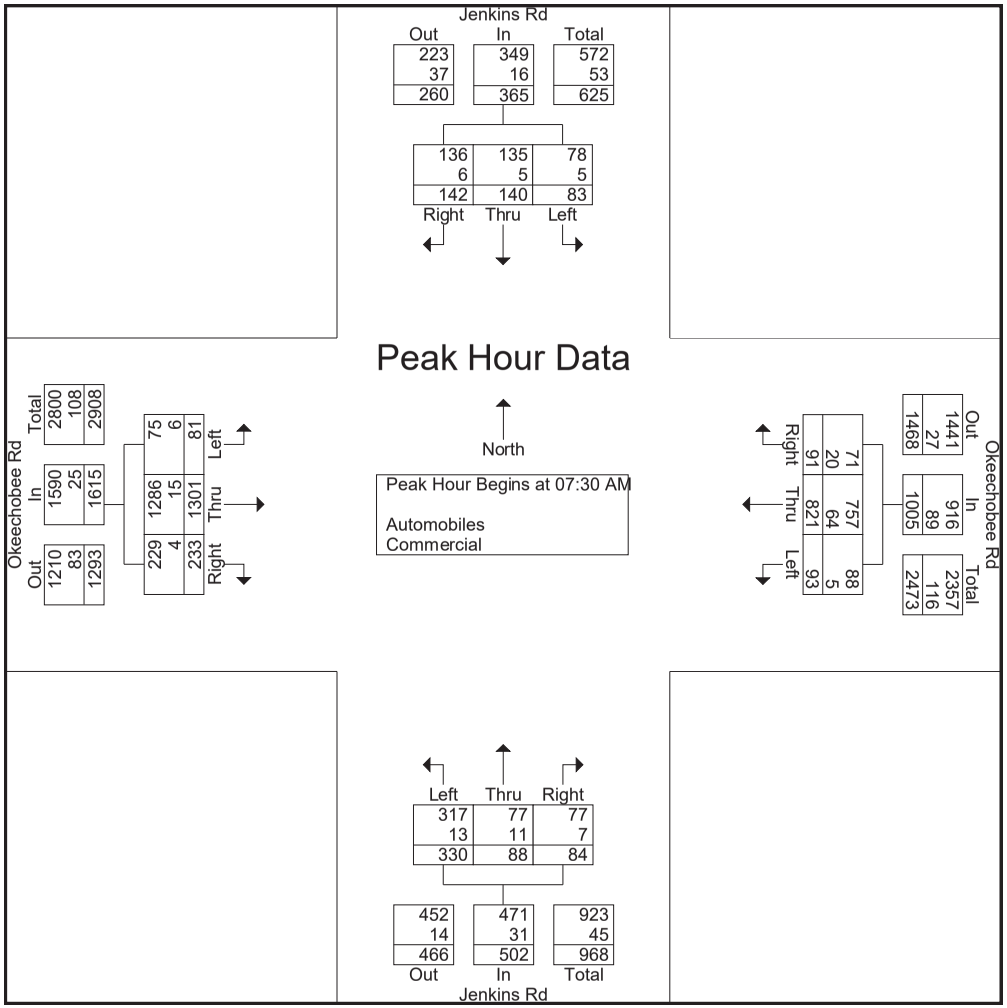
Start Date : 5/06/2025
Page No : 3



DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Okeechobbe Rd
St. Lucie County, Fl

File Name : Jenkins at Okee
Site Code : 00000001
Start Date : 5/06/2025
Page No : 4

	Jenkins Rd Southbound				Okeechobee Rd Westbound				Jenkins Rd Northbound				Okeechobee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	42	43	30	115	25	350	35	410	79	21	15	115	36	273	53	362	1002
04:45 PM	52	45	46	143	36	252	44	332	82	25	23	130	34	285	80	399	1004
05:00 PM	45	33	37	115	30	346	35	411	62	27	22	111	28	322	68	418	1055
05:15 PM	35	26	28	89	23	303	44	370	95	21	18	134	27	263	81	371	964
Total Volume	174	147	141	462	114	1251	158	1523	318	94	78	490	125	1143	282	1550	4025
% App. Total	37.7	31.8	30.5		7.5	82.1	10.4		64.9	19.2	15.9		8.1	73.7	18.2		
PHF	.837	.817	.766	.808	.792	.894	.898	.926	.837	.870	.848	.914	.868	.887	.870	.927	.954
Automobiles	169	140	126	435	109	1232	152	1493	299	86	66	451	113	1112	265	1490	3869
% Automobiles	97.1	95.2	89.4	94.2	95.6	98.5	96.2	98.0	94.0	91.5	84.6	92.0	90.4	97.3	94.0	96.1	96.1
Commercial	5	7	15	27	5	19	6	30	19	8	12	39	12	31	17	60	156
% Commercial	2.9	4.8	10.6	5.8	4.4	1.5	3.8	2.0	6.0	8.5	15.4	8.0	9.6	2.7	6.0	3.9	3.9

DE TRAFFIC

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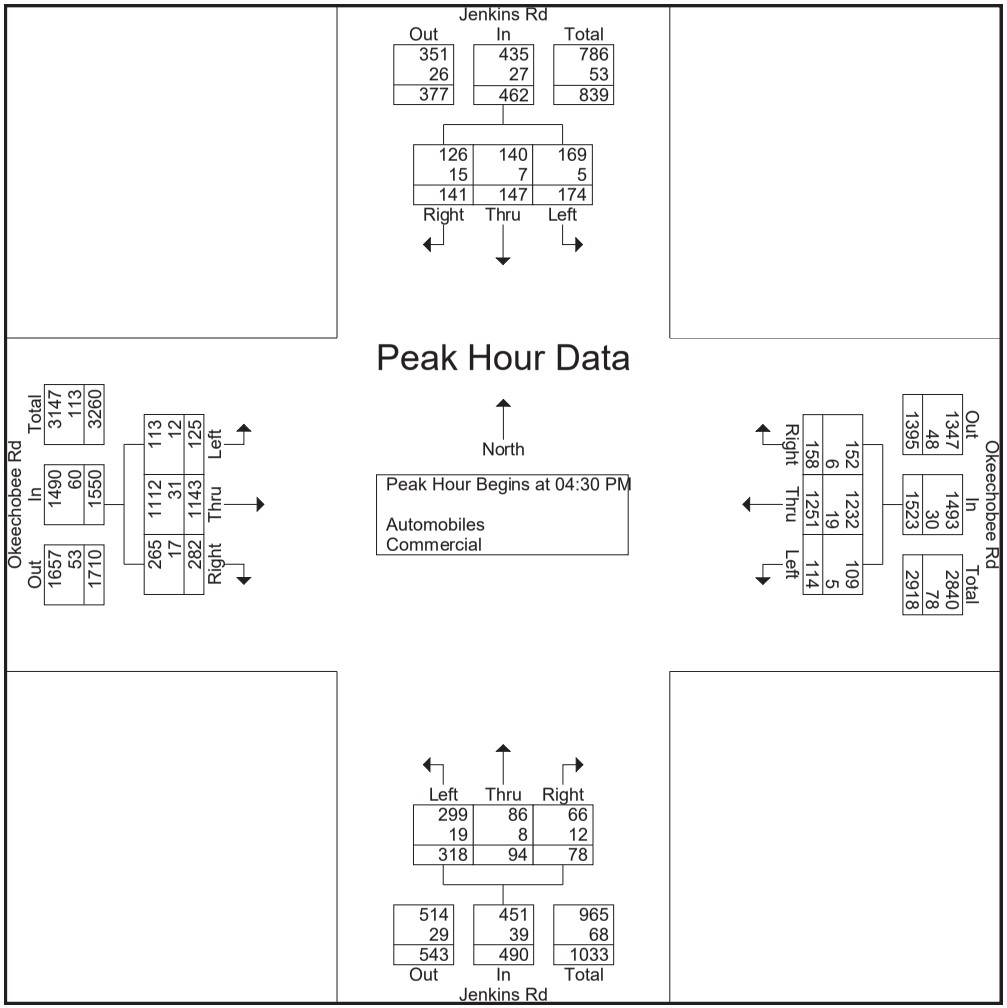
(386)341-4186
Jenkins Rd at Okeechobbe Rd
St. Lucie County, Fl

File Name : Jenkins at Okee
Site Code : 00000001
Start Date : 5/06/2025
Page No : 5



DE TRAFFIC

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(386)341-4186
Jenkins Rd at Okeechobbe Rd
St. Lucie County, Fl

File Name : Jenkins at Okee
Site Code : 00000001
Start Date : 5/06/2025
Page No : 6

Groups Printed- Peds

	Jenkins Rd Southbound					Okeechobee Rd Westbound					Jenkins Rd Northbound					Okeechobee Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
04:45 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
05:00 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	3
Grand Total	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	2	2	6
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	66.7	66.7	0	0	0	0	0	0	0	0	33.3	33.3	

DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Edward Rd
St. Lucie County, Fl

File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 1

Groups Printed- Autmobiles - Commercial

	Jenkins Rd Southbound				Edward Rd Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	59	2	0	61	1	0	93	94	0	2	1	3	0	0	0	0	158
07:15 AM	79	3	0	82	4	0	79	83	0	5	3	8	0	0	0	0	173
07:30 AM	91	4	0	95	1	0	90	91	0	4	0	4	0	0	0	0	190
07:45 AM	118	2	0	120	2	0	128	130	0	5	2	7	0	0	0	0	257
Total	347	11	0	358	8	0	390	398	0	16	6	22	0	0	0	0	778
08:00 AM	116	3	0	119	1	0	117	118	0	4	1	5	0	0	0	0	242
08:15 AM	84	5	0	89	3	0	114	117	0	6	2	8	0	0	0	0	214
08:30 AM	79	5	0	84	1	0	155	156	0	4	1	5	0	0	0	0	245
08:45 AM	80	4	0	84	2	0	135	137	0	3	2	5	0	0	0	0	226
Total	359	17	0	376	7	0	521	528	0	17	6	23	0	0	0	0	927
04:00 PM	84	6	0	90	6	0	110	116	0	4	3	7	0	0	0	0	213
04:15 PM	97	4	0	101	4	0	106	110	0	8	2	10	0	0	0	0	221
04:30 PM	136	8	0	144	5	0	102	107	0	9	4	13	0	0	0	0	264
04:45 PM	147	4	0	151	3	0	86	89	0	11	2	13	0	0	0	0	253
Total	464	22	0	486	18	0	404	422	0	32	11	43	0	0	0	0	951
05:00 PM	119	5	0	124	6	0	119	125	0	8	1	9	0	0	0	0	258
05:15 PM	111	6	0	117	4	0	129	133	0	7	2	9	0	0	0	0	259
05:30 PM	110	4	0	114	5	0	111	116	0	9	0	9	0	0	0	0	239
05:45 PM	103	5	0	108	4	0	103	107	0	7	2	9	0	0	0	0	224
Total	443	20	0	463	19	0	462	481	0	31	5	36	0	0	0	0	980
Grand Total	1613	70	0	1683	52	0	1777	1829	0	96	28	124	0	0	0	0	3636
Apprch %	95.8	4.2	0		2.8	0	97.2		0	77.4	22.6		0	0	0		
Total %	44.4	1.9	0	46.3	1.4	0	48.9	50.3	0	2.6	0.8	3.4	0	0	0	0	
Autmobiles	1546	69	0	1615	50	0	1701	1751	0	96	27	123	0	0	0	0	3489
% Autmobiles	95.8	98.6	0	96	96.2	0	95.7	95.7	0	100	96.4	99.2	0	0	0	0	96
Commercial	67	1	0	68	2	0	76	78	0	0	1	1	0	0	0	0	147
% Commercial	4.2	1.4	0	4	3.8	0	4.3	4.3	0	0	3.6	0.8	0	0	0	0	4

DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Edward Rd
St. Lucie County, Fl

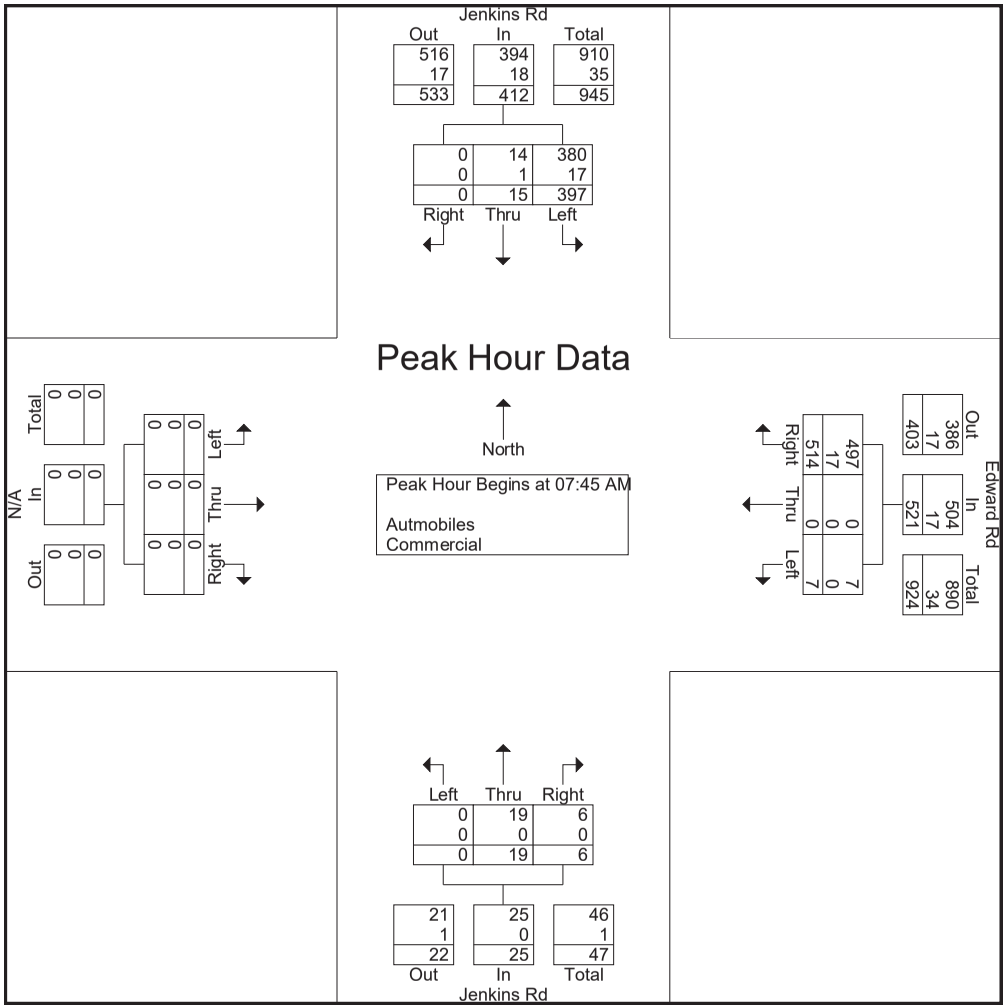
File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 2

	Jenkins Rd Southbound				Edward Rd Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	118	2	0	120	2	0	128	130	0	5	2	7	0	0	0	0	257
08:00 AM	116	3	0	119	1	0	117	118	0	4	1	5	0	0	0	0	242
08:15 AM	84	5	0	89	3	0	114	117	0	6	2	8	0	0	0	0	214
08:30 AM	79	5	0	84	1	0	155	156	0	4	1	5	0	0	0	0	245
Total Volume	397	15	0	412	7	0	514	521	0	19	6	25	0	0	0	0	958
% App. Total	96.4	3.6	0		1.3	0	98.7		0	76	24		0	0	0		
PHF	.841	.750	.000	.858	.583	.000	.829	.835	.000	.792	.750	.781	.000	.000	.000	.000	.932
Autmobiles	380	14	0	394	7	0	497	504	0	19	6	25	0	0	0	0	923
% Autmobiles	95.7	93.3	0	95.6	100	0	96.7	96.7	0	100	100	100	0	0	0	0	96.3
Commercial	17	1	0	18	0	0	17	17	0	0	0	0	0	0	0	0	35
% Commercial	4.3	6.7	0	4.4	0	0	3.3	3.3	0	0	0	0	0	0	0	0	3.7

DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Edward Rd
St. Lucie County, Fl

File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 3



DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Edward Rd
St. Lucie County, Fl

File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 4

	Jenkins Rd Southbound				Edward Rd Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	136	8	0	144	5	0	102	107	0	9	4	13	0	0	0	0	264
04:45 PM	147	4	0	151	3	0	86	89	0	11	2	13	0	0	0	0	253
05:00 PM	119	5	0	124	6	0	119	125	0	8	1	9	0	0	0	0	258
05:15 PM	111	6	0	117	4	0	129	133	0	7	2	9	0	0	0	0	259
Total Volume	513	23	0	536	18	0	436	454	0	35	9	44	0	0	0	0	1034
% App. Total	95.7	4.3	0		4	0	96		0	79.5	20.5		0	0	0		
PHF	.872	.719	.000	.887	.750	.000	.845	.853	.000	.795	.563	.846	.000	.000	.000	.000	.979
Autmobiles	495	23	0	518	17	0	416	433	0	35	9	44	0	0	0	0	995
% Autmobiles	96.5	100	0	96.6	94.4	0	95.4	95.4	0	100	100	100	0	0	0	0	96.2
Commercial	18	0	0	18	1	0	20	21	0	0	0	0	0	0	0	0	39
% Commercial	3.5	0	0	3.4	5.6	0	4.6	4.6	0	0	0	0	0	0	0	0	3.8

DE TRAFFIC

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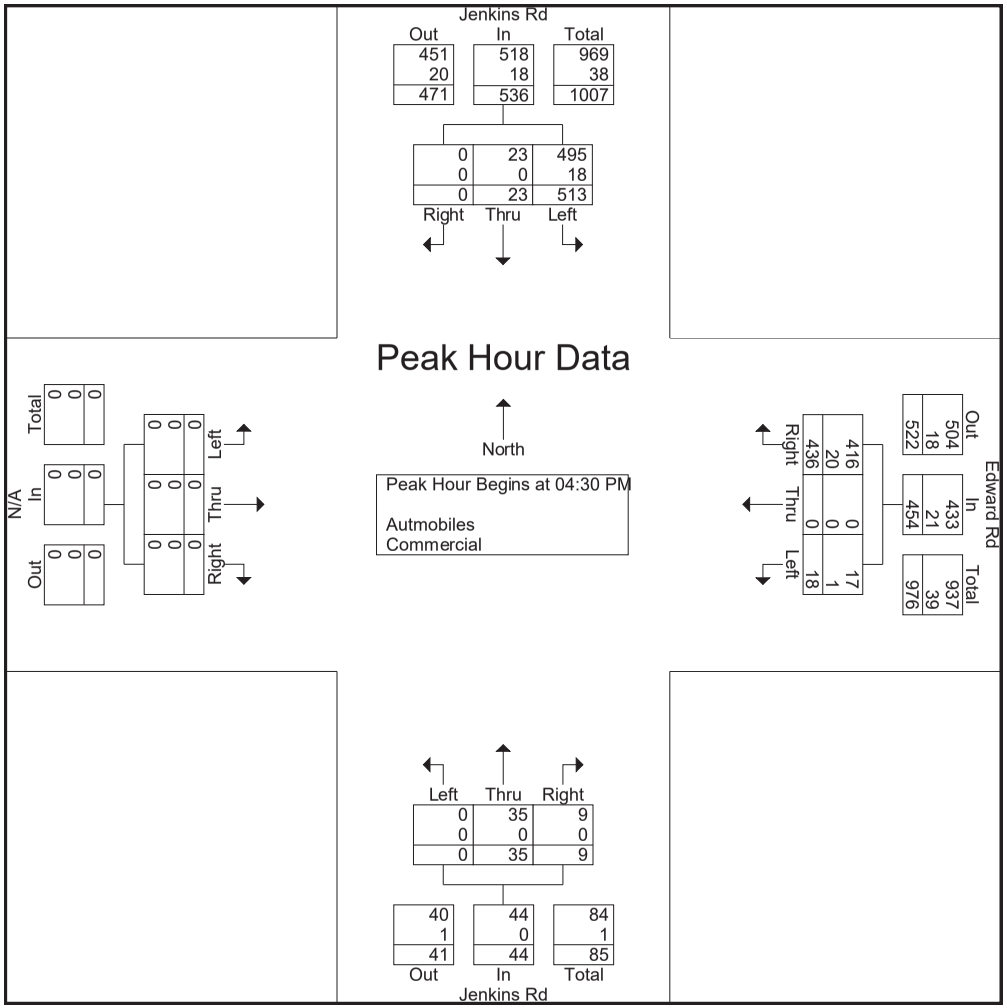
St. Lucie County, Fl

File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 5



DE TRAFFIC

detraffic.com
(386)341-4186
Jenkins Rd at Edward Rd
St. Lucie County, Fl

File Name : Jenkins at Edwards
Site Code : 00000002
Start Date : 5/6/2025
Page No : 6

Groups Printed- Peds

	Jenkins Rd Southbound					Edward Rd Westbound					Jenkins Rd Northbound					N/A Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

detraffic	Jenkins Rd at Okeechobee Rd	St. Lucie County
	detraffic.com	Project Number: O25-13 / Sheet Number: 1
	9239 Outlook Rock Trl. Windermere Fl. 34786	



NB Approach



SB Approach



WB Approach

detraffic	Jenkins Rd at Edwards Rd	St. Lucie County
	detraffic.com	Project Number: O25-13 / Sheet Number: 2
	9239 Outlook Rock Trl. Windermere Fl. 34786	

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	0.99	1.04
3	01/14/2024 - 01/20/2024	0.97	1.02
* 4	01/21/2024 - 01/27/2024	0.96	1.01
* 5	01/28/2024 - 02/03/2024	0.95	1.00
* 6	02/04/2024 - 02/10/2024	0.94	0.99
* 7	02/11/2024 - 02/17/2024	0.93	0.98
* 8	02/18/2024 - 02/24/2024	0.93	0.98
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	1.00	1.05
19	05/05/2024 - 05/11/2024	1.01	1.06
20	05/12/2024 - 05/18/2024	1.03	1.08
21	05/19/2024 - 05/25/2024	1.04	1.09
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.05	1.11
25	06/16/2024 - 06/22/2024	1.06	1.12
26	06/23/2024 - 06/29/2024	1.06	1.12
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.08	1.14
30	07/21/2024 - 07/27/2024	1.07	1.13
31	07/28/2024 - 08/03/2024	1.07	1.13
32	08/04/2024 - 08/10/2024	1.06	1.12
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.05	1.11
37	09/08/2024 - 09/14/2024	1.05	1.11
38	09/15/2024 - 09/21/2024	1.05	1.11
39	09/22/2024 - 09/28/2024	1.04	1.09
40	09/29/2024 - 10/05/2024	1.03	1.08
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.00	1.05
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	1.00	1.05
45	11/03/2024 - 11/09/2024	1.00	1.05
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.00	1.05
49	12/01/2024 - 12/07/2024	1.00	1.05
50	12/08/2024 - 12/14/2024	1.00	1.05
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	0.99	1.04
53	12/29/2024 - 12/31/2024	0.97	1.02

* PEAK SEASON

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

SR70 & Jenkins Rd - Cobalt [redacted] - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

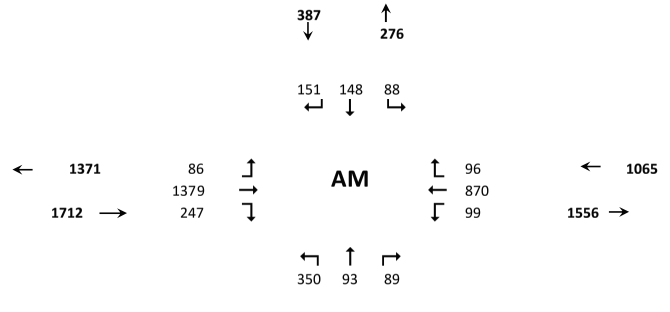
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-T	SE-L	N-T	W-L	E-T	NW-L	S-T	N	N	N	N	N	N	N	N
Min Green	7	12	7	7	7	12	7	7	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	5	0	5	0	5	0	0	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	34	0	47	0	26	0	0	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	3.0	3.0	3.0	8.0	3.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	25	50	25	25	25	50	25	25	35	35	35	35	35	35	35	35
Max2	25	58	25	25	25	50	25	25	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2025 Existing

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	58	13	11	9	20	12	18	304	25	14	142	10	636	3168
7:15-7:30	69	18	19	12	26	20	21	330	24	16	165	13	733	3474
7:30-7:45	80	22	19	19	34	25	20	328	51	20	194	22	834	3487
7:45-8:00	96	26	21	19	43	36	23	354	63	24	237	23	965	3406
8:00-8:15	88	20	22	21	35	44	19	346	57	36	232	22	942	3176
8:15-8:30	66	20	22	24	28	37	19	273	62	13	158	24	746	
8:30-8:45	98	19	21	20	17	35	19	279	66	17	132	30	753	
8:45-9:00	85	17	17	25	25	31	22	251	53	17	160	32	735	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	330	88	84	83	140	142	81	1301	233	93	821	91	3487	
Season Factor	350	93	89	88	148	151	86	1379	247	99	870	96	3696	
Growth	350	93	89	88	148	151	86	1379	247	99	870	96	3696	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	350	93	89	88	148	151	86	1379	247	99	870	96	3696	

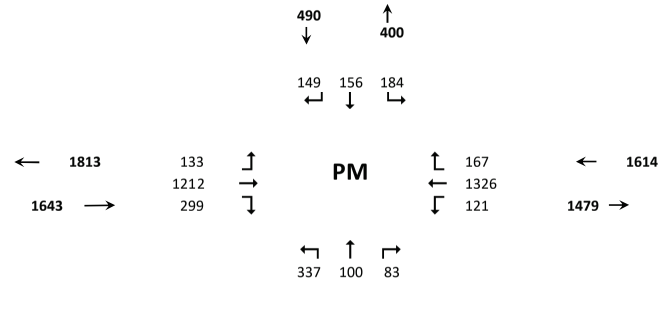


PHF: 0.90
Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 0

Trips In	Trips Out
0	0

N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2025 Existing

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	69	22	11	30	30	23	18	236	37	21	257	23	777	3655
4:15-4:30	70	25	12	35	39	22	26	270	46	19	283	25	872	3933
4:30-4:45	79	21	15	42	43	30	36	273	53	25	350	35	1002	4025
4:45-5:00	82	25	23	52	45	46	34	285	80	36	252	44	1004	3864
5:00-5:15	62	27	22	45	33	37	28	322	68	30	346	35	1055	3609
5:15-5:30	95	21	18	35	26	28	27	263	81	23	303	44	964	
5:30-5:45	61	19	14	31	34	35	40	242	69	21	239	36	841	
5:45-6:00	71	19	17	35	27	29	28	223	45	18	209	28	749	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	318	94	78	174	147	141	125	1143	282	114	1251	158	4025	
Season Factor	337	100	83	184	156	149	133	1212	299	121	1326	167	4267	
Growth	337	100	83	184	156	149	133	1212	299	121	1326	167	4267	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	337	100	83	184	156	149	133	1212	299	121	1326	167	4267	



PHF: 0.95
Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 0

Trips In	Trips Out
0	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	86	1379	247	99	870	96	350	93	89	88	148	151
Future Volume (veh/h)	86	1379	247	99	870	96	350	93	89	88	148	151
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1796	1885	1870	1826	1781	1574	1841	1707	1781	1811	1841	1841
Adj Flow Rate, veh/h	96	1532	0	110	967	107	389	103	99	98	164	168
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	7	1	2	5	8	22	4	13	8	6	4	4
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	192	2676		140	2667	581	462	342	298	193	455	203
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.06	0.41	0.00	0.08	0.44	0.44	0.14	0.21	0.21	0.06	0.13	0.13
Unsig. Movement Delay												
Ln Grp Delay, s/veh	57.4	28.3	0.0	64.1	23.3	21.7	56.8	41.0	41.4	57.4	48.6	60.9
Ln Grp LOS	E	C		E	C	C	E	D	D	E	D	E
Approach Vol, veh/h		1628			1184			591			430	
Approach Delay, s/veh		30.0			27.0			51.5			55.4	
Approach LOS		C			C			D			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	14.3	60.0	14.3	32.5	17.0	57.3	23.8	23.1
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.4
Max Q Clear (g_c+I1), s	5.4	14.8	5.4	9.1	9.5	24.0	15.5	14.7
Green Ext Time (g_e), s	0.2	7.8	0.2	0.9	0.2	12.0	1.0	1.0
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.06

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3319		3346		1739		3401	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6128		1642		6485		3497

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1334		1430		1585		1560

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	96	0	98	0	110	0	389	0
Grp Sat Flow (s), veh/h/ln	1659	0	1673	0	1739	0	1700	0
Q Serve Time (g_s), s	3.4	0.0	3.4	0.0	7.5	0.0	13.5	0.0
Cycle Q Clear Time (g_c), s	3.4	0.0	3.4	0.0	7.5	0.0	13.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	192	0	193	0	140	0	462	0
V/C Ratio (X)	0.50	0.00	0.51	0.00	0.79	0.00	0.84	0.00
Avail Cap (c_a), veh/h	685	0	690	0	359	0	702	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	55.4	0.0	55.4	0.0	54.7	0.0	51.1	0.0
Incr Delay (d2), s/veh	2.0	0.0	2.0	0.0	9.4	0.0	5.8	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	57.4	0.0	57.4	0.0	64.1	0.0	56.8	0.0
1st-Term Q (Q1), veh/ln	1.4	0.0	1.4	0.0	3.2	0.0	5.6	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.1	0.0	0.4	0.0	0.4	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.80	0.00	1.67	0.00
%ile Back of Q (95%), veh/ln	2.6	0.0	2.7	0.0	6.4	0.0	10.0	0.0
%ile Storage Ratio (RQ%)	0.10	0.00	0.15	0.00	0.36	0.00	0.68	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	967	0	102	0	1532	0	164
Grp Sat Flow (s), veh/h/ln	0	1532	0	1622	0	1621	0	1749
Q Serve Time (g_s), s	0.0	12.8	0.0	6.4	0.0	22.0	0.0	5.2
Cycle Q Clear Time (g_c), s	0.0	12.8	0.0	6.4	0.0	22.0	0.0	5.2
Lane Grp Cap (c), veh/h	0	2667	0	338	0	2676	0	455
V/C Ratio (X)	0.00	0.36	0.00	0.30	0.00	0.57	0.00	0.36
Avail Cap (c_a), veh/h	0	2667	0	338	0	2676	0	722
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	22.9	0.0	40.5	0.0	27.4	0.0	48.1
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.5	0.0	0.9	0.0	0.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	23.3	0.0	41.0	0.0	28.3	0.0	48.6
1st-Term Q (Q1), veh/ln	0.0	4.4	0.0	2.5	0.0	8.1	0.0	2.2

2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.77	0.00	1.80	0.00	1.57	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	8.0	0.0	4.6	0.0	13.0	0.0	4.0
%ile Storage Ratio (RQ%)	0.00	0.19	0.00	0.15	0.00	0.36	0.00	0.13
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	107	0	100	0	0	0	168
Grp Sat Flow (s), veh/h/ln	0	1334	0	1450	0	1585	0	1560
Q Serve Time (g_s), s	0.0	6.0	0.0	7.1	0.0	0.0	0.0	12.7
Cycle Q Clear Time (g_c), s	0.0	6.0	0.0	7.1	0.0	0.0	0.0	12.7
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	0.99	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	581	0	302	0	654	0	203
V/C Ratio (X)	0.00	0.18	0.00	0.33	0.00	0.00	0.00	0.83
Avail Cap (c_a), veh/h	0	581	0	302	0	654	0	322
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	21.0	0.0	40.8	0.0	0.0	0.0	51.4
Incr Delay (d2), s/veh	0.0	0.7	0.0	0.6	0.0	0.0	0.0	9.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	21.7	0.0	41.4	0.0	0.0	0.0	60.9
1st-Term Q (Q1), veh/ln	0.0	1.8	0.0	2.5	0.0	0.0	0.0	4.8
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.5
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.00	0.00	1.71
%ile Back of Q (95%), veh/ln	0.0	3.4	0.0	4.6	0.0	0.0	0.0	9.2
%ile Storage Ratio (RQ%)	0.00	0.20	0.00	0.15	0.00	0.00	0.00	0.38
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	35.2
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	133	1212	299	121	1326	167	337	100	83	184	156	149
Future Volume (veh/h)	133	1212	299	121	1326	167	337	100	83	184	156	149
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1752	1856	1811	1841	1870	1841	1811	1767	1678	1856	1826	1737
Adj Flow Rate, veh/h	140	1276	0	127	1396	176	355	105	87	194	164	157
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	3	6	4	2	4	6	9	15	3	5	11
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	200	2636		157	2835	687	427	327	248	261	447	190
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.06	0.41	0.00	0.09	0.44	0.44	0.13	0.18	0.18	0.08	0.13	0.13
Unsig. Movement Delay												
Ln Grp Delay, s/veh	60.0	26.7	0.0	63.5	24.8	22.3	56.2	43.8	44.2	58.9	48.7	61.2
Ln Grp LOS	E	C		E	C	C	E	D	D	E	D	E
Approach Vol, veh/h		1416			1699			547			515	
Approach Delay, s/veh		30.0			27.4			51.9			56.4	
Approach LOS		C			C			D			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	14.8	60.6	16.5	29.1	18.1	57.3	22.7	22.9
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.5
Max Q Clear (g_c+I1), s	7.1	20.8	8.7	8.7	10.6	19.8	14.5	14.6
Green Ext Time (g_e), s	0.4	12.1	0.5	0.8	0.2	10.1	0.9	1.0
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3237		3428		1753		3346	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6434		1817		6383		3469

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1560		1380		1535		1472

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	140	0	194	0	127	0	355	0
Grp Sat Flow (s), veh/h/ln	1618	0	1714	0	1753	0	1673	0
Q Serve Time (g_s), s	5.1	0.0	6.7	0.0	8.6	0.0	12.5	0.0
Cycle Q Clear Time (g_c), s	5.1	0.0	6.7	0.0	8.6	0.0	12.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	200	0	261	0	157	0	427	0
V/C Ratio (X)	0.70	0.00	0.74	0.00	0.81	0.00	0.83	0.00
Avail Cap (c_a), veh/h	668	0	708	0	362	0	691	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	55.7	0.0	54.8	0.0	54.1	0.0	51.6	0.0
Incr Delay (d2), s/veh	4.4	0.0	4.1	0.0	9.4	0.0	4.7	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	60.0	0.0	58.9	0.0	63.5	0.0	56.2	0.0
1st-Term Q (Q1), veh/ln	2.0	0.0	2.8	0.0	3.7	0.0	5.1	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.2	0.0	0.4	0.0	0.3	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.80	0.00	1.71	0.00
%ile Back of Q (95%), veh/ln	3.9	0.0	5.4	0.0	7.4	0.0	9.2	0.0
%ile Storage Ratio (RQ%)	0.15	0.00	0.30	0.00	0.41	0.00	0.64	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	1396	0	96	0	1276	0	164
Grp Sat Flow (s), veh/h/ln	0	1609	0	1678	0	1596	0	1735
Q Serve Time (g_s), s	0.0	18.8	0.0	6.0	0.0	17.8	0.0	5.2
Cycle Q Clear Time (g_c), s	0.0	18.8	0.0	6.0	0.0	17.8	0.0	5.2
Lane Grp Cap (c), veh/h	0	2835	0	302	0	2636	0	447
V/C Ratio (X)	0.00	0.49	0.00	0.32	0.00	0.48	0.00	0.37
Avail Cap (c_a), veh/h	0	2835	0	347	0	2636	0	716
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	24.2	0.0	43.2	0.0	26.1	0.0	48.2
Incr Delay (d2), s/veh	0.0	0.6	0.0	0.6	0.0	0.6	0.0	0.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	24.8	0.0	43.8	0.0	26.7	0.0	48.7
1st-Term Q (Q1), veh/ln	0.0	6.8	0.0	2.5	0.0	6.4	0.0	2.2

2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.62	0.00	1.80	0.00	1.64	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	11.2	0.0	4.5	0.0	10.8	0.0	4.0
%ile Storage Ratio (RQ%)	0.00	0.26	0.00	0.14	0.00	0.31	0.00	0.13
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	176	0	96	0	0	0	157
Grp Sat Flow (s), veh/h/ln	0	1560	0	1518	0	1535	0	1472
Q Serve Time (g_s), s	0.0	8.6	0.0	6.7	0.0	0.0	0.0	12.6
Cycle Q Clear Time (g_c), s	0.0	8.6	0.0	6.7	0.0	0.0	0.0	12.6
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	0.91	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	687	0	273	0	634	0	190
V/C Ratio (X)	0.00	0.26	0.00	0.35	0.00	0.00	0.00	0.83
Avail Cap (c_a), veh/h	0	687	0	313	0	634	0	304
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	21.4	0.0	43.4	0.0	0.0	0.0	51.4
Incr Delay (d2), s/veh	0.0	0.9	0.0	0.8	0.0	0.0	0.0	9.8
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	22.3	0.0	44.2	0.0	0.0	0.0	61.2
1st-Term Q (Q1), veh/ln	0.0	3.0	0.0	2.5	0.0	0.0	0.0	4.5
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.5
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.00	0.00	1.73
%ile Back of Q (95%), veh/ln	0.0	5.8	0.0	4.5	0.0	0.0	0.0	8.7
%ile Storage Ratio (RQ%)	0.00	0.29	0.00	0.15	0.00	0.00	0.00	0.38
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	35.1
HCM 7th LOS	D

Notes

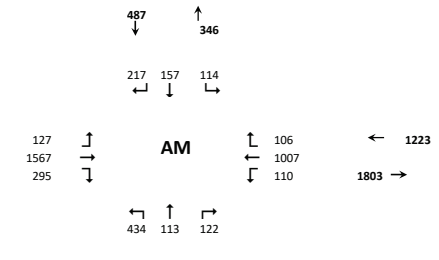
User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Background

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	58	13	11	9	20	12	18	304	25	14	142	10	636	3168
7:15-7:30	69	18	19	12	26	20	21	330	24	16	165	13	733	3474
7:30-7:45	80	22	19	19	34	25	20	328	51	20	194	22	834	3487
7:45-8:00	96	26	21	19	43	36	23	354	63	24	237	23	965	3406
8:00-8:15	88	20	22	21	35	44	19	346	57	36	232	22	942	3176
8:15-8:30	66	20	22	24	28	37	19	273	62	13	158	24	746	
8:30-8:45	98	19	21	20	17	35	19	279	66	17	132	30	753	
8:45-9:00	85	17	17	25	25	31	22	251	53	17	160	32	735	



AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
Volumes	330	88	84	83	140	142	81	1301	233	93	821	91	3487
Season Factor	350	93	89	88	148	151	86	1379	247	99	870	96	3696
Growth	357	95	91	90	151	154	88	1407	252	101	888	98	3771
In/Out													
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

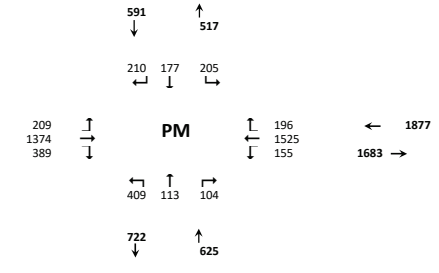


SUBPROJECTS

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL		Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	463	114
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside	143	421
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	128	383
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe	24	77
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	Viva at Treasure Coast West	22	70
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	Viva at Treasure Coast East	21	66
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT		IN						
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	16	4	4	0	1	0	0	0	5	1	0	0	0	4945 Edwards Road	13	40
Subtotal	78	18	31	24	6	63	40	160	43	10	119	8	0			
Total	434	113	122	114	157	217	127	1567	295	110	1007	106	3771			

N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Background

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	69	22	11	30	30	23	18	236	37	21	257	23	777	3655
4:15-4:30	70	25	12	35	39	22	26	270	46	19	283	25	872	3933
4:30-4:45	79	21	15	42	43	30	36	273	53	25	350	35	1002	4025
4:45-5:00	82	25	23	52	45	46	34	285	80	36	252	44	1004	3864
5:00-5:15	62	27	22	45	33	37	28	322	68	30	346	35	1055	3609
5:15-5:30	95	21	18	35	26	28	27	263	81	23	303	44	964	
5:30-5:45	61	19	14	31	34	35	40	242	69	21	239	36	841	
5:45-6:00	71	19	17	35	27	29	28	223	45	18	209	28	749	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
Volumes	318	94	78	174	147	141	125	1143	282	114	1251	158	4025
Season Factor	337	100	83	184	156	149	133	1212	299	121	1326	167	4267
Growth	344	102	84	188	159	152	135	1236	305	123	1353	171	4352
In/Out													
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

SUBPROJECTS

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL		Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park	142	458
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%				
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside	426	256
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	405	228
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	Hillpointe	81	48
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	Viva at Treasure Coast West	73	43
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	Viva at Treasure Coast East	69	40
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	Project Hunt	29	85
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT		IN						
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint	172	102
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Walsh Crossroads	10	11
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	10	3	3	0	4	0	0	0	15	4	0	0	0	4945 Edwards Road	37	26
Subtotal	65	11	19	16	18	57	74	138	84	32	173	25	0			
Total	409	113	104	205	177	210	209	1374	389	155	1525	196	4352			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	127	1567	295	110	1007	106	434	113	122	114	157	217
Future Volume (veh/h)	127	1567	295	110	1007	106	434	113	122	114	157	217
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1796	1885	1870	1826	1781	1574	1841	1707	1781	1811	1841	1841
Adj Flow Rate, veh/h	141	1741	0	122	1119	118	482	126	136	127	174	241
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	7	1	2	5	8	22	4	13	8	6	4	4
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	196	2397		149	2426	528	541	445	397	182	594	265
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.06	0.37	0.00	0.09	0.40	0.40	0.16	0.27	0.27	0.05	0.17	0.17
Unsig. Movement Delay												
Ln Grp Delay, s/veh	67.4	38.7	0.0	71.5	30.8	28.0	69.2	38.9	39.8	67.6	49.3	84.5
Ln Grp LOS	E	D		E	C	C	E	D	D	E	D	F
Approach Vol, veh/h		1882			1359			744			542	
Approach Delay, s/veh		40.8			34.2			58.7			69.2	
Approach LOS		D			C			E			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	15.3	60.8	14.7	44.4	18.9	57.3	28.8	30.3
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.3
Max Q Clear (g_c+I1), s	7.6	20.3	7.0	12.2	11.3	33.3	20.8	22.5
Green Ext Time (g_e), s	0.4	9.0	0.3	1.1	0.2	10.6	0.7	0.5
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.03	0.00	0.00	0.77	1.00

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3319		3346		1739		3401	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6128		1622		6485		3497

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1334		1447		1585		1560

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	141	0	127	0	122	0	482	0
Grp Sat Flow (s), veh/h/ln	1659	0	1673	0	1739	0	1700	0
Q Serve Time (g_s), s	5.6	0.0	5.0	0.0	9.3	0.0	18.8	0.0
Cycle Q Clear Time (g_c), s	5.6	0.0	5.0	0.0	9.3	0.0	18.8	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	196	0	182	0	149	0	541	0
V/C Ratio (X)	0.72	0.00	0.70	0.00	0.82	0.00	0.89	0.00
Avail Cap (c_a), veh/h	613	0	619	0	321	0	629	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	62.5	0.0	62.8	0.0	60.8	0.0	55.7	0.0
Incr Delay (d2), s/veh	4.8	0.0	4.7	0.0	10.6	0.0	13.5	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	67.4	0.0	67.6	0.0	71.5	0.0	69.2	0.0
1st-Term Q (Q1), veh/ln	2.3	0.0	2.1	0.0	4.0	0.0	7.9	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.1	0.0	0.4	0.0	1.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.78	0.00	1.55	0.00
%ile Back of Q (95%), veh/ln	4.4	0.0	4.0	0.0	7.9	0.0	13.8	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.23	0.00	0.44	0.00	0.93	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	1119	0	126	0	1741	0	174
Grp Sat Flow (s), veh/h/ln	0	1532	0	1622	0	1621	0	1749
Q Serve Time (g_s), s	0.0	18.3	0.0	8.3	0.0	31.3	0.0	5.9
Cycle Q Clear Time (g_c), s	0.0	18.3	0.0	8.3	0.0	31.3	0.0	5.9
Lane Grp Cap (c), veh/h	0	2426	0	445	0	2397	0	594
V/C Ratio (X)	0.00	0.46	0.00	0.28	0.00	0.73	0.00	0.29
Avail Cap (c_a), veh/h	0	2426	0	445	0	2397	0	646
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	30.2	0.0	38.6	0.0	36.7	0.0	49.0
Incr Delay (d2), s/veh	0.0	0.6	0.0	0.3	0.0	2.0	0.0	0.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	30.8	0.0	38.9	0.0	38.7	0.0	49.3
1st-Term Q (Q1), veh/ln	0.0	6.5	0.0	3.2	0.0	12.0	0.0	2.5

2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.64	0.00	1.80	0.00	1.47	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	10.9	0.0	5.9	0.0	18.0	0.0	4.6
%ile Storage Ratio (RQ%)	0.00	0.26	0.00	0.20	0.00	0.51	0.00	0.15
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	118	0	136	0	0	0	241
Grp Sat Flow (s), veh/h/ln	0	1334	0	1447	0	1585	0	1560
Q Serve Time (g_s), s	0.0	7.9	0.0	10.2	0.0	0.0	0.0	20.5
Cycle Q Clear Time (g_c), s	0.0	7.9	0.0	10.2	0.0	0.0	0.0	20.5
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	528	0	397	0	586	0	265
V/C Ratio (X)	0.00	0.22	0.00	0.34	0.00	0.00	0.00	0.91
Avail Cap (c_a), veh/h	0	528	0	397	0	586	0	288
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	27.1	0.0	39.3	0.0	0.0	0.0	55.1
Incr Delay (d2), s/veh	0.0	1.0	0.0	0.5	0.0	0.0	0.0	29.4
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	28.0	0.0	39.8	0.0	0.0	0.0	84.5
1st-Term Q (Q1), veh/ln	0.0	2.5	0.0	3.6	0.0	0.0	0.0	7.9
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.0	0.0	2.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.80	0.00	1.00	0.00	1.52
%ile Back of Q (95%), veh/ln	0.0	4.7	0.0	6.5	0.0	0.0	0.0	15.2
%ile Storage Ratio (RQ%)	0.00	0.27	0.00	0.22	0.00	0.00	0.00	0.63
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	45.2
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	1374	389	155	1525	196	409	113	104	205	177	210
Future Volume (veh/h)	209	1374	389	155	1525	196	409	113	104	205	177	210
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1752	1856	1811	1841	1870	1841	1811	1767	1678	1856	1826	1737
Adj Flow Rate, veh/h	220	1446	0	163	1605	206	431	119	109	216	186	221
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	3	6	4	2	4	6	9	15	3	5	11
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	277	2335		190	2499	606	491	401	337	276	575	244
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.09	0.37	0.00	0.11	0.39	0.39	0.15	0.23	0.23	0.08	0.17	0.17
Unsig. Movement Delay												
Ln Grp Delay, s/veh	66.5	36.8	0.0	71.3	35.3	31.0	68.8	43.7	44.1	66.5	50.6	85.8
Ln Grp LOS	E	D		E	D	C	E	D	D	E	D	F
Approach Vol, veh/h		1666			1974			659			623	
Approach Delay, s/veh		40.7			37.9			60.2			68.6	
Approach LOS		D			D			E			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	19.0	60.4	18.3	39.0	22.1	57.3	27.3	30.0
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.4
Max Q Clear (g_c+I1), s	11.1	29.8	10.5	10.5	14.5	27.4	19.2	22.1
Green Ext Time (g_e), s	0.6	11.8	0.6	1.0	0.3	10.5	0.8	0.5
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.01	0.00	0.00	0.32	1.00

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3237		3428		1753		3346	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6434		1731		6383		3469

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1560		1452		1535		1472

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	220	0	216	0	163	0	431	0
Grp Sat Flow (s), veh/h/ln	1618	0	1714	0	1753	0	1673	0
Q Serve Time (g_s), s	9.1	0.0	8.5	0.0	12.5	0.0	17.2	0.0
Cycle Q Clear Time (g_c), s	9.1	0.0	8.5	0.0	12.5	0.0	17.2	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	277	0	276	0	190	0	491	0
V/C Ratio (X)	0.79	0.00	0.78	0.00	0.86	0.00	0.88	0.00
Avail Cap (c_a), veh/h	592	0	627	0	321	0	612	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	61.3	0.0	61.7	0.0	59.9	0.0	57.1	0.0
Incr Delay (d2), s/veh	5.2	0.0	4.8	0.0	11.3	0.0	11.7	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	66.5	0.0	66.5	0.0	71.3	0.0	68.8	0.0
1st-Term Q (Q1), veh/ln	3.7	0.0	3.6	0.0	5.4	0.0	7.1	0.0
2nd-Term Q (Q2), veh/ln	0.2	0.0	0.2	0.0	0.6	0.0	0.8	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.67	0.00	1.58	0.00
%ile Back of Q (95%), veh/ln	7.0	0.0	6.8	0.0	10.1	0.0	12.6	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.38	0.00	0.56	0.00	0.87	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	1605	0	115	0	1446	0	186
Grp Sat Flow (s), veh/h/ln	0	1609	0	1678	0	1596	0	1735
Q Serve Time (g_s), s	0.0	27.8	0.0	7.7	0.0	25.4	0.0	6.5
Cycle Q Clear Time (g_c), s	0.0	27.8	0.0	7.7	0.0	25.4	0.0	6.5
Lane Grp Cap (c), veh/h	0	2499	0	389	0	2335	0	575
V/C Ratio (X)	0.00	0.64	0.00	0.30	0.00	0.62	0.00	0.32
Avail Cap (c_a), veh/h	0	2499	0	389	0	2335	0	635
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	34.1	0.0	43.3	0.0	35.5	0.0	50.3
Incr Delay (d2), s/veh	0.0	1.3	0.0	0.4	0.0	1.2	0.0	0.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	35.3	0.0	43.7	0.0	36.8	0.0	50.6
1st-Term Q (Q1), veh/ln	0.0	10.5	0.0	3.2	0.0	9.6	0.0	2.8

2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.0	0.0	0.2	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.50	0.00	1.80	0.00	1.52	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	16.1	0.0	5.8	0.0	14.9	0.0	5.0
%ile Storage Ratio (RQ%)	0.00	0.37	0.00	0.19	0.00	0.43	0.00	0.16
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	206	0	113	0	0	0	221
Grp Sat Flow (s), veh/h/ln	0	1560	0	1505	0	1535	0	1472
Q Serve Time (g_s), s	0.0	12.7	0.0	8.5	0.0	0.0	0.0	20.1
Cycle Q Clear Time (g_c), s	0.0	12.7	0.0	8.5	0.0	0.0	0.0	20.1
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	0.96	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	606	0	349	0	561	0	244
V/C Ratio (X)	0.00	0.34	0.00	0.32	0.00	0.00	0.00	0.91
Avail Cap (c_a), veh/h	0	606	0	349	0	561	0	269
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	29.5	0.0	43.6	0.0	0.0	0.0	56.0
Incr Delay (d2), s/veh	0.0	1.5	0.0	0.5	0.0	0.0	0.0	29.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	31.0	0.0	44.1	0.0	0.0	0.0	85.8
1st-Term Q (Q1), veh/ln	0.0	4.7	0.0	3.1	0.0	0.0	0.0	7.3
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.1	0.0	0.0	0.0	2.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.74	0.00	1.80	0.00	1.00	0.00	1.54
%ile Back of Q (95%), veh/ln	0.0	8.6	0.0	5.7	0.0	0.0	0.0	14.3
%ile Storage Ratio (RQ%)	0.00	0.43	0.00	0.18	0.00	0.00	0.00	0.63
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	45.7
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

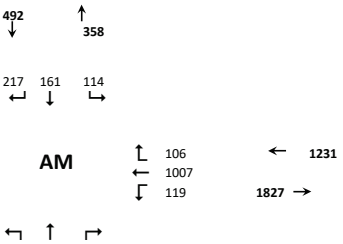
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Buildout

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	58	13	11	9	20	12	18	304	25	14	142	10	636	3168
7:15-7:30	69	18	19	12	26	20	21	330	24	16	165	13	733	3474
7:30-7:45	80	22	19	19	34	25	20	328	51	20	194	22	834	3487
7:45-8:00	96	26	21	19	43	36	23	354	63	24	237	23	965	3406
8:00-8:15	88	20	22	21	35	44	19	346	57	36	232	22	942	3176
8:15-8:30	66	20	22	24	28	37	19	273	62	13	158	24	746	
8:30-8:45	98	19	21	20	17	35	19	279	66	17	132	30	753	
8:45-9:00	85	17	17	25	25	31	22	251	53	17	160	32	735	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	330	88	84	83	140	142	81	1301	233	93	821	91	3487	
Season Factor	350	93	89	88	148	151	86	1379	247	99	870	96	3696	
Growth	357	95	91	90	151	154	88	1407	252	101	888	98	3771	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	50	12	25	0	4	0	0	0	16	8	0	0	116	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	28	7	14	0	2	0	0	0	9	4	0	0	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	26	7	13	0	2	0	0	0	8	4	0	0	0	
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	16	0	37	13	0	0	0	0	5	0	
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	4	0	1	0	0	0	5	1	0	0	0	
Subtotal	78	18	31	24	6	63	40	160	43	10	119	8	0	
Total	484	125	147	114	161	217	127	1567	312	119	1007	106	3886	

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
Cornerstone	41	124
Kings Highway Commerce Park	463	114
Creekside	143	421
Hillpointe	24	77
Viva at Treasure Coast West	22	70
Viva at Treasure Coast East	21	66
Project Hunt	84	17
Kings Highway Warehouse	342	341
Jenkins Waypoint	53	156
4945 Edwards Road	13	40

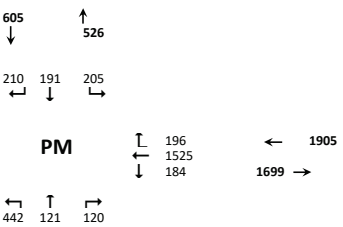


N/S STREET: Jenkins Rd **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Buildout

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	69	22	11	30	30	23	18	236	37	21	257	23	777	3655
4:15-4:30	70	25	12	35	39	22	26	270	46	19	283	25	872	3933
4:30-4:45	79	21	15	42	43	30	36	273	53	25	350	35	1002	4025
4:45-5:00	82	25	23	52	45	46	34	285	80	36	252	44	1004	3864
5:00-5:15	62	27	22	45	33	37	28	322	68	30	346	35	1055	3609
5:15-5:30	95	21	18	35	26	28	27	263	81	23	303	44	964	
5:30-5:45	61	19	14	31	34	35	40	242	69	21	239	36	841	
5:45-6:00	71	19	17	35	27	29	28	223	45	18	209	28	749	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	318	94	78	174	147	141	125	1143	282	114	1251	158	4025	
Season Factor	337	100	83	184	156	149	133	1212	299	121	1326	167	4267	
Growth	344	102	84	188	159	152	135	1236	305	123	1353	171	4352	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	33	8	17	0	14	0	0	0	57	28	0	0	158	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	
%	5%	0%	0%	0%	0%	5%	5%	30%	5%	0%	30%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	17	4	9	0	7	0	0	0	29	15	0	0	0	
%	40.0%	10.0%	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	8	0	7	0	0	0	28	14	0	0	0	
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0%	10%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	3	0	0	3	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	
%	40.0%	10.0%	10.0%	0.0%	10.0%	0.0%	0%	0%	40.0%	10.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	10	3	3	0	4	0	0	0	15	4	0	0	0	
Subtotal	65	11	19	16	18	57	74	138	84	32	173	25	0	
Total	442	121	120	205	191	210	209	1374	446	184	1525	196	4510	

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
Cornerstone	142	83
Kings Highway Commerce Park	142	458
Creekside	426	256
Hillpointe	81	48
Viva at Treasure Coast West	73	43
Viva at Treasure Coast East	69	40
Project Hunt	29	85
Kings Highway Warehouse	458	216
Jenkins Waypoint	172	102
4945 Edwards Road	37	26



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	127	1567	312	119	1007	106	484	125	147	114	161	217
Future Volume (veh/h)	127	1567	312	119	1007	106	484	125	147	114	161	217
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1796	1885	1870	1826	1781	1574	1841	1707	1781	1811	1841	1841
Adj Flow Rate, veh/h	141	1741	0	132	1119	118	538	139	163	127	179	241
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	7	1	2	5	8	22	4	13	8	6	4	4
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	195	2327		158	2395	521	586	466	415	181	590	263
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.06	0.36	0.00	0.09	0.39	0.39	0.17	0.29	0.29	0.05	0.17	0.17
Unsig. Movement Delay												
Ln Grp Delay, s/veh	69.5	41.4	0.0	73.3	32.3	29.4	75.5	39.1	40.5	69.7	51.0	88.5
Ln Grp LOS	E	D		E	C	C	E	D	D	E	D	F
Approach Vol, veh/h		1882			1369			840			547	
Approach Delay, s/veh		43.5			36.0			62.7			71.9	
Approach LOS		D			D			E			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	15.5	61.8	14.8	47.3	19.9	57.3	31.3	30.8
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.4
Max Q Clear (g_c+I1), s	7.8	21.0	7.2	14.6	12.4	34.8	23.7	23.2
Green Ext Time (g_e), s	0.4	9.0	0.3	1.1	0.2	9.9	0.3	0.4
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.12	0.00	0.00	1.00	1.00

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3319		3346		1739		3401	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6128		1622		6485		3497

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1334		1447		1585		1560

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	141	0	127	0	132	0	538	0
Grp Sat Flow (s), veh/h/ln	1659	0	1673	0	1739	0	1700	0
Q Serve Time (g_s), s	5.8	0.0	5.2	0.0	10.4	0.0	21.7	0.0
Cycle Q Clear Time (g_c), s	5.8	0.0	5.2	0.0	10.4	0.0	21.7	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	195	0	181	0	158	0	586	0
V/C Ratio (X)	0.72	0.00	0.70	0.00	0.84	0.00	0.92	0.00
Avail Cap (c_a), veh/h	595	0	600	0	312	0	610	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	64.5	0.0	64.8	0.0	62.3	0.0	56.7	0.0
Incr Delay (d2), s/veh	5.0	0.0	4.9	0.0	11.0	0.0	18.7	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	69.5	0.0	69.7	0.0	73.3	0.0	75.5	0.0
1st-Term Q (Q1), veh/ln	2.4	0.0	2.2	0.0	4.5	0.0	9.1	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.1	0.0	0.5	0.0	1.5	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.73	0.00	1.50	0.00
%ile Back of Q (95%), veh/ln	4.6	0.0	4.1	0.0	8.7	0.0	16.0	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.23	0.00	0.48	0.00	1.08	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	1119	0	139	0	1741	0	179
Grp Sat Flow (s), veh/h/ln	0	1532	0	1622	0	1621	0	1749
Q Serve Time (g_s), s	0.0	19.0	0.0	9.3	0.0	32.8	0.0	6.2
Cycle Q Clear Time (g_c), s	0.0	19.0	0.0	9.3	0.0	32.8	0.0	6.2
Lane Grp Cap (c), veh/h	0	2395	0	466	0	2327	0	590
V/C Ratio (X)	0.00	0.47	0.00	0.30	0.00	0.75	0.00	0.30
Avail Cap (c_a), veh/h	0	2395	0	466	0	2327	0	627
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	31.6	0.0	38.7	0.0	39.2	0.0	50.7
Incr Delay (d2), s/veh	0.0	0.7	0.0	0.4	0.0	2.3	0.0	0.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	32.3	0.0	39.1	0.0	41.4	0.0	51.0
1st-Term Q (Q1), veh/ln	0.0	6.9	0.0	3.7	0.0	12.6	0.0	2.7

2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.4	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.62	0.00	1.80	0.00	1.45	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	11.3	0.0	6.7	0.0	18.9	0.0	4.9
%ile Storage Ratio (RQ%)	0.00	0.27	0.00	0.22	0.00	0.53	0.00	0.16
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	118	0	163	0	0	0	241
Grp Sat Flow (s), veh/h/ln	0	1334	0	1447	0	1585	0	1560
Q Serve Time (g_s), s	0.0	8.2	0.0	12.6	0.0	0.0	0.0	21.2
Cycle Q Clear Time (g_c), s	0.0	8.2	0.0	12.6	0.0	0.0	0.0	21.2
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	521	0	415	0	569	0	263
V/C Ratio (X)	0.00	0.23	0.00	0.39	0.00	0.00	0.00	0.92
Avail Cap (c_a), veh/h	0	521	0	415	0	569	0	280
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	28.4	0.0	39.9	0.0	0.0	0.0	56.9
Incr Delay (d2), s/veh	0.0	1.0	0.0	0.6	0.0	0.0	0.0	31.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	29.4	0.0	40.5	0.0	0.0	0.0	88.5
1st-Term Q (Q1), veh/ln	0.0	2.6	0.0	4.4	0.0	0.0	0.0	8.2
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.0	0.0	2.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.77	0.00	1.00	0.00	1.51
%ile Back of Q (95%), veh/ln	0.0	4.9	0.0	8.0	0.0	0.0	0.0	15.8
%ile Storage Ratio (RQ%)	0.00	0.28	0.00	0.26	0.00	0.00	0.00	0.66
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	48.1
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	1374	446	184	1525	196	442	121	120	205	191	210
Future Volume (veh/h)	209	1374	446	184	1525	196	442	121	120	205	191	210
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1752	1856	1811	1841	1870	1841	1811	1767	1678	1856	1826	1737
Adj Flow Rate, veh/h	220	1446	0	194	1605	206	465	127	126	216	201	221
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	3	6	4	2	4	6	9	15	3	5	11
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	274	2240		219	2516	610	518	402	358	274	570	242
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.08	0.35	0.00	0.12	0.39	0.39	0.15	0.24	0.24	0.08	0.16	0.16
Unsig. Movement Delay												
Ln Grp Delay, s/veh	69.4	40.3	0.0	80.8	36.4	31.9	74.5	45.0	45.6	69.4	53.2	91.4
Ln Grp LOS	E	D		F	D	C	E	D	D	E	D	F
Approach Vol, veh/h		1666			2005			718			638	
Approach Delay, s/veh		44.1			40.3			64.2			71.9	
Approach LOS		D			D			E			E	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	4.0	2.0	3.0	2.0	3.0
Phs Duration (G+Y+Rc), s	19.4	63.0	18.7	41.4	25.1	57.3	29.4	30.7
Change Period (Y+Rc), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Green (Gmax), s	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0
Max Allow Headway (MAH), s	3.7	4.8	3.7	5.1	3.7	4.9	3.7	4.4
Max Q Clear (g_c+I1), s	11.5	30.8	10.8	12.0	17.5	29.1	21.4	23.0
Green Ext Time (g_e), s	0.6	11.4	0.6	1.0	0.3	10.0	0.6	0.4
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prob of Max Out (p_x)	0.00	0.00	0.00	0.03	0.05	0.00	1.00	1.00

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	3237		3428		1753		3346	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		6434		1678		6383		3469

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1560		1497		1535		1472

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0

Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	2	0	2	0	1	0	2	0
Grp Vol (v), veh/h	220	0	216	0	194	0	465	0
Grp Sat Flow (s), veh/h/ln	1618	0	1714	0	1753	0	1673	0
Q Serve Time (g_s), s	9.5	0.0	8.8	0.0	15.5	0.0	19.4	0.0
Cycle Q Clear Time (g_c), s	9.5	0.0	8.8	0.0	15.5	0.0	19.4	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	274	0	274	0	219	0	518	0
V/C Ratio (X)	0.80	0.00	0.79	0.00	0.89	0.00	0.90	0.00
Avail Cap (c_a), veh/h	568	0	602	0	308	0	587	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	64.0	0.0	64.4	0.0	61.3	0.0	59.1	0.0
Incr Delay (d2), s/veh	5.4	0.0	5.0	0.0	19.5	0.0	15.4	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	69.4	0.0	69.4	0.0	80.8	0.0	74.5	0.0
1st-Term Q (Q1), veh/ln	3.9	0.0	3.8	0.0	6.8	0.0	8.1	0.0
2nd-Term Q (Q2), veh/ln	0.2	0.0	0.2	0.0	1.2	0.0	1.1	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	0.00	1.80	0.00	1.58	0.00	1.54	0.00
%ile Back of Q (95%), veh/ln	7.3	0.0	7.2	0.0	12.6	0.0	14.1	0.0
%ile Storage Ratio (RQ%)	0.28	0.00	0.39	0.00	0.70	0.00	0.98	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	4	0	1	0	4	0	2
Grp Vol (v), veh/h	0	1605	0	127	0	1446	0	201
Grp Sat Flow (s), veh/h/ln	0	1609	0	1678	0	1596	0	1735
Q Serve Time (g_s), s	0.0	28.8	0.0	8.9	0.0	27.1	0.0	7.3
Cycle Q Clear Time (g_c), s	0.0	28.8	0.0	8.9	0.0	27.1	0.0	7.3
Lane Grp Cap (c), veh/h	0	2516	0	402	0	2240	0	570
V/C Ratio (X)	0.00	0.64	0.00	0.32	0.00	0.65	0.00	0.35
Avail Cap (c_a), veh/h	0	2516	0	402	0	2240	0	609
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	35.2	0.0	44.6	0.0	38.8	0.0	52.8
Incr Delay (d2), s/veh	0.0	1.3	0.0	0.4	0.0	1.5	0.0	0.4
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	36.4	0.0	45.0	0.0	40.3	0.0	53.2
1st-Term Q (Q1), veh/ln	0.0	11.0	0.0	3.6	0.0	10.3	0.0	3.1

2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.0	0.0	0.2	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.49	0.00	1.80	0.00	1.50	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	16.7	0.0	6.7	0.0	15.9	0.0	5.7
%ile Storage Ratio (RQ%)	0.00	0.39	0.00	0.22	0.00	0.45	0.00	0.19
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		T+R		R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	206	0	126	0	0	0	221
Grp Sat Flow (s), veh/h/ln	0	1560	0	1497	0	1535	0	1472
Q Serve Time (g_s), s	0.0	13.2	0.0	10.0	0.0	0.0	0.0	21.0
Cycle Q Clear Time (g_c), s	0.0	13.2	0.0	10.0	0.0	0.0	0.0	21.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	610	0	358	0	539	0	242
V/C Ratio (X)	0.00	0.34	0.00	0.35	0.00	0.00	0.00	0.91
Avail Cap (c_a), veh/h	0	610	0	358	0	539	0	258
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	30.4	0.0	45.0	0.0	0.0	0.0	58.5
Incr Delay (d2), s/veh	0.0	1.5	0.0	0.6	0.0	0.0	0.0	32.8
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	31.9	0.0	45.6	0.0	0.0	0.0	91.4
1st-Term Q (Q1), veh/ln	0.0	4.9	0.0	3.7	0.0	0.0	0.0	7.7
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.1	0.0	0.0	0.0	2.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.72	0.00	1.80	0.00	1.00	0.00	1.52
%ile Back of Q (95%), veh/ln	0.0	8.8	0.0	6.7	0.0	0.0	0.0	15.0
%ile Storage Ratio (RQ%)	0.00	0.44	0.00	0.22	0.00	0.00	0.00	0.66
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	49.0
HCM 7th LOS	D

Notes

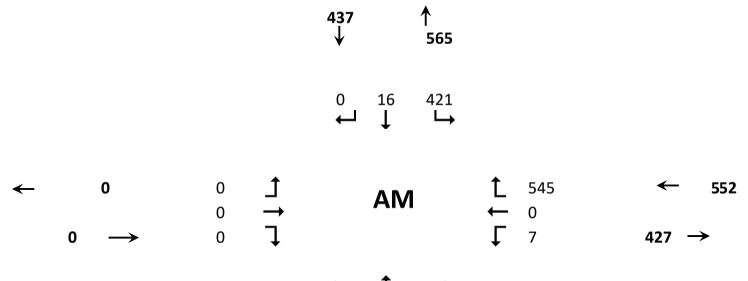
User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2025 Existing

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	2	1	59	2	0	0	0	0	1	0	93	158	778
7:15-7:30	0	5	3	79	3	0	0	0	0	4	0	79	173	862
7:30-7:45	0	4	0	91	4	0	0	0	0	1	0	90	190	903
7:45-8:00	0	5	2	118	2	0	0	0	0	2	0	128	257	958
8:00-8:15	0	4	1	116	3	0	0	0	0	1	0	117	242	927
8:15-8:30	0	6	2	84	5	0	0	0	0	3	0	114	214	
8:30-8:45	0	4	1	79	5	0	0	0	0	1	0	155	245	
8:45-9:00	0	3	2	80	4	0	0	0	0	2	0	135	226	
AM PEAK HOUR IS FROM:				7:45AM TO 8:45AM										
Volumes	0	19	6	397	15	0	0	0	0	7	0	514	958	
Season Factor	0	20	6	421	16	0	0	0	0	7	0	545	1015	
Growth	0	20	6	421	16	0	0	0	0	7	0	545	1015	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	20	6	421	16	0	0	0	0	7	0	545	1015	

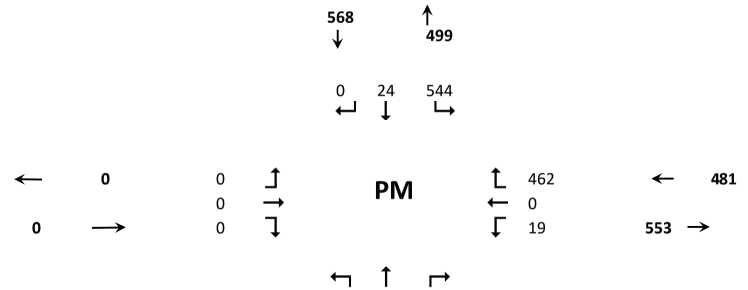


PHF: 0.93
Seasonal Factor: 1.06
Growth Rate: 1
Years Grown: 0

	Trips In	Trips Out
	0	0

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 6/15/2023 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 7/2/2024 **ANALYSIS YEAR**: 2025 Existing

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	4	3	84	6	0	0	0	0	6	0	110	213	951
4:15-4:30	0	8	2	97	4	0	0	0	0	4	0	106	221	996
4:30-4:45	0	9	4	136	8	0	0	0	0	5	0	102	264	1034
4:45-5:00	0	11	2	147	4	0	0	0	0	3	0	86	253	1009
5:00-5:15	0	8	1	119	5	0	0	0	0	6	0	119	258	980
5:15-5:30	0	7	2	111	6	0	0	0	0	4	0	129	259	
5:30-5:45	0	9	0	110	4	0	0	0	0	5	0	111	239	
5:45-6:00	0	7	2	103	5	0	0	0	0	4	0	103	224	
PM PEAK HOUR IS FROM:				4:30 PM TO 5:30PM										
Volumes	0	35	9	513	23	0	0	0	0	18	0	436	1034	
Season Factor	0	37	10	544	24	0	0	0	0	19	0	462	1096	
Growth	0	37	10	544	24	0	0	0	0	19	0	462	1096	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	37	10	544	24	0	0	0	0	19	0	462	1096	



PHF: 0.98
Seasonal Factor: 1.06
Growth Rate: 1
Years Grown: 0

	Trips In	Trips Out
	0	0

Intersection	
Int Delay, s/veh	10.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	545	20	6	421	16
Future Vol, veh/h	7	545	20	6	421	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	3	0	0	4	7
Mvmt Flow	8	586	22	6	453	17

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	947	25	0	0	28	0
Stage 1	25	-	-	-	-	-
Stage 2	923	-	-	-	-	-
Critical Hdwy	6.4	6.23	-	-	4.14	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.327	-	-	2.236	-
Pot Cap-1 Maneuver	292	1049	-	-	1573	-
Stage 1	1003	-	-	-	-	-
Stage 2	390	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	207	1049	-	-	1573	-
Mov Cap-2 Maneuver	207	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	277	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.77	0	7.91
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	997	1558	-
HCM Lane V/C Ratio	-	-	0.595	0.288	-
HCM Ctrl Dly (s/v)	-	-	13.8	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	4.1	1.2	-

Intersection	
Int Delay, s/veh	11.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	462	37	10	544	24
Future Vol, veh/h	19	462	37	10	544	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	6	5	0	0	4	0
Mvmt Flow	19	471	38	10	555	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1178	43	0	0	48	0
Stage 1	43	-	-	-	-	-
Stage 2	1135	-	-	-	-	-
Critical Hdwy	6.46	6.25	-	-	4.14	-
Critical Hdwy Stg 1	5.46	-	-	-	-	-
Critical Hdwy Stg 2	5.46	-	-	-	-	-
Follow-up Hdwy	3.554	3.345	-	-	2.236	-
Pot Cap-1 Maneuver	207	1019	-	-	1546	-
Stage 1	969	-	-	-	-	-
Stage 2	301	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	132	1019	-	-	1546	-
Mov Cap-2 Maneuver	132	-	-	-	-	-
Stage 1	969	-	-	-	-	-
Stage 2	192	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	16.2	0	8.26
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	805	1525	-
HCM Lane V/C Ratio	-	-	0.61	0.359	-
HCM Ctrl Dly (s/v)	-	-	16.2	8.6	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	4.2	1.7	-

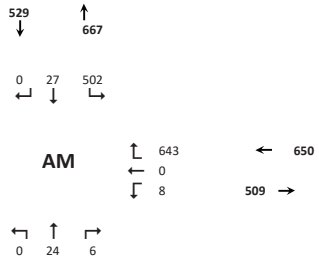
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Background

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	2	1	59	2	0	0	0	0	1	0	93	158	778
7:15-7:30	0	5	3	79	3	0	0	0	0	4	0	79	173	862
7:30-7:45	0	4	0	91	4	0	0	0	0	1	0	90	190	903
7:45-8:00	0	5	2	118	2	0	0	0	0	2	0	128	257	958
8:00-8:15	0	4	1	116	3	0	0	0	0	1	0	117	242	927
8:15-8:30	0	6	2	84	5	0	0	0	0	3	0	114	214	
8:30-8:45	0	4	1	79	5	0	0	0	0	1	0	155	245	
8:45-9:00	0	3	2	80	4	0	0	0	0	2	0	135	226	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	19	6	397	15	0	0	0	0	7	0	514	958	
Season Factor	0	20	6	421	16	0	0	0	0	7	0	545	1015	
Growth	0	21	6	429	16	0	0	0	0	8	0	556	1036	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	Celebration Pointe - 25%
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	Creekside
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%		
In/Out				IN								OUT		
Volume	0	0	0	8	0	0	0	0	0	0	0	24	0	4945 Edwards Road
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	Viva at Treasure Coast West
Subtotal	0	4	0	73	11	0	0	0	0	0	0	87	0	
Total	0	24	6	502	27	0	0	0	0	8	0	643	1036	

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
PROJECT	0	0
Celebration Pointe - 25%	128	383
Creekside	143	421
4945 Edwards Road	13	40
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

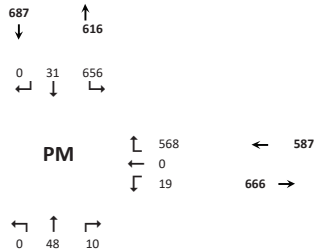


N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Background

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	4	3	84	6	0	0	0	0	6	0	110	213	951
4:15-4:30	0	8	2	97	4	0	0	0	0	4	0	106	221	996
4:30-4:45	0	9	4	136	8	0	0	0	0	5	0	102	264	1034
4:45-5:00	0	11	2	147	4	0	0	0	0	3	0	86	253	1009
5:00-5:15	0	8	1	119	5	0	0	0	0	6	0	119	258	980
5:15-5:30	0	7	2	111	6	0	0	0	0	4	0	129	259	
5:30-5:45	0	9	0	110	4	0	0	0	0	5	0	111	239	
5:45-6:00	0	7	2	103	5	0	0	0	0	4	0	103	224	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	0	35	9	513	23	0	0	0	0	18	0	436	1034	
Season Factor	0	37	10	544	24	0	0	0	0	19	0	462	1096	
Growth	0	38	10	555	25	0	0	0	0	19	0	471	1118	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	Celebration Pointe - 25%
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	Creekside
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0	
In/Out				IN								OUT		
Volume	0	0	0	22	0	0	0	0	0	0	0	16	0	4945 Edwards Road
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%		
In/Out				IN								OUT		
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	Viva at Treasure Coast East
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%		
In/Out				OUT								IN		
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	Viva at Treasure Coast West
Subtotal	0	11	0	101	6	0	0	0	0	0	0	96	0	
Total	0	48	10	656	31	0	0	0	0	19	0	568	1118	

Seasonal Factor: 1.06
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
PROJECT	0	0
Celebration Pointe - 25%	405	228
Creekside	426	256
4945 Edwards Road	37	26
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43





Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	8	643	24	6	502	27
Future Volume (veh/h)	8	643	24	6	502	27
Number	3	18	2	12	1	6
Initial Q, veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Lanes Open During Work Zone						
Adj Sat Flow, veh/h/ln	1900	1856	1900	1900	1841	1796
Adj Flow Rate, veh/h	9	691	26	6	540	29
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	3	0	0	4	7
Opposing Right Turn Influence	Yes				Yes	
Cap, veh/h	543	747	448	103	817	988
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.30	0.30	0.30	0.30	0.17	0.55
Unsig. Movement Delay						
Ln Grp Delay, s/veh	14.8	32.1	0.0	15.2	13.1	6.2
Ln Grp LOS	B	C		B	B	A
Approach Vol, veh/h	700		32			569
Approach Delay, s/veh	31.9		15.2			12.7
Approach LOS	C		B			B

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	15.0	22.5	22.5			37.5		
Change Period (Y+Rc), s	4.5	4.5	4.5			4.5		
Max Green (Gmax), s	10.5	18.0	18.0			33.0		
Max Allow Headway (MAH), s	3.7	5.0	3.9			4.9		
Max Q Clear (g_c+I1), s	12.5	2.7	20.0			2.4		
Green Ext Time (g_e), s	0.0	0.1	0.0			0.1		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	1.00	0.00	1.00			0.00		

Left-Turn Movement Data			
Assigned Mvmt	1	5	3
Mvmt Sat Flow, veh/h	1753	0	1810

Through Movement Data			
Assigned Mvmt		2	8
Mvmt Sat Flow, veh/h		1493	0

Right-Turn Movement Data			
Assigned Mvmt		12	18
Mvmt Sat Flow, veh/h		345	1572

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0

Lane Assignment	L (Pr/Pm)		L					
Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	540	0	9	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1753	0	1810	0	0	0	0	0
Q Serve Time (g_s), s	10.5	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	10.5	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	1355	0	1810	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	17.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	5.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	18.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	817	0	543	0	0	0	0	0
V/C Ratio (X)	0.66	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	817	0	543	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.1	0.0	14.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	13.1	0.0	14.8	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	3.6	0.0	0.1	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.80	1.00	1.80	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (95%), veh/ln	7.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment						T		
Lanes in Grp	0	0	0	0	0	1	0	0
Grp Vol (v), veh/h	0	0	0	0	0	29	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	1796	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	988	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	988	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	6.2	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	6.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.80	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	32	691	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1838	1572	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.7	18.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.7	18.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	1572.5	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	10.5	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.19	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	551	747	0	0	0	0	0
V/C Ratio (X)	0.00	0.06	0.93	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	551	747	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.0	14.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	17.3	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.2	32.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.3	6.4	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	1.52	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.5	15.2	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.28	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	23.1
HCM 7th LOS	C



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	19	568	48	10	656	31
Future Volume (veh/h)	19	568	48	10	656	31
Number	3	18	2	12	1	6
Initial Q, veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Lanes Open During Work Zone						
Adj Sat Flow, veh/h/ln	1811	1826	1900	1900	1841	1900
Adj Flow Rate, veh/h	20	598	51	11	691	33
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	5	0	0	4	0
Opposing Right Turn Influence	Yes				Yes	
Cap, veh/h	481	1004	144	31	869	1045
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.28	0.28	0.09	0.09	0.37	0.55
Unsig. Movement Delay						
Ln Grp Delay, s/veh	13.9	6.0	0.0	23.6	15.9	5.4
Ln Grp LOS	B	A		C	B	A
Approach Vol, veh/h	618		62			724
Approach Delay, s/veh	6.3		23.6			15.4
Approach LOS	A		C			B

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	24.0	9.5	19.2			33.5		
Change Period (Y+Rc), s	4.5	4.5	4.5			4.5		
Max Green (Gmax), s	20.5	18.0	18.0			43.0		
Max Allow Headway (MAH), s	3.7	5.0	3.9			4.9		
Max Q Clear (g_c+I1), s	19.0	3.7	13.7			2.4		
Green Ext Time (g_e), s	0.4	0.2	1.0			0.1		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	1.00	0.00	0.88			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1753	0	1725					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		1515	0			1900		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		327	1547			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0

Lane Assignment	L (Pr/Pm)		L					
Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	691	0	20	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1753	0	1725	0	0	0	0	0
Q Serve Time (g_s), s	17.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	17.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	1319	0	1725	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	869	0	481	0	0	0	0	0
V/C Ratio (X)	0.80	0.00	0.04	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	902	0	589	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.0	0.0	13.9	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	15.9	0.0	13.9	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	4.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.71	1.00	1.80	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (95%), veh/ln	9.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment						T		
Lanes in Grp	0	0	0	0	0	1	0	0
Grp Vol (v), veh/h	0	0	0	0	0	33	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	1900	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	1045	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	1551	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	5.4	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	5.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.80	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

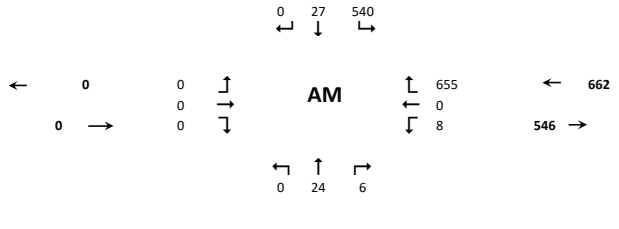
Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	62	598	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1841	1547	0	0	0	0	0
Q Serve Time (g_s), s	0.0	1.7	11.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	1.7	11.7	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	1547.4	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	19.5	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.18	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	175	1004	0	0	0	0	0
V/C Ratio (X)	0.00	0.35	0.60	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	629	1101	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	22.3	5.3	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.2	0.7	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	23.6	6.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.6	1.5	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	1.80	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	1.2	3.2	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.04	0.06	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.7
HCM 7th LOS	B

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St. Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Buildout

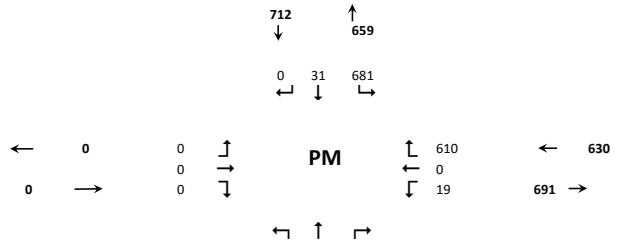
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	2	1	59	2	0	0	0	0	1	0	93	158	778
7:15-7:30	0	5	3	79	3	0	0	0	0	4	0	79	173	862
7:30-7:45	0	4	0	91	4	0	0	0	0	1	0	90	190	903
7:45-8:00	0	5	2	118	2	0	0	0	0	2	0	128	257	958
8:00-8:15	0	4	1	116	3	0	0	0	0	1	0	117	242	927
8:15-8:30	0	6	2	84	5	0	0	0	0	3	0	114	214	
8:30-8:45	0	4	1	79	5	0	0	0	0	1	0	155	245	
8:45-9:00	0	3	2	80	4	0	0	0	0	2	0	135	226	



AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM												
Volumes	0	19	6	397	15	0	0	0	0	7	0	514	958	Seasonal Factor: 1.06	
Season Factor	0	20	6	421	16	0	0	0	0	7	0	545	1015	Growth Rate: 1.01	
Growth	0	21	6	429	16	0	0	0	0	8	0	556	1036	Years Grown: 2	
In/Out				OUT								IN			
Percentage	0%	0%	0%	30%	0%	0%	0%	0%	0%	0%	0%	30%			Trips In / Trips Out
PROJECT	0	0	0	37	0	0	0	0	0	0	0	12	50	Cornerstone	41 / 124
SUBPROJECTS															
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%			
In/Out				OUT								IN			
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	Celebration Pointe - 25%	128 / 383
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%			
In/Out		IN		OUT	OUT							IN			
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	Creekside	143 / 421
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%			
In/Out				IN								OUT			
Volume	0	0	0	8	0	0	0	0	0	0	0	24	0	4945 Edwards Road	13 / 40
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%			
In/Out				IN								OUT			
Volume	0	0	0	15	0	0	0	0	0	0	0	46	0	Viva at Treasure Coast East	21 / 66
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%			
In/Out				OUT								IN			
Volume	0	0	0	21	0	0	0	0	0	0	0	7	0	Viva at Treasure Coast West	22 / 70
Subtotal	0	4	0	73	11	0	0	0	0	0	0	87	0		
Total	0	24	6	540	27	0	0	0	0	8	0	655	1085		

N/S STREET: Jenkins Rd **E/W STREET**: Edwards Rd **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 5/6/2025 **DAY**: Tuesday **CITY**: St Lucie
REPORT DATE: 5/7/2025 **ANALYSIS YEAR**: 2027 Buildout

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	4	3	84	6	0	0	0	0	6	0	110	213	951
4:15-4:30	0	8	2	97	4	0	0	0	0	4	0	106	221	996
4:30-4:45	0	9	4	136	8	0	0	0	0	5	0	102	264	1034
4:45-5:00	0	11	2	147	4	0	0	0	0	3	0	86	253	1009
5:00-5:15	0	8	1	119	5	0	0	0	0	6	0	119	258	980
5:15-5:30	0	7	2	111	6	0	0	0	0	4	0	129	259	
5:30-5:45	0	9	0	110	4	0	0	0	0	5	0	111	239	
5:45-6:00	0	7	2	103	5	0	0	0	0	4	0	103	224	



PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM												
Volumes	0	35	9	513	23	0	0	0	0	18	0	436	1034	Seasonal Factor: 1.06	
Season Factor	0	37	10	544	24	0	0	0	0	19	0	462	1096	Growth Rate: 1.01	
Growth	0	38	10	555	25	0	0	0	0	19	0	471	1118	Years Grown: 2	
In/Out				OUT								IN			
Percentage	0%	0%	0%	30%	0%	0%	0%	0%	0%	0%	0%	30%			Trips In / Trips Out
PROJECT	0	0	0	25	0	0	0	0	0	0	0	43	68	Cornerstone	142 / 83
SUBPROJECTS															
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%			
In/Out				OUT								IN			
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	Celebration Pointe - 25%	405 / 228
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%			
In/Out		IN		OUT	OUT							IN			
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	Creekside	426 / 256
%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0		
In/Out				IN								OUT			
Volume	0	0	0	22	0	0	0	0	0	0	0	16	0	4945 Edwards Road	37 / 26
%	0.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	70.0%			
In/Out				IN								OUT			
Volume	0	0	0	48	0	0	0	0	0	0	0	28	0	Viva at Treasure Coast East	69 / 40
%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	30.0%			
In/Out				OUT								IN			
Volume	0	0	0	13	0	0	0	0	0	0	0	22	0	Viva at Treasure Coast West	73 / 43
Subtotal	0	11	0	101	6	0	0	0	0	0	0	96	0		
Total	0	48	10	681	31	0	0	0	0	19	0	610	1186		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	8	655	24	6	540	27
Future Volume (veh/h)	8	655	24	6	540	27
Number	3	18	2	12	1	6
Initial Q, veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Lanes Open During Work Zone						
Adj Sat Flow, veh/h/ln	1900	1856	1900	1900	1841	1796
Adj Flow Rate, veh/h	9	704	26	6	581	29
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	3	0	0	4	7
Opposing Right Turn Influence	Yes				Yes	
Cap, veh/h	677	945	161	37	677	775
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.37	0.37	0.11	0.11	0.23	0.43
Unsig. Movement Delay						
Ln Grp Delay, s/veh	9.1	9.8	0.0	19.1	25.0	7.6
Ln Grp LOS	A	A		B	C	A
Approach Vol, veh/h	713		32			610
Approach Delay, s/veh	9.8		19.1			24.2
Approach LOS	A		B			C

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	15.0	9.5	21.9			24.5		
Change Period (Y+Rc), s	4.5	4.5	4.5			4.5		
Max Green (Gmax), s	10.5	18.0	18.0			33.0		
Max Allow Headway (MAH), s	3.7	5.0	3.9			4.9		
Max Q Clear (g_c+I1), s	12.5	2.7	17.0			2.4		
Green Ext Time (g_e), s	0.0	0.1	0.4			0.1		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	1.00	0.00	1.00			0.00		

Left-Turn Movement Data			
Assigned Mvmt	1	5	3
Mvmt Sat Flow, veh/h	1753	0	1810

Through Movement Data			
Assigned Mvmt		2	8
Mvmt Sat Flow, veh/h		1493	0

Right-Turn Movement Data			
Assigned Mvmt		12	18
Mvmt Sat Flow, veh/h		345	1572

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0

Lane Assignment	L (Pr/Pm)		L					
Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	581	0	9	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1753	0	1810	0	0	0	0	0
Q Serve Time (g_s), s	10.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	10.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	1355	0	1810	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	677	0	677	0	0	0	0	0
V/C Ratio (X)	0.86	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	677	0	703	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	14.3	0.0	9.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	10.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	25.0	0.0	9.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.68	1.00	1.80	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (95%), veh/ln	9.8	0.0	0.1	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment						T		
Lanes in Grp	0	0	0	0	0	1	0	0
Grp Vol (v), veh/h	0	0	0	0	0	29	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	1796	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	775	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	1279	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	7.6	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	7.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.80	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	32	704	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1838	1572	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.7	15.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.7	15.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	1572.5	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	10.5	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.19	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	198	945	0	0	0	0	0
V/C Ratio (X)	0.00	0.16	0.75	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	714	967	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	18.8	6.7	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	3.1	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	19.1	9.8	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.3	2.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	1.80	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.5	5.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.09	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	16.5
HCM 7th LOS	B



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	19	610	48	10	681	31
Future Volume (veh/h)	19	610	48	10	681	31
Number	3	18	2	12	1	6
Initial Q, veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj (A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Lanes Open During Work Zone						
Adj Sat Flow, veh/h/ln	1811	1826	1900	1900	1841	1900
Adj Flow Rate, veh/h	20	642	51	11	717	33
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	5	0	0	4	0
Opposing Right Turn Influence	Yes				Yes	
Cap, veh/h	497	1044	108	23	864	1031
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.29	0.29	0.07	0.07	0.39	0.54
Unsig. Movement Delay						
Ln Grp Delay, s/veh	13.6	5.7	0.0	26.3	18.5	5.7
Ln Grp LOS	B	A		C	B	A
Approach Vol, veh/h	662		62			750
Approach Delay, s/veh	5.9		26.3			17.9
Approach LOS	A		C			B

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	25.0	8.3	19.8			33.3		
Change Period (Y+Rc), s	4.5	4.5	4.5			4.5		
Max Green (Gmax), s	20.5	18.0	18.0			43.0		
Max Allow Headway (MAH), s	3.7	5.0	4.0			4.9		
Max Q Clear (g_c+I1), s	20.5	3.7	14.2			2.4		
Green Ext Time (g_e), s	0.0	0.2	1.0			0.1		
Prob of Phs Call (p_c)	1.00	0.75	1.00			1.00		
Prob of Max Out (p_x)	1.00	0.00	1.00			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1753	0	1725					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		1515	0			1900		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		327	1547			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0

Lane Assignment	L (Pr/Pm)		L					
Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	717	0	20	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1753	0	1725	0	0	0	0	0
Q Serve Time (g_s), s	18.5	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	18.5	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	1319	0	1725	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	864	0	497	0	0	0	0	0
V/C Ratio (X)	0.83	0.00	0.04	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	864	0	585	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.7	0.0	13.6	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	6.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	18.5	0.0	13.6	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	4.7	0.0	0.1	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.65	1.00	1.80	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (95%), veh/ln	10.4	0.0	0.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment						T		
Lanes in Grp	0	0	0	0	0	1	0	0
Grp Vol (v), veh/h	0	0	0	0	0	33	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	1900	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	1031	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	1541	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.80	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	1	0	0	0	0	0
Grp Vol (v), veh/h	0	62	642	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1841	1547	0	0	0	0	0
Q Serve Time (g_s), s	0.0	1.7	12.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	1.7	12.2	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	1547.4	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	20.5	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.18	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	131	1044	0	0	0	0	0
V/C Ratio (X)	0.00	0.47	0.62	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	625	1123	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	23.7	4.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.7	0.9	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	26.3	5.7	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.6	1.3	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.3	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	1.80	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (95%), veh/ln	0.0	1.3	2.9	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.04	0.05	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.9
HCM 7th LOS	B

Notes
User approved pedestrian interval to be less than phase max green.

APPENDIX E

DRIVEWAY ANALYSIS

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 1

Groups Printed- Automobiles - Commercial

	Jenkins Rd Southbound				Independence Classical Academy Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	19	84	0	103	5	0	2	7	0	101	6	107	0	0	0	0	217
07:15 AM	60	101	0	161	16	0	12	28	0	88	30	118	0	0	0	0	307
07:30 AM	42	86	0	128	12	0	94	106	0	108	33	141	0	0	0	0	375
07:45 AM	43	89	0	132	21	0	78	99	0	125	26	151	0	0	0	0	382
Total	164	360	0	524	54	0	186	240	0	422	95	517	0	0	0	0	1281
08:00 AM	29	88	0	117	4	0	38	42	0	103	2	105	0	0	0	0	264
08:15 AM	10	89	0	99	3	0	15	18	0	114	6	120	0	0	0	0	237
08:30 AM	15	90	0	105	2	0	14	16	0	103	5	108	0	0	0	0	229
08:45 AM	20	70	0	90	2	0	14	16	0	79	6	85	0	0	0	0	191
Total	74	337	0	411	11	0	81	92	0	399	19	418	0	0	0	0	921
09:00 AM	5	98	0	103	4	0	8	12	0	90	4	94	0	0	0	0	209
09:15 AM	4	87	0	91	4	0	11	15	0	93	4	97	0	0	0	0	203
09:30 AM	4	84	0	88	6	0	10	16	0	71	3	74	0	0	0	0	178
09:45 AM	6	81	0	87	4	0	10	14	0	90	3	93	0	0	0	0	194
Total	19	350	0	369	18	0	39	57	0	344	14	358	0	0	0	0	784
10:00 AM	3	69	0	72	2	0	5	7	0	68	7	75	0	0	0	0	154
10:15 AM	4	85	0	89	2	0	8	10	0	80	6	86	0	0	0	0	185
10:30 AM	7	79	0	86	6	0	7	13	0	72	5	77	0	0	0	0	176
10:45 AM	5	67	0	72	4	0	12	16	0	81	5	86	0	0	0	0	174
Total	19	300	0	319	14	0	32	46	0	301	23	324	0	0	0	0	689
11:00 AM	8	84	0	92	8	0	5	13	0	85	5	90	0	0	0	0	195
11:15 AM	5	48	0	53	4	0	6	10	0	89	8	97	0	0	0	0	160
11:30 AM	8	88	0	96	5	0	18	23	0	80	9	89	0	0	0	0	208
11:45 AM	7	3	0	10	6	0	15	21	0	87	9	96	0	0	0	0	127
Total	28	223	0	251	23	0	44	67	0	341	31	372	0	0	0	0	690
12:00 PM	8	87	0	95	4	0	12	16	0	68	9	77	0	0	0	0	188
12:15 PM	10	103	0	113	8	0	4	12	0	99	9	108	0	0	0	0	233
12:30 PM	10	85	0	95	11	0	7	18	0	77	7	84	0	0	0	0	197
12:45 PM	16	109	0	125	18	0	6	24	0	88	9	97	0	0	0	0	246
Total	44	384	0	428	41	0	29	70	0	332	34	366	0	0	0	0	864
01:00 PM	12	88	0	100	8	0	6	14	0	84	7	91	0	0	0	0	205
01:15 PM	12	81	0	93	8	0	11	19	0	68	11	79	0	0	0	0	191
01:30 PM	25	68	0	93	18	0	24	42	0	87	11	98	0	0	0	0	233
01:45 PM	53	87	0	140	24	0	52	76	0	77	14	91	0	0	0	0	307
Total	102	324	0	426	58	0	93	151	0	316	43	359	0	0	0	0	936

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 2

Groups Printed- Automobiles - Commercial

	Jenkins Rd Southbound				Independence Classical Academy Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
02:00 PM	66	100	0	166	34	0	44	78	0	86	28	114	0	0	0	0	358
02:15 PM	52	79	0	131	26	0	52	78	0	99	25	124	0	0	0	0	333
02:30 PM	44	87	0	131	24	0	44	68	0	118	15	133	0	0	0	0	332
02:45 PM	35	97	0	132	16	0	36	52	0	102	14	116	0	0	0	0	300
Total	197	363	0	560	100	0	176	276	0	405	82	487	0	0	0	0	1323
03:00 PM	18	91	0	109	2	0	27	29	0	102	7	109	0	0	0	0	247
03:15 PM	13	75	0	88	5	0	13	18	0	91	7	98	0	0	0	0	204
03:30 PM	5	83	0	88	5	0	6	11	0	93	3	96	0	0	0	0	195
03:45 PM	8	119	0	127	1	0	14	15	0	105	2	107	0	0	0	0	249
Total	44	368	0	412	13	0	60	73	0	391	19	410	0	0	0	0	895
04:00 PM	7	111	0	118	0	0	5	5	0	117	3	120	0	0	0	0	243
04:15 PM	8	99	0	107	0	0	5	5	0	110	2	112	0	0	0	0	224
04:30 PM	2	106	0	108	0	0	7	7	0	100	3	103	0	0	0	0	218
04:45 PM	3	117	0	120	2	0	11	13	0	106	4	110	0	0	0	0	243
Total	20	433	0	453	2	0	28	30	0	433	12	445	0	0	0	0	928
05:00 PM	3	110	0	113	3	0	10	13	0	119	4	123	0	0	0	0	249
05:15 PM	9	127	0	136	3	0	8	11	0	111	1	112	0	0	0	0	259
05:30 PM	5	96	0	101	0	0	4	4	0	102	2	104	0	0	0	0	209
05:45 PM	6	79	0	85	0	0	7	7	0	91	3	94	0	0	0	0	186
Total	23	412	0	435	6	0	29	35	0	423	10	433	0	0	0	0	903
06:00 PM	7	87	0	94	0	0	6	6	0	77	1	78	0	0	0	0	178
06:15 PM	4	67	0	71	0	0	9	9	0	87	2	89	0	0	0	0	169
06:30 PM	10	46	0	56	0	0	6	6	0	68	4	72	0	0	0	0	134
06:45 PM	8	46	0	54	0	0	7	7	0	58	4	62	0	0	0	0	123
Total	29	246	0	275	0	0	28	28	0	290	11	301	0	0	0	0	604
Grand Total	763	4100	0	4863	340	0	825	1165	0	4397	393	4790	0	0	0	0	10818
Apprch %	15.7	84.3	0		29.2	0	70.8		0	91.8	8.2		0	0	0		
Total %	7.1	37.9	0	45	3.1	0	7.6	10.8	0	40.6	3.6	44.3	0	0	0	0	
Automobiles	675	3938	0	4613	340	0	724	1064	0	4210	364	4574	0	0	0	0	10251
% Automobiles	88.5	96	0	94.9	100	0	87.8	91.3	0	95.7	92.6	95.5	0	0	0	0	94.8
Commercial	88	162	0	250	0	0	101	101	0	187	29	216	0	0	0	0	567
% Commercial	11.5	4	0	5.1	0	0	12.2	8.7	0	4.3	7.4	4.5	0	0	0	0	5.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 3

	Jenkins Rd Southbound				Independence Classical Academy Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	60	101	0	161	16	0	12	28	0	88	30	118	0	0	0	0	307
07:30 AM	42	86	0	128	12	0	94	106	0	108	33	141	0	0	0	0	375
07:45 AM	43	89	0	132	21	0	78	99	0	125	26	151	0	0	0	0	382
08:00 AM	29	88	0	117	4	0	38	42	0	103	2	105	0	0	0	0	264
Total Volume	174	364	0	538	53	0	222	275	0	424	91	515	0	0	0	0	1328
% App. Total	32.3	67.7	0		19.3	0	80.7		0	82.3	17.7		0	0	0		
PHF	.725	.901	.000	.835	.631	.000	.590	.649	.000	.848	.689	.853	.000	.000	.000	.000	.869
Automobiles	156	352	0	508	53	0	202	255	0	405	89	494	0	0	0	0	1257
% Automobiles	89.7	96.7	0	94.4	100	0	91.0	92.7	0	95.5	97.8	95.9	0	0	0	0	94.7
Commercial	18	12	0	30	0	0	20	20	0	19	2	21	0	0	0	0	71
% Commercial	10.3	3.3	0	5.6	0	0	9.0	7.3	0	4.5	2.2	4.1	0	0	0	0	5.3

DE TRAFFIC

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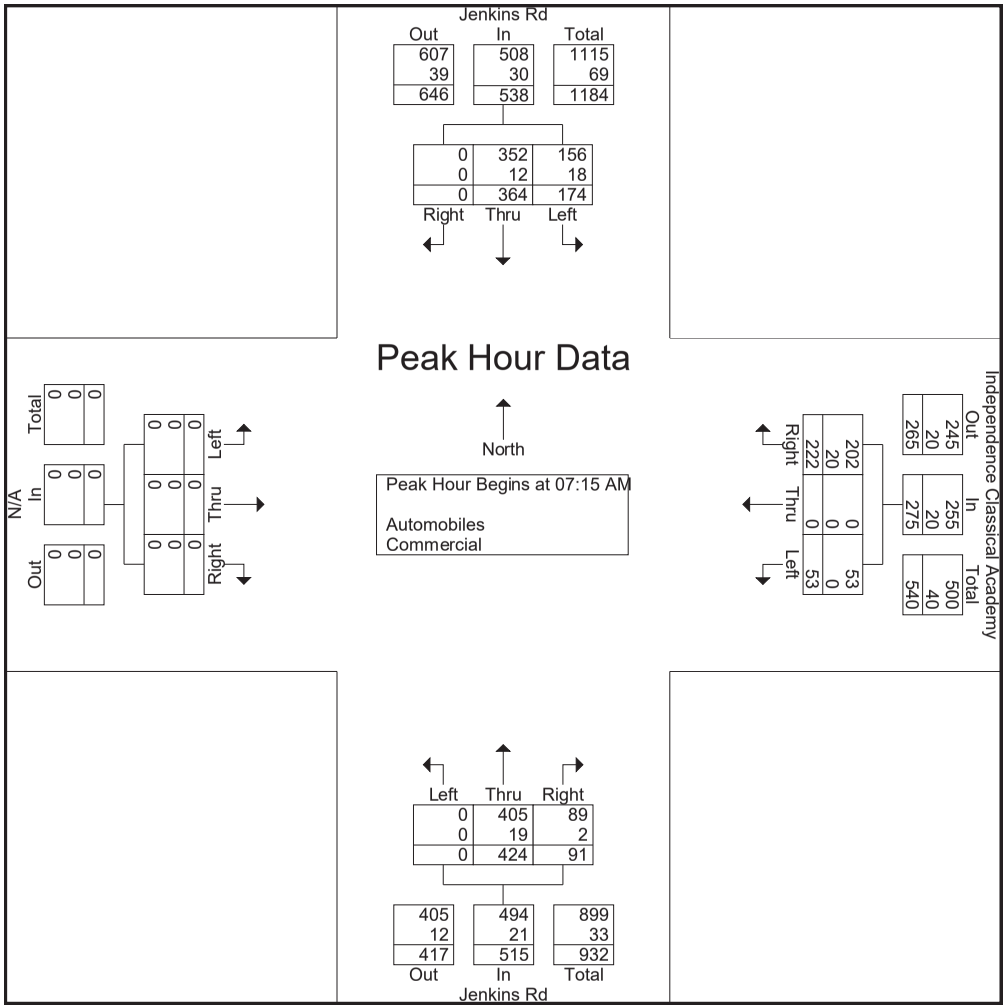
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 4



DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

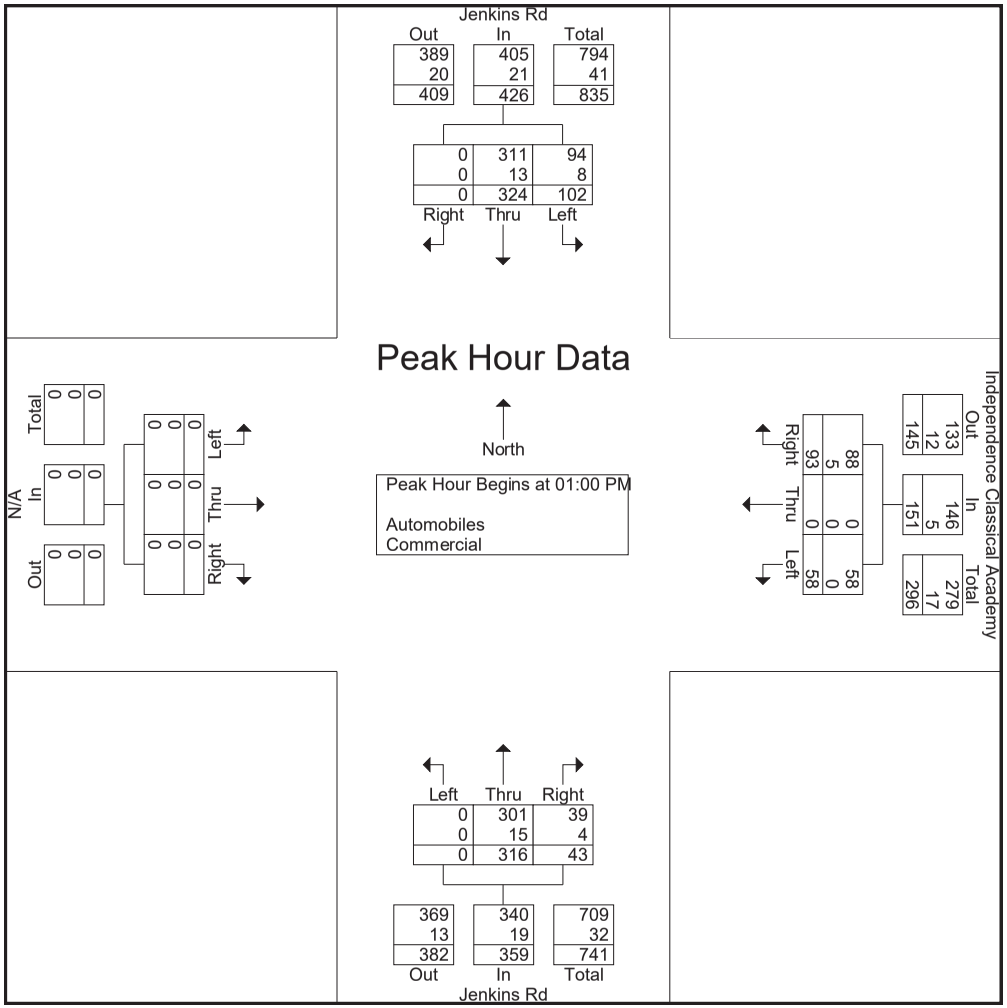
File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 5

	Jenkins Rd Southbound				Independence Classical Academy Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 01:00 PM																	
01:00 PM	12	88	0	100	8	0	6	14	0	84	7	91	0	0	0	0	205
01:15 PM	12	81	0	93	8	0	11	19	0	68	11	79	0	0	0	0	191
01:30 PM	25	68	0	93	18	0	24	42	0	87	11	98	0	0	0	0	233
01:45 PM	53	87	0	140	24	0	52	76	0	77	14	91	0	0	0	0	307
Total Volume	102	324	0	426	58	0	93	151	0	316	43	359	0	0	0	0	936
% App. Total	23.9	76.1	0		38.4	0	61.6		0	88	12		0	0	0		
PHF	.481	.920	.000	.761	.604	.000	.447	.497	.000	.908	.768	.916	.000	.000	.000	.000	.762
Automobiles	94	311	0	405	58	0	88	146	0	301	39	340	0	0	0	0	891
% Automobiles	92.2	96.0	0	95.1	100	0	94.6	96.7	0	95.3	90.7	94.7	0	0	0	0	95.2
Commercial	8	13	0	21	0	0	5	5	0	15	4	19	0	0	0	0	45
% Commercial	7.8	4.0	0	4.9	0	0	5.4	3.3	0	4.7	9.3	5.3	0	0	0	0	4.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 6



DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

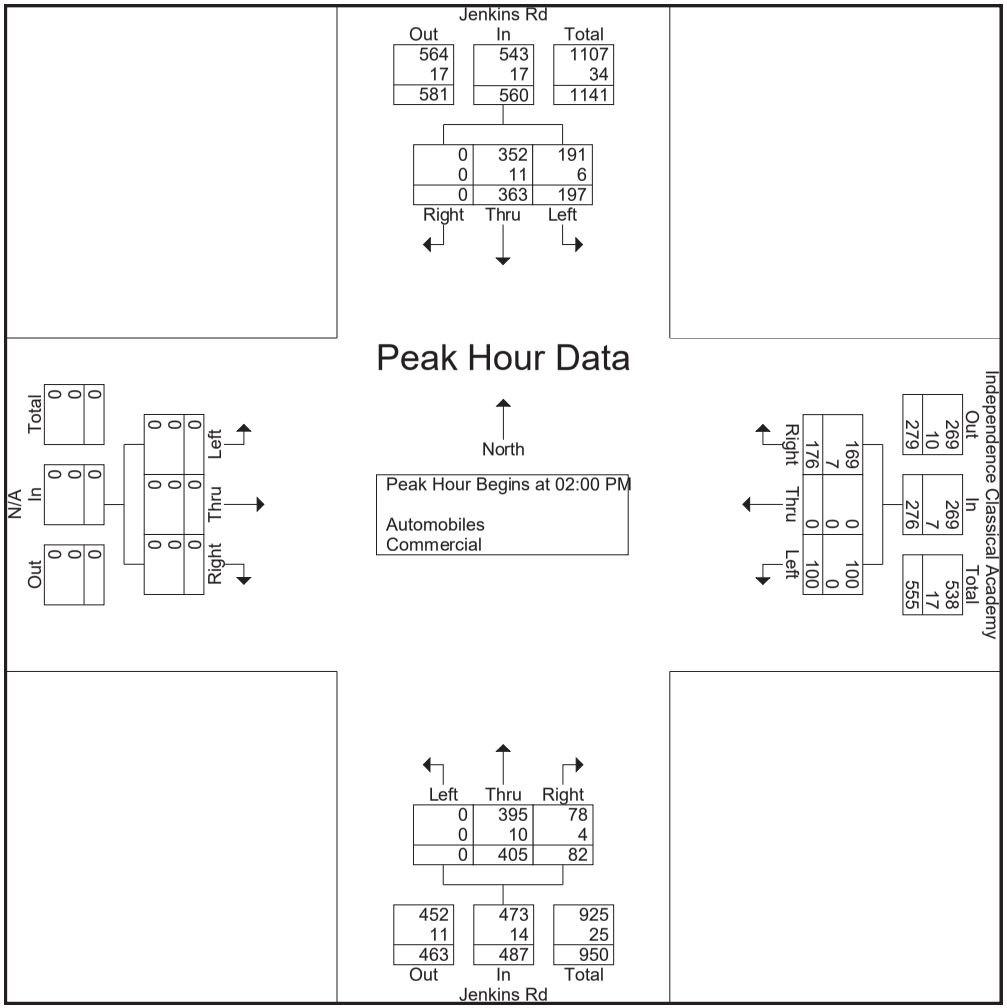
File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 7

	Jenkins Rd Southbound				Independence Classical Academy Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:00 PM																	
02:00 PM	66	100	0	166	34	0	44	78	0	86	28	114	0	0	0	0	358
02:15 PM	52	79	0	131	26	0	52	78	0	99	25	124	0	0	0	0	333
02:30 PM	44	87	0	131	24	0	44	68	0	118	15	133	0	0	0	0	332
02:45 PM	35	97	0	132	16	0	36	52	0	102	14	116	0	0	0	0	300
Total Volume	197	363	0	560	100	0	176	276	0	405	82	487	0	0	0	0	1323
% App. Total	35.2	64.8	0		36.2	0	63.8		0	83.2	16.8		0	0	0		
PHF	.746	.908	.000	.843	.735	.000	.846	.885	.000	.858	.732	.915	.000	.000	.000	.000	.924
Automobiles	191	352	0	543	100	0	169	269	0	395	78	473	0	0	0	0	1285
% Automobiles	97.0	97.0	0	97.0	100	0	96.0	97.5	0	97.5	95.1	97.1	0	0	0	0	97.1
Commercial	6	11	0	17	0	0	7	7	0	10	4	14	0	0	0	0	38
% Commercial	3.0	3.0	0	3.0	0	0	4.0	2.5	0	2.5	4.9	2.9	0	0	0	0	2.9

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 8



DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Independence Classical Academy
St. Lucie County, Fl

File Name : Jenkins at Independence
Site Code : 00000108
Start Date : 5/29/2025
Page No : 9

Groups Printed- Peds

	Jenkins Rd Southbound					Independence Classical Academy Westbound					Jenkins Rd Northbound					N/A Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
08:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15 AM	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
08:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
05:45 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
06:15 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
06:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Grand Total	0	0	0	9	9	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	12
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	75	75	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	



NB Approach



SB Approach



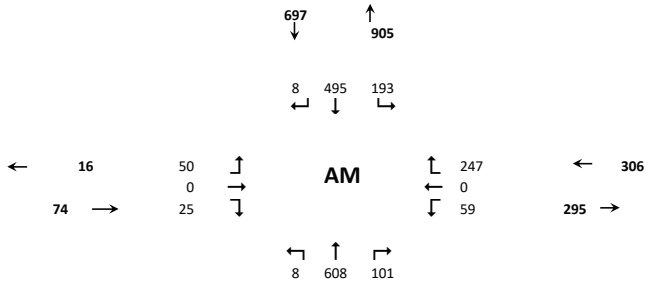
WB Approach

detraffic	Jenkins Rd at Independence Classical Academy	St. Lucie County
detraffic.com		Project Number: O25-17 / Sheet Number: 1
9239 Outlook Rock Trl. Windermere Fl. 34786		

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Driveway 1
CONTROL: TWSC
FILENAME:
COUNT DATE: 5/29/2025
DAY: Thursday
CITY: St. Lucie
REPORT DATE: 6/13/2025
ANALYSIS YEAR: 2027
Buildout

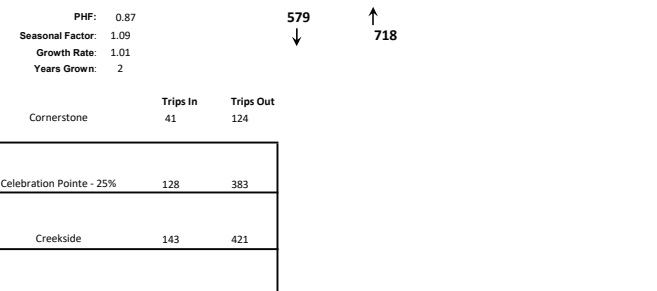
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	101	6	19	84	0	0	0	0	5	0	2	217	1281
7:15-7:30	0	88	30	60	101	0	0	0	0	16	0	12	307	1328
7:30-7:45	0	108	33	42	86	0	0	0	0	12	0	94	375	1258
7:45-8:00	0	125	26	43	89	0	0	0	0	21	0	78	382	1112
8:00-8:15	0	103	2	29	88	0	0	0	0	4	0	38	264	921
8:15-8:30	0	114	6	10	89	0	0	0	0	3	0	15	237	
8:30-8:45	0	103	5	15	90	0	0	0	0	2	0	14	229	
8:45-9:00	0	79	6	20	70	0	0	0	0	2	0	14	191	



AM PEAK HOUR IS FROM:														
Volumes	0	424	91	174	364	0	0	0	0	53	0	222	1328	
Season Factor	0	462	99	190	397	0	0	0	0	58	0	242	1448	
Growth	0	471	101	193	405	0	0	0	0	59	0	247	1477	
In/Out	IN	IN			OUT	IN	OUT		OUT					
Percentage	20%	10%	0%	0%	10%	20%	40%	0%	20%	0%	0%	0%		
PROJECT	8	4	0	0	12	8	50	0	25	0	0	0	107	
SUBPROJECTS														
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	6	0	0	19	0	0	0	0	0	0	0	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	7	0	0	21	0	0	0	0	0	0	0	0	
%	0.0%	60.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	24	0	0	8	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	46	0	0	15	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	49	0	0	15	0	0	0	0	0	0	0	0	
Subtotal	0	133	0	0	78	0	0	0	0	0	0	0	0	
Total	8	608	101	193	495	8	50	0	25	59	0	247	1584	

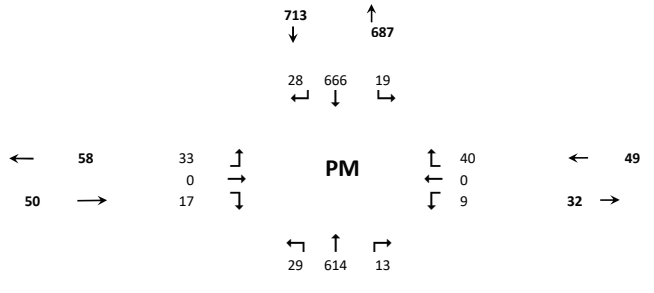
PHF: 0.87
Seasonal Factor: 1.09
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
Cornerstone	41	124
Celebration Pointe - 25%	128	383
Creekside	143	421
4945 Edwards Road	13	40
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70



N/S STREET: Jenkins Rd
E/W STREET: Driveway 1
CONTROL: Unsignalized
FILENAME:
COUNT DATE: 5/29/2025
DAY: Thursday
CITY: St Lucie
REPORT DATE: 6/13/2025
ANALYSIS YEAR: 2027
Buildout

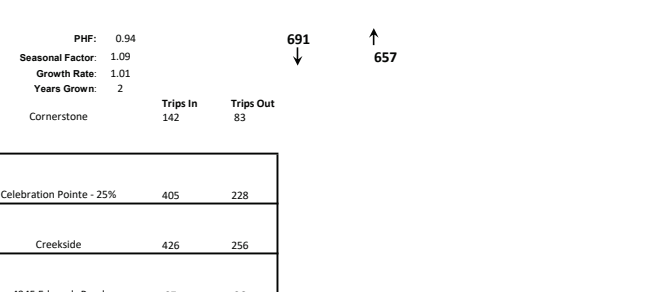
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	117	3	7	111	0	0	0	0	0	0	5	243	928
4:15-4:30	0	110	2	8	99	0	0	0	0	0	0	5	224	934
4:30-4:45	0	100	3	2	106	0	0	0	0	0	0	7	218	969
4:45-5:00	0	106	4	3	117	0	0	0	0	2	0	11	243	960
5:00-5:15	0	119	4	3	110	0	0	0	0	3	0	10	249	903
5:15-5:30	0	111	1	9	127	0	0	0	0	3	0	8	259	
5:30-5:45	0	102	2	5	96	0	0	0	0	0	0	4	209	
5:45-6:00	0	91	3	6	79	0	0	0	0	0	0	7	186	



PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	0	436	12	17	460	0	0	0	0	8	0	36	969	
Season Factor	0	475	13	19	501	0	0	0	0	9	0	39	1056	
Growth	0	485	13	19	511	0	0	0	0	9	0	40	1077	
In/Out	IN	IN			OUT	IN	OUT		OUT					
Percentage	20%	10%	0%	0%	10%	20%	40%	0%	20%	0%	0%	0%		
PROJECT	29	14	0	0	8	28	33	0	17	0	0	0	130	
SUBPROJECTS														
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	20	0	0	11	0	0	0	0	0	0	0	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	21	0	0	13	0	0	0	0	0	0	0	0	
%	0.0%	60.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0	
In/Out		OUT			IN									
Volume	0	16	0	0	22	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	28	0	0	48	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	30	0	0	51	0	0	0	0	0	0	0	0	
Subtotal	0	115	0	0	146	0	0	0	0	0	0	0	0	
Total	29	614	13	19	666	28	33	0	17	9	0	40	1208	

PHF: 0.94
Seasonal Factor: 1.09
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out
Cornerstone	142	83
Celebration Pointe - 25%	405	228
Creekside	426	256
4945 Edwards Road	37	26
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43



Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	0	25	59	0	247	8	608	101	193	495	8
Future Vol, veh/h	50	0	25	59	0	247	8	608	101	193	495	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	250	-	200	400	-	200
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	57	0	29	68	0	284	9	699	116	222	569	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1730	1846	569	1730	1739	699	578	0	0	815	0	0
Stage 1	1013	1013	-	717	717	-	-	-	-	-	-	-
Stage 2	717	833	-	1013	1022	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	69	75	522	69	87	440	995	-	-	812	-	-
Stage 1	288	317	-	421	433	-	-	-	-	-	-	-
Stage 2	421	384	-	288	313	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 18	54	522	~ 47	63	440	995	-	-	812	-	-
Mov Cap-2 Maneuver	-	109	-	136	157	-	-	-	-	-	-	-
Stage 1	209	230	-	417	429	-	-	-	-	-	-	-
Stage 2	148	380	-	198	228	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v		32.3	0.1	3.07
HCM LOS	-	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	995	-	-	-	522	136	440	812	-	-
HCM Lane V/C Ratio	0.009	-	-	-	0.055	0.497	0.645	0.273	-	-
HCM Ctrl Dly (s/v)	8.7	-	-	-	12.3	55	26.9	11.1	-	-
HCM Lane LOS	A	-	-	-	B	F	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.2	2.3	4.4	1.1	-	-

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	0	17	9	0	40	29	614	13	19	666	28
Future Vol, veh/h	33	0	17	9	0	40	29	614	13	19	666	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	250	-	200	400	-	200
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	0	18	10	0	43	31	653	14	20	709	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1464	1478	709	1464	1494	653	738	0	0	667	0	0
Stage 1	749	749	-	715	715	-	-	-	-	-	-	-
Stage 2	715	729	-	749	779	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	106	126	434	106	123	467	868	-	-	923	-	-
Stage 1	404	419	-	422	435	-	-	-	-	-	-	-
Stage 2	422	428	-	404	406	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	91	119	434	96	116	467	868	-	-	923	-	-
Mov Cap-2 Maneuver	211	237	-	215	231	-	-	-	-	-	-	-
Stage 1	395	410	-	407	419	-	-	-	-	-	-	-
Stage 2	370	413	-	379	397	-	-	-	-	-	-	-

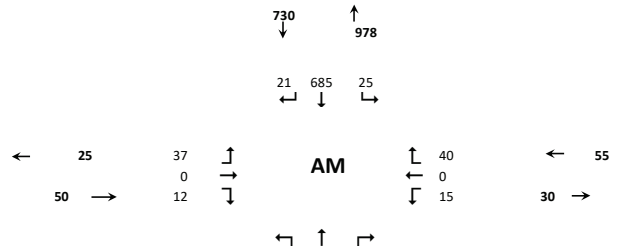
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.45	15.14	0.41	0.24
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	868	-	-	211	434	215	467	923	-	-
HCM Lane V/C Ratio	0.036	-	-	0.167	0.042	0.045	0.091	0.022	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	25.5	13.6	22.6	13.5	9	-	-
HCM Lane LOS	A	-	-	D	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.1	0.1	0.3	0.1	-	-

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET**: Driveway 2 **CONTROL**: TWSC
FILENAME:
COUNT DATE: 5/29/2025 **DAY**: Thursday **CITY**: St. Lucie
REPORT DATE: 6/13/2025 **ANALYSIS YEAR**: 2027 Buildout

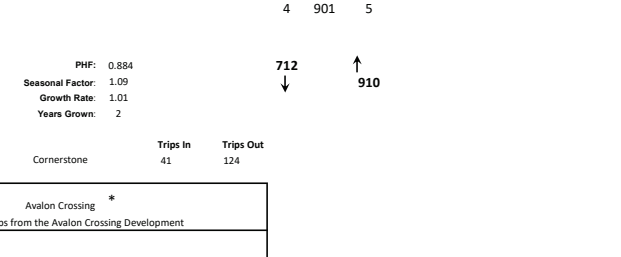
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	103	0	0	103	0	0	0	0	0	0	0	206	1132
7:15-7:30	0	100	0	0	161	0	0	0	0	0	0	0	261	1184
7:30-7:45	0	202	0	0	128	0	0	0	0	0	0	0	330	1151
7:45-8:00	0	203	0	0	132	0	0	0	0	0	0	0	335	1043
8:00-8:15	0	141	0	0	117	0	0	0	0	0	0	0	258	891
8:15-8:30	0	129	0	0	99	0	0	0	0	0	0	0	228	
8:30-8:45	0	117	0	0	105	0	0	0	0	0	0	0	222	
8:45-9:00	0	93	0	0	90	0	0	0	0	0	0	0	183	



AM PEAK HOUR IS FROM: **PHF**: 0.884

Volumes	0	646	0	0	538	0	0	0	0	0	0	0	1184	
Season Factor	0	704	0	0	586	0	0	0	0	0	0	0	1291	
Growth	0	718	0	0	598	0	0	0	0	0	0	0	1317	
In/Out	IN	OUT			IN	IN	OUT		OUT					
Percentage	10%	40%	0%	0%	20%	50%	30%	0%	10%	0%	0%	0%		
PROJECT	4	50	0	0	8	21	37	0	12	0	0	0	132	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out														
Volume	0	0	5	25	0	0	0	0	0	15	0	40	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	6	0	0	19	0	0	0	0	0	0	0	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	7	0	0	21	0	0	0	0	0	0	0	0	
%	0.0%	60.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	24	0	0	8	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	46	0	0	15	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	49	0	0	15	0	0	0	0	0	0	0	0	
Subtotal	0	133	5	25	78	0	0	0	0	15	0	40	0	
Total	4	901	5	25	685	21	37	0	12	15	0	40	1449	

	Trips In	Trips Out
Cornerstone	41	124
Avalon Crossing *		
Celebration Pointe - 25%	128	383
Creekside	143	421
4945 Edwards Road	13	40
Viva at Treasure Coast East	21	66
Viva at Treasure Coast West	22	70

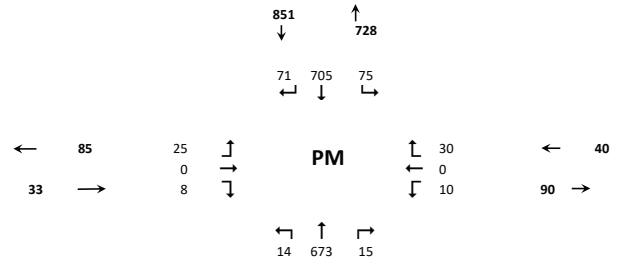


Seasonal Factor: 1.09
Growth Rate: 1.01
Years Grown: 2

* Estimated Trips from the Avalon Crossing Development

N/S STREET: Jenkins Rd **E/W STREET**: Driveway 2 **CONTROL**: Unsignalized
FILENAME:
COUNT DATE: 5/29/2025 **DAY**: Thursday **CITY**: St Lucie
REPORT DATE: 6/13/2025 **ANALYSIS YEAR**: 2027 Buildout

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	123	0	0	118	0	0	0	0	0	0	0	241	915
4:15-4:30	0	115	0	0	107	0	0	0	0	0	0	0	222	916
4:30-4:45	0	107	0	0	108	0	0	0	0	0	0	0	215	949
4:45-5:00	0	117	0	0	120	0	0	0	0	0	0	0	237	941
5:00-5:15	0	129	0	0	113	0	0	0	0	0	0	0	242	887
5:15-5:30	0	119	0	0	136	0	0	0	0	0	0	0	255	
5:30-5:45	0	106	0	0	101	0	0	0	0	0	0	0	207	
5:45-6:00	0	98	0	0	85	0	0	0	0	0	0	0	183	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM** **PHF**: 0.93

Volumes	0	472	0	0	477	0	0	0	0	0	0	0	949	
Season Factor	0	514	0	0	520	0	0	0	0	0	0	0	1034	
Growth	0	525	0	0	530	0	0	0	0	0	0	0	1055	
In/Out	IN	OUT			IN	IN	OUT		OUT					
Percentage	10%	40%	0%	0%	20%	50%	30%	0%	10%	0%	0%	0%		
PROJECT	14	33	0	0	28	71	25	0	8	0	0	0	180	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out														
Volume	0	0	15	75	0	0	0	0	0	10	0	30	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	20	0	0	11	0	0	0	0	0	0	0	0	
%	0.0%	5.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	21	0	0	13	0	0	0	0	0	0	0	0	
%	0.0%	60.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0	
In/Out		OUT			IN									
Volume	0	16	0	0	22	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	28	0	0	48	0	0	0	0	0	0	0	0	
%	0.0%	70.0%	0.0%	0.0%	70.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT			IN									
Volume	0	30	0	0	51	0	0	0	0	0	0	0	0	
Subtotal	0	115	15	75	146	0	0	0	0	10	0	30	0	
Total	14	673	15	75	705	71	25	0	8	10	0	30	1235	

	Trips In	Trips Out
Cornerstone	142	83
Avalon Crossing *		
Celebration Pointe - 25%	405	228
Creekside	426	256
4945 Edwards Road	37	26
Viva at Treasure Coast East	69	40
Viva at Treasure Coast West	73	43

Seasonal Factor: 1.09
Growth Rate: 1.01
Years Grown: 2

* Estimated Trips from the Avalon Crossing Development

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	37	0	12	15	0	40	4	901	5	25	685	21
Future Vol, veh/h	37	0	12	15	0	40	4	901	5	25	685	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	250	-	250	250	-	250
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	0	14	17	0	45	5	1024	6	28	778	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1868	1874	389	1479	1892	1024	802	0	0	1030	0	0
Stage 1	835	835	-	1033	1033	-	-	-	-	-	-	-
Stage 2	1033	1039	-	446	859	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	50	71	610	95	70	285	819	-	-	673	-	-
Stage 1	329	382	-	280	309	-	-	-	-	-	-	-
Stage 2	280	307	-	562	372	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 40	68	610	89	66	285	819	-	-	673	-	-
Mov Cap-2 Maneuver	131	174	-	201	180	-	-	-	-	-	-	-
Stage 1	315	366	-	278	307	-	-	-	-	-	-	-
Stage 2	234	305	-	526	357	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	36.74	23.55	0.04	0.36
HCM LOS	E	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	819	-	-	131	610	256	673	-	-
HCM Lane V/C Ratio	0.006	-	-	0.322	0.022	0.244	0.042	-	-
HCM Ctrl Dly (s/v)	9.4	-	-	45.1	11	23.5	10.6	-	-
HCM Lane LOS	A	-	-	E	B	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	1.3	0.1	0.9	0.1	-	-

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	0	8	10	0	30	14	673	15	75	705	71
Future Vol, veh/h	25	0	8	10	0	30	14	673	15	75	705	71
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	250	-	250	250	-	250
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	0	9	11	0	32	15	724	16	81	758	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1673	1689	379	1294	1749	724	834	0	0	740	0	0
Stage 1	919	919	-	754	754	-	-	-	-	-	-	-
Stage 2	754	770	-	540	996	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	69	93	620	129	85	425	797	-	-	865	-	-
Stage 1	293	349	-	401	416	-	-	-	-	-	-	-
Stage 2	401	409	-	494	321	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	57	83	620	113	76	425	797	-	-	865	-	-
Mov Cap-2 Maneuver	151	183	-	238	183	-	-	-	-	-	-	-
Stage 1	265	316	-	393	408	-	-	-	-	-	-	-
Stage 2	363	401	-	442	292	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	28.4	16.52	0.19	0.85
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	797	-	-	151	620	355	865	-	-
HCM Lane V/C Ratio	0.019	-	-	0.178	0.014	0.121	0.093	-	-
HCM Ctrl Dly (s/v)	9.6	-	-	34	10.9	16.5	9.6	-	-
HCM Lane LOS	A	-	-	D	B	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0	0.4	0.3	-	-

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

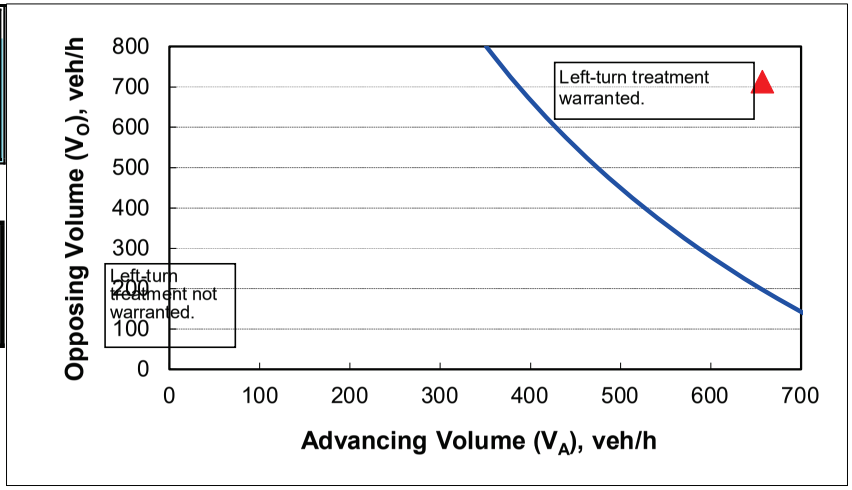
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	657
Opposing volume (V_O), veh/h:	713

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	382
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

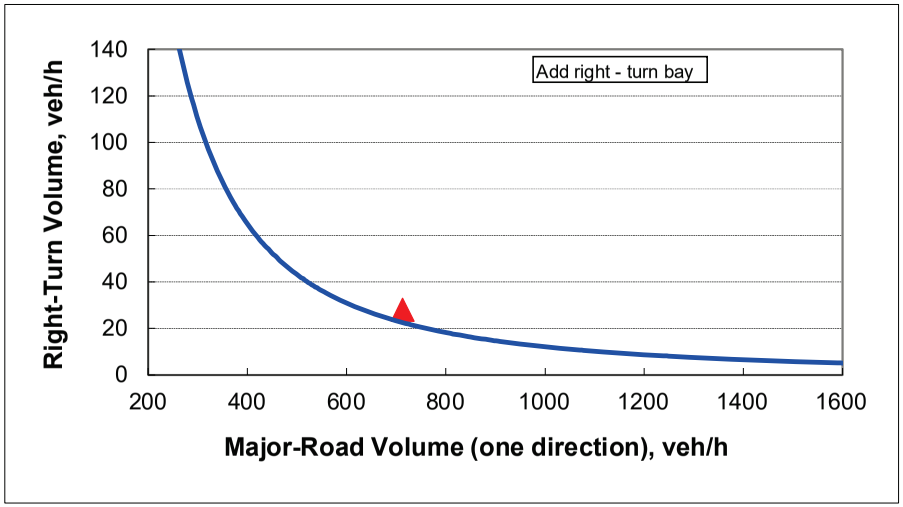
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	713
Right-turn volume, veh/h:	28

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	23
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

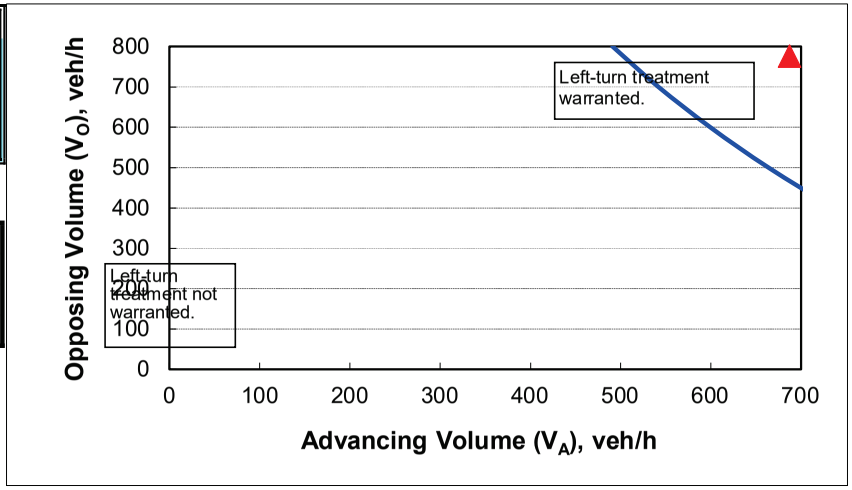
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	687
Opposing volume (V_O), veh/h:	776

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	503
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

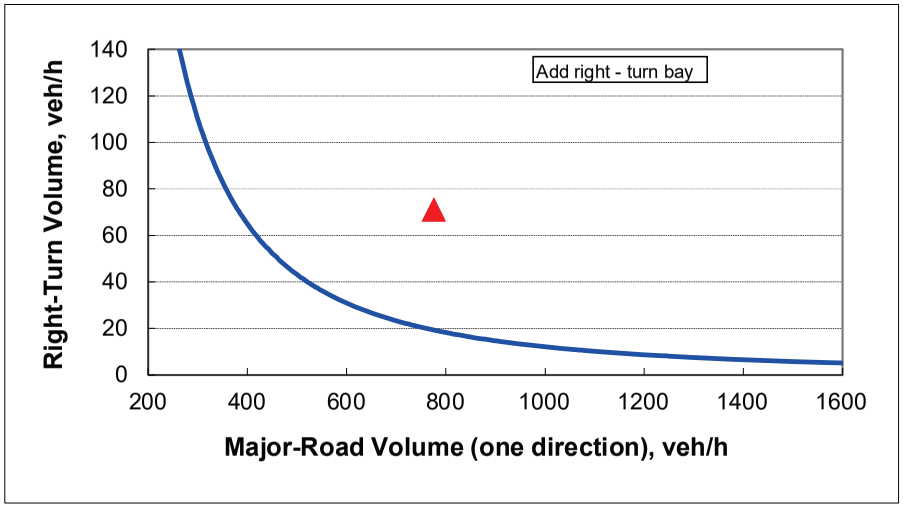
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	776
Right-turn volume, veh/h:	71

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	19
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

From: Grant M. Chambers
To: Vennis Gilmore; Kori Benton
Cc: Patrick Dayan
Subject: RE: 2721 S. Jenkins Road
Date: Friday, January 30, 2026 2:42:18 PM
Attachments: image001.png

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Good afternoon Vennis,

We have completed the reviews and have no further comments on the site plan application and are okay to move forward with conditional approvals . We will move forward using the prop share component towards signal construction and obligations to construct site-related improvements such as turn lanes.

What we don't have, to my recollection, is a timeline or trigger dictating when the prop share would be due. We think that the school may be ready for the phase 2 building in 2 years, so that would be a good timeline to collect prop share and have the signal done at once, maximizing efficiency. We can work the timing out at time of road improvement agreement and site development permit.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

---

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Friday, January 30, 2026 12:07 PM
To: Kori Benton <Kori.Benton@stlucieco.gov>; Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>
Subject: RE: 2721 S. Jenkins Road
Importance: High

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Hi Kori and Grant,

I have added Kevin and Chris to this email thread. Could you provide us with something today if possible? At least the latest in-house review concerning the signalization, access points, traffic impact agreement. Thank you.

Best Regards,

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Vennis Gilmore
Sent: Friday, January 30, 2026 9:15 AM
To: 'Kori Benton' <Kori.Benton@stlucieco.gov>; Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>
Subject: RE: 2721 S. Jenkins Road

Good Morning Kori,

Thank you, Kori. No updated Analysis. We have inquired about the status of the review with the applicant. The applicant told us that they are in talks with St. Lucie County. I just wanted to see where their review and compliance stand as of today. Is there anything to provide?

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Kori Benton <Kori.Benton@stlucieco.gov>
Sent: Thursday, January 29, 2026 6:57 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>; Grant M. Chambers

<Grant.M.Chambers@stlucieco.gov>
Subject: Re: 2721 S. Jenkins Road

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Good evening, Vennis,

I have correspondence from the signal warrant analysis that was handled by in-house staff, which linked to the requirements for a roadway improvement agreement and site development permit for the signal and access points as conditions of approval. Is the an updated analysis we should be looking through?

Kori

Get Outlook for iOS

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Thursday, January 29, 2026 6:23:58 PM
To: Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>; Kori Benton <Kori.Benton@stlucieco.gov>
Subject: FW: 2721 S. Jenkins Road

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Hi Grant and Kori,

Not sure if you both received this email. Please advise. Thank you.

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Vennis Gilmore
Sent: Wednesday, January 28, 2026 5:17 PM
To: Grant M. Chambers <grant.m.chambers@stlucieco.gov>
Subject: 2721 S. Jenkins Road

Importance: High

Hi Grant,

Is there any update on third-party traffic review for the Pulte-Cornerstone Master Planned Development? The last comments we received were on December 18,2024. There was a concurrent application for a Final Planned Development that had a review as well. The last comment received for the Final Planned Development was on November 20, 2025. In Addition, we have been asked if Jenkins Road is currently operating at an acceptable level of service? Please advise. Thank you, Grant.

Best Regards,

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Leslie Olson
District Planning Group
130 South Indian River Drive, Suite 202
Fort Pierce, FL 34950

Re: Final Planned Development – Pulte-Cornerstone PD – Project #: PD2025-00002

Dear Ms. Olson,

The following are **Conditions of Approval** from the Planning Department's review of your application:

1. **The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.**

2. **A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.**

3. **After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.**

4. **The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.**

5. **The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.**

6. **Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.**

Attached is FDOT PD&E Manual Chapter 18, Part 2, Highway Traffic Noise.

From Figure 18-1 Noise Abatement Criteria:

NOISE ABATEMENT CRITERIA (NAC) [Hourly A-Weighted Sound Level-decibels (dB(A))]				
Activity Category	Activity Leq(h)[1]		Evaluation location	Description of activity category
	FHWA	FDOT		
A	57	56	Exterior	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B[2]	67	66	Exterior	Residential

From Figure 18-3 Building Noise Reduction Factors

Building Type	Window Condition*	Noise Reduction Due to Exterior of the Structure
All	Open	10 dB
Light Frame	Ordinary Sash (closed)	20 dB
	Storm Windows	25 dB
Masonry	Single Glazed	25 dB
	Double Glazed	35 dB

*For interior noise analysis, the FDOT considers all windows closed.

Source: FHWA Highway Traffic Noise: Analysis and Abatement Guidance, Table 6.

Attached is HUD 24 CFR Part 51, Subpart B, Noise Abatement and Control.

From 24 CFR Subpart B, 51.101(a)(9), Interior Noise Goals:

(9) *Interior noise goals.* It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms. Minimum attenuation requirements are prescribed in §51.104(a).

7. **The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated und the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.**

8. **A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.**

9. **A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.**

10. **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.**

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,

Vennis Gilmore

Historic Preservation Officer/Senior Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Historic Preservation Officer/Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Mark Zrallack, P.E., City Engineer

RE : 2721 S. Jenkins Road – Cornerstone Single Family Development
TRC No. PD2025-00002

DATE : March 25, 2026

This is to advise you that we have completed the review of the following documents as received by this office on March 13, 2026:

- [x] Final PD & Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w. conditions
- [ ] Do Not Recommend

- [x] Final PD & SP Approval
- [ ] DPCR/EPL
- [ ] 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.

- [x] See attached for conditions of approval

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\2001 - 3000\2721 S. Jenkins Road\Final Plan Development & Site Plan\Submittal No. 5 - 031326\Final PD & Site Plan Approval w. Conditions - 032526.docx

APPROVAL CONDITIONS:

1. It is this department's recommendation that sidewalks are provided on both sides of the project's interior roadways. In addition to including an additional sidewalk at the secondary entrance's southwestern connection to the Jenkins Road corridor. This department defers to the determination of both the Planning Department and Planning Board. If sidewalks on both sides of the interior roadways are determined, the site plan shall be updated accordingly.
2. Trees are not allowed in the bottoms of retention/detention areas. Trees depicted within these area on the Landscape Plans shall be relocated to other areas along the banks.

ADVISORY COMMENTS:

1. The site has possible wetland. An Environmental Assessment and Gopher Tortoise Survey shall be required prior to any building or land clearing permits. All Federal, State and Local permits shall be required prior to the approval of building or land clearing permits.
2. Prior to the issuance of any site clearing permits, a Tree Mitigation Survey shall be submitted and coordinated with the City of Fort Pierce's Arborist. All determined mitigation costs associated with the proposed development tree removal shall be paid prior to the approval of building or land clearing permits.
3. S. Jenkins Road is a Saint Lucie County (SLC) roadway, verification by the County of possible required roadway improvements shall be provided by the County.
4. An approved SLC development permit shall be required prior to the approval of a building permit.
5. The site proposes to ultimately discharge North Saint Lucie River Water Control District (NSLRWCD) canal, an approved NSLRWCD permit shall be required prior to building permit.
6. The drainage plan was solely reviewed conceptually. An in-depth review of the drainage plan and calculations shall occur at the time of development plan review through the Building Department.
7. The project shall have an approved plat prior to submitting for building permits.

MZ/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2025-00002
Cornerstone PD - 2721 S Jenkins Rd - 4th Resubmittal

W/WW Engineering: Concept approved.

Water and wastewater is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Gas: Utility Load & Energy Resilience Consideration (FPUA):

Tentatively Approved. As electric demand continues to grow and infrastructure evolves, the Fort Pierce Utilities Authority (FPUA) encourages consideration of natural gas systems and appliances, where feasible, to help manage peak electric loads and support long-term system reliability.

Projects utilizing natural gas may be eligible for reduced or, in some cases, waived gas main and/or service line costs, contingent upon total connected gas load and system availability. Rebate incentives may also be available for qualifying natural gas appliances.

(Con't pg 2)

Natural gas services provide high reliability and results in lower month-to-month operational costs for end users when compared to all-electric designs. Early coordination with FPUA Gas Operations during the design phase is strongly recommended to evaluate availability, incentives, and long-term cost benefits.

For questions regarding natural gas availability, system capacity, or potential incentives associated with this project, early coordination with FPUA Gas Operations is encouraged. Please contact Billy Dupre at FPUA Gas Operations during the design phase to review feasibility, incentive eligibility, and long-term utility cost considerations.

FPUAnet Fiber: N/A

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: 2721 S. Jenkins Road PD2025-00002

REVIEW DATE: 3/10/2025, 2/13/2026

PLANNER: KEV FREEMAN

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

The Following Conditions/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. Received 3/19/2026**~~
2. ~~**Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**~~
3. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
4. ~~**Please provide an electronic revised copy of the site plan if applicable (pdf format).**~~
5. ~~**Please provide written acknowledgement of the conditions/revisions provided.**~~ **Received 6/16/2025**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

6. ~~**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 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)**~~

7. ~~**Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**~~

8. ~~**The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**~~

9. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, 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.)**~~

10. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~

11. ~~**Please provide a truck circulation detail.**~~

12. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**~~

13. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**~~

14. ~~**Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**~~

15. ~~**Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**~~

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

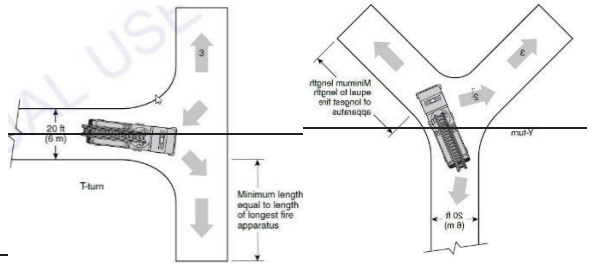
Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16. ~~**The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**~~

17. ~~**A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)**~~

18. ~~**Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 1 Section 13.3, NFPA 13D or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). (NFPA 1.18.2.3.2.1.1)**~~

19. ~~**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. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)**~~



20. ~~**Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**~~

21. ~~**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.**~~

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

22. ~~**Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).**~~

23. ~~**Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**~~

24. ~~**Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**~~

INSTRUMENT PREPARED BY
AND RETURN TO:
Kristilee M. Chihos, Esq.
DEAN MEAD
420 S. Orange Ave., Suite 700
Orlando, Florida 32801
(407) 841-1200

AMENDMENT TO RESTRICTIVE COVENANTS AND ACCESS EASEMENT AGREEMENT

THIS AMENDMENT TO RESTRICTIVE COVENANTS AND ACCESS EASEMENT AGREEMENT (the "**Amendment**") is made by and between **WESTCITY FP SHOPS, LLC**, a Florida limited liability company, whose address is 9293 NW 15th Street, Coral Springs, Florida 33071 ("**WestCity**"), **WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 9293 NW 15th Street, Coral Springs, Florida 33071 ("**WestCity POA**"), and **CORNERSTONE FORT PIERCE DEVELOPMENT, LLC**, a Delaware limited liability company ("**Developer**"), and is intended to be made effective upon the recording of this Amendment in the Public Records of Saint Lucie County, Florida (the "**Amendment Effective Date**").

WITNESSETH:

WHEREAS, WestCity and Developer executed and recorded that certain Restrictive Covenants and Access Easement Agreement, dated May 7, 2009 and recorded May 28, 2009, in Official Records Book 3093, Page 2587, of the Public Records of Saint Lucie County, Florida (the "**Easement Agreement**"), which established certain prohibited uses binding on certain property described therein owned by WestCity (the "**Burdened Property**") and which granted a non-exclusive access easement over a portion of the Developer Tract owned by Developer;

WHEREAS, as of the Amendment Effective Date, Developer (also sometimes referred to as "**Benefited Owner**" in the Easement Agreement) owns the Developer Tract (also sometimes referred to as the "**Benefited Property**" in the Easement Agreement);

WHEREAS, WestCity and WestCity POA (together, the "**Commercial Parcel Owner**") are the current owners and successors-in-title to the Burdened Property, and the successors-in-interest to WestCity (also sometimes referred to "**Burdened Owner**" in the Easement Agreement);

WHEREAS, the intended use of the Developer Tract is a single-family residential community and related subdivision improvements (the "**Community**"), which may be developed by Pulte Home Company, LLC, a Michigan limited liability company, as the contract purchaser of the Developer Tract, or a successor homebuilder acquiring title to the Developer Tract (the "**Successor Developer**"); and

WHEREAS, Commercial Parcel Owner and Developer hereby agree to amend and modify certain terms in the Easement Agreement which are inconsistent with the planned development of the Community, or which are necessary or desired for Successor Developer's intended use of the Developer Tract, as further set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

NOT FOR RECORDATION

1. Recitals; Defined Terms. The above recitals are true and correct and are incorporated herein by reference. Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Easement Agreement.

2. Relocation of Access Easement Area. The Access Easement Area described in the Easement Agreement is hereby relocated to the portion of the Developer Tract depicted and described on **Exhibit A**, attached hereto. Accordingly, the site plan and depiction of the Access Easement Area attached as **Exhibit C** to the Easement Agreement, is hereby deleted in its entirety and replaced with the depiction and legal description of the Access Easement Area attached hereto as **Exhibit A**. Successor Developer shall not be responsible for providing cross-access between the portions of the Burdened Property respectively owned by WestCity and WestCity POA and/or for access through the Burdened Property to the Access Easement Area.

3. Construction of Curb Cut. The only curb cut on the Developer Tract providing access to the Burdened Property shall be the curb cut providing access to the Access Easement Area from Jenkins Road. Notwithstanding Sections 4.1 and 4.2.3 of the Easement Agreement, the Commercial Parcel Owner shall not have the right to construct any additional curb cut on the Developer Tract.

4. Construction and Use of Access Easement Area. The 365-day period for construction of the Access Easement Area, as set forth in Section 4.1 of the Easement Agreement, shall commence upon Successor Developer receiving from the City a permit authorizing grading for any portion of the Developer Tract, and shall automatically extend for the duration of any force majeure event or moratorium. After a final certificate of completion is issued for the Access Easement Area, Successor Developer shall promptly notify Commercial Parcel Owner of same, and Commercial Parcel Owner's use of the Access Easement Area shall automatically commence upon the receipt of such notice. Successor Developer reserves the right to use, enjoy, and maintain the surface and subsurface portions of the Access Easement Area for any and all reasons, including, but not limited to, the construction and maintenance of fences, water distribution lines, sewer lines, electric distribution lines, cable and telephone lines, and natural gas distribution lines, provided such activities do not unreasonably interfere with or prevent Commercial Parcel Owner's permitted use of the Access Easement Area.

At any time after Successor Developer acquires the Developer Tract and part or all of the Commercial Parcel obtains a final site plan approval from the City of Ft. Pierce, but prior to the commencement of construction of the Access Easement Area by Successor Developer, the Commercial Parcel Owner may elect to construct a temporary road within the Access Easement Area by giving written notice thereof to Successor Developer. The temporary road shall not be used for construction vehicles or equipment to access the Commercial Parcel, and if such vehicles or equipment use the temporary road, Successor Developer may block the Access Easement Area until such construction on the Commercial Parcel is completed. The temporary road shall be designed so that the removal of the temporary road, at the cost of the Commercial Parcel Owner, shall be cost feasible and will not impede or delay construction of the permanent road and other Community infrastructure. The design of the foregoing temporary road shall be subject to prior review and approval by Successor Developer, which approval shall not be unreasonably withheld. If the Commercial Parcel Owner elects to construct the temporary road in accordance with this paragraph, then the Commercial Parcel Owner shall obtain all required permits and approvals from the City of Fort Pierce ("City") and St. Lucie County ("County"), shall complete the construction in accordance with the same, shall bear the full expense of the design, permitting and construction thereof, and shall be responsible for the maintenance thereof at its sole cost. Successor Developer shall reasonably cooperate with the Commercial Parcel Owner to coordinate permitting and construction of the temporary road. Any contractors or subcontractors working on the foregoing temporary road shall be required to carry general commercial liability insurance on an occurrence form basis, naming Successor Developer as an additional insured, with limits of not less than $1 million per occurrence and $5

NOT FOR RECORDATION

million general aggregate. The Commercial Parcel Owner shall indemnify, defend, save, and hold harmless Successor Developer, its elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the Commercial Parcel Owner, its elected officers, agents, servants, representatives, employees, contractors or subcontractors, arising from the exercise of its rights and obligations under this paragraph. The temporary road shall not be allowed to interfere with Successor Developer's construction of the Community, and Successor Developer reserves the right to temporarily close the Access Easement Area as necessary during Successor Developer's demolition of the temporary road, construction of the permanent road, and installation of any utilities or other improvements for the Community. The Commercial Parcel Owner shall be responsible for all of Successor Developer's costs to remove the temporary road upon commencement of site work for development of the Community. Prior to commencing construction of the temporary road, the Commercial Property Owner shall pay to Successor Developer a deposit to be held in escrow for the estimated cost to remove the temporary road, in an amount agreed upon by the parties hereto. Upon completion of the removal of the temporary road by Successor Developer, Successor Developer shall deliver, to the Commercial Parcel Owner, invoices showing the cost of the removal, and the deposit shall be applied against such cost. Any amount of the deposit remaining after being applied to the cost of removing the temporary road shall be refunded to the Commercial Parcel Owner, and if the deposit is insufficient to completely pay for the cost of such removal, then the Commercial Parcel owner shall reimburse Successor Developer for such shortfall within thirty (30) days of notice thereof.

5. Signage. The Commercial Parcel Owner shall have the right to erect a monument sign on the Developer Tract near the entrance of the Access Easement Area on Jenkins Road, at a location to be mutually agreed upon by Successor Developer and the Commercial Parcel Owner, provided that the Commercial Parcel Owner obtains all required permits and approvals from the City and County, and completes the construction in accordance with the same, and any applicable City and County code requirements, all at the sole cost of the Commercial Parcel Owner. Successor Developer shall reasonably cooperate with the Commercial Parcel Owner to coordinate permitting and construction of the monument sign. The design of the foregoing monument sign shall be subject to prior review and approval by Successor Developer, which approval shall not be unreasonably withheld. The Commercial Parcel Owner shall maintain the monument sign at the Commercial Parcel Owner's sole cost. Any contractors or subcontractors working on the monument sign shall be required to carry general commercial liability insurance on an occurrence form basis, naming Successor Developer as an additional insured, with limits of not less than $1 million per occurrence and $5 million general aggregate. The Commercial Parcel Owner shall indemnify, defend, save, and hold harmless Successor Developer, its elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the Commercial Parcel Owner, its elected officers, agents, servants, representatives, employees, contractors or subcontractors, arising from the exercise of its rights and obligations under this paragraph.

6. Successor Developer's Land Development Approvals. Simultaneously with signing this Amendment, the Commercial Parcel Owner shall sign and deliver to Successor Developer a letter in form approved by Successor Developer, addressed to the Board of Commissioners of the City of Fort Pierce, in support of the approval of Successor Developer's application for a Master and Final Planned Development on the Developer Tract. If the Commercial Parcel Owner has any concerns or objections with respect to Successor Developer's application for a Master and Final Planned Development on the Developer Tract, the Commercial Parcel Owner shall give Successor Developer notice of such concern or objection, and will work with Successor Developer in good faith to resolve such concern or objection, before communicating the same to the City Commission, Planning Board or City staff.

NOT FOR RECORDATION

7. Notice. All written notices and demands delivered to the parties shall be delivered to the address for each party set forth in the first paragraph of this Amendment, or to such other persons or addresses as each party may from time to time designate by notice to the other party.

8. Recording; Binding Effect; Assignment. The provisions of the Easement Agreement, as modified by this Amendment, shall run with the land and title to the Developer Tract and the Burdened Property. Notwithstanding the foregoing, any or all rights, benefits, and/or obligations of the parties pursuant to the Easement Agreement, as amended herein, may be assigned in whole or in part to a homeowners' association, property association, or other substantially similar entity established either for the Developer Tract or the Burdened Property, and the respective party assigning the rights, benefits, and/or obligations shall thereafter be released from all obligations hereunder.

9. No Other Modification. Except as modified by this Amendment, the Easement Agreement remains unchanged and in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

NOT FOR RECORDATION

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

Anthony Mijares
Print Name of First Witness

1600 S.R 7TH STREET
FORT LAUDERDALE, FL 33316
Address of First Witness

Signature of Second Witness

Lauren Molina
Print Name of Second Witness

10250 SW 24th Ct.
Miramar, FL. 33025
Address of Second Witness

WESTCITY:

WESTCITY FP SHOPS, LLC,
a Florida limited liability company

Name:
Title: Mgr Presidente
Date: 12-1-25

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 1 day of Dec, 2025, by **WESTCITY FP SHOPS, LLC**, a Florida limited liability company, on behalf of the limited liability company. S/he is personally known to me or [ ] produced _____ as identification.

LILLY PEREZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-24-2028 STATE OF FLORIDA COMMISSION NUMBER HH 491146

NOTARY PUBLIC
Print Name: Lilly Perez
My Commission Expires:

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

NOT FOR RECORDATION

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

Anthony Mijares
Print Name of First Witness

1600 SR 7TH STREET
FORT LAUDERDALE, FL 33316
Address of First Witness

Signature of Second Witness

Lauren Molina
Print Name of Second Witness

10250 SW 24th Ct.
Miramar, FL 33025
Address of Second Witness

WESTCITY POA:

WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Name:
Title: Mgr. Member
Date: 12-1-25

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 1 day of Dec, 2025, by **WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. S/he is personally known to me or [ ] produced _____ as identification.

LILLY PEREZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-24-2028 STATE OF FLORIDA COMMISSION NUMBER HH 491148

NOTARY PUBLIC
Print Name: Lilly Perez
My Commission Expires: 2-24-2028

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

NOT FOR RECORDATION

WITNESSES:

Signature of First Witness

Claire Lewis
Print Name of First Witness

300 South Tryon Street
Charlotte, NC
Address of First Witness

Signature of Second Witness

Chelsey Horan
Print Name of Second Witness

300 South Tryon Street
Charlotte, NC
Address of Second Witness

CORNERSTONE:

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, its managing member

By: Barings LLC, a Delaware limited liability company, its investment adviser

By:
Name: Cassie A. McCrain
Title: Managing Director

Name: Cassie A. McCrain
Title: Managing Director
Date: 11/24/2025

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me [ ] by online notarization or [✓] in person, on this 24th day of November, 2025, by Cassie McCrain, as Managing Director of Barings LLC, a Delaware limited liability company, as investment adviser of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, as managing member of Cornerstone Fort Pierce Development, LLC, a Delaware limited liability company. She [X] is personally known to me or [___] produced _____ as identification.

MARIA MILLER
Notary Public - North Carolina
Catawba County
My Commission Expires Jun 21, 2027

NOTARY PUBLIC
Print Name: Maria Miller
My Commission Expires: June 21, 2027

NOT FOR RECORDATION

EXHIBIT A

DEPICTION AND DESCRIPTION OF RELOCATED ACCESS EASEMENT AREA

DESCRIPTION:

A PORTION OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 , WESTCITY FP SHOPS, AS RECORDED IN PLAT BOOK 118, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 89°30'21" WEST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°01'15" WEST, A DISTANCE OF 253.95 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 48' 40", HAVING A RADIUS OF 159.00 FEET, HAVING AN ARC DISTANCE OF 85.41 FEET; THENCE, SOUTH 30°47'53" WEST, A DISTANCE OF 43.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29° 57' 25", HAVING A RADIUS OF 141.17 FEET, HAVING AN ARC DISTANCE OF 73.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 49' 49", HAVING A RADIUS OF 15.00 FEET, HAVING AN ARC DISTANCE OF 23.78 FEET; THENCE TO THE WEST LINE OF ORDER OF TAKING PARCEL 100 STATE ROAD 70, AS RECORDED IN OFFICIAL RECORD BOOK 3632, PAGE 1691 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SOUTH 89°58'45" EAST, A DISTANCE OF 68.07 FEET; THENCE ALONG SAID WEST LINE SOUTH 01°16'14" EAST, A DISTANCE OF 70.02 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°58'45" WEST, A DISTANCE OF 125.75 FEET; THENCE, NORTH 00°45'44" EAST, A DISTANCE OF 85.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 02' 34", HAVING A RADIUS OF 181.17 FEET, HAVING AN ARC DISTANCE OF 94.99 FEET; THENCE, NORTH 30°47'53" EAST, A DISTANCE OF 43.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30° 48' 40", HAVING A RADIUS OF 119.00 FEET, HAVING AN ARC DISTANCE OF 63.92 FEET; THENCE TO THE SOUTH LINE OF SAID PARCEL 1, NORTH 00°01'15" EAST, A DISTANCE OF 254.28 FEET; THENCE ALONG SAID SOUTH LINE OF PARCEL 1, SOUTH 89°30'21" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,660 SQUARE FEET, 0.635 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A MEASURED BEARING OF NORTH 89°30'21" WEST ALONG THE SOUTH LINE OF PARCEL 1 , WESTCITY FP SHOPS, AS RECORDED IN PLAT BOOK 118, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 19, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA – LB #3591

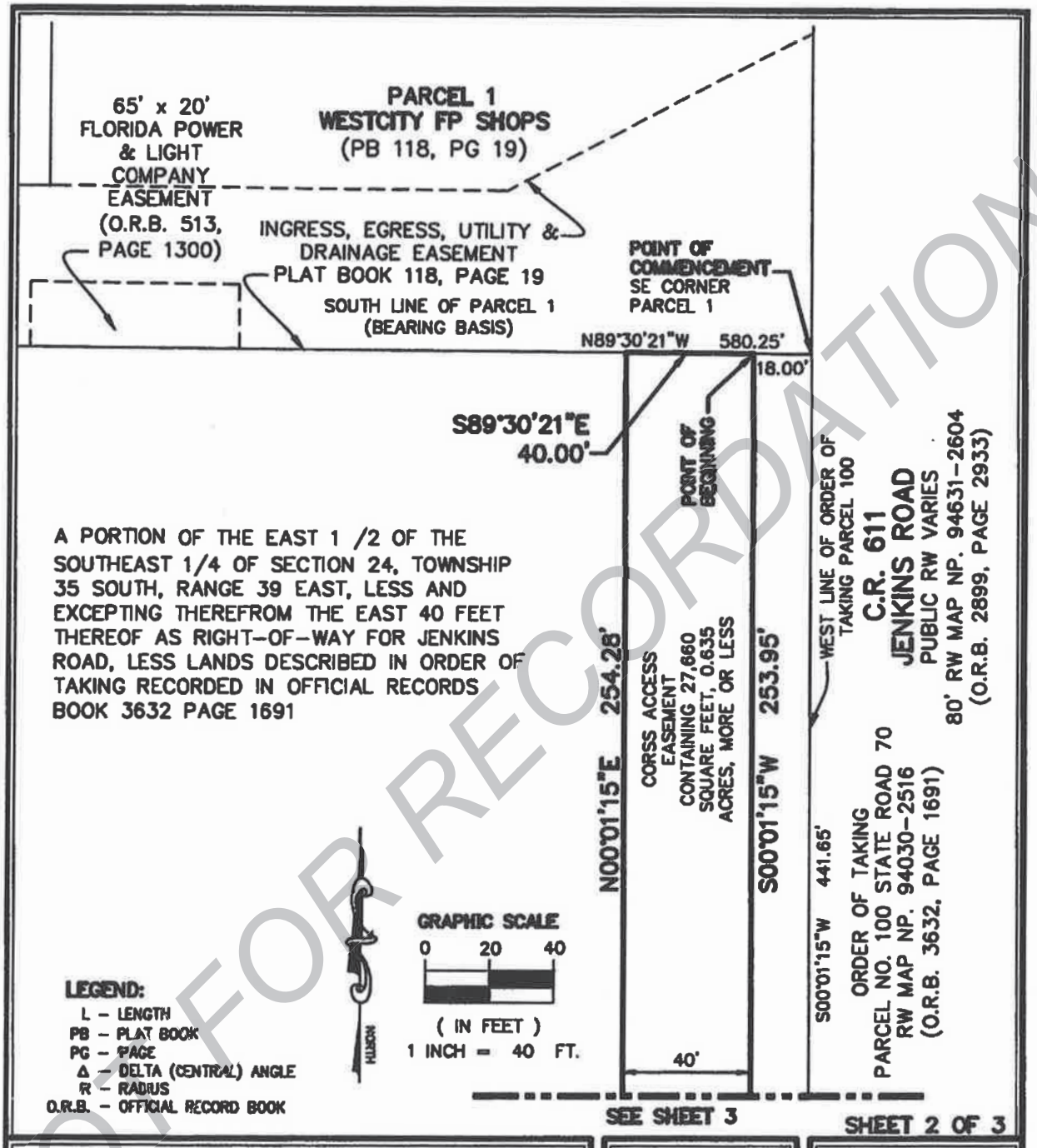
SHEET 1 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORNERSTONE
CROSS ACCESS EASEMENT
SKETCH OF DESCRIPTION

DATE	06/09/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10956

NOT FOR RECORDATION



CAULFIELD & WHEELER, INC.
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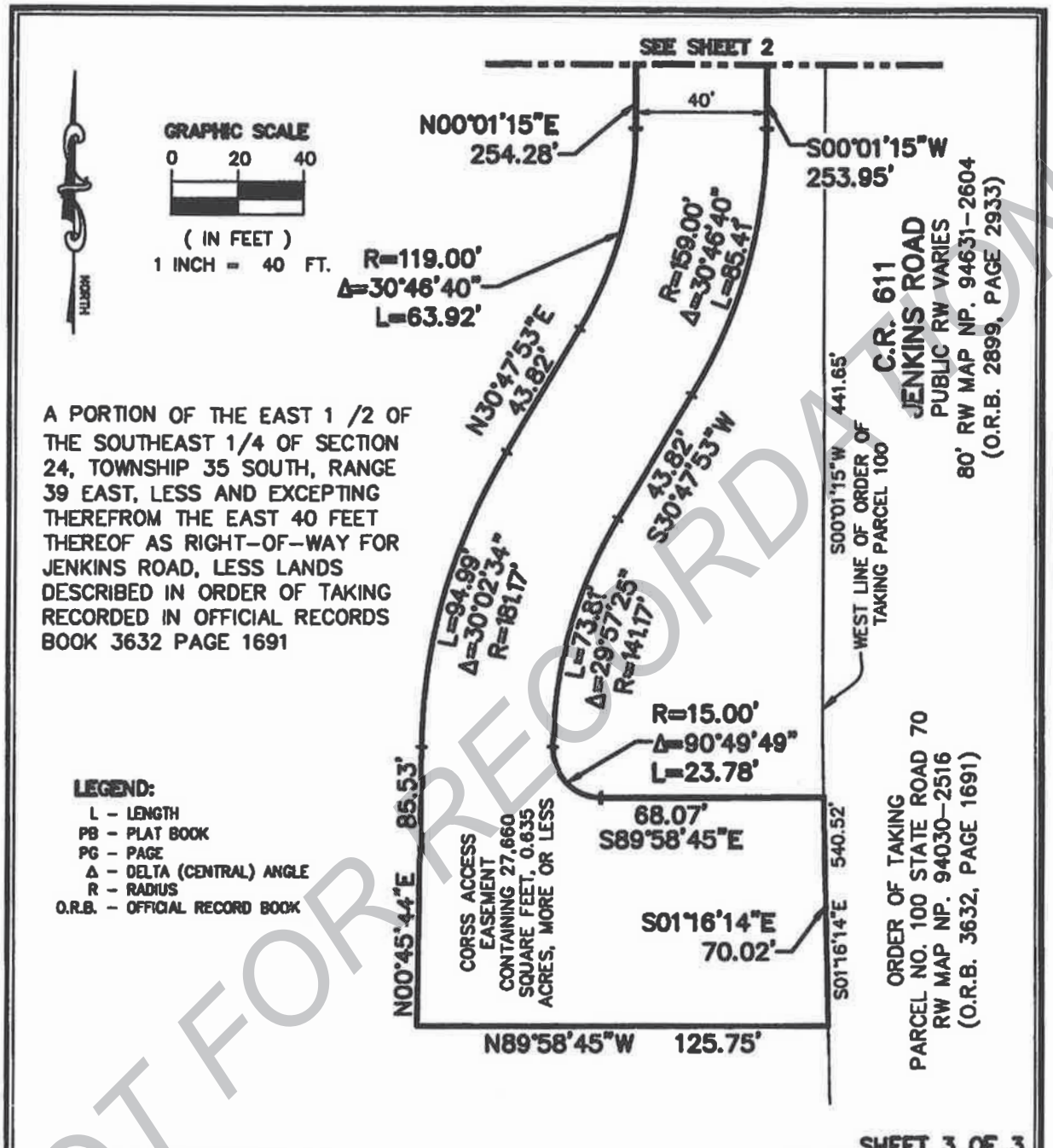


A PORTION OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

LEGEND:

- L – LENGTH
- PB – PLAT BOOK
- PG – PAGE
- Δ – DELTA (CENTRAL) ANGLE
- R – RADIUS
- O.R.B. – OFFICIAL RECORD BOOK

SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CORNERSTONE
CROSS ACCESS EASEMENT
SKETCH OF DESCRIPTION

DATE	06/19/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10956

NOT FOR RECORDATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Final PD - Pulte Cornerstone - 2721 South Jenkins Road

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: May 3rd, 2026

NOTICE BY MAIL: May 6th, 2026

NOTICE BY SIGNS: May 6th, 2026

VERIFIED BY: Vennis Gilmore **TITLE:** HBP Officer/Senior Planner

SIGNATURE: Vennis Gilmore **DATE:** 5/6/2026

Cornerstone Fort Pierce Dev/ECHO Real Estate
560 Epsilon Dr
Pittsburgh, PA 15238-2815

WestCity FP Shops LLC
9293 NW 15th ST
Coral Springs, FL 33071-6048

Viva Communties At Treasure Coast West LLC
365 Route 59, Unit Ste 110
Airmont, NY 10952-3460

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Kronos LLC/William G Angelos
1708 Coconut Dr
Fort Pierce, FL 34949-3439

NSLRWCD
14666 Orange AVE
Fort Pierce, FL 34945-4511

Acencion Covarrubias Santoyo
2201 Barbara AVE
Fort Pierce, FL 34982-6443

Avalon Crossing Master HOA Inc
601 N Congress AVE, Unit Ste 302
Delray Beach, FL 33445-4639

OkeeJen LLC & S and S Rentals B LLC
1870 Aloma AVE, Unit Ste 250
Winter Park, FL 32789-4049

Building Hope South Jenkins Road LLC
1730 Pennsylvania Ave NW, Unit Ste 250
Washington, DC 20006-4736

St Peter Evangelical Luthern
2900 S Jenkins RD
Fort Pierce, FL 34981-4427

Cynthia Armstrong Bowling
714 Pomegranate PL
Fort Pierce, FL 34981-5339

Sarah-Lynn Dias
712 Pomegranate PL
Fort Pierce, FL 34981-5339

Chevaughn Maitland
710 Pomegranate PL
Fort Pierce, FL 34981-5339

Andrew Michael Handler
708 Pomegranate PL
Fort Pierce, FL 34981-5339

Lashonda Nicole Phillips
706 Pomegranate PL
Fort Pierce, FL 34981

Andrea Headley
704 Pomegranate PL
Fort Pierce, FL 34981-5339

Mario Sanchez
702 Pomegranate PL
Fort Pierce, FL 34981-5339

S R BACHER ENTERPRISES LLC
1821 N US Highway 1
Fort Pierce, FL 34946-1498

Marie Suze Louis
367 Clementine RD
Fort Pierce, FL 34981-5334

Scheila B Berres
365 Clementine RD
Fort Pierce, FL 34981-5334

Ronnie L King
363 Clementine RD
Fort Pierce, FL 34981-5334

Yoidel Alfonso
715 Pomegranate PL
Fort Pierce, FL 34981-5339

Clifford George Graham
2450 SE Addison ST
Port St Lucie, FL 34984-5251

Home Depot Usa Inc/Property Tax Dept #0283
PO Box 105842
Atlanta, GA 30348-5842

Kimberly Nina Ortiz Boyd
709 Pomegranate PL
Fort Pierce, FL 34981

Mercedes Nunez-De Cruz
707 Pomegranate PL
Fort Pierce, FL 34981

Trevor James Butts
705 Pomegranate PL
Fort Pierce, FL 34981-5339

Livendy Dorcin
703 Pomegranate PL
Fort Pierce, FL 34981-5339

Emma Miles
711 Pomegranate PL
Fort Pierce, FL 34981-5339

Wiltona Tamika Watson
713 Pomegranate PL
Fort Pierce, FL 34981-5339

La Granja Seafood Inc
6032 SE 116th Pl
Okeechobee, FL 34974

Abdul M Maqsudi
359 Clementine RD
Fort Pierce, FL 34981-5334

Waffle House Inc
5986 Financial DR
Norcross, GA 30071-2949

Harold A Guardia
357 Clementine RD
Fort Pierce, FL 34981-5334

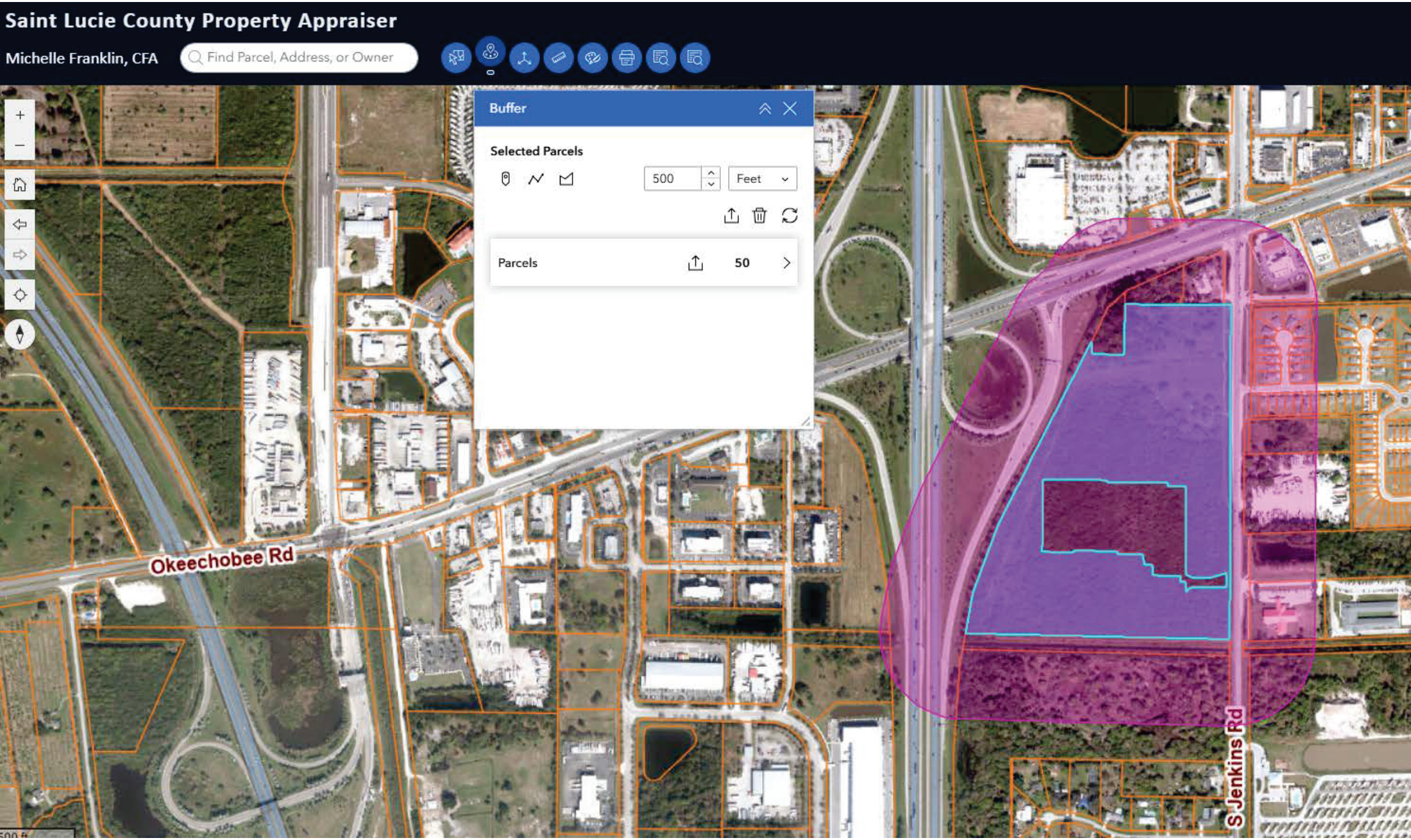
Fort Pierce Commercial Prop
321 Royal Poinciana Plaza
Palm Beach, FL 33480

Richard E Bonvie
4567 W Tradewinds Ave
Lauderdale by the Sea, FL 33308

SRI Real Estate Properties LLC/McClain SDI LLC
PO Box 2128
Ridgeland, MS 39158-2128

Loretta Darlene Shepherd
355 Clementine RD
Fort Pierce, FL 34981-5334

Racetrac Petroleum Inc/Silver Oak Advisors
PO Box 2437
Smyrna, GA 30081-2437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S Jenkins Rd

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AFFIDAVIT OF PUBLICATION

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City Of Fort Pierce
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Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 05/03/2026
SCN tcpalm.com 05/03/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/03/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-29

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KONGMENG YANG
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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 Section 166.041 (3)(a) of Florida State Statutes, will on Monday, May 18th, 2026 at 5:05 p.m. hold a Quasi-Judicial Public Hearing on first reading and will on Monday, June 1st, 2026 at 5:05 p.m. hold a second reading on the enactment of the proposed ordinance in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE 26-010 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PULTE CORNERSTONE PLANNED DEVELOPMENT ZONE IN RESPECT OF TWO (2) PARCELS CONTAINING APPROXIMATELY 49.92 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 2721 SOUTH JENKINS ROAD IN FORT PIERCE, FLORIDA; TO APPROVE THE PULTE CORNERSTONE FINAL SITE PLAN; APPROVING THE FIRST AMENDMENT TO THE PLANNED DEVELOPMENT ZONING DEVELOPMENT AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

SUBJECT PROPERTY: PARCEL ID(s): 2324-413-0000-000-9 and 2324-431-0001-000-2

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 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
May 3 2026
LSAR0510815

City Commission Regular Meeting - 5:05 PM **13. A.**

Meeting Date: 05/18/2026

Re: Resolution 26-R31- Interlocal Funding Agreement Between the City and the FPRA for the Depot Drive Parking Lot Project

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

---

SUBJECT:

Resolution 26-R31 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Depot Drive Parking Lot Project

SUMMARY:

Resolution 26-R31 approves an Interlocal Funding Agreement between the Fort Pierce Redevelopment Agency (FPRA) and the City of Fort Pierce for the Depot Drive Parking Lot Improvement Project. The project will deliver design and permitting for roadway and site upgrades along South Depot Drive, including pavement improvements, stormwater enhancements, lighting, landscaping, pedestrian facilities where feasible, and parking reconfiguration. The improvements directly advance key FPRA Redevelopment Plan goals, including upgrading critical infrastructure, enhancing parking capacity and efficiency, improving pedestrian connectivity, and supporting downtown economic revitalization. The City's Engineering Department will oversee Project management using its existing continuing services contract with Culpepper and Terpening, Inc.

RECOMMENDATION:

Accept City Resolution 26-R31

ALTERNATIVES:

Deny or Amend City Resolution 26-R31

RESPONSIBLE STAFF:

Shyanne Harnage, Community and Economic Director

COORDINATED WITH:

Engineering Department
City Attorney's Office
City Clerk's Office

Fiscal Impact

OTHER INFORMATION:

There are no City funds associated with this Interlocal Funding Agreement. The initial design phase of this project will be funded by the Fort Pierce Redevelopment Agency.

Attachments

City Resolution 26-R31
Interlocal Funding Agreement
City Attorney Memo

RESOLUTION NO. 26-R31

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ENTERING INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND THE FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE DEPOT DRIVE PARKING LOT IMPROVEMENT PROJECT, AND THE CITY OF FORT PIERCE WILL BE RESPONSIBLE FOR PROJECT MANAGEMENT;** PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and the FPRA are authorized under Section 163.01, Florida Statutes, to enter into interlocal agreements to jointly exercise shared powers; and

WHEREAS, pursuant to Sections 163.370 and 163.387, Florida Statutes, the FPRA may expend redevelopment trust funds for infrastructure improvements supporting the agency's goals; and

WHEREAS, the FPRA Redevelopment Plan identifies infrastructure improvements, enhanced parking, pedestrian connectivity, and streetscape enhancements as critical components to support economic development and revitalization within the downtown district; and

WHEREAS, the Depot Drive parking lot and roadway infrastructure serve as a key access point to the downtown core, including the Sunrise Theatre and surrounding commercial areas, and are in need of improvements to enhance functionality, safety, aesthetics, and overall user experience; and

WHEREAS, the proposed Depot Drive Parking Lot Improvement Project ("Project") includes design and permitting for roadway and site improvements along South Depot Drive between Citrus Avenue and north from its connection with Orange Avenue, including but not limited to pavement upgrades, site grading, stormwater design, roadway lighting, landscaping elements, pedestrian facilities where feasible, and parking reconfiguration; and

WHEREAS, the Project directly advances the goals of the FPRA Redevelopment Plan by improving infrastructure, enhancing accessibility,

supporting downtown businesses, and strengthening the overall economic vitality of the redevelopment area; and

WHEREAS, the City's Engineering Department possesses the technical expertise and capacity to manage the Project and serve as the subject matter expert on design and permitting; and

WHEREAS, the City has previously procured professional engineering and surveying services through a competitive Request for Proposals (RFP) process in accordance with applicable procurement requirements, and has awarded a continuing services contract to Culpepper and Terpening, Inc. to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 163.01, Florida Statutes, to provide for FPRA funding of the Project and City management and administration of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated as the findings of the City.

SECTION 2. The City Commission hereby approves the Interlocal Agreement between the City of Fort Pierce, Florida and the Fort Pierce Redevelopment Agency where it is agreed upon that the FPRA will provide funding for the Depot Drive Parking Lot Improvement Project and the City of Fort Pierce's Engineering Department will be responsible for managing the project.

SECTION 3. All resolutions or parts of a resolution in conflict herewith are hereby repealed.

SECTION 4. The provisions of this Resolution are declared to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

SECTION 5. This Resolution shall take effect upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this ____ day of _____, 2026.

_____
Linda Hudson, Chair
Fort Pierce Redevelopment Agency

ATTEST

_____
Linda Cox, Agency Secretary

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara Hedges, Agency Attorney

INTERLOCAL FUNDING AGREEMENT

FOR THE DEPOT DRIVE ROADWAY AND PARKING

IMPROVEMENT PROJECT

BETWEEN THE CITY OF FORT PIERCE, FLORIDA

AND THE FORT PIERCE REDEVELOPMENT AGENCY

This Interlocal Funding Agreement (the “Agreement”) is made and entered into as of this ____ day of _____2026, by and between the CITY OF FORT PIERCE, a Florida municipal corporation (the "City "), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA").

WITNESSETH

WHEREAS, the City and the FPRA are authorized under Section 163.01, Florida Statutes, to enter into interlocal agreements to jointly exercise shared powers; and

WHEREAS, pursuant to Sections 163.370 and 163.387, Florida Statutes, the FPRA may expend redevelopment trust funds for infrastructure improvements supporting the agency’s goals; and

WHEREAS, the FPRA Redevelopment Plan identifies infrastructure improvements, enhanced parking, pedestrian connectivity, and streetscape enhancements as critical components to support economic development and revitalization within the downtown district; and

WHEREAS, the Depot Drive parking lot and roadway infrastructure serve as a key access point to the downtown core, including the Sunrise Theatre and surrounding commercial areas, and are in need of improvements to enhance functionality, safety, aesthetics, and overall user experience; and

WHEREAS, the proposed Depot Drive Parking Lot Improvement Project (“Project”) includes design and permitting for roadway and site improvements along South Depot Drive between Citrus Avenue and north from its connection with Orange Avenue, including but not limited to pavement upgrades, site grading, stormwater design, roadway lighting, landscaping elements, pedestrian facilities where feasible, and parking reconfiguration; and

WHEREAS, the Project directly advances the goals of the FPRA Redevelopment Plan by improving infrastructure, enhancing accessibility, supporting downtown

businesses, and strengthening the overall economic vitality of the redevelopment area; and

WHEREAS, the City's Engineering Department possesses the technical expertise and capacity to manage the Project and serve as the subject matter expert on design and permitting; and

WHEREAS, the City has previously procured professional engineering and surveying services through a competitive Request for Proposals (RFP) process in accordance with applicable procurement requirements, and has awarded a continuing services contract to Culpepper and Terpening, Inc. to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 163.01, Florida Statutes, to provide for FPRA funding of the Project and City management and administration of the Project.

NOW, THEREFORE, in consideration of their mutual promises made herein, the parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to establish the terms under which the FPRA will provide funding for the Depot Drive Parking Lot Improvement Project and the City will manage, administer, and implement the Project.
2. **Incorporation of Recitals.** The above set forth recitals are hereby incorporated into the terms of this Agreement.
3. **Scope of Project.** The Project scope includes, but is not limited to:
    a. Design and permitting for improvements along South Depot Drive between Citrus Avenue and north from its connection with Orange Avenue
    b. Pavement upgrades
    c. Site grading
    d. Stormwater design
    e. Roadway lighting
    f. Landscaping elements
    g. Pedestrian facilities, where feasible
    h. Parking reconfiguration
4. **Lead Agency.** The City shall be responsible for the overall management of the Project, including coordination, oversight, and administration of all design and permitting activities. The City's Engineering Department shall serve as the lead

department and subject matter expert for the Project. The City shall utilize its continuing services contract with Culpepper and Terpening, Inc. to perform professional engineering and surveying services associated with the Project.

5. **FPRA Contribution.** The FPRA agrees to fund the Project in an amount not to exceed One Hundred Twelve Thousand Three Hundred Forty Dollars ($112,340.00). No additional funding shall be provided by the FPRA unless approved by the FPRA Board through a formal amendment to this Agreement.
6. **Payment.** The City shall receive invoices from the Project consultant and review them for accuracy, completeness, and consistency with the approved scope of work. Upon verification, the City shall forward the invoice to the FPRA, along with a written recommendation for payment and any supporting documentation deemed necessary. The FPRA shall review the submitted invoice and, upon approval, process payment directly in accordance with its standard financial procedures.
7. **Reporting.** The City shall provide the FPRA with a final close-out report within sixty (60) days of project completion, documenting all expenditures and certifying that FPRA funds were expended solely for eligible purposes consistent with the Redevelopment Plan.
8. **No Changes.** Any requests to increase the FPRA's contribution or materially alter the scope of the project will require prior approval by the FPRA Board and be memorialized in a written amendment to this Agreement.
9. **Term.** The term of this Agreement begins on the date the Agreement is recorded with the Clerk of Court for St. Lucie County and ends upon the project completion date as denoted on the Notice to Proceed to the contractor, unless extended in writing.
10. **Notices.** All notices, requests, demands, and other communications which are required or may be given under this Agreement shall be in writing.
11. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the venue of any proceeding shall be in St. Lucie County, Florida.
13. **Records & Audit.** The City shall retain all financial and project records in compliance with Chapter 119, Florida Statutes.
14. **Filing**. In accordance with Section 163.01(11), the City will file this Agreement with the Clerk of Court for St. Lucie County.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed hereto.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By: _____
Sara Hedges, City Attorney

ATTEST:

FORT PIERCE REDEVELOPMENT AGENCY:

_____
Linda Cox, City Clerk

_____
Linda Hudson, Chair

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By: _____
Sara Hedges, Agency Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: AWILDA COLON, REDEVELOPMENT ASSISTANT, COMMUNITY AND ECONOMIC DEV

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: APPROVE AS TO FORM & CORRECTNESS THE INTERLOCAL AGREEMENT FOR THE DEPOT DRIVE PARKING LOT IMPROVEMENT PROJECT BETWEEN THE CITY AND THE FPRA AS WELL AS THE CITY AND FPRA RESOLUTIONS

CAO RLS FILE: 26-126

DATE: APRIL 8, 2026

I have reviewed the request for legal services (RLS) related to an interlocal agreement between the City and Redevelopment Agency, as well as accompanying resolutions, the Depot Drive parking lot improvement project. A redlined draft and clean copies of the resolutions and interlocal agreement, with minor formatting changes, are attached here. The clean copies are approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **13. B.**

Meeting Date: 05/18/2026

Re: Resolution 26-R32 - Interlocal Funding Agreement Between the City and the FPRA for the Jetty Park West Project

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

---

SUBJECT:

Resolution 26-R32 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Jetty Park West Improvements Project

SUMMARY:

Resolution 26-R32 approves an Interlocal Funding Agreement between the City and FPRA which establishes the terms under which the FPRA will provide up to $100,000 in redevelopment trust funds to support the design phase of the Jetty Park West Improvements Project. The project, located on South Beach within the FPRA district, includes engineering and surveying services for improved parking, site design, and enhanced public amenities consistent with Jetty Park. The City will serve as the lead agency, managing project design, permitting, and consultant coordination through its existing contract. This effort supports the FPRA Redevelopment Plan by improving public infrastructure, enhancing visitor experience, and promoting economic activity and tourism.

RECOMMENDATION:

Approve Resolution 26-R32

ALTERNATIVES:

Deny or Amend Resolution 26-R32

RESPONSIBLE STAFF:

Shyanne Harnage, Community and Economic Development Director

COORDINATED WITH:

Engineering Department
City Attorney's Office
City Clerk's Office

Fiscal Impact

OTHER INFORMATION:

There are no City funds associated with this Interlocal Funding Agreement. The design phase of this project will be funded by the Fort Pierce Redevelopment Agency.

Attachments

City Resolution 26-R32
Interlocal Funding Agreement
City Attorney Memo

RESOLUTION NO. 26-R32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND THE FORT PIERCE REDEVELOPMENT AGENCY FOR THE JETTY PARK WEST IMPROVEMENTS PROJECT, WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE PROJECT, AND THE CITY OF FORT PIERCE WILL BE RESPONSIBLE FOR PROJECT MANAGEMENT;** AND PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and the FPRA are authorized under Section 163.01, Florida Statutes, to enter into interlocal agreements to jointly exercise shared powers; and

WHEREAS, pursuant to Sections 163.370 and 163.387, Florida Statutes, authorize the FPRA to expend redevelopment trust funds for infrastructure improvements within the redevelopment area in accordance with the adopted redevelopment plan; and

WHEREAS, Jetty Park and South Beach represent one of the most visited destinations in St. Lucie County, and the continued investment in these public assets is essential to supporting tourism, economic activity, and community use; and

WHEREAS, the Jetty Park West Improvements Project (the “Project”) will enhance an unimproved parking area and expand public amenities through the design of paved parking areas and harmonized features with Jetty Park, including decorative lighting, pervious pavers with concrete driving aisles, swing benches, gazebos, and tabby shell concrete, located on Parcel ID 2401-501-0031-000-1; and

WHEREAS, the Project directly advances the goals of the Fort Pierce Redevelopment Plan by improving parking capacity and functionality on South Beach to better support special events and outdoor activities, consistent with Goal 18.3, and by incorporating enhanced amenities within a key public space, consistent with Goal 20; and

WHEREAS, the City’s Engineering Department possesses the technical expertise and capacity to manage the Project and serve as the subject matter expert on design and permitting; and

WHEREAS, the City has previously procured professional engineering and surveying services through a competitive Request for Proposals process in accordance

with applicable procurement requirements, and has awarded a continuing services contract to Culpepper and Terpening, Inc. to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 163.01, Florida Statutes, to provide for FPRA funding of the Project and City management and administration of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated as the findings of the City.

SECTION 2. The City Commission hereby approves the Interlocal Funding Agreement between the City of Fort Pierce, Florida and the FPRA for the Jetty Park West Improvements project, attached hereto as Exhibit “A.”

SECTION 3. The Mayor, City Manager, and City Attorney are hereby authorized to take all actions and execute all documents necessary to carry out the purposes of this Resolution.

SECTION 4. All resolutions or parts of a resolution in conflict herewith are hereby repealed.

SECTION 5. The provisions of this Resolution are declared to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

SECTION 6. This Resolution shall take effect upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 18th day of May, 2026.

_____
Linda Hudson, Mayor
City of Fort Pierce

ATTEST

_____
Linda Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara Hedges, City Attorney

INTERLOCAL FUNDING AGREEMENT
FOR THE JETTY PARK WEST
BETWEEN THE CITY OF FORT PIERCE, FLORIDA
AND THE FORT PIERCE REDEVELOPMENT AGENCY

This Interlocal Funding Agreement (the “Agreement”) is made and entered into as of this ____ day of _____2026, by and between the CITY OF FORT PIERCE, a Florida municipal corporation (the "City "), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA").

WITNESSETH

WHEREAS, the City and the FPRA are authorized under Section 163.01, Florida Statutes, to enter into interlocal agreements to jointly exercise shared powers; and

WHEREAS, pursuant to Sections 163.370 and 163.387, Florida Statutes, the FPRA may expend redevelopment trust funds for infrastructure improvements supporting the agency’s goals; and

WHEREAS, the FPRA has adopted a Redevelopment Plan that identifies strategic investments in infrastructure, public spaces, and amenities as essential to revitalization efforts; and

WHEREAS, the City owns and maintains Jetty Park West, located on South Beach within the FPRA district, and recognizes the need to enhance this highly utilized public asset to better accommodate visitors, improve functionality, and elevate the overall user experience; and

WHEREAS, Jetty Park and South Beach represent one of the most visited destinations in St. Lucie County, and improvements to Jetty Park West will support continued economic activity, tourism, and community use; and

WHEREAS, the proposed Jetty Park West Improvements Project (the “Project”) includes professional engineering and surveying services for the design of paved parking areas and the incorporation of harmonized features with Jetty Park, including decorative lighting, pervious pavers with concrete driving aisles, swing benches, gazebos, and tabby shell concrete, located on Parcel ID 2401-501-0031-000-1 in Fort Pierce; and

WHEREAS, the Project directly advances the goals of the FPRA Redevelopment Plan by supporting Goal 18.3, which focuses on improving parking on South Beach to better accommodate special events and outdoor activities, and

Goal 20, which encourages the evaluation and incorporation of additional amenities within public spaces located in the FPRA; and

WHEREAS, the City's Engineering Department possesses the technical expertise and capacity to manage the Project and serve as the subject matter expert on design and permitting; and

WHEREAS, the City has previously procured professional engineering and surveying services through a competitive Request for Proposals (RFP) process in accordance with applicable procurement requirements, and has awarded a continuing services contract to Culpepper and Terpening, Inc. to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 163.01, Florida Statutes, to provide for FPRA funding of the Project and City management and administration of the Project.

NOW, THEREFORE, in consideration of their mutual promises made herein, the parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to establish the terms and conditions under which the FPRA will provide funding to the City for the design phase of the Jetty Park West Improvements Project.
2. **Incorporation of Recitals.** The above set forth recitals are hereby incorporated into the terms of this Agreement.
3. **Scope of Project.** The Project scope includes, but is not limited to:
    a. Design of paved parking areas;
    b. Site grading and stormwater considerations;
    c. Integration of aesthetic and functional improvements consistent with Jetty Park, including decorative lighting, pervious pavers with concrete driving aisles, swing benches, gazebos, and tabby shell concrete;
    d. Preparation of plans, specifications, and permitting documents.
4. **Lead Agency.** The City shall be responsible for the overall management of the Project, including coordination, oversight, and administration of all design and permitting activities. The City's Engineering Department shall serve as the lead department and subject matter expert for the Project. The

City shall utilize its continuing services contract with Culpepper and Terpening, Inc. to perform professional engineering and surveying services associated with the Project.

5. **FPRA Contribution.** The FPRA agrees to fund the Project in an amount not to exceed One Hundred Thousand Dollars ($100,000.00). No additional funding shall be provided by the FPRA unless approved by the FPRA Board through a formal amendment to this Agreement.
6. **Payment.** The City shall receive invoices from the Project consultant and review them for accuracy, completeness, and consistency with the approved scope of work. Upon verification, the City shall forward the invoice to the FPRA, along with a written recommendation for payment and any supporting documentation deemed necessary. The FPRA shall review the submitted invoice and, upon approval, process payment directly in accordance with its standard financial procedures.
7. **Future Phases.** The parties acknowledge that this Agreement applies only to the design phase of the Project. Any funding for construction or subsequent phases shall be subject to separate approval by the City Commission and FPRA Board and will require an amendment to this Agreement or a new agreement.
8. **Reporting.** The City shall provide the FPRA with a final close-out report within sixty (60) days of project completion, documenting all expenditures and certifying that FPRA funds were expended solely for eligible purposes consistent with the Redevelopment Plan.
9. **No Changes.** Any requests to increase the FPRA's contribution or materially alter the scope of the project will require prior approval by the FPRA Board and be memorialized in a written amendment to this Agreement.
10. **Term.** The term of this Agreement begins when on the date the Agreement is recorded with the Clerk of Court for St. Lucie County and ends upon the project completion date as denoted on the Notice to Proceed to the contractor, unless extended in writing.

11. **Notices.** All notices, requests, demands, and other communications which are required or may be given under this Agreement shall be in writing.
12. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.
13. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the venue of any proceeding shall be in St. Lucie County, Florida.
14. **Records & Audit.** The City shall retain all financial and project records in compliance with Chapter 119, Florida Statutes.
15. **Filing**. In accordance with Section 163.01(11), the City will file this Agreement with the Clerk of Court for St. Lucie County.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed hereto.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By:_____
Sara Hedges, City Attorney

ATTEST:

FORT PIERCE REDEVELOPMENT AGENCY:

_____
Linda Cox, City Clerk

_____
Linda Hudson, Chair

_____
Date

APPROVED AS TO FORM CORRECTNESS:

By:_____
Sara Hedges, Agency Attorney

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: AWILDA COLON, REDEVELOPMENT ASSISTANT, COMMUNITY AND ECONOMIC DEV

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: APPROVE AS TO FORM & CORRECTNESS ILA FOR THE JETTY PARK WEST PROJECT BETWEEN THE CITY AND FPRA AS WELL AS THE CITY AND FPRA RESOLUTIONS

CAO RLS FILE: 26-126

DATE: APRIL 9, 2026

I have reviewed the request for legal services (RLS) related to an interlocal agreement between the City and Redevelopment Agency, as well as accompanying resolutions, the Jetty Park improvement project. Clean copies of the resolutions and interlocal agreement, with minor formatting changes, are attached here. The clean copies are approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **13. C.**

Meeting Date: 05/18/2026

Re:

SUBJECT:

Discussion regarding renewal of City Attorney Sara Hedges contract.

Attachments

Hedges Employment Contract

CITY OF FORT PIERCE, FLORIDA

SARA K. HEDGES

CITY ATTORNEY

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT is made and entered into this 18th day of September, 2023 with an effective date of September 11, 2023 ("Effective Date"), by and between the **CITY OF FORT PIERCE, FLORIDA,** a municipal corporation, hereafter referred as to as **"CITY"** and **SARA K. HEDGES,** hereafter referred to as **"HEDGES".**

WHEREAS, CITY desires to secure the legal representation of **HEDGES** as City Attorney for a minimum of three (3) years from the Effective Date of this agreement and **HEDGES** desires to accept such position; and

WHEREAS, CITY and **HEDGES** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **HEDGES** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and **HEDGES** agree with each other as follows:

1. <u>Employment.</u>

CITY employs **HEDGES** to perform the duties of City Attorney as

specified in the City Charter. **HEDGES** will render full time legal services to **CITY** in the capacity of City Attorney of the **CITY** for the initial term of three (3) years, commencing September 11, 2023 (the "Effective Date"), through September 10, 2026. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis. **HEDGES** agrees to report for work, and the duties and employment of **HEDGES** as City Attorney shall commence the Effective Date. In the event the Agreement is not renewed all compensation, benefits, and requirements of this Agreement shall remain in effect until the expiration of the term unless sooner terminated or **HEDGES** resigns.

The City Attorney is recognized as an independent and co-equal Charter Officer, as specified by the Charter of the City of Fort Pierce (See Article V, Section 45). No other Charter Officer shall have any authority or ability to direct, supervise or interfere with the administration or activity of the Office of the City Attorney, including any and all personnel actions or decisions (See Article IV, Section 42 and Article V, Section 43).

HEDGES shall devote all of her time, attention, knowledge and skill, solely and exclusively to the legal interests of the City of Fort Pierce. **HEDGES** warrants and agrees to maintain her Florida license to practice law in good standing without limitation throughout the term of this Agreement. **HEDGES** will at all times faithfully, industriously, and diligently perform to the best of her

ability all duties that may be required of her by virtue of her position as City Attorney, including, but not limited to, the performance of all duties set forth in the City Charter, Florida Statutes, City Ordinances, and Resolutions, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Should **HEDGES** no longer be in good standing with the Florida Bar or authorized to practice law in Florida, this contract will terminate immediately for cause. In the event **HEDGES** makes formal application for full-time employment elsewhere while serving as City Attorney, she shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. Compensation.

In consideration for these services as City Attorney, **CITY** agrees to pay **HEDGES** an annual base salary of ONE HUNDRED AND EIGHT-FIVE THOUSAND DOLLARS ($185,000.00) per annum, payable in bi-weekly installments, or such higher figure as may be negotiated after a mandatory six-month evaluation of **HEDGES'** performance by the City Commission. Base annual salary adjustments, for each subsequent year during the term of this Agreement shall be negotiated between the parties on an annual basis. Beginning on October 1, 2024, annual cost of living/salary increases shall be provided to **HEDGES** in the same manner (if any) as non-bargaining employees of the City.

The CITY agrees that it will not, at any time during the term of this

Agreement, reduce **HEDGES'** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY.**

3. **Performance Evaluations.**

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **HEDGES'** performance as City Attorney. Annual performance evaluations shall occur during the calendar month of June of each year following the first year of employment, with the first annual evaluation beginning in June of 2024. These performance reviews shall consider continuing City Commission objectives and responsibilities as well as achievement of key specific objectives as mutually agreed upon by City Commission and **HEDGES.**

Should it be determined that **HEDGES** was successful in her overall performance, and if the Commission, in its sole discretion, determines that the fiscal condition of the **CITY** is sufficient, the City Commission will consider **HEDGES'** compensation and benefits, and endeavor to maintain them at a level commensurate with her peers in the profession in similarly situated Florida cities and the rate of general inflation in the economy.

4. **Benefits.**

In addition to annual compensation specified above, the **CITY** agrees to provide **HEDGES** with the following benefits:

(a) **HEDGES** shall be entitled to receive the same vacation, sick leave, and holiday time as the City Manager. Said benefits shall be defined in the City

of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.

(b) In addition to the base salary, the **CITY** shall pay on **HEDGES'** behalf, in equal proportionate amounts each pay period, into a retirement plan designated by **HEDGES** an amount equal to 5% of **HEDGES'** annual base salary.

(c) A car allowance at $450.00 per month, or such other rate agreed upon by the City Commission.

(d) **CITY** agrees to budget and pay for licensing fees or charges that are required of attorneys to practice law in the State of Florida and professional dues, required CLE seminars, and subscriptions necessary for **HEDGES'** continuation and participation in national, regional, state, and local associations, and organizations necessary and desirable for **HEDGES'** continued professional participation, growth, and advancement, and for the good of the **CITY.**

(e) Life Insurance, comprehensive health and major medical insurance equal to that which is provided to other City employees and shall be effective on the effective date of this agreement.

(f) Retirement benefits as provided to all City Employees under the **CITY's** defined benefit retirement plan.

5. Termination.

At all times during the term of this Agreement **HEDGES** shall be deemed an employee-at-will, and may be terminated at any time, with or without cause.

For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY,** its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **HEDGES** as City Attorney, **HEDGES** shall have the right to declare that such amendments constitute termination; or

(c) If **HEDGES** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

6. **Severance.**

Except as provided in this Agreement, severance will be paid to **HEDGES** when employment is terminated as defined in Paragraph 5 above. Upon termination, all rights, duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **HEDGES** her then annual base salary for ninety (90) consecutive working days thereafter, and the **CITY** shall also maintain **HEDGES'** life insurance and major medical insurance coverage paid up and in effect during such period. **HEDGES** shall also be compensated for any accrued sick leave and vacation time payable upon termination of employment in the amounts set forth in the Personnel Rules and Regulations. During any time

severance is being paid, **HEDGES** shall not be required to perform any duties for the **CITY** or come to the **CITY.**

The severance provisions set forth herein shall not apply and the **CITY** shall not be obligated to pay **HEDGES** any severance in the event **HEDGES** is terminated For Cause. For purposes of this agreement "For Cause" shall be defined as any of the following actions by **HEDGES:**

(a) Conviction of a felony or any misdemeanor involving moral turpitude;

(b) Commission of any act of fraud involving or affecting the **CITY** or the public;

(c) Willful failure to perform the duties of City Attorney, or material breach by **HEDGES** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice;

(d) Incompetence or negligence in the performance of official duties;

(e) Violation of the **CITY's** Drug-Free Work Place Policy, including illegal use of drugs, hallucinogens, or other substances regulated by state law;

(f) Violation of Florida's Code of Ethics;

(g) Loss or suspension of license to practice law; or

(h) Misconduct as defined by Florida Statute 443.036(29), as amended from time to time.

7. **Outside Activities.**

The employment provided for by this Agreement shall be **HEDGES'** primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to **HEDGES** and the community,

HEDGES may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a conflict of interest with **HEDGES'** responsibilities under this Agreement. Any outside consulting or business opportunities shall be subject to prior approval by the **CITY.**

8. **Best Efforts of Employee.**

HEDGES agrees that she will at all times faithfully, industriously and to the best of her ability, experience and talents, perform all the duties which may be required of and from her pursuant to the express and implicit terms hereof, to the reasonable satisfaction of **CITY. HEDGES** further agrees that she will continue her education and training so that she will keep up with or exceed education requirements of her position. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

9. **Disability.**

If **HEDGES** is permanently disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 6. However, **HEDGES** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits, as set forth in the City's Personnel Rules and Regulations.

10. **Employee-At-Will.**

HEDGES is an employee-at-will and works at the pleasure of the **CITY** who may, at any time and without showing cause, terminate this Employment Agreement.

11. **Liability Claims.**

The **CITY** shall defend and save harmless **HEDGES,** but only to the limits of sovereign immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **HEDGES'** duties as City Attorney of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **HEDGES'** employment or services or for claims for punitive damages. In the event the provision of legal representation by the **CITY** may reasonably present a legal conflict of interest, **HEDGES** may request independent legal representation at **CITY'S** expense, and the **CITY** may not unreasonably withhold approval of such request. Legal representation provided by the **CITY** for **HEDGES** shall extend until a final unappealable determination of the legal action. In the event independent legal representation is provided to **HEDGES,** any settlement of any claim against **HEDGES** may not be made without prior approval of the **CITY.** The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **HEDGES'** employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **HEDGES** shall rely upon the doctrine of

sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

12. **Voluntary Resignation.**

In the event **HEDGES** voluntarily resigns her position with the **CITY, HEDGES** shall provide a minimum of ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified In Paragraph 5(c) above, **HEDGES** shall not be entitled to nor shall the **CITY** be liable to pay severance if **HEDGES** voluntarily resigns.

13. **General provisions.**

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective retroactively to the Effective Date set forth above and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the

parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **HEDGES,** her administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on set forth below.

CITY OF FORT PIERCE, FLORIDA

BY: Linda Hudson
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
Linda W. Cox, City Clerk

Date: 9/18/2023

EMPLOYEE:

Sara K. Hedges

Date: 9/15/2023

Approved as to Form and Correctness:

BY: Caroline A. Valentin
Caroline A. Valentin, General Counsel
Fort Pierce Utilities Authority for the benefit of
the City of Fort Pierce, Florida

City Commission Regular Meeting - 5:05 PM **15. A.**

Meeting Date: 05/18/2026

Re: Report

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

PO Report

Attachments

Purchase Order Report

Purchase Orders Between $10,000 to $50,000 Approved by the City Manager from March 1, 2026 to March 31, 2026

Department	Vendor Name	Description	Total Amount	Budget Account Code	Fund Description
City Manager	TREASURE COAST BARBER'S UNITED	Juneteenth Celebration 2026	$ 20,000.00	0016000-583965 Community Sponsorship	Administrative
City Manager	MAIN STREET OF FORT PIERCE	Quarterly Disbursements	$ 50,000.00	0016000-582200 Aid to Private Org/DT Mainst	Administrative
City Manager	LINCOLN PARK MAIN STREET	Quarterly Disbursements	$ 50,000.00	0016000-582200 Aid to Private Org/LP Main St	Administrative
Communications	CIVICPLUS	SeeClick Fix 311 License Renewal	$ 20,724.93	0012502-546750 Repair & Mainten/Software	IT EXP
Engineering	ECONOLITE CONTROL PRODUCTS	Purchase of Ethernet Ports for Traffic System	$ 17,790.00	0014400-553200 Road Mat & Supp/Traffic SGNL	Engineering
ERP	TYLER TECHNOLOG	Pace 9 Flex - Connect Passes/Training	$ 12,757.50	0012502-546750 Repair & Mainten/Software	IT EXP
Finance	COUNCIL ON AGING OF ST. LUCIE	Annual Sponsorship of Aging Council	$ 15,000.00	0016000-582700 Aids to Private Org/SLC COA	Administrative
Human Resources	CONSTANGY, BROOKS & SMITH	Outside Attorney Services for Litigation	$ 16,000.98	0012200-531200 Professional SVC/Legal Fees	Human Resources Exp
IT Operations	SMARSH, INC	Smarsh Annual Archiving Renewal	$ 48,032.36	4014100-546750 Repair & Mainten/Software	Marina Exp
Police - Staff	DATA443 RISK MITIGATION, INC.	Arc Mail Defender Annual Renewal	$ 10,075.00	0013002-546750 Repair & Mainten/Software	Police Support
Police - Staff	AARDVARK	KBT Kinetic Breaching Tool Ram Kit	$ 12,755.00	1013005-564100 Equipment & Machinery /Office	Police Grant Fund Exp
PW- Fleet	ELPEX, INC.	City-wide automotive tires and service	$ 25,000.00	0014003-599993 PO Clearing Account	Fleet EXP
PW-Director's Office	RCP SHELTERS INC	Pavillion for Coach Fenn Park	$ 25,000.00	0016000-563200 Improv other improve	PW EXP
PW-Facilities Maint.	EAST COAST LUMBER	Misc. Paint and Building Supplies	$ 25,000.00	0016000-563200 Improv other improve	PW EXP
PW-Parks and Grounds	MOW 4 LESS LLC	Landscaping Maintenance of Medians	$ 50,000.00	0014005-534900 Contractual SVC/MSC Cont Fee	Parks EXP
Solid Waste	MOMAR INCORPORA	Lubricants, Degreasers and Fuel Treatments	$ 20,000.00	4024200-546510 Repair & Mainten/Veh Parts	Solid Waste EXP
Solid Waste	RELADYNE FLORIDA, LLC	Engine Hydraulic Transmission Oils	$ 50,000.00	4024200-552100 Operating Supplies/Gas & Oil	Solid Waste EXP
Sunrise Theatre	ROJAS, GABRIELLA	Marketing Management & Consulting	$ 20,000.00	4064600-534900 Contractual SVC/MSC Cont Fee	Sunrise Theatre EXP



4/7/2026