WEST ORANGE PD

CITY OF FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
THE AVEDON COMPANY

Prepared by:

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JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2025.09.24 16:43:15 -04'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

September 24, 2025

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 24, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie* for the West Orange PD project. The property is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida.



Figure 1: Project Location

Parcel Control Numbers associated with this project are 2407-211-0001-000-0/-212-0001-000-3/-231-0000-000-5/-241-0001-000-3**.** Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcels included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network.

The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes. Exhibit 2 includes a copy of a conceptual site plan. Project build-out is expected in the year 2030.

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 12th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	6.21	24%	76%	T = 0.35(X) + 12.93	62%	38%	T = 0.48(X) + 7.35

According to Table 2, the Daily, AM and PM peak hour trips potentially generated due to the planned development are 2,795, 170 (41 In/129 Out) and 223 (138 In/85 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	450 DUs	2,795	41	129	170	138	85	223
Net Proposed Traffic		***2,795***	***41***	***129***	***170***	***138***	***85***	***223***

3. EXISTING CONDITIONS

Orange Avenue is the major roadway serving as primary access to the project. It consists of a four (4) lane divided road in the project vicinity.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 3 includes the St. Lucie County BEBR growth rates for Year 2030 based on data included in the BEBR Bulletin 198 from January 2024. Exhibit 3 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2030
		Range	2030	
St. Lucie	368,628	Low	381,600	0.44%
		Medium	423,900	1.88%
		High	466,300	3.31%

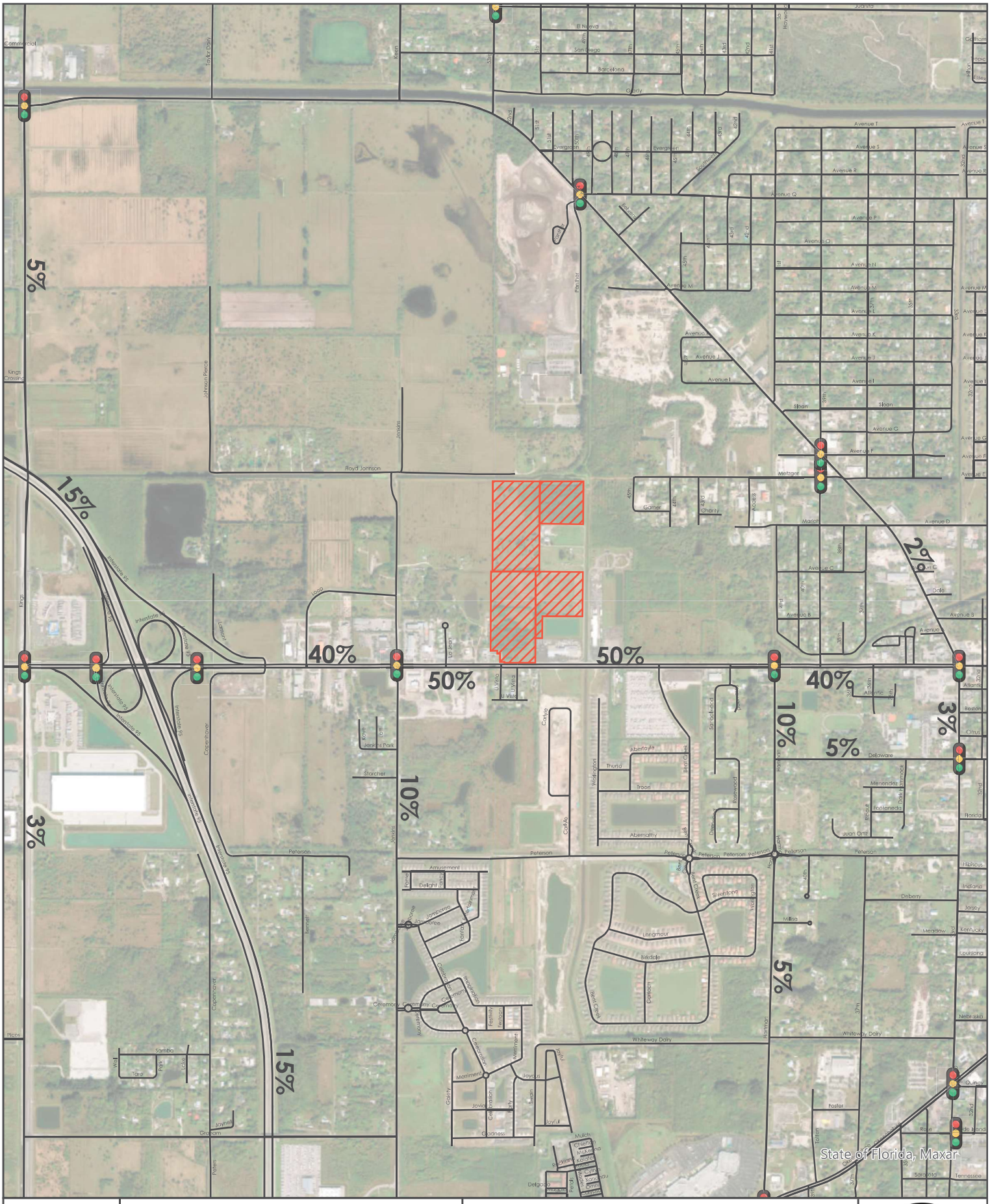
In order to provide a conservative analysis, the BEBR medium growth rate (1.88%) was used in this analysis to determine background traffic on the transportation network.

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Picos Rd To Orange Ave		880	5%	7	0.80%
Kings Hwy	Orange Ave to Angle Rd		920	3%	4	0.43%
I-95	Okeechobee Rd To Orange Ave		7,320	15%	21	0.29%
I-95	Orange Ave to Indrio Rd		7,320	15%	21	0.29%
Jenkins Rd	Peterson Rd to Orange Ave		920	10%	14	1.52%
Hartman Rd	Okeechobee Rd to Peterson Rd		750	5%	7	0.93%
Hartman Rd	Peterson Rd to Delaware Ave		540	5%	7	1.30%
Hartman Rd	Delaware Ave to Orange Ave		790	10%	14	1.77%
33rd St	Okeechobee Rd to Delaware Ave		750	1%	1	0.13%
33rd St	Delaware Ave to Orange Ave		790	3%	4	0.51%
Angle Rd	Orange Ave to Avenue D		840	2%	3	0.36%
Angle Rd	Avenue D to Avenue Q		580	2%	3	0.52%
25th St	Okeechobee Rd to Georgia Ave		1,630	5%	7	0.43%
25th St	Georgia Ave to Delaware Ave		1,630	5%	7	0.43%
25th St	Delaware Ave to Orange Ave		1,630	5%	7	0.43%
25th St	Orange Ave to Avenue D		1,630	5%	7	0.43%
25th St	Avenue D to Avenue Q		1,630	5%	7	0.43%
Delaware Ave	Hartman Rd to 33rd St		600	5%	7	1.17%
Delaware Ave	33rd St to 25th St		1,710	5%	7	0.41%
Delaware Ave	25th St to Okeechobee Rd		1,220	5%	7	0.57%
Orange Ave	Campbell Rd to Kings Hwy		1,070	2%	3	0.28%
Orange Ave	Kings Hwy to I-95		2,100	10%	14	0.67%
Orange Ave	I-95 to Jenkins Rd		2,100	40%	55	2.62%
Orange Ave	Jenkins Rd to Hartman Rd		2,100	50%	69	3.29%
Orange Ave	Hartman Rd to Angle Rd		2,100	40%	55	2.62%
Orange Ave	Angle Rd to 25th St		1,710	35%	48	2.81%
Avenue D	Angle Rd to 29th St		600	1%	1	0.17%
Avenue D	29th St to 25th St		790	3%	4	0.51%
Avenue D	25th St to 17th St		750	2%	3	0.40%



Project Site

0.15 0.07 0 0.15 0.3 0.45 0.6

Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
WEST ORANGE PD

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while the remaining Major Roadway Segments will consume less than five percent (5%).

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2025 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on the first accessible link as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the first accessible link meets the adopted service volume.

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Table 5: Peak Hour Link Analysis

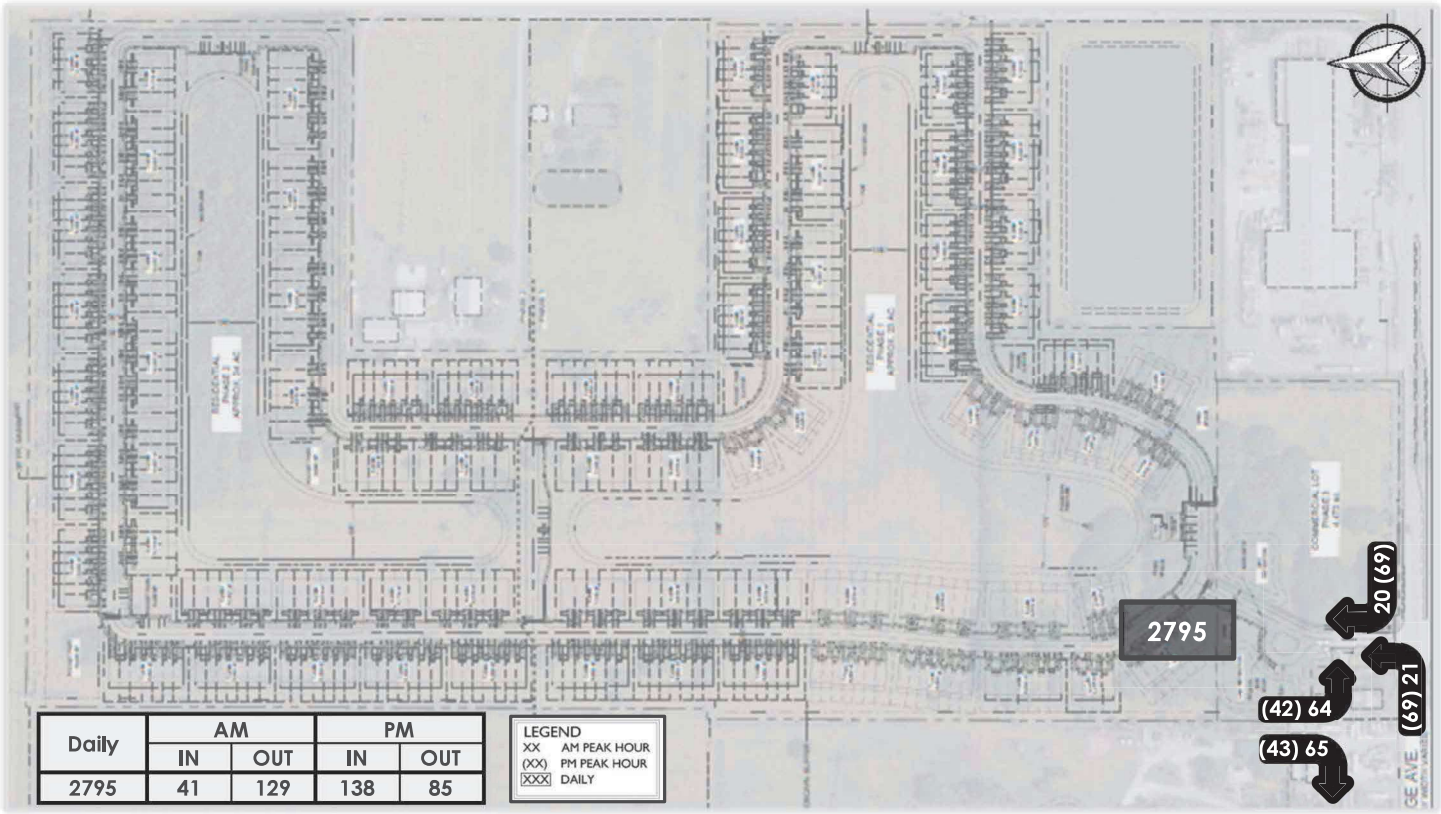
Road	From	To	Ln	2023 Traffic		2030 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Orange Ave	Jenkins Rd to Site		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES
Orange Ave	Site to Hartman Rd		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES

Peak Hour-Peak Direction	
AM	PM
129	138

[1] Calculated GR = 1.88%. See Table 3.

6. DRIVEWAY ANALYSIS

The West Orange PD development is proposing one (1) full driveway on Orange Avenue. According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. Likewise, the October 2023 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 457, *Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.



Daily	AM		PM	
	IN	OUT	IN	OUT
2795	41	129	138	85

Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the West Orange PD Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, an additional right turn lane is warranted. Exhibit 7 includes AM and PM driveway analyses.

AM and PM intersection operational analyses using Synchro 12 were carried out at the intersection of Orange Avenue and Vista Court which is proposed to serve as the main project access.

Table 6: Orange Avenue and Vista Court HCM

		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
AM	Volume	**42**	**1425**	**0**	**4**	**1126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**
	95% Queue Length	0.2	-	-	0	-	-	-	0.3	-	7.8	-	0.5
	Overall LOS	A											
PM	Volume	**73**	**1105**	**0**	**9**	**1373**	**69**	**0**	**0**	**2**	**43**	**0**	**45**
	95% Queue Length	0.6	-	-	0	-	-	-	0	-	6.0	-	0.4
	Overall LOS	B											

Orange Avenue in front of the subject site has a posted speed limit of 45 mph. Based on the 2025 FDOT Design Manual and the operational results presented in Table 6, a 210-foot eastbound left-turn lane (consisting of 160 feet of storage and a 50-foot taper) is warranted. The existing eastbound left-turn lane is 250 feet in length (200 feet of storage and a 50-foot taper). Therefore, the existing eastbound left-turn lane is sufficient to accommodate the anticipated demand generated by the proposed project.

A westbound right-turn lane is recommended. In accordance with the 2025 FDOT Design Manual, this lane should provide a total length of 185 feet, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

7. CONCLUSIONS AND RECOMMENDATIONS

The West Orange PD project is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida. The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes.

The proposed project will likely generate 2,795 daily trips where 170 (41 In/129 Out) trips will occur during the AM peak hour and 223 (138 In/85 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Orange Avenue between Jenkins Road and Hartman Road, at the existing intersection of Orange Avenue and Vista Court.

It is recommended that the eastbound left-turn lane at Okeechobee Road and Vista Court remain at its existing geometry, providing 200 feet of storage and a 50-foot taper, or as otherwise required by FDOT. In addition, a westbound right-turn lane is recommended at this intersection, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

At the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2024/25 - FY 2028/2029* shows ATMS - Arterial Traffic Mgmt improvements along Orange Avenue.

The proposed West Orange PD Property project has been evaluated in accordance with the *St. Lucie TPO Standardized Traffic Impact Study (TIS) Methodology and Procedures for St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie*. This analysis demonstrates that the proposed development will operate within the adopted Level of Service (LOS) standards on the roadway links significantly impacted by the project.

EXHIBIT 1: PROPERTY APPRAISER

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Property Identification

Site Address:	4918 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-211-0001-000-0**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19840**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.47
Land Size (SF):	368,953.2

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$487,000
Assessed value:	$188,633
Exemption value:	$0
Taxable value:	$188,633

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633/0355	XX00	WD	Tzimenatos Michael	$720,000
Sep 29, 2005	2470/1081	XX01	QC	Tzimenatos Sophie	$100
May 1, 1984	0432/1152	XX00	CV		$65,000
Feb 1, 1973	0211/0473	XX00	CV		$25,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

Building and SFYI	$0
Land	$487,000
Just/Market	$487,000
Ag Credit	$0
Save Our Homes or 10% Cap	$298,367
Assessed	$188,633
Exemptions	$0
Taxable	$188,633

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	8.47	North St. Lucie Water Management District	$211.75
2023	23.3	Fort Pierce Stormwater Charge	$1,607.70

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees

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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Property Identification

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-212-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19841**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.45
Land Size (SF):	847,242

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Earthstar Geographics Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$559,200
Assessed value:	$403,651
Exemption value:	$0
Taxable value:	$403,651

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2553/0149	XX02	WD	Hoeffner Thomas	$100
Feb 12, 1999	1234/0743	XX01	WD	Hoeffner Bernard A	$100
Feb 1, 1985	0457/1668	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$559,200
Just/Market	$559,200
Ag Credit	$0
Save Our Homes or 10% Cap	$155,549
Assessed	$403,651
Exemptions	$0
Taxable	$403,651

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	19.45	North St. Lucie Water Management District	$486.25
2023	53.2	Fort Pierce Stormwater Charge	$3,670.80

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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**

Permits

Number	Issue Date	Description	Amount	Fees

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Property Identification

Site Address:	5220 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-231-0000-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19845**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC) (OR 402-1934; 2794-89)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.36
Land Size (SF):	799,762

Map

Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$1,319,600
Assessed value:	$1,182,699
Exemption value:	$0
Taxable value:	$1,182,699

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794/0089	XX00	WD	Turner James R	$3,301,800
Jun 1, 1983	0402/1934	XX00	CV		$208,200

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$1,319,600
Just/Market	$1,319,600
Ag Credit	$0
Save Our Homes or 10% Cap	$136,901
Assessed	$1,182,699
Exemptions	$0
Taxable	$1,182,699

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	18.36001	North St. Lucie Water Management District	$459.00
2023	49.8	Fort Pierce Stormwater Charge	$3,436.20

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees
C97-110086	Nov 12, 1997	Demolition	$0	$0

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-241-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19864**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.37
Land Size (SF):	451,717

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$596,300
Assessed value:	$213,862
Exemption value:	$0
Taxable value:	$213,862

Important

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Sale History

Date	Book/ Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2558/0149	XX02	WD	Hoeffner (TR) Thomas	$100
Feb 19, 1999	1234/0749	XX01	WD	BERNARD A HOEFFNER GROVES INC	$11,200
Apr 30, 1990	0689/2904	XX01	WD	A P HOEFFNER SONS INC	$0
Jan 1, 1979	0322/2838	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$596,300
Just/Market	$596,300
Ag Credit	$0
Save Our Homes or 10% Cap	$382,438
Assessed	$213,862
Exemptions	$0
Taxable	$213,862

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	10.34972	North St. Lucie Water Management District	$258.74
2023	28.2	Fort Pierce Stormwater Charge	$1,945.80

This does not necessarily represent the total Special Assessments 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**

Permits

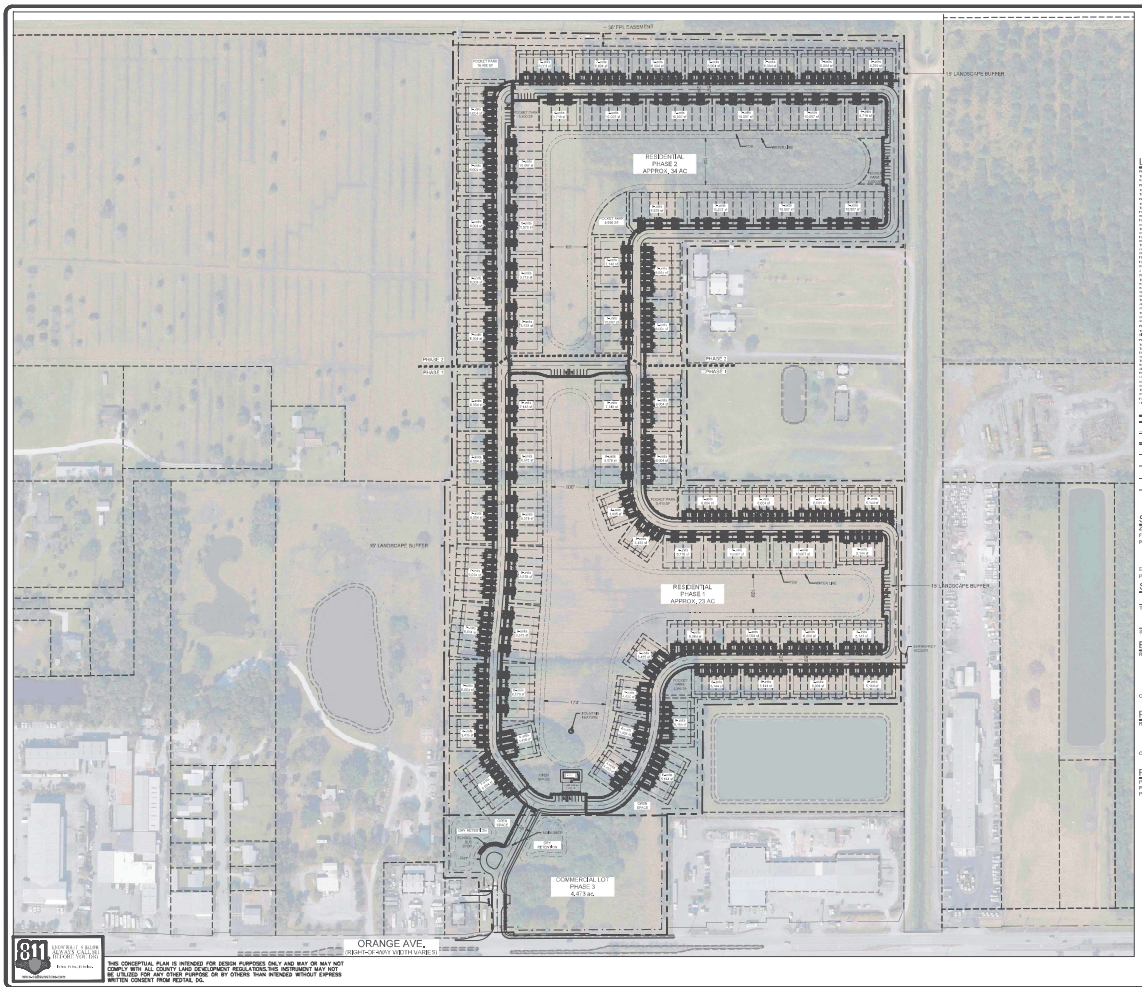
Number	Issue Date	Description	Amount	Fees

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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EXHIBIT 2: CONCEPTUAL SITE PLAN

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LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE	RESIDENTIAL-HIGH (RH)
PCN	3407-411-0001-000-3 3407-412-0001-000-3 3407-421-0002-000-3 3407-422-0001-000-3
EXISTING USE	VACANT
PROPOSED USE	PLANNED DEVELOPMENT ZONE (PD)

SITE AREAS

RESIDENTIAL	2,377,481 SF	63.194 AC	82.17%
COMMERCIAL	234,544 SF	5.473 AC	7.83%
TOTAL SITE AREA	2,612,335 SF	68.737 AC	100.00%
STORMWATER POND	405,106 SF	9.30 AC	84.13%
RIGHT-OF-WAY DEDICATION	76,264 SF	1.75 AC	15.87%
STORMWATER AREA	481,370 SF	11.05 AC	17.45%

BUILDING DATA

RESIDENTIAL:

MAX. HEIGHT:	1,400 SF	
TOTAL TOWN-HOME UNITS:	450	100%
TRIPP MODEL:	269	64%
NEPTUNE MODEL:	163	36%
TOTAL DENSITY:	6.61 DU/ AC	
LOT COVERAGE	70% MAX	

COMMERCIAL:

TOTAL BUILDING FOOTPRINT: TBD

PARKING DATA

RESIDENTIAL PARKING PROVIDED:

CLUBHOUSE:	7 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES:	45 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
	*NOT INCLUDING CLUBHOUSE SPACES

COMMERCIAL PARKING PROVIDED

TBD

PHASING SCHEDULE

PHASE I: APPROX. 34 AC = 236 DWELLING UNITS
PHASE II: APPROX. 29 AC = 194 DWELLING UNITS
PHASE III: 5.47± AC = COMMERCIAL LOT (FUTURE DEVELOPMENT)

GRAPHIC SCALE
0 125 250
1" = 125'

811 SUNSHINE 811 of Florida, Inc.
Know what's below. Call before you dig.

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED IN WHOLE OR IN PART FOR ANY PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

REDTAIL DG
772.344.3691
www.redtaildg.com

TM	DESIGNED BY	SKETCH UP	
	DRAWN BY	TRIMBLE	
	CHECKED BY	LAYOUT	
	APPROVED BY		
1 OF 2	SHEET NO.	DATE	

NO.	REVISIONS	DATE

WEST ORANGE
5220 ORANGE AVE.
FINAL PD SITE PLAN
CITY OF FT. PIERCE FLORIDA

1 OF 2

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EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

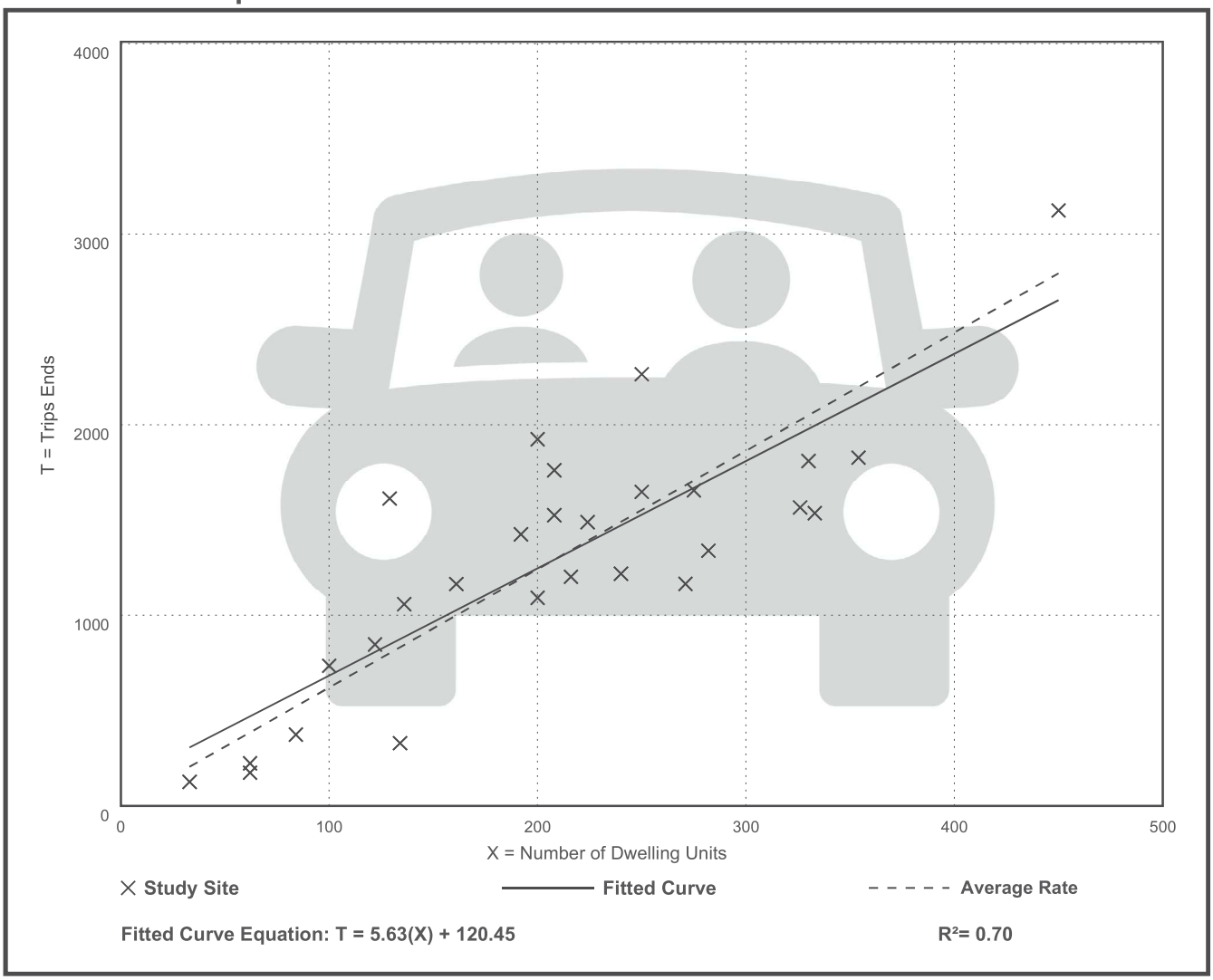
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

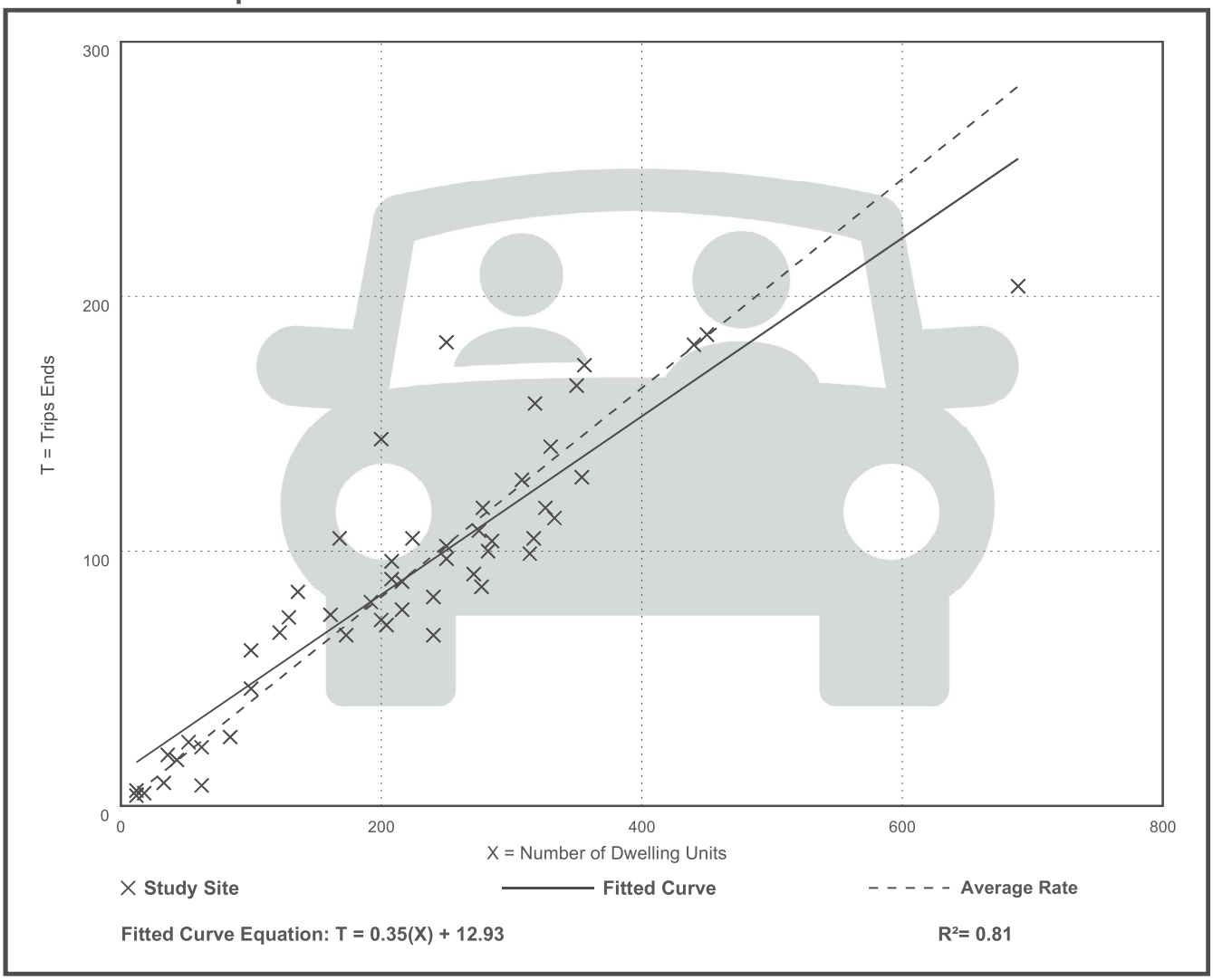
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 12.93

R^2= 0.81

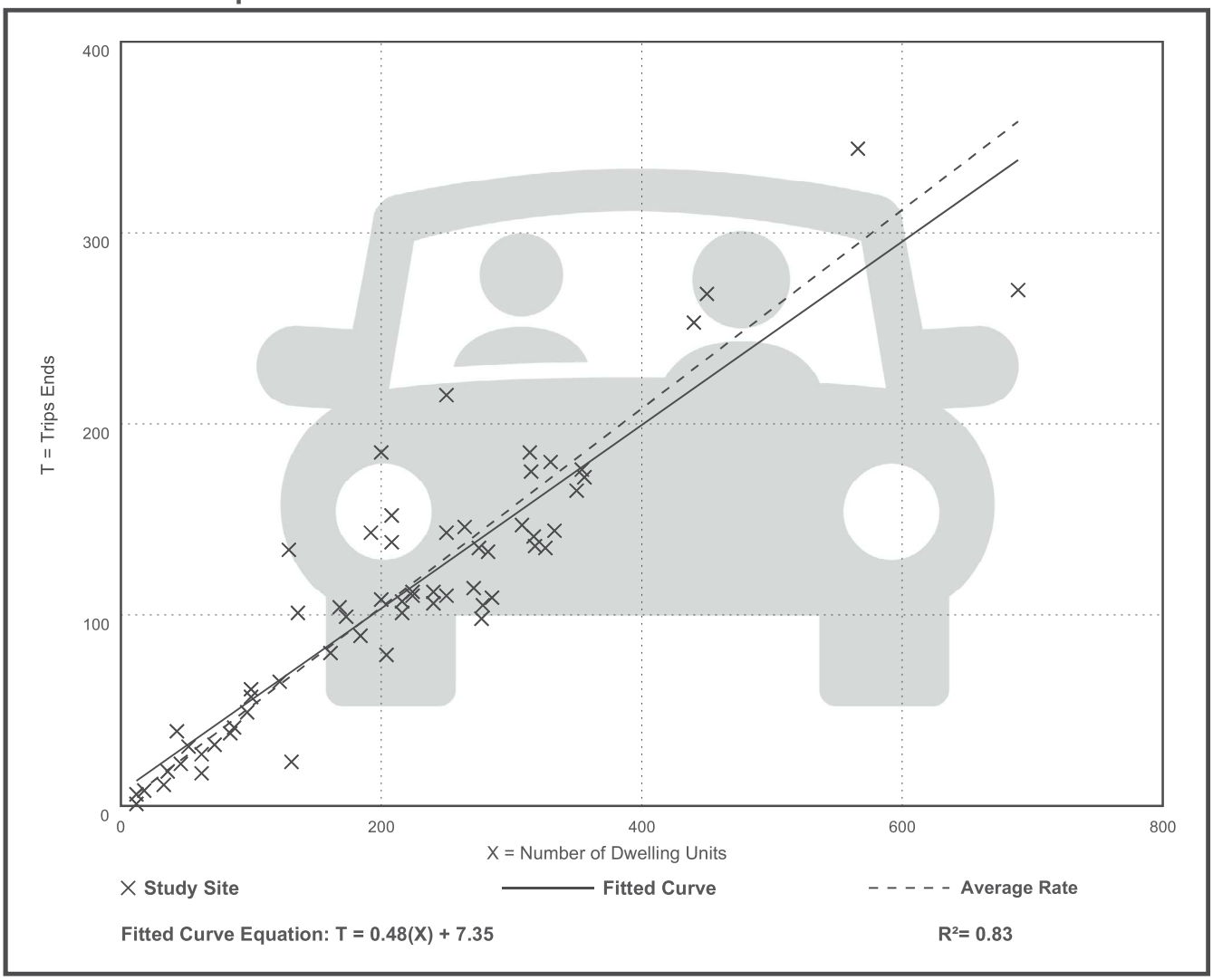
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

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College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 57, Bulletin 198
January 2024

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000
NASSAU	100,763						
Low		97,300	101,400	103,400	103,800	102,800	101,300
Medium		105,700	116,600	125,700	133,500	139,900	145,800
High		114,200	131,700	148,000	163,200	177,000	190,200
OKALOOSA	219,260						
Low		211,400	212,900	211,500	208,500	204,700	200,600
Medium		224,900	236,500	245,200	251,900	257,500	262,200
High		238,400	260,200	278,900	295,400	310,300	323,800
OKEECHOBEE	39,591						
Low		37,800	36,600	35,500	34,500	33,500	32,600
Medium		39,800	40,000	40,300	40,500	40,600	40,800
High		41,800	43,400	45,000	46,400	47,700	48,900
ORANGE	1,492,951						
Low		1,454,400	1,497,700	1,513,900	1,510,700	1,496,500	1,479,200
Medium		1,547,200	1,664,100	1,755,300	1,825,600	1,882,400	1,933,600
High		1,640,000	1,830,500	1,996,600	2,140,500	2,268,300	2,388,000
OSCEOLA	439,225						
Low		436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
PALM BEACH	1,532,718						
Low		1,489,100	1,503,700	1,500,300	1,485,500	1,463,900	1,440,800
Medium		1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
High		1,645,800	1,783,100	1,899,800	1,999,500	2,084,900	2,161,300
PASCO	610,743						
Low		598,400	624,100	640,000	644,400	644,100	642,200
Medium		636,600	693,400	742,100	778,700	810,200	839,500
High		674,800	762,800	844,100	913,000	976,300	1,036,700
PINELLAS	974,689						
Low		943,000	926,100	909,600	893,000	877,200	862,600
Medium		982,200	995,900	1,007,800	1,017,600	1,025,900	1,033,000
High		1,021,500	1,065,600	1,106,100	1,142,300	1,174,700	1,203,500
POLK	797,616						
Low		782,400	817,400	838,800	845,700	846,100	844,100
Medium		832,400	908,200	972,600	1,022,000	1,064,300	1,103,400
High		882,300	999,000	1,106,300	1,198,400	1,282,500	1,362,700
PUTNAM	75,906						
Low		72,600	71,000	69,000	66,900	65,100	63,500
Medium		76,400	77,600	78,100	78,500	79,000	79,400
High		80,300	84,200	87,300	90,100	92,800	95,300
ST. JOHNS	315,317						
Low		313,800	341,200	359,500	368,300	372,800	375,100
Medium		337,400	385,500	426,700	459,000	487,300	513,900
High		361,000	429,800	493,900	549,600	601,800	652,600
ST. LUCIE	368,628						
Low		362,300	381,600	394,000	400,600	404,500	406,000
Medium		385,400	423,900	456,800	484,200	508,800	530,700
High		408,600	466,300	519,600	567,700	613,100	655,400

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS REPORT

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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
2025

Roadway Name	Location	STATION ID	2025 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	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
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	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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
2025

Roadway Name	Location	STATION ID	2025 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	KITTERMAN RD to MIDWAY RD	141	5,200	2025	750	407	D	0.54	413	D	0.55
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	5,879	2023	750	332	C	0.44	335	C	0.45
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	5,879	2023	540	332	D	0.61	335	D	0.62
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,569	2024	540	573	E	1.06	567	E	1.05
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,569	2024	750	573	D	0.76	567	D	0.76
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,680	2024	750	620	D	0.83	546	D	0.73
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,680	2024	540	620	F	1.15	546	E	1.01
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,680	2024	790	620	D	0.78	546	D	0.69
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,773	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SHINN RD to CAMPBELL RD	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	CAMPBELL RD to KINGS HWY	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	KINGS HWY to I-95	940041	18,044	2024							
ORANGE AVE	I-95 to JENKINS RD	940035	15,959	2024							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	18,256	2024							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	18,256	2024							
ORANGE AVE	ANGLE RD to 25TH ST	940151	8,946	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	14,095	2024							
ORANGE AVE	17TH ST to 13TH ST	945040	14,095	2024							
ORANGE AVE	13TH ST to 10TH ST	945040	14,095	2024							
ORANGE AVE	10TH ST to 7TH ST	940155	10,375	2024							
ORANGE AVE	7TH ST to US 1	945134	7,977	2024							
ORANGE AVE	US 1 to 2ND ST	760	3,500	2025	600	328	D	0.55	330	D	0.55
ORANGE AVE	2ND ST to INDIAN RIVER DR	760	3,500	2025	750	328	C	0.44	330	C	0.44
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,986	2022	700	154	C	0.22	133	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,935	2023	540	170	C	0.31	129	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	747	6,300	2025	700	375	C	0.54	354	C	0.51
PARR DR	ROSSER BLVD to SAVONA BLVD	747	6,300	2025	630	375	C	0.60	354	C	0.56
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,857	2021	630	370	C	0.59	412	C	0.65
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	11,445	2024	920	824	C	0.90	827	C	0.90

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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
ORANGE AVE	SHINN RD to CAMPBELL RD	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	KINGS HWY to I-95	18,080	2,100	910	C	0.43	910	C	0.43
ORANGE AVE	I-95 to JENKINS RD	14,693	2,100	717	C	0.34	717	C	0.34
ORANGE AVE	JENKINS RD to HARTMAN RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	HARTMAN RD to ANGLE RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	ANGLE RD to 25TH ST	9,547	1,710		B			B	
ORANGE AVE	25TH ST to 17TH ST	13,554	1,630	661	C	0.41	661	C	0.41
ORANGE AVE	17TH ST to 13TH ST	13,554	1,710	661	C	0.39	661	C	0.39
ORANGE AVE	13TH ST to 10TH ST	13,554	750	661	D	0.88	661	D	0.88
ORANGE AVE	10TH ST to 7TH ST	9,873	600	482	D	0.80	482	D	0.80
ORANGE AVE	7TH ST to US 1	7,622	600	372	D	0.62	372	D	0.62
ORANGE AVE	US 1 to 2ND ST	4,209	600	209	C	0.35	209	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	4,209	750	209	C	0.28	209	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	DARWIN BLVD to TULIP BLVD	2,100	540	184	C	0.34	140	C	0.26
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	ROSSER BLVD to SAVONA BLVD	2,283	630	177	C	0.28	153	C	0.24
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	5,417	630	343	C	0.54	381	C	0.61
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	11,327	920	778	C	0.85	637	C	0.69
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	15,129	2,100	699	C	0.33	699	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	2,195	540	163	C	0.30	150	C	0.28
PICOS RD	CAMPBELL RD to KINGS HWY	1,300	540	87	C	0.16	87	C	0.16
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	16,735	700	774	F	1.11	774	F	1.11
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	34,500	3,020	1,765	C	0.58	1,744	C	0.58
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	44,000	3,170	2,481	C	0.78	2,389	C	0.75

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
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	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

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						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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				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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2025

Roadway Name	Location	STATION ID	2025 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
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,026	2022	920	109	C	0.12	109	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,416	2024	880	279	C	0.32	275	C	0.31
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,548	2024	700	327	C	0.47	310	C	0.44
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,285	2024	1,580	611	B	0.39	618	B	0.39
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,285	2024	2,000	611	B	0.31	618	B	0.31
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	10,058	2024							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	10,058	2024							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	10,058	2024							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	10,058	2024							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	10,058	2024							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,458	2024							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,829	2024							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	42	2022	790	6	C	0.01	6	C	0.01
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	768	9,800	2025	750	559	D	0.75	613	D	0.82
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,752	2022	790	142	C	0.18	104	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	769	2,000	2025	870	144	C	0.17	150	C	0.17
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	3,024	2021	540	175	C	0.32	198	C	0.37

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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.

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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

* **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)

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2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

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						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	529	23,683	2023	2,000	1,393	C	0.70	1,147	C	0.57
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	609	21,514	2024	2,000	1,108	C	0.55	1,080	C	0.54
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	DELAWARE AVE to ORANGE AVE	780	22,500	2025	1,630	1,088	D	0.67	1,149	D	0.70
25TH ST	ORANGE AVE to AVENUE D	610	20,161	2023	1,630	1,003	D	0.62	1,161	D	0.71
25TH ST	AVENUE D to AVENUE Q	781	18,500	2025	1,630	1,005	D	0.62	1,196	D	0.73
25TH ST	AVENUE Q to JUANITA AVE	781	18,500	2025	2,000	1,005	C	0.50	1,196	C	0.60
25TH ST	JUANITA AVE to ST LUCIE BLVD	782	13,000	2025	2,100	805	C	0.38	959	C	0.46
25TH ST	ST LUCIE BLVD to US 1	783	7,700	2025	2,100	479	C	0.23	433	C	0.21
29TH ST	AVENUE D to ORANGE AVE	774	4,100	2025	790	216	C	0.27	220	C	0.28
29TH ST	AVENUE D to AVENUE Q	774	4,100	2025	790	216	C	0.27	220	C	0.28
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,596	2023	750	374	D	0.50	336	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	763	6,400	2025	790	368	C	0.47	389	C	0.49
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,334	2023	540	386	D	0.71	332	D	0.61
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,334	2023	790	386	C	0.49	332	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,730	2021	750	232	C	0.31	250	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,334	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	931	2022	750	66	C	0.09	68	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,858	2024	2,100	1,007	C	0.48	1,025	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	15,445	2024	2,000	820	C	0.41	873	C	0.44
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2025	2,100	1,186	C	0.56	1,111	C	0.53
ANGLE RD	ORANGE AVE to AVENUE D	100	8,834	2024	790	476	D	0.60	464	D	0.59
ANGLE RD	AVENUE D to AVENUE Q	100	8,834	2024	540	476	D	0.88	464	D	0.86
ANGLE RD	AVENUE Q to 53RD ST	615	8,345	2023	600	559	D	0.93	503	D	0.84
ANGLE RD	53RD ST to KEEN RD	616	5,931	2023	630	373	C	0.59	321	C	0.51
ANGLE RD	KEEN RD to KINGS HWY	616	5,931	2023	880	373	C	0.42	321	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,811	2022	1,070	237	B	0.22	228	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	770	2,400	2025	1,070	161	B	0.15	155	B	0.14
AVENUE A	7TH ST to US 1	765	2,000	2025	790	231	C	0.29	234	C	0.30

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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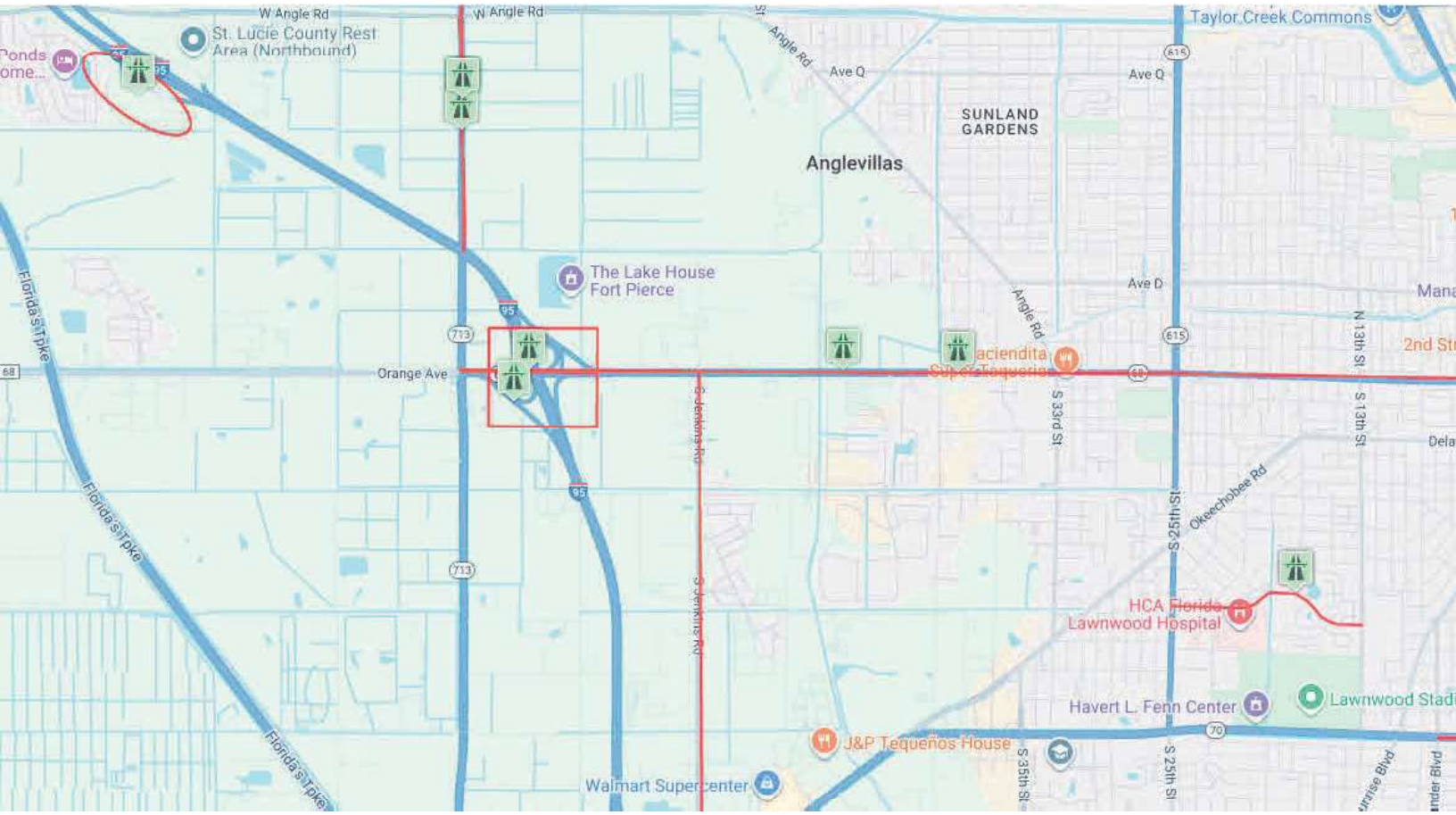
EXHIBIT 6: FIVE YEAR WORK PROGRAM

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Map Menu



Add a comment by clicking on the location for your comment, then fill out the pop up form



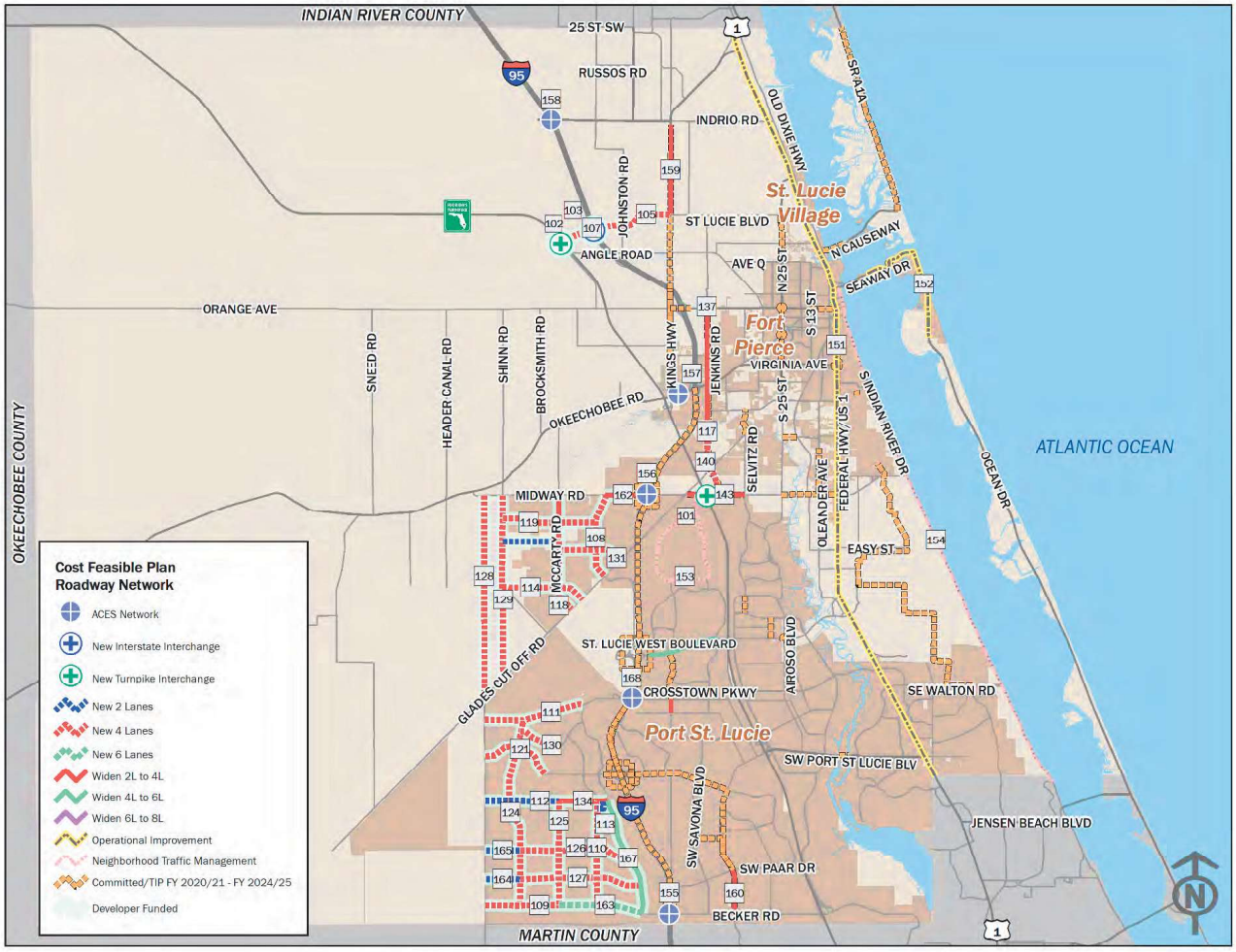
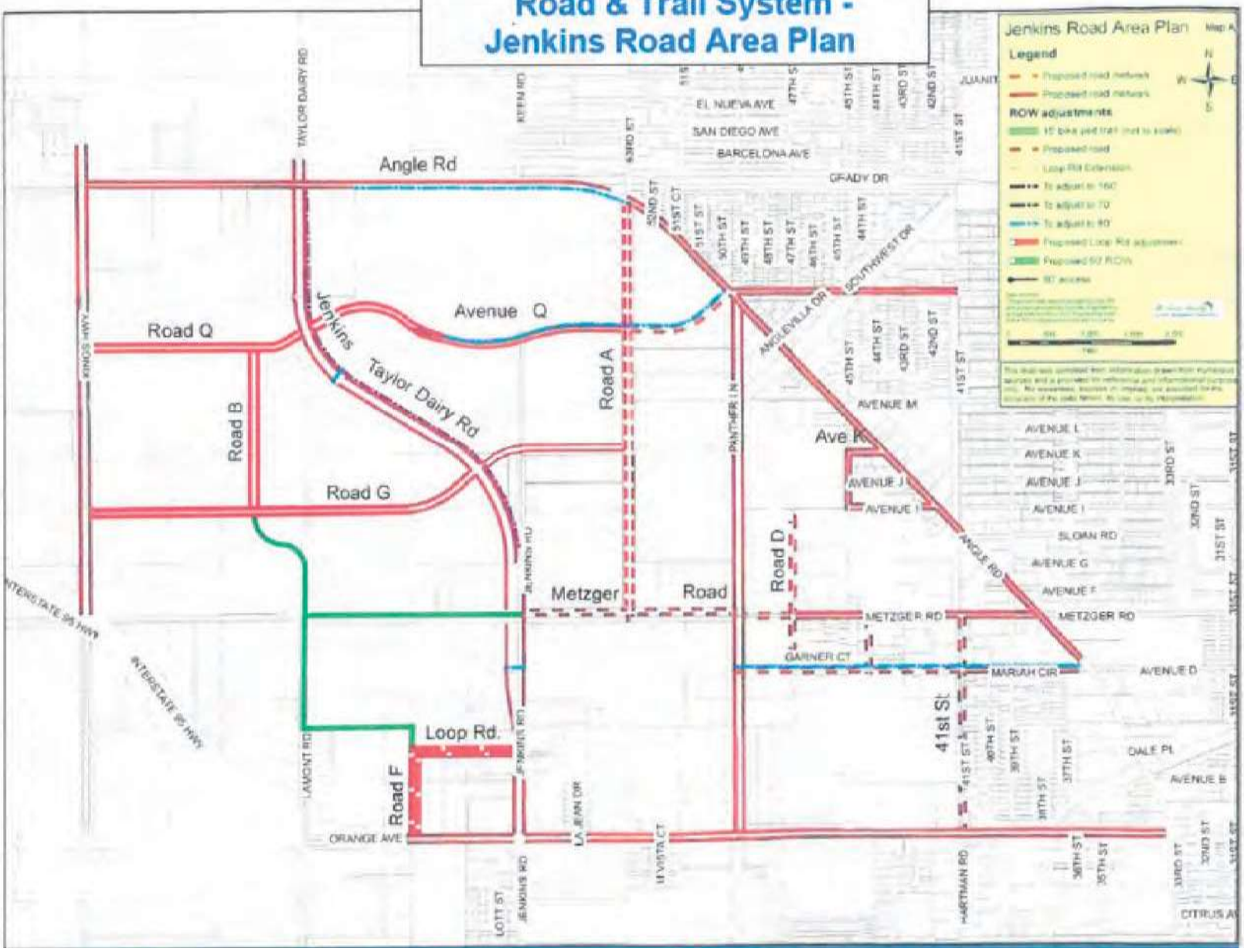


Figure 8-1. Cost Feasible Plan – Roadway Network

Road & Trail System - Jenkins Road Area Plan



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EXHIBIT 7: DRIVEWAY ANALYSIS

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Intersection Volume Development



Orange Ave (SR 68) & Vista Ct
West Orange PD

Input Data

GR	=	1.88%
Peak Season	=	1.11
Traffic Count Year	=	2025
Buildout Year	=	2030
Years	=	5

AM Peak Hour		PM Peak Hour		West Orange PD
In	Out	In	Out	
41	129	138	85	450 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	17	1,170	0	4	924	2	2	0	1	0	0	0
Existing Peak Hour Conditions	**19**	**1,299**	**0**	**4**	**1,026**	**2**	**2**	**0**	**1**	**0**	**0**	**0**
2030 Historic Growth	21	1,425	0	4	1,126	2	2	0	1	0	0	0
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	21	-	-	-	-	20	-	-	-	64	-	65
2030 Future Conditions with Build	**42**	**1,425**	**0**	**4**	**1,126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	4	907	0	7	1,127	0	0	0	2	1	0	2
Existing Peak Hour Conditions	**4**	**1,007**	**0**	**8**	**1,251**	**0**	**0**	**0**	**2**	**1**	**0**	**2**
2030 Historic Growth	4	1,105	0	9	1,373	0	0	0	2	1	0	2
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	69	-	-	-	-	68	-	-	-	42	-	43
2030 Future Conditions with Build	**73**	**1,105**	**0**	**9**	**1,373**	**68**	**0**	**0**	**2**	**43**	**0**	**45**

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.955			0.850	
Flt Protected	0.950			0.950				0.968		0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Flt Permitted	0.950			0.950				0.968		0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
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
Adj. Flow (vph)	44	1500	0	4	1185	23	2	0	1	67	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	44	1500	0	4	1185	23	0	3	0	67	68	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	20.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	1500	0	4	1185	23	2	0	1	67	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1208	0	0	1500	0	0	2189	2805	750	2032	2782	593
Stage 1	-	-	-	-	-	-	1588	1588	-	1194	1194	-
Stage 2	-	-	-	-	-	-	601	1217	-	838	1588	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	573	-	-	443	-	-	25	18	354	~ 33	19	449
Stage 1	-	-	-	-	-	-	112	166	-	198	258	-
Stage 2	-	-	-	-	-	-	454	252	-	327	166	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	573	-	-	443	-	-	20	16	354	~ 30	17	449
Mov Cap-2 Maneuver	-	-	-	-	-	-	20	16	-	~ 30	17	-
Stage 1	-	-	-	-	-	-	104	153	-	196	256	-
Stage 2	-	-	-	-	-	-	381	249	-	301	153	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.34	0.05	145.88	$ 421.65
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	29	573	-	-	443	-	-	30	449
HCM Lane V/C Ratio	0.11	0.077	-	-	0.01	-	-	2.214	0.152
HCM Ctrl Dly (s/v)	145.9	11.8	-	-	13.2	-	-	$ 835.2	14.5
HCM Lane LOS	F	B	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	0.3	0.2	-	-	0	-	-	7.8	0.5

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.865			0.850	
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
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
Adj. Flow (vph)	77	1163	0	9	1445	72	0	0	2	45	0	47
Shared Lane Traffic (%)												
Lane Group Flow (vph)	77	1163	0	9	1445	72	0	2	0	45	47	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 61.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	16.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	77	1163	0	9	1445	72	0	0	2	45	0	47

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1517	0	0	1163	0	0	2058	2853	582	2199	2781	723
Stage 1	-	-	-	-	-	-	1317	1317	-	1464	1464	-
Stage 2	-	-	-	-	-	-	742	1536	-	735	1317	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	436	-	-	596	-	-	32	17	457	~ 25	19	369
Stage 1	-	-	-	-	-	-	166	225	-	135	191	-
Stage 2	-	-	-	-	-	-	374	176	-	377	225	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	436	-	-	596	-	-	23	14	457	~ 20	15	369
Mov Cap-2 Maneuver	-	-	-	-	-	-	23	14	-	~ 20	15	-
Stage 1	-	-	-	-	-	-	137	186	-	132	188	-
Stage 2	-	-	-	-	-	-	321	173	-	309	186	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.93	0.07	12.92	$ 486.74
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	457	436	-	-	596	-	-	20	369
HCM Lane V/C Ratio	0.005	0.176	-	-	0.016	-	-	2.256	0.128
HCM Ctrl Dly (s/v)	12.9	15	-	-	11.1	-	-	$ 979.2	16.2
HCM Lane LOS	B	C	-	-	B	-	-	F	C
HCM 95th %tile Q(veh)	0	0.6	-	-	0	-	-	6	0.4

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

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Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 1

Groups Printed- All traffic

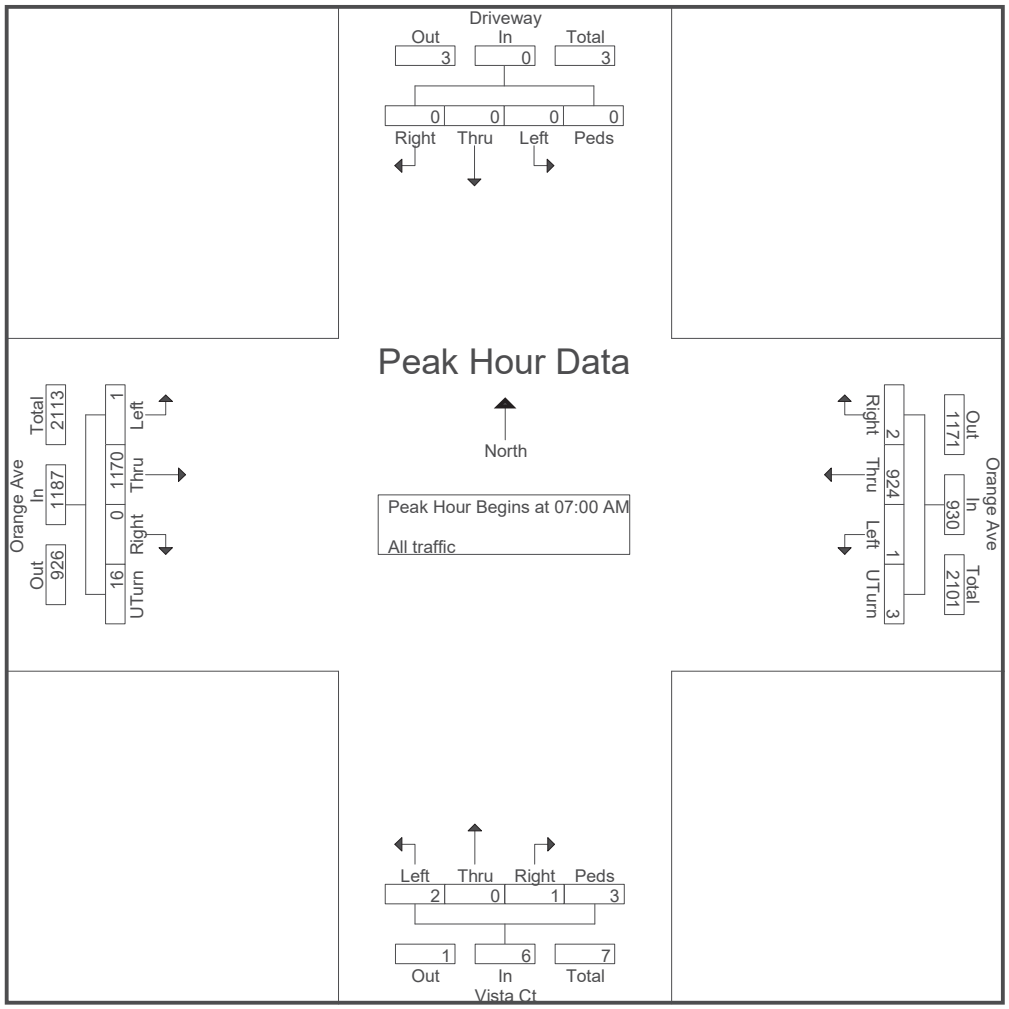
	Vista Ct NB				Driveway SB				Orange Ave EB				Orange Ave WB				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Int. Total
07:00 AM	1	0	0	2	0	0	0	0	0	239	0	1	0	221	0	0	464
07:15 AM	1	0	1	1	0	0	0	0	0	285	0	2	0	235	0	0	525
07:30 AM	0	0	0	0	0	0	0	0	0	382	0	4	0	226	0	0	612
07:45 AM	0	0	0	0	0	0	0	0	1	264	0	9	1	242	2	3	522
Total	2	0	1	3	0	0	0	0	1	1170	0	16	1	924	2	3	2123
08:00 AM	1	0	0	0	0	0	1	0	0	240	0	1	1	163	1	1	409
08:15 AM	0	0	0	0	0	0	0	0	0	196	0	0	2	173	0	0	371
08:30 AM	1	0	0	0	0	0	0	0	0	199	0	0	0	164	1	0	365
08:45 AM	0	0	2	1	0	0	0	0	0	161	0	2	0	146	0	1	313
Total	2	0	2	1	0	0	1	0	0	796	0	3	3	646	2	2	1458
*** PM ***																	
04:00 PM	0	0	0	0	0	0	1	0	1	216	0	2	7	285	0	1	513
04:15 PM	1	0	0	0	0	0	0	1	0	196	7	2	2	201	2	3	415
04:30 PM	0	0	1	0	0	0	1	0	0	193	0	3	1	210	0	0	409
04:45 PM	0	0	1	1	0	0	0	0	0	201	0	1	2	249	0	1	456
Total	1	0	2	1	0	0	2	1	1	806	7	8	12	945	2	5	1793
05:00 PM	0	0	0	0	0	0	0	0	0	232	0	0	0	372	0	0	604
05:15 PM	0	0	1	0	0	0	0	0	0	225	0	0	4	274	0	0	504
05:30 PM	0	0	0	0	1	0	2	0	1	249	0	2	0	232	0	0	487
05:45 PM	0	0	0	0	1	0	0	0	0	210	1	3	3	195	0	0	413
Total	0	0	1	0	2	0	2	0	1	916	1	5	7	1073	0	0	2008
Grand Total	5	0	6	5	2	0	5	1	3	3688	8	32	23	3588	6	10	7382
Apprch %	31.2	0	37.5	31.2	25	0	62.5	12.5	0.1	98.8	0.2	0.9	0.6	98.9	0.2	0.3	
Total %	0.1	0	0.1	0.1	0	0	0.1	0	0	50	0.1	0.4	0.3	48.6	0.1	0.1	

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Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 2

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	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 07:00 AM																					
07:00 AM	1	0	0	2	3	0	0	0	0	0	0	239	0	1	240	0	221	0	0	221	464
07:15 AM	1	0	1	1	3	0	0	0	0	0	0	285	0	2	287	0	235	0	0	235	525
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	382	0	4	386	0	226	0	0	226	612
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	264	0	9	274	1	242	2	3	248	522
Total Volume	2	0	1	3	6	0	0	0	0	0	1	1170	0	16	1187	1	924	2	3	930	2123
% App. Total	33.3	0	16.7	50		0	0	0	0		0.1	98.6	0	1.3		0.1	99.4	0.2	0.3		
PHF	.500	.000	.250	.375	.500	.000	.000	.000	.000	.000	.250	.766	.000	.444	.769	.250	.955	.250	.250	.938	.867

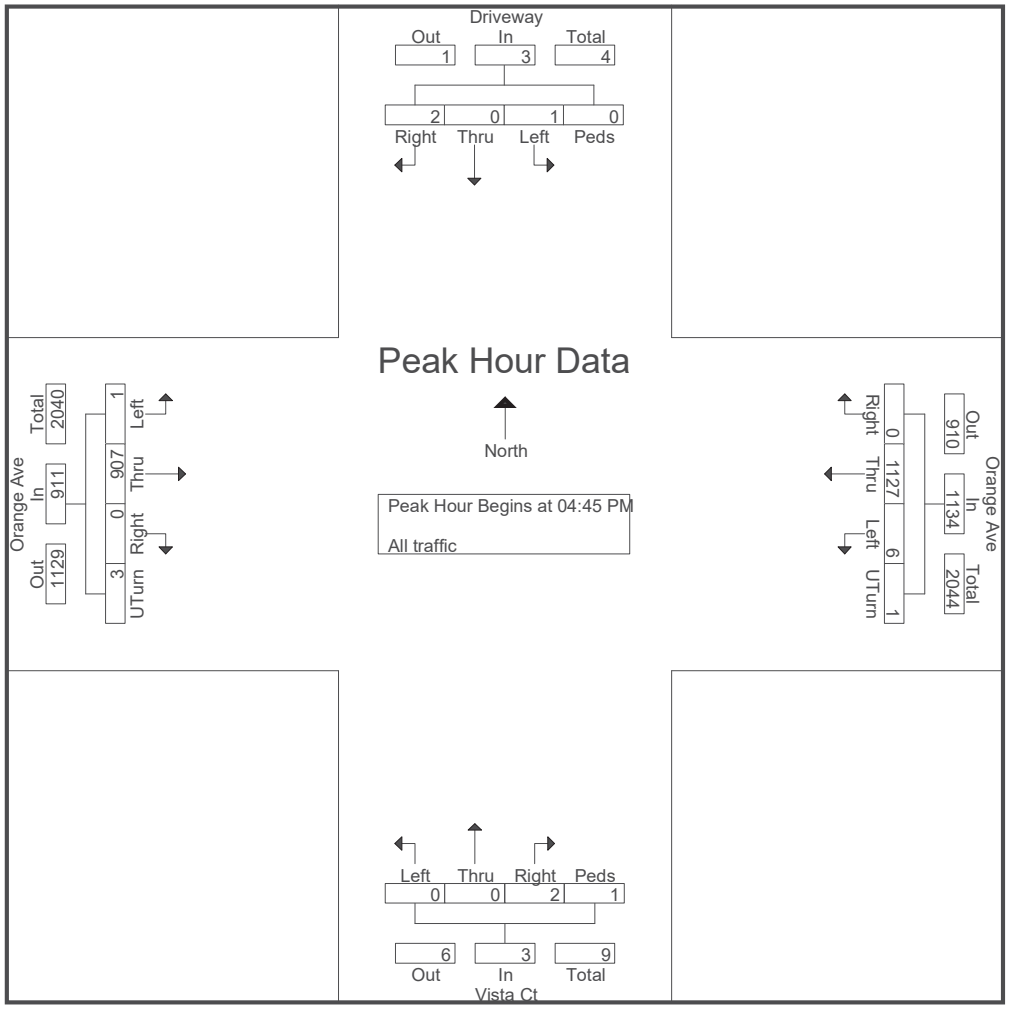


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Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 3

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	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 04:45 PM																					
04:45 PM	0	0	1	1	2	0	0	0	0	0	0	201	0	1	202	2	249	0	1	252	456
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	232	0	0	232	0	372	0	0	372	604
05:15 PM	0	0	1	0	1	0	0	0	0	0	0	225	0	0	225	4	274	0	0	278	504
05:30 PM	0	0	0	0	0	1	0	2	0	3	1	249	0	2	252	0	232	0	0	232	487
Total Volume	0	0	2	1	3	1	0	2	0	3	1	907	0	3	911	6	1127	0	1	1134	2051
% App. Total	0	0	66.7	33.3		33.3	0	66.7	0		0.1	99.6	0	0.3		0.5	99.4	0	0.1		
PHF	.000	.000	.500	.250	.375	.250	.000	.250	.000	.250	.250	.911	.000	.375	.904	.375	.757	.000	.250	.762	.849



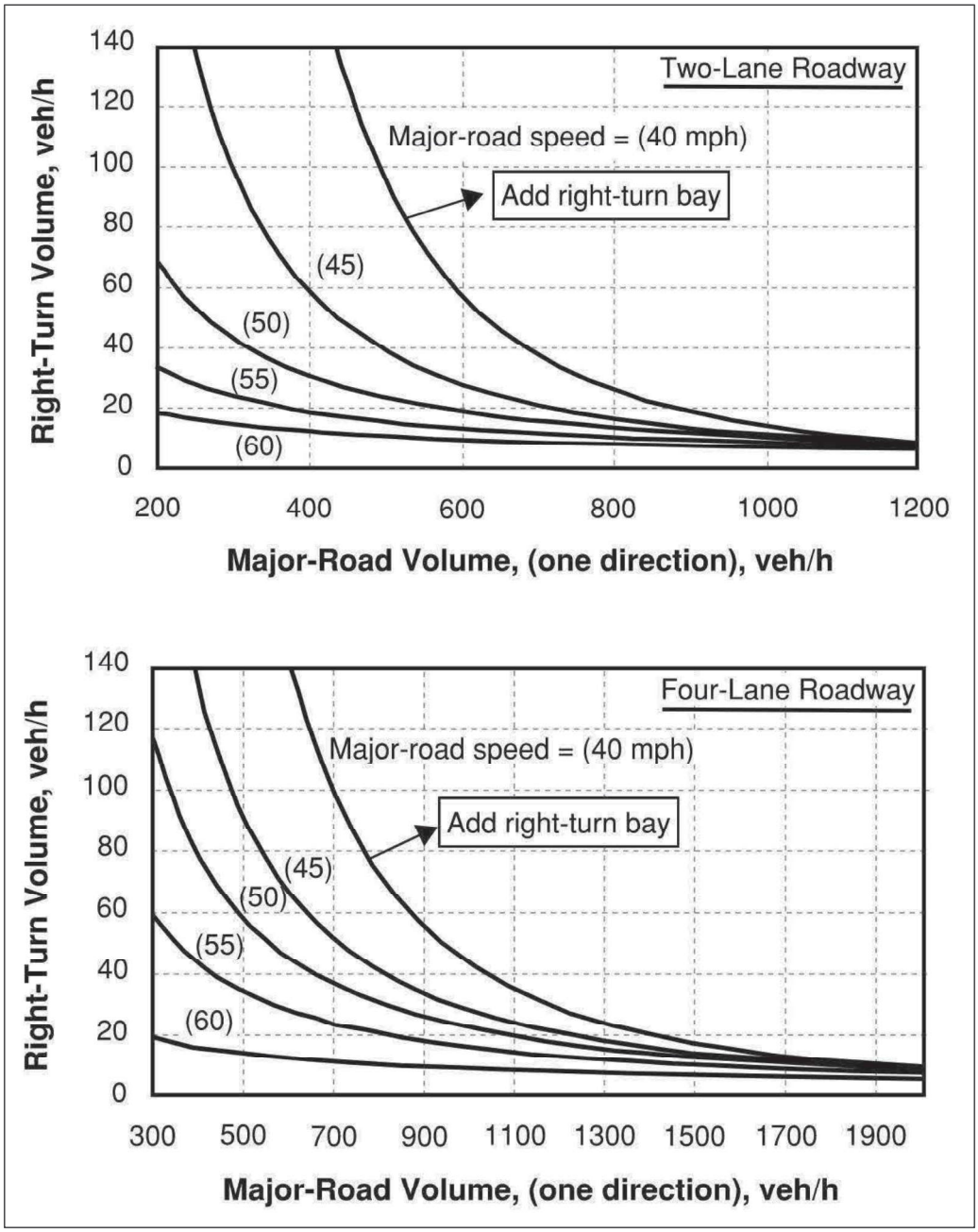
2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

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

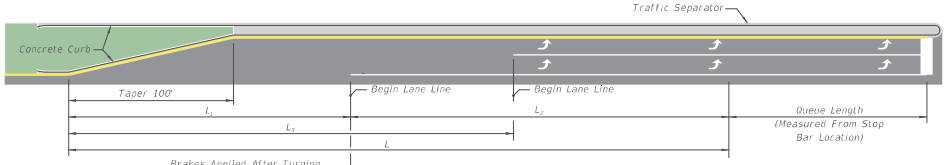
* PEAK SEASON

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection

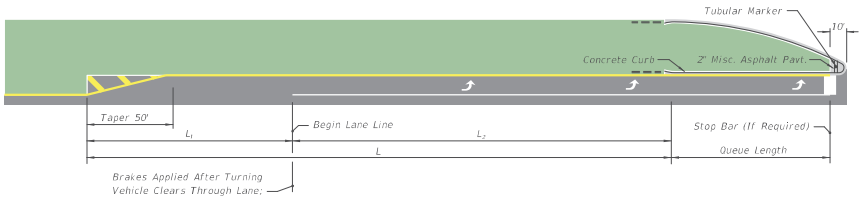


Source: NCHRP Report 457, TDOT Highway System Access Manual

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

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