City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Meeting Agenda

Request to Table Item 10A

Monday, August 11, 2025

1:00 PM

Council Chambers, City Hall

City Council

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna,Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Invocation & Pledge of Allegiance

4. Proclamations and Special Presentations

4.a	Proclamation: Water Professionals Month	**2025-745**
4.b	Economic Development Council of St. Lucie County 2025 Mid-Year Update	**2025-740**

5. Public to be Heard

6. Additions or Deletions to Agenda and Approval of Agenda

7. Approval of Consent Agenda

7.a	Approval of the July 7, 2025 City Council Workshop and July 14, 2025 Regular City Council Meeting Minutes	**2025-741**
7.b	Appointment of Police Pension Board 5th Member Trustee	**2025-738**
7.c	License Agreement for a Portion of Tradition Regional Park to Facilitate Construction of the New Western Grove K-8 Public School	**2025-754**
7.d	Approving the First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement	**2025-736**
7.e	Award Contract #20250065 for an Owner's Representative for the Design-Build Project of the New Water Treatment Plant and Related Improvements.	**2025-743**

8. Second Reading of Ordinances

8.a	Ordinance 25-39, an Ordinance Rezoning 8.31 Acres of Land, Located on the Northwest Side of the Enterprise Drive, from Industrial (IN) Zoning District to Warehouse Industrial (WI) For Property Legally Described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park (P25-087).	**2025-662**

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

10.a Ordinance 25-05, Quasi-Judicial, Public Hearing, an Ordinance to Approve an Amended Conceptual Plan for Approximately 1.2 Acres of Property Located Northwest of the Intersection of Port St. Lucie Boulevard and Southwest South Globe Avenue Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Globe Townhomes (P24-117). **2025-021**

10.b Ordinance 25-43, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 69, Block 53, South Port St. Lucie Unit Five, as recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida. **2025-703**

10.c Ordinance 25-44, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Approving the Amendment and Extension of the Revised Original Community Redevelopment Area Plan to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date. **2025-723**

10.d Ordinance 25-45, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property from St. Lucie County Described as Tract K, Port St. Lucie Section Sixty-One, According to the Plat thereof, as Recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida, and Authorizing the Conveyance of a Lease Agreement to St. Lucie County for Said Real Property; Providing for Conflict; Providing for Severability; Providing an Effective Date. **2025-726**

11. Resolutions

11.a Resolution 25-R28, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use, Pursuant to Section 158.124(C)(11) of the Zoning Code, to Allow a Convenience Store with Fuel Sales in the CG (General Commercial) Zoning District for a Project Known as Murphy USA (P24-096) Located at the Northeast Corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard. **2025-497**

11.b Resolution 25-R44, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Approving the Extension of the Community Redevelopment Agency in Accordance with Section 163.3755(1), Florida Statutes, from September 30, 2039 to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date. **2025-722**

11.c Resolution 25-R45, a Resolution Allowing the Execution of an Interlocal Agreement with St. Lucie County, to Provide Funds for the Construction of Roadway Improvements on Prima Vista Blvd. as Part of the Floresta Dr. Phase 3 Project. **2025-704**

12. Unfinished Business

13. New Business

14. City Manager's Report

15. Councilmembers Report on Committee Assignments

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

17. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.

Agenda Summary

2025-745

Agenda Date: 8/11/2025 **Agenda Item No.:** 4.a

Placement: Proclamations and Special presentations

Action Requested: Discussion

Proclamation: Water Professionals Month

Submitted By: Brandon Dolan, Executive Assistant

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Executive Summary (General Business): N/A

Presentation Information: A brief presentation may be delivered by Mayor Shannon M. Martin.

Staff Recommendation: Request that the Council present the Proclamation.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: N/A

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

Agenda Summary

2025-740

Agenda Date: 8/11/2025 **Agenda Item No.:** 4.b

Placement: Proclamations and Special presentations

Action Requested: Discussion

Economic Development Council of St. Lucie County 2025 Mid-Year Update

Submitted By: Elijah Wooten, Economic Development Administrator - CRA

Strategic Plan Link: The City's Goal of a diverse local economy and employment opportunities.

Executive Summary (General Business): The Economic Development Council of St. Lucie County (EDC) will provide a 2025 mid-year update to the City Council on economic development projects in Port St. Lucie.

Presentation Information: Wes McCurry, EDC Senior Vice President, will present.

Location of Project: Economic development projects referenced in the presentation are citywide.

Attachments: 1. Economic Development Council of St. Lucie County Presentation

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25TH ANNIVERSARY St. Lucie EDC

2025 Mid-Year Update for



2025 Announced PSL Projects January - June



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1.7 Million Square Feet – 370+ jobs at completion -- Phase II now being built at the same time as Phase I



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In the Pipeline

Project CAST
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Project JARVIS
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Project PALM TREE
A foreign company wants to establish its first US manufacturing facility to produce PVC-O pipes and fittings here. The company is looking at building a 45,000-square-foot manufacturing facility with a capital investment of $16-$20 million and would initially employ 50 people at an average salary of approximately $74,000/year.

Project SANDWICH
An existing industry-leading manufacturer of materials used in the production process of multiple industries, Project Sandwich is seeking to relocate within the county to a 50,000-square-foot facility. The expansion would create a capital investment of $5 million and allow the company to increase its current workforce of eight by another 25.

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A technology company is considering 150 acres in western Port St. Lucie for the development of an approximately 1-million-square-foot facility that will pay its employees significantly more than the county's average wage.

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A manufacturer of solar industry products is considering St. Lucie County for a production and distribution facility of approximately 260,000 square feet. The employer anticipates creating 285 jobs.

Tradition ENTERTAINMENT DISTRICT
Gustavo Lumer, who is currently developing a 5.5-acre parcel in Southern Grove for dining and shopping, is also planning a 45-acre entertainment district and a 20-acre retail plaza near the Costco Depot. All three properties front Village Parkway and will include hundreds of square feet of shopping, entertainment facilities, a hotel, restaurants and other amenities.

Featuring Seven Potential Projects:

- ✓ **Four manufacturers**
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- ✓ **An Entertainment District**
- ✓ **6 of these 7 projects are considering Port St. Lucie locations**

8.5-Year Project Activity (2017-June 2025) PSL ONLY

10 EXPANSIONS

25 ATTRACTIONS

8.5-Year Project Activity by Industry Sector PSL ONLY

Manufacturing	Life Sciences	Professional Services	Education	Distribution	Industrial Dev.	Marine
11	4	1	1	9	8	1

Mid-2025 Project Activity Highlights PSL ONLY







2 projects mid-year

- ✓ **1** Expansion
- ✓ **1** New
  - **$74.1** Million capital investment
  - **1.25** million new square feet
  - **115** projected new jobs

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OCULUS SURGICAL * FREEDOM BOAT CLUB * FLORIDA COAST MEDICAL CENTER

Economic Impact

National Community Development Services
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21,721 jobs created (direct, indirect, induced)

$1.2 Billion in income generated

$4.36 Billion in economic output, that's

17.2% of County's total economic output

AMERICA'S SBDC FLORIDA

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Port St. Lucie Investment	$150,000
Return on Investment	$111.58 : $1
Tax Reduction – Abatements	($749,472)
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Performance Evaluation

Economic Development Performance Evaluation

St. Lucie County Florida

Prepared for the

Economic Development Council of St. Lucie County

Prepared by

POLICOM Corporation



Performance - 2023
Primary Jobs and Wages

	Jobs	Wages
Minimum	192	55,134
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Projections	78,886	3,371,847,728	42,744
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2023	St. Lucie County, Florida	Jobs	Earnings	Wages	Job Gain/Loss
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10	Total, all industries Private	75,148	3,729,975,220	49,635	2,706
10	Total Primary	12,306	687,040,223	55,828	571
			Average Wage New Primary Job		52,170
	Portion of sector primary				
31	Manufacturing	4,607	279,600,646	60,690	160
42	Wholesale trade	2,381	163,580,655	68,708	23
44	Retail trade	158	8,270,510	52,345	4
48	Transportation and warehousing	2,129	85,308,585	40,071	200
51	Information	51	3,987,831	77,584	3
52	Finance and insurance	134	9,059,096	67,630	39
54	Professional and technical	120	16,315,119	135,959	-9
55	Management of companies	239	16,891,854	70,677	13
56	Administrative services	2,042	80,897,006	39,622	17
62	Healthcare	446	23,128,922	51,905	122

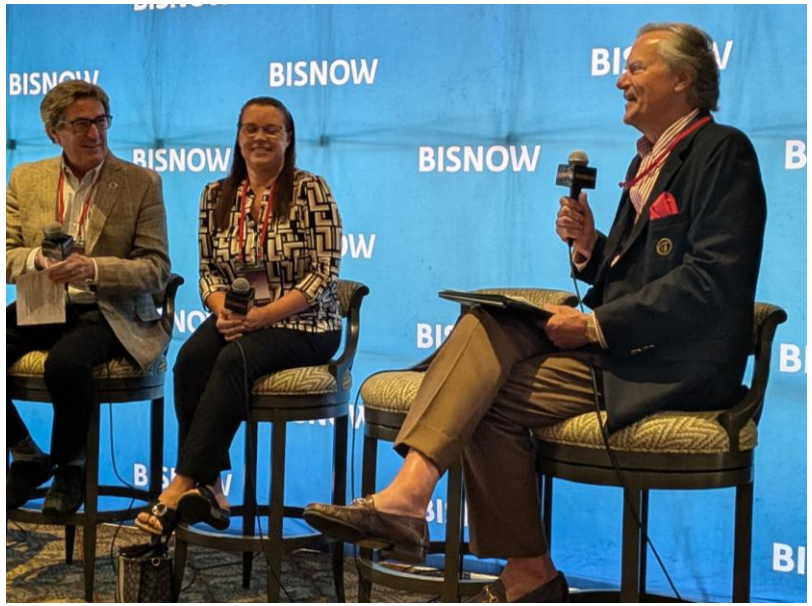
Outreach and Marketing



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Published by Maureen Saltzer · April 30 ·

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The company is seeking a highly capable and adaptable Operations Coordinator to support multiple senior executives. The role blends high-level administrative support with operational execution and pays $28.85-$33.65/hour.... See more



WORKFORCE & EMPLOYMENT

TREASURE COAST
Center for Economic & Educational Development



In partnership with the Boys & Girls Clubs of St. Lucie County and St. Lucie Public Schools, the EDC's new 501(c)3 nonprofit put together a **7-week PAID internship program** for **51 students** at **25 local businesses**. The $15/hour pay for the students was provided through a private grant.

Port St. Lucie participating employers: **Acton Academy, Batteries Plus, Better Odds Academy, the EDC, Chaser/EDGE, Lightbridge Academy, TMF Furniture, St. Lucie County Property Appraiser (PSL office), St. Lucie Battery & Tire, and Vitas Healthcare.** Students included 11 from **Centennial High**, 3 from **Port St. Lucie High**, 1 from **Treasure Coast High** and 3 Port St. Lucie residents attending other schools.

Other workforce readiness initiatives benefitting PSL employers and residents included student career fairs (at which PSL Utilities found at least one new hire), tours of **Centennial High School's CTE program**, and counselor tours of local businesses such as **Amazon** and **HCA**.

WORKFORCE & EMPLOYMENT

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Kerby Jeanlouis was hired last year by Port St. Lucie Utility Systems after connecting with the department at an EDC-coordinated and sponsored high school student career fair at the MidFlorida Event Center. This year, he brought other students in for a tour and to pitch them on employment with the City.



Looking Ahead

- Significant Interest in and project activity for Port St. Lucie continues
- Continued focus on getting employers into available industrial buildings at Legacy Park and Glades Logistics Park – more than 875,000 SF total – plus more coming online at Dragonfly and Tradition Commerce Parks
- Jobs Corridor 2.0 in western Port St. Lucie

- Changing Project Profile:
  - Logistics/Distribution Less Prevalent
  - Substantial Manufacturing Interest
  - Tech Companies Newest Sector
  - Footprints Desired Now Mostly for Mid-Size and Smaller Companies… which is of particular benefit to projects like Dragonfly Commerce Park and Tradition Commerce Park

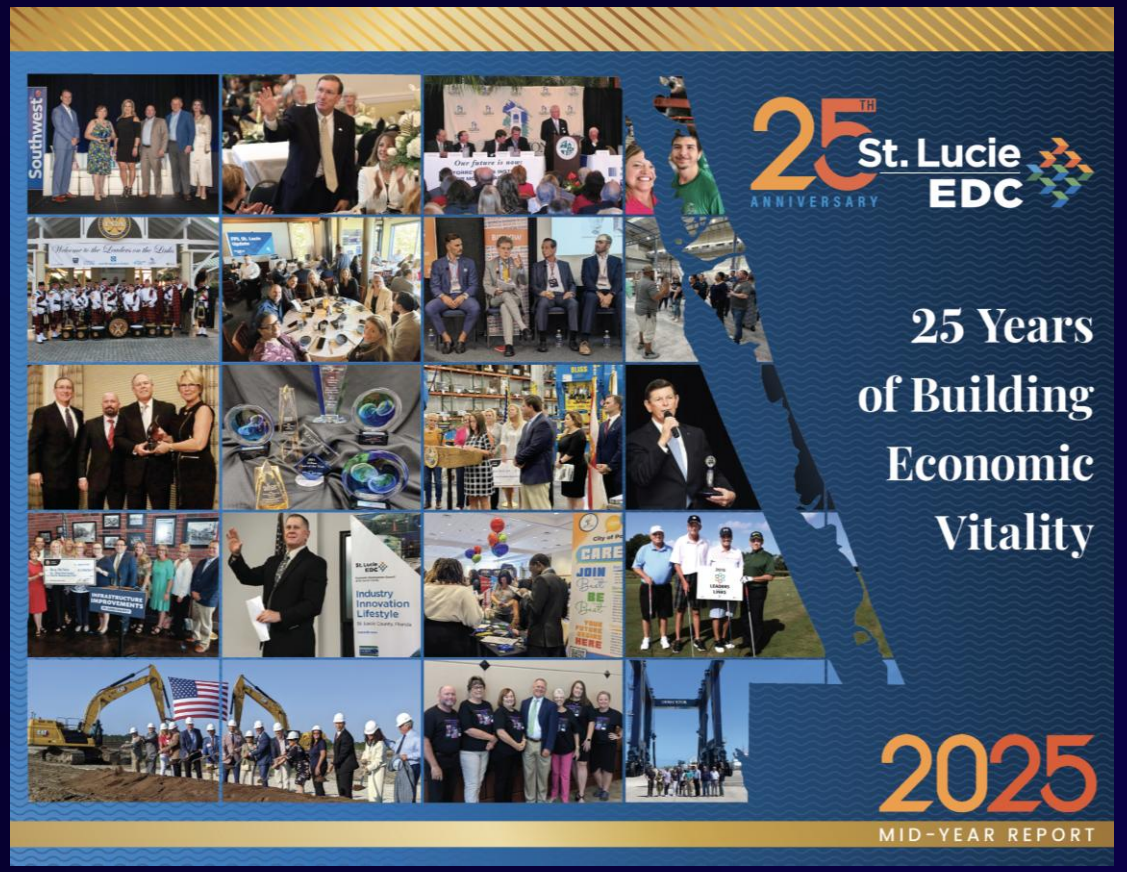
St. Lucie EDC

Any Questions?

Thank you for your time today!

Please take a look through our 2025 Mid-Year Report for more exciting news and information – Delivered to you July 8.

Wes McCurry
EDC Senior Vice President
wmccurry@youredc.com
772-324-2014
www.youredc.com



St. Lucie EDC

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2025 Mid-Year Update for

PORT ST. LUCIE
HEART OF THE TREASURE COAST

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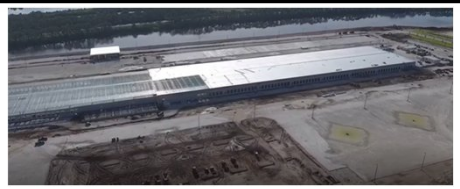
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INDUSTRY • INNOVATION • LIFESTYLE

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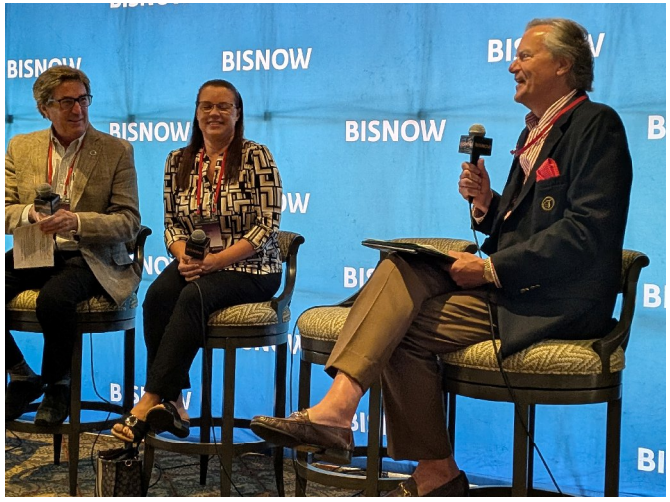
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St. Lucie EDC

#WORKLOCAL

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COURAGE KNOWLEDGE INTEGRITY

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urban Air ADVENTURE PARK

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INDUSTRY ◆ INNOVATION ◆ LIFESTYLE

WORKFORCE & EMPLOYMENT

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In partnership with the Boys & Girls Clubs of St. Lucie County and St. Lucie Public Schools, the EDC's new 501(c)3 nonprofit put together a 7-week PAID internship program for 51 students at 25 local businesses. The $15/hour pay for the students was provided through a private grant.

Port St. Lucie participating employers: Acton Academy, Batteries Plus, Better Odds Academy, the EDC, Chaser/EDGE, Lightbridge Academy, TMF Furniture, St. Lucie County Property Appraiser (PSL office), St. Lucie Battery & Tire, and Vitas Healthcare. Students included 11 from Centennial High, 3 from Port St. Lucie High, 1 from Treasure Coast High and 3 Port St. Lucie residents attending other schools.

Other workforce readiness initiatives benefitting PSL employers and residents included student career fairs (at which PSL Utilities found at least one new hire), tours of Centennial High School's CTE program, and counselor tours of local businesses such as Amazon and HCA.

WORKFORCE & EMPLOYMENT

TREASURE COAST
Center for Economic & Educational Development

Kerby Jeanlouis was hired last year by Port St. Lucie Utility Systems after connecting with the department at an EDC-coordinated and sponsored high school student career fair at the MidFlorida Event Center. This year, he brought other students in for a tour and to pitch them on employment with the City.



Looking Ahead

- Significant Interest in and project activity for Port St. Lucie continues
- Continued focus on getting employers into available industrial buildings at Legacy Park and Glades Logistics Park – more than 900,000 SF total – plus more coming online at Dragonfly and Tradition Commerce Parks
- Jobs Corridor 2.0 in western Port St. Lucie

- Changing Project Profile:
  - Logistics/Distribution Less Prevalent
  - Substantial Manufacturing Interest
  - Tech Companies Newest Sector
  - Footprints Desired Now Mostly for Mid-Size and Smaller Companies… which is of particular benefit to projects like Dragonfly Commerce Park and Tradition Commerce Park

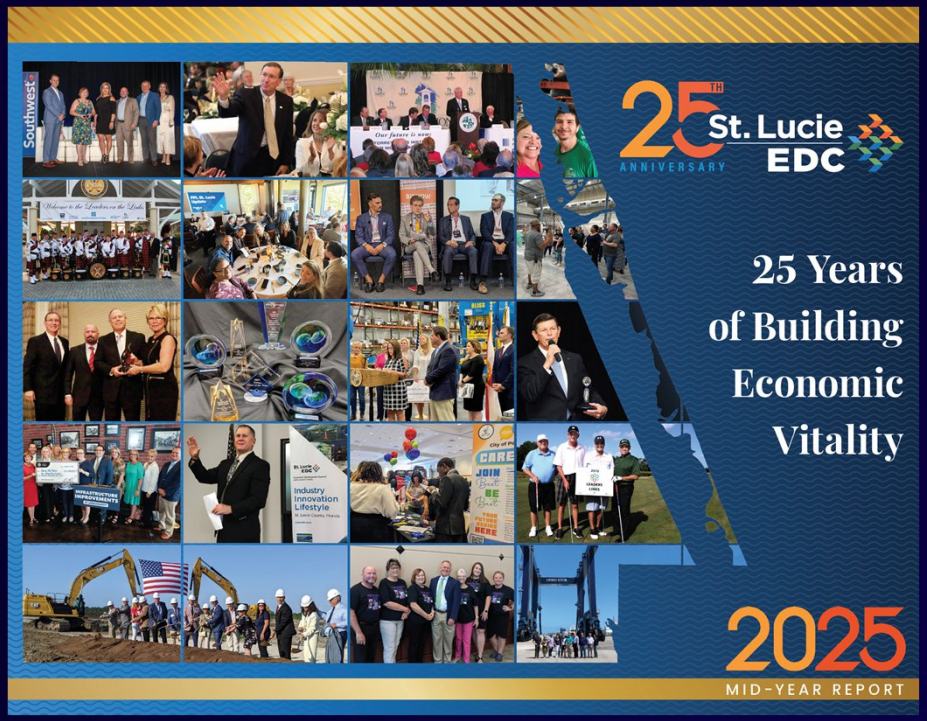
St. Lucie EDC

Any Questions?

Thank you for your time today!

Please take a look through our 2025 Mid-Year Report for more exciting news and information – Delivered to you July 8.

Wes McCurry
EDC Senior Vice President
wmccurry@youredc.com
772-324-2014
www.youredc.com



Agenda Summary

2025-741

Agenda Date: 8/11/2025 **Agenda Item No.:** 7.a

Placement: Consent Agenda

Action Requested: Motion / Vote

Approval of the July 7, 2025 City Council Workshop and July 14, 2025 Regular City Council Meeting Minutes

Submitted By: Sally Walsh, City Clerk

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): N/A

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the meeting minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the meeting minutes.
2. Move that the Council not approve, provide staff with direction,

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: July 7, 2025 City Council Workshop Meeting Minutes, July 14, 2025 Regular City Council Meeting Minutes

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

City of Port St. Lucie

City Council Workshop

Meeting Minutes

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, July 7, 2025 **9:00 AM** **Council Chambers, City Hall**

Special

1. Meeting Called to Order

   A Workshop of the City Council of the City of Port St. Lucie was called to order by Mayor Martin at 9:04 AM on July 7, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

   Council Members Present:
   Shannon M. Martin, Mayor
   Jolien Caraballo, Vice Mayor
   Dave Pickett, Councilman
   Anthony Bonna, Councilman

   Council Members Not Present:
   Stephanie Morgan, Councilwoman

3. Pledge of Allegiance

   Mayor Martin led the assembly in reciting the Pledge of Allegiance.

4. Public to be Heard

   Mayor Martin opened Public to be Heard. There being no comments, she closed Public to be Heard.

5. New Business

   5.a Southwest Annexation Area Roadway Network and Development Update Presentation by Treasure Coast **2025-624**

Regional Planning Council

Mary Savage-Dunham, Director, Planning and Zoning, spoke to the exponential growth being experienced in the Southwest Annexation Area, as previously approved entitlements come on line. She indicated the last update and high level overview of the roadway network was provided to the City Council in 2023.

Ms. Savage-Dunham introduced Dr. Kim DeLaney from the Treasure Coast Regional Planning Council (TCRPC), who provided a PowerPoint presentation on the City's Southwest Annexation Area, including the transportation assessment. Dr. DeLaney noted that Tom Lanahan, Executive Director of the TCRPC, was in attendance as well. (Clerk's Note: A copy of the updated presentation was distributed to the City Council at this point.)

Dr. DeLaney indicated the TCRPC has been working with Staff and Kittleson & Associates, consulting engineer to the City, and that Jonathan Paul of Nueurban Concepts has been working on the City's mobility plan. She explained today's presentation would be an introduction to the process, as they were just beginning the conversation and the analysis of the roadway network.

Dr. DeLaney discussed and reviewed the project approach of the annexation areas being studied, developments, and DRIs. She also spoke to the history, current status, and potential development of entitlements, while highlighting the number of residential units, industrial space, and associated traffic impacts. Dr. DeLaney concluded her presentation by reviewing the roadway obligations as of 2011, modifications over time, and obligations as of 2025. She also provided a brief update on the Mobility Plan and outlined the next steps for the Southwest Annexation Area Traffic Study.

Councilman Pickett expressed his concerns regarding the truck traffic in the Southern Grove area. He recommended that Village Parkway to Hegener be a truck restriction zone, to force the tractor trailers into Southern Grove. Dr. DeLaney stated they would test this scenario to understand how to best accommodate truck traffic, which is projected to increase over time. She explained the challenge would be the timing of truck traffic, as it is different than commuter traffic. Mayor Martin thought the spine road could reduce the amount of truck traffic on Village Parkway.

Vice Mayor Caraballo suggested capturing the agriculture use to reflect conversions and entitlements for transparency. She questioned and recommended having a discussion on how much residential growth Port

St. Lucie actually needs and what the capacity is for the roads and traffic network. She encouraged Council to protect the 2-lane roadway network moving forward.

Councilman Bonna stated there is a value to time and that negotiating the roadway obligations based on trip counts has been a nightmare. He indicated they need to consider how the City can expedite getting more roads, based on the numbers and scenarios, without sacrificing the capacity required.

Mayor Martin discussed the City's growth and the upcoming meeting with the County. She stated it is important to have the data analysis completed before this meeting and suggested having a visual showing the impacts to Port St. Lucie as well as recommended mitigations.

Mayor Martin indicated the roads need to get done ASAP and agreed the trips, rooftop counts, methodology, etc., are not in real time for roadway requirements. She also discussed the importance of North/South A and the connection to Becker, how the City may need to consider annexation for funding, and the necessity for more commercial versus residential. She further discussed how the roads and connections must be done without waiting on the developers, while ensuring their obligations are being met.

Vice Mayor Caraballo questioned if expediting roads would be a benefit of forgoing obligations and suggested examining this closely. She also discussed right-of-ways and asked that the TCRPC give the City Council a vision or forecast for right-of-way needs, which should be considered as value to the City.

Dr. DeLaney spoke to the inconsistencies of roadway triggers and challenges as well as the process of delivering roads. She stated the TCRPC will provide the City Council with more information, including a set of options for decision making and for the County meeting.

Councilman Bonna agreed the City should preserve its rights to every road and right-of-way. He stated the 55+ methodology has severely delayed roadway obligations, as the City does not have the roads it needs today. He explained the value to expediting roads is improved quality of life with a reduction in time, frustration, etc. Mayor Martin explained the history of the 55+ methodology that was implemented in 2017.

Vice Mayor Caraballo discussed how the 55+ calculation is flawed. She indicated that a cure for today can be a curse for tomorrow. She stated they need a vision for 50 and 100 years from now, and they need to find a

balance. Councilman Bonna agreed to a balanced approach and suggested being open to the trade off of roads.

Mayor Martin stated she anticipated complaints regarding additional traffic from the new Publix on Community, and stated Community to Becker must happen despite the challenges.

City Manager Merejo noted that the developers are a part of the roadway process and network. He stated the developer can build the road and then get reimbursed. He asked if the City could do the same, as the City would charge interest as the road gets built. City Manager Merejo explained the City would get full reimbursement from the developer, once the road gets triggered. He stated the City could use this as a tool to address the conversation and questions from their discussion today.

Councilman Pickett and Vice Mayor Caraballo agreed with the City Manager's comments. Vice Mayor Caraballo added that she was not willing to be held hostage by a developer, as the right-of-ways come at a cost and not time.

Mayor Martin stated that all options need to be put on the table. She indicated the developers have obligations and the City needs to find a balance to get the roads completed sooner. She reiterated that the North/South A connection is vital and will probably be the most challenging.

Mayor Martin stated she looked forward to their next conversation and thanked Dr. DeLaney for her assistance with this project.

6. Resolutions

6.a Resolution 25-R36, a Resolution Designating an Administrative Authority to Receive, Review, and Process Plat or Replat Submittals; Designating an Administrative Official Responsible for Approving, Approving with Conditions, or Denying a Proposed Plat or Replat; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. **2025-620**

The City Clerk read Resolution 25-R36 aloud by title only.

Mayor Martin explained the state law just changed and it is now administration's responsibility to the sign the approved plats and no longer the responsibility of Council.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R36. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan was not present at this meeting.)

7. Adjourn

There being no further business, the meeting was adjourned at 10:02 AM.

_____
Sally Walsh, City Clerk

_____
Traci Mehl, Deputy City Clerk

City of Port St. Lucie

City Council

Meeting Minutes - Draft

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna,Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, July 14, 2025 **1:00 PM** **Council Chambers, City Hall**

Addition of Item 11C

1. Meeting Called to Order

   A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Martin at 1:03 PM on July 14, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

   Council Members Present:
   Mayor Shannon M. Martin
   Vice Mayor Caraballo
   Councilwoman Morgan (Appeared via Zoom)
   Councilman Pickett
   Councilman Bonna

3. Invocation & Pledge of Allegiance

   The City Clerk delivered the Invocation, and Mayor Martin led the assembly in reciting the Pledge of Allegiance.

4. Proclamations and Special Presentations

   Mayor Martin presented the Proclamation for Parks and Recreation Month to Brad Keen, Director of Parks and Recreation Department.

5. Public to be Heard

   No one signed up to speak during this portion of the Agenda.

6. Additions or Deletions to Agenda and Approval of Agenda

   There being no discussion, Councilman Pickett moved to approve the Agenda.

Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin stated there was a request to pull Item 7.h. for separate discussion.

Vice Mayor Caraballo thanked the City Manager for his most recent negotiations about the City's yard waste. Vice Mayor Caraballo moved to approve the Consent Agenda with the request to pull Item 7.h for separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7.a	Approval of the June 16, 2025 City Council Workshop Meeting Minutes	**2025-666**
7.b	Approve 2025 Keep America Beautiful Cigarette Litter Prevention & Recycling Grant Agreement for $5,000	**2025-593**
7.c	Partial Release and Modification of Restrictive Covenant Executed by Blair W. Feinauer with Respect to Lots 9, 10 and 11, Block 2355, Port St. Lucie Section Thirty-Four, and Recorded in Official Records Book 1459, Page 354, of the Public Records of St. Lucie County, Florida.	**2025-619**
7.d	Award Contract #20250099 for Preserve Trail at the Port with SoCal Shaker Plates & Construction Site Services, LLC.	**2025-622**
7.e	Award Contract #20250126 for Pressure Cleaning Services for City Complex.	**2025-635**
7.f	Approve a Memorandum of Agreement (MOA) between Indian River State College, School of Continuing Education (IRSC-SCE), and the City of Port St. Lucie for the Port St. Lucie Business Accelerator Program for Fall 2025, Spring 2026, Fall 2026, and Spring 2027	**2025-554**
7.g	Ratify Approval to Participate in City of West Palm Beach Contract #33913 for Hardware and Software Support Services for Supervisory Control and Data Acquisition Plant Automation System with C.C. Control Corp.	**2025-623**
7.h	Award Contract #20250017 Real Estates Broker Services.	**2025-601**

Councilwoman Morgan expressed her concern regarding the 4% real estate broker fee being too high.

Vice Mayor Caraballo asked if the previous contract had a similar percentage, to which City Manager Merejo responded in the affirmative.

Kenneth Krasnow of Cushman & Wakefield advised that a discount was included in the agreement for higher-priced properties. Vice Mayor Caraballo inquired if the percentage was prorated depending on the price of parcel sales, to which Mr. Krasnow responded in the affirmative.

Councilwoman Morgan noted that the broker fees can be negotiated for each real estate transaction based on the recent law change.

Mr. Krasnow stated that the real estate broker's fee can vary.

There being no further discussion, Vice Mayor Caraballo moved to approve Item 7.h, Award Contract #20250017 Real Estates Broker Services. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.i Award Contract #20240083 for Retirement Planning Consulting Services (Investment Performance Monitoring and Advisory Services for 401A, 457B, RHS, and OPEB). **2025-615**

7.j Approve Sole Source Contract #20250138 to Purchase Pumps with Tencarva Machinery Company, LLC D/B/A Hudson Pump & Equipment. **2025-595**

7.k Award Contract #20240111 for SW Kestor Drive Sidewalk Construction Project. **2025-659**

7.l Approve the Community Boulevard and Discovery Way Intersection Traffic Signal Agreement with Mattamy Palm Beach, LLC **2025-685**

7.m Approve Traffic Signal Agreement with Riverland Development Company, LLC **2025-684**

7.n Approve Contract #20250194 for Yard Waste Processing and Disposal Services with Nature's Keeper, Inc. **2025-655**

8. Second Reading of Ordinances

8.a Ordinance 25-36, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City Owned Property (Police Training Facility) Located at 184 SW Thanksgiving Ave. **2025-559**

The City Clerk read Ordinance 25-36 aloud.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-36. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8.b Ordinance 25-37, an Ordinance Amending Title XV, Land Usage, Chapter 155, Sign Code, to Provide Clarifications on Sign Code Regulations and Exemptions and Allow for an Additional Freestanding Sign for Larger Developments. **2025-565**

The City Clerk read Ordinance 25-37 aloud.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-37. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8.c Ordinance 25-38, an Ordinance Approving the 4th Amendment of the Planned Unit Development Document for Gatlin Plaza, Located South of SW Gatlin Boulevard and East of I-95 (P23-159). **2025-609**

The City Clerk read Ordinance 25-38 aloud.

Senior City Attorney Elizabeth Hertz announced that City staff obtained additional commentary from the Florida Department of Transportation (FDOT) after the first reading of this item.

Mayor Martin inquired if this was related to the July 10th Memo, to which Attorney Hertz responded in the affirmative.

Colt Schwerdt, Director of Public Works, indicated the City received comments from FDOT regarding the PUD and additional improvements to the intersection on Gatlin and Brescia. He shared that they were able to meet with the Applicant of this project, and they agreed to assist with completing the needed improvements. Director Schwerdt advised that the changes were as follows: the eastbound right turn lane into the development will be extended by approximately 300 feet, along with a left turn lane extension, but because the previous conditions already included a dual left turn lane, that was already addressed.

Vice Mayor Caraballo asked if these new conditions were addressing FDOT's concerns, to which Director Schwerdt responded in the affirmative and noted that these conditions would suffice to address FDOT's concerns. Vice Mayor Caraballo inquired if the Applicant was present to advise the Council of where they were with FDOT's request.

Dennis Murphy, Culpepper and Terpening, was present on behalf of the Applicant. He confirmed that he met with City Staff and agreed on language to move forward.

There being no further discussion, Vice Mayor Caraballo moved to approve a motion to reconsider P23-159 Gatlin Plaza, Located South of SW Gatlin Boulevard and East of I-95 PUD Amendment for the limited purpose of reopening the Quasi-Judicial Public Hearing on this PUD Amendment and to formally consider the new evidence and recommendations described by City Staff. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

There being no discussion, Councilman Pickett moved to table Ordinance 25-38 to the July 28, 2025, City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Mayor Martin instructed the City Clerk to re-notice Ordinance 25-38 for Second Reading as a Quasi-Judicial Public Hearing.

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

10.a Ordinance 25-39, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 36 and 37, Block 1323, Port St. Lucie Section Eleven, as Recorded in Plat Book 12, Pages 51, 51A through 51E, of the Public Records of St. Lucie County, Florida. **2025-625**

The City Clerk read Ordinance 25-39 aloud.

Mayor Martin opened the Public Hearing. No one signed up to speak for Public Comment. Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-39. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

10.b Ordinance 25-40, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 2, Block 1828, Port St. Lucie Section Thirty-Five, as Recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida. **2025-634**

The City Clerk read Ordinance 25-40 aloud.

Mayor Martin opened the Public Hearing. No one signed up to speak for Public Comment. Mayor Martin closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

11.a Resolution 25-R37, Authorizing the Lease of Real Property Designated as Unit 4 in the Building Located at 660 NW Peacock Blvd., Port St. Lucie, Florida, 34986, for the Storage of Evidentiary Vehicles in the Custody of the City's Police Department. **2025-621**

The City Clerk read Resolution 25-R37 aloud.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R37. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11.b Resolution 25-R38, Authorizing the Mayor to Enter into an Amendment to a Locally Funded Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie, Necessary for Construction Services Associated with the Reconstruction of Port St. Lucie Boulevard from South of Paar Drive to South of Alcantarra Boulevard. **2025-672**

The City Clerk read Resolution 25-R38 aloud.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R38. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11.c Resolution 25-R39, Interlocal Agreement with St. Lucie County for Solid Waste Disposal **2025-660**

The City Clerk read Resolution 25-R39 aloud.

City Manager Merejo indicated that since February 11, 2019, the County and the City had entered an amended Interlocal Agreement (ILA) previously. He stated that recent negotiations had occurred and presented the new Interlocal Agreement to the City Council.

Senior Attorney Hertz advised that in the event of a substantive change to the present agreement, it would have to be returned to the City Council.

Mariana Feldpausch, Solid Waste Director, explained that the term of the Interlocal Agreement was from October 1, 2025, to September 30, 2030, and included a five (5) year renewal option. She advised that the per-ton fee was increased for Class 1 Waste, Yard Waste, and Recycling. There was no change in the C&D fee. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin shared that the reason for the previous ILA termination was due to the County having a reassessment of its landfill operations, which determined the rate increase.

Rebecca Ventrella, Director of Utilities and Solid Waste of St. Lucie County, confirmed that the recent study found that over the last 30 years, the rates had been stagnant.

Director Feldpausch continued to provide her presentation to the City Council.

Councilman Bonna stated he was glad to see the term change for the agreement.

Councilman Pickett indicated he would like a five-year term when the FCC contract ends.

Vice Mayor Caraballo expressed concern over potential future increases in costs for the City if the 25% threshold was not met. Ms. Ventrella advised that the City or County had not reached 25% of recycling contamination thus far. Vice Mayor Caraballo stated she was not happy with the revenue-sharing aspect and provided her reason why.

Mayor Martin stated she agreed with Vice Mayor Caraballo's comments and thanked St. Lucie Commissioner Fowler for working with the City to get the agreement finalized.

Vice Mayor Caraballo stated she had no problem approving the agreement and would like to continue to negotiate the cost share with St. Lucie County. She suggested having one-on-ones as well as having Council and Staff meet to discuss agreements, so everyone has the same information.

City Manager Merejo indicated he would be able to converse with the St.

Lucie County Administrator and provide a report to the City Council.

Ms. Ventrella noted that Exhibit D, under Revenue Distribution, states that the revenue would be split for distribution and stated that the scale tip fee should not be included in the agreement. She clarified that Revenue Distribution would only be split between those who bring in recycling, such as the City of Port St. Lucie and other municipalities, and other unincorporated areas. Ms. Ventrella stated they could remove that portion.

Vice Mayor Caraballo stated she agreed and shared that she felt that the costs should be removed and that the split distribution should occur after the costs were removed.

Mayor Martin noted the need to amend Exhibit D.

City Manager Merejo asked that the current version of the Interlocal Agreement be the current version to be approved by the City Council.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R39, including the red-line version of the Interlocal Agreement, as long as no significant changes need to come forward, and authorizing City Manager Merejo to speak to the St. Lucie County Administrator to continue to negotiate cost-sharing aspect, and to include an amendment to Exhibit D of the Interlocal Agreement. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Assistant City Manager Teresa Lamar-Sarno noted that the latest and greatest version of the Interlocal Agreement is yet to come, with the expectation of minor changes. Mayor Martin requested that the Council receive copies of the amended version.

12. Unfinished Business

(Clerk's Note: There was nothing scheduled for this portion of the Agenda.)

13. New Business

13.a Torino Regional Park Phase 1 Design Updates **2025-616**

Zakariya Sherman, Parks & Recreation Executive Project Manager, introduced the presentation of the Torino Regional Park Phase 1 Design update.

Johnathan Haigh from Kimley-Horn presented the Park Update to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo noted that some of the elements have a wow factor, while others lack it. She suggested thinking “outside the box” to make the playground stand out.
Mayor Martin stressed the need to make sure the elements were inclusive.

Vice Mayor Caraballo suggested possibly phasing in the elements for the park.

Councilman Pickett asked what would keep a child from falling after climbing on the back of the 15-foot owl, to which Mr. Haigh explained there would be a safety surface on the ground. He suggested stopping the climbing element closer to the wing area of the owl rather than to the very top, to which Mr. Haigh indicated that was the current design.

Brad Keen, Parks and Recreation Director, agreed with Councilman Pickett’s concern and noted that the structure was intended for 5- to 12-year-olds. He indicated that the design and installation would be from a well-known playground company and noted they have vetted the design.

Mr. Haigh explained there was a slide on the backside of the owl, and the climbers are only on the wing. He showed the various pods at the park. Vice Mayor Caraballo asked to explore the nest as the carousel component, to which Mr. Haigh noted it may interfere with ADA and accessibility.

Vice Mayor Caraballo suggested that they stay on theme. Mayor Martin agreed.

Mr. Haigh continued to show the renderings. Vice Mayor Caraballo stated she was the least excited about the Castle theme.

Mayor Martin discussed possible elements such as those found in the castle at Sugar Sand Park in West Palm Beach. Mr. Haigh noted the pod would have similar features to those found at Sugar Sand Park.

Mr. Haigh stated they hoped to obtain approval of the design. Vice Mayor Caraballo stressed the need to get it right, and Mayor Martin noted the promised groundbreaking was to be in December 2025. Director Keen assured the Council that his department was working diligently to provide the groundbreaking of the park in December. He asked the Council for permission to work with the consultants and include a potential visit to Sugar Sand Park to review the elements.

The City Council asked for amping up the wow factor for the park to

provide the best possible product, not just a park, but a destination all while keeping in mind the budgetary restrictions.

There being no further discussion, Vice Mayor Caraballo moved to approve the Torino Park Design updates, allowing Staff to consider Council's comments and ensuring the castle and smaller elements in the pods are enhanced with the theme to generate a wow factor. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo announced that the City received the Achievement of Excellence Procurement Award for 2025 by the National Procurement Institute. He announced that the Torino Roundabout was coming together nicely. City Manager Merejo commented on the Stars and Stripes Park and noted the progress of the site. He discussed the Heart at the Park and noted that parking may be an issue based on the location. City Manager Merejo stressed the need for people to practice safety protocols during thunderstorms.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan had no report during this portion of the Agenda.

Councilman Pickett reported he attended Freedom Fest and participated in the Boys and Girls Club introduction of how the City operates. He discussed the flag retirement boxes dispersed throughout the City. Councilman Pickett noted that by the fifth day of having these boxes there were 131 flags had been collected.

Vice Mayor Caraballo stated she attended the All-American Cities Award Event on behalf of Mayor Martin, Leadership Class 42, and a tour of Helping Human Services. She announced the registration opening for City University.

Councilman Bonna shared that he attended Freedom Fest and announced that the United Way Golf Classic Tournament raised $21,854, held at the Saints Golf Course.

Mayor Martin thanked Vice Mayor Caraballo, the team, residents, Alexa, and Nikki from Bloomberg for participating in the All-American Cities Award Event. She gave kudos to Mattamy and the Parks and Recreation team, who are working on the Stars and Stripes park. Mayor Martin congratulated the St. Lucie County School District, as they were recently rated as an “A” School District.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

No one signed up to speak during this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 2:26 PM.

_____
Sally Walsh, City Clerk

Attended:

_____
Traci Mehl, Deputy City Clerk

Typed:

_____
Daisy Ruiz, Deputy City Clerk

Agenda Summary

2025-738

Agenda Date: 8/11/2025 **Agenda Item No.:** 7.b

Placement: Consent Agenda

Action Requested: Motion / Vote

Appointment of Police Pension Board 5th Member Trustee

Submitted By: Sandra Steele, Retirement Division Manager

Executive Summary: Pursuant to Section 185.05(1)(a), Florida Statutes, and as set forth in Section 32.77 of the City's Code of Ordinances, the Police Officer's Retirement Trust Fund Board of Trustees ("Board") is comprised of five members. The fifth Trustee shall be chosen by a majority of the previous four Trustees. Upon receipt of the fifth person's name, the City Council shall, as a ministerial duty, appoint such person to the Board of Trustees as its fifth Trustee. Mr. Paul Griffith has been recommended by the Board to serve a four-year term.

Presentation Information: N/A

Staff Recommendation: Move that the City Council confirm Board of Trustees' recommendation to appoint Paul Griffith for a four-year term on the Municipal Police Officer's Retirement Trust Fund Board of Trustees.

Alternate Recommendations:

1. Move that the Council complete motion in the affirmative.

Background: The vacancy in question was the result of the prior fifth Member Trustee resigning from the position.

Issues/Analysis: The Board is the plan administrator of, and fiduciary to, the City's police pension plan. Per the relevant portions of the City Code, the fifth Member Trustee does not need to be a resident of the city. The fifth Member Trustee shall be chosen by a majority of the previous four Trustees, and such a person's name must be submitted to the City Council. Upon receipt of the fifth person's name, the City Council shall, as a ministerial duty, appoint such person to the Board of Trustees as its fifth Trustee. The Fifth Trustee shall have the same rights as each of the other four Trustees appointed or elected as herein provided and shall serve a 4-year term unless he sooner vacates the office. The Board is its own legal entity, with its own legal counsel, meets at least quarterly each year, and their duties include construction of the provisions of the pension plan; determining questions related to eligibility and membership in the pension plan; determining and certifying the amount of all retirement allowances or benefits thereunder; establishing uniform rules and procedures for administrative purposes; regularly distributing to members information on the plan; receiving and processing all applications for benefits; authorizing payments from the pension fund; and performing actuarial studies and valuations as required by law; making recommendations on changes to the pension system.

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: Paul Griffith's Resume, Board of Trustees Operating Rules and Procedures, Draft minutes from the June 17, 2025 Board of Trustees meeting

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

Paul Griffith

4800 Seagrape Dr., Ft Piece Florida 34982
(772) 201.0754
Paulgriffith31@gmail.com
www.linkedin.com/in/paul-griffith-0a424792

Law Enforcement Officer with over thirty-eight years proven civilian and military police experience in criminal investigations and general patrol procedures. Thirteen years of experience in investigating cyber and economic crimes, homicides, robberies, and sex crimes leading to several arrests and commendations. Conducted in-service training on a variety of analytical techniques including crime scene investigation techniques, general law enforcement topics, drug and gang resistance programs and family involvement programs. Certified Polygraph Examiner in enhanced interview and interrogative capabilities since 2014. Serve as a Trustee on the Port St. Lucie Police Pension since 2008 and became Chairman of the Board in 2023. Also serve as the State Trustee for Fraternal Order of Police Lodge 118.

Experience

CITY OF PORT SAINT LUCIE POLICE DEPARTMENT 1994 – 2025

Economic and Person Crimes Detective, Master Police Officer, Senior Master Detective 2013 – 2025

Thoroughly investigated various white-collar criminal acts, including bank fraud, computer fraud, employee theft and counterfeit access devices. Followed constitutional standards to properly obtain and execute warrants for arrests and searches. Identified witnesses and collected statements to gather information and pursue remedies for violation of legal standards. Gathered facts from interview of suspects, witnesses, and complainants. Gathered, assembled, and preserved facts, statements, and evidence to use in arrest and search warrants, court orders and investigative reports. Obtained and verified evidence by interviewing, observing, and conducting surveillance of suspects and records. Managed a large caseload, while maintaining a successful closure rate. Responsible for solving crimes, preventing future criminal activities and detaining suspects. Managed investigations, interrogations, evidence collection/preservation, crime scene processing, and report writing. Documented results of investigations which resulted in numerous successful prosecutions.

Field Training Officer, 2013 – 2018

Mentored new Police Officers as to their duties and responsibilities as a Police Officer. Trained new officers on how to conduct Police Investigations involving criminal activities and criminal investigations.

Property Crimes Detective and Master Police Officer, 2013 – 2013

Conducted follow-up investigations to identify and apprehend perpetrators of serious property crimes, such as burglaries, automobile thefts, vandalism, and arson cases. Wrote thorough reports documenting the results of investigations. Prepared, obtained, and executed search and arrest warrants. Oversaw criminal cases, coordinated investigations, and prepared evidence for court cases.

Patrol Officer, 2009 – 2013

Developed and implemented speedy and efficient responses to public safety issues such as burglaries, traffic violations and warrants. Conducted various road patrol duties to include Criminal Investigation, Traffic Enforcement and Community Policy. Acting Sergeant for 10

months assigned to a district within the city. Gathered preliminary investigation information as a first responder to crime scenes and accidents. Directed traffic during emergency incidents and city planned events. Wrote detailed reports on arrests made, activities performed, and incidents observed. Supported the community while upholding laws and assisting citizens. Responded to both emergency and non-emergency calls and supported the Fire and EMS Department.

D.A.R.E. Instructor and Program Coordinator, 2000 – 2009
Prepared lesson plans and instructed over 700 fifth grade students on empowering themselves to respect others and choose to lead lives free from violence, substance use and other dangerous behaviors. Conducted annual fundraisers raising $45,000 annually to help fund the D.A.R.E. (Drug Abuse Resistance Education) program and community projects.

G.R.E.A.T. Instructor and Program Coordinator, 2004 – 2009
Wrote grants for the GREAT (Gang Resistance Education and Training) Training program. Prepared lesson plans and instructed over 700 seventh grade students a year the immunization against delinquency, youth violence, and gang membership for children in the years immediately before the prime ages for introduction into gangs and delinquent behavior. Managed a $50,000 grant budget. Conducted the first family program sponsored by the G.R.E.A.T. program in St. Lucie County.

Person Crimes Detective, 1996 – 2000
Plainclothes investigators who gathered facts and collected evidence for criminal cases. Conducted interviews, examined records, observed the activities of suspects, and participated in search warrants and arrests. Specialized in investigating crimes, such as homicide, robbery's, sex crimes and general battery cases. Assigned cases on a rotating basis and worked cases until an arrest and trial are completed or until the case is dropped. Served as on-call Detective, which required an immediate response to serious crimes throughout the city. Took command and control of the investigation from road patrol officers while on scene of multiple crimes.

Patrol Officer, 1994 – 1996
Developed and implemented speedy and efficient responses to public safety issues such as burglaries, traffic violations and warrants. Conducted various road patrol duties to include Criminal Investigation, Traffic Enforcement and Community Policy. Gathered preliminary investigation information as a first responder to crime scenes and accidents. Directed traffic during emergency incidents and city planned events. Wrote detailed reports on arrests made, activities performed, and incidents observed. Supported the community while upholding laws and assisting citizens. Responded to both emergency and non-emergency calls and support the Fire and EMS Department.

United State Marine Corps **1987 – 1994**
Criminal Investigator, Quantico, VA, **1992 – 1994**
Conducted criminal investigations, covert operations, personal protective services, laboratory examinations and liaised with other military and civil law enforcement agencies. Provided criminal investigative support to supporting establishment law enforcement and deployed combat contingency operations. Investigated misdemeanor and felony level crimes that fell within the jurisdictional purview of the Department of Defense. Provided technical guidance and supervision to junior CID Agents and apprentice investigators. Conducted covert operations, personal protective services, crisis negotiations, forensic examinations/exploitation, assisted the complex trial teams with trial case preparation, provided subject matter expertise and trained host nations during contingency operations and liaised with other military, local, state and federal law enforcement agencies.

Military Police Officer/Security Guard/Supervisor
Presidential Helicopter Alert Facility – Marine One Helicopter Squadron
Washington, DC, 1987 – 1992

Monitored access onto the Marine Corps Air Facility. Supervised 20-30 Marines for conduct and proficiency while they performed their duties. Received Top Secret Security Clearance. Managed duties for the Presidential aircraft, assets, and support equipment of the squadron. Participated in numerous missions in the Unites States and abroad. Responsible for the security of the squadron's assets and Top-Secret information while on Presidential missions. Prepared and responsible for Top Secret information vital to National Security. Tasked with the accountability and administrative assets of the Security Department. Served as a Military Police Officer, providing protection to critical aviation assets supporting the President of the United States and other American and foreign dignitaries in numerous locations across the country and around the world. Obtained and maintained a US Government Top Secret/SCI security clearance.

SECURITY CLEARANCE

Top Secret SCI

RELEVANT TRAINING

National White-Collar Crime Center – 2019
FC105 Financial Records Examination and Analysis

The Polygraph Association – 2018 and 2016
Advanced Polygraph Techniques

Miami-Dade Public Safety Training Institute – 2018
Advanced Fraud Investigations

Florida Department of Law – 2018
Criminal Justice Officer Ethics and the Role of the Criminal Justice Standards and Training Commission

Peak Credibility Assessment Training Center – 2017
Post-Conviction Sex Offender Testing Course

Indian River State College – 2016
Florida General Instructor Techniques

Academy of Polygraph Science – 2014
Psychophysiological Detection of Detection

Florida Crime Prevention Training Institute – 2014
Confronting Elder Financial Exploitation

Institute of Police Technology and Management – 2013
Basic Fraud Investigations

Port Saint Lucie Police Department – 2013
Master Police Officer Certification

Emergency Management Institute – 2013
Introduction to the Incident Command System for Law Enforcement

Florida Public Pension Trustee Association – 2010, 2009, and 2008
2010 – Certified Public Pension Trustee Certification
2009 – Advanced, Certified Public Pension Trustee Program
2009 – Intermediate, Certified Public Pension Trustee Program
2008 – Basic, Certified Public Pension Trustee Program

The Commission on Criminal Justice Standards and Training – 2008
School Resource Officer Advanced Training

Office of Attorney General – 2008
Attorney General's Cyber-Safety Education Presentation

The Commission on Criminal Justice Standards and Training – 2002
Line Supervision Advanced Training

Gang Resistance and Training – 2002
Gang Resistance Education and Training Program

Florida Department of Law Enforcement – 2000 – 2001
Drug Abuse Resistance Education Training Class

The National Center for Missing and Exploited Children – 1998
Internet Exploitation and Investigation

Office of Juvenile and Delinquency – 1998
Protecting Children Online

United States Customs Service – 1998
Blue Lightning Strike Force Customs Officer Cross Designation Course

The Metropolitan Police Institute – 1997
Homicide Investigations
Use of Deadly Forces
Advanced Homicide Investigation Techniques

The Commission on Criminal Justice Standards and Training – 1995
Field Training Officer Advanced Training
Radar Speed Measurement Training Course for Law Enforcement Officers Advanced Training

Indian River Community College – 1995
Law Enforcement Basic Recruit Class

Military Police School – 1993
Apprentice CID, Special Agent

The United States Air Force – 1984
Law Enforcement Specialist (Marine Corps)

Awards and Recognitions

CITY OF PORT SAINT LUCIE POLICE DEPARTMENT
1994 – 2025

Detective of the Year – "Do Your Job"
2019

Detective of the Quarter – Fraud Embezzlement Misappropriation of Construction Funds
1st QTR, 2019

Distinguished Achievement Award for contribution to Safest City designation
2018

Unit Citation for contribution on investigation on a Suspicious Vehicle/Fraud Ring
2nd QTR, 2017

Detective of the Quarter for investigative work
3rd QTR, 2017

Distinguished Achievement Award for contribution to Safest City designation
2017

Unit Citation – Shooting investigation
3rd QTR, 2017

Unit Citation – Scheme to Defraud a Financial Institution
4th QTR, 2017

Administrative Excellence Award for process development and implementation
2nd QTR, 2016

Unit Citation for contribution on an Armed Robbery Case
2nd QTR, 2016

Civic Award for Annual Shop with a Cop event and Hero's and Helpers event
4th QTR, 2016

Distinguished Achievement Award for contribution to Safest City designation
2015

Unit Citation as part of Special Investigations Division
3rd QTR, 2015

Civic Award for 10th Annual Shop with a Cop event
4th QTR, 2015

Distinguished Achievement Award for contribution to Safest City designation
2014

Unit Citation for Investigative Case Work
2014

“Do Your Job Award” for contribution to a drug investigation
2014

Unit Citation – Fraud & Counterfeiting Operation
2013

Administrative Excellence Citation for Outstanding Services and Commitment to the D.A.R.E. Program
2009

Civic Award for participation in Operation “Blue Angels”
4th QTR, 2008

Civic Award for participation in Operation “Blue Angels”
4th QTR, 2007

Unit Citation for coordination of the child safety/bike rodeo
4th QTR, 2007

Civic Award for organization of the “Helping Hand” fundraiser
1st QTR, 2006

Unit Citation for organization of the “Helping Hand” fundraiser
1st QTR, 2006

Certificate of Excellence with the Port St. Lucie Police Department
2005

Unit Citation for contribution with Community Programs Division
2nd QTR, 2004

Problem Oriented Policing (P.O.P.) Award – Operation Dinner and a Movie
2003

Civic Award for Halloween candy giveaway and Haunted House event
4th QTR, 2003

Unit Citation for Halloween candy giveaway and Haunted House event
4th QTR, 2003

Unit Citation for successful implementation of the G.R.E.A.T. program
4th QTR, 2003

Commendation Citation Award for contribution to a Tee-Shirt drive campaign
2002

Medallion of Excellence – Given by State Senator Ken Pruitt
April 2002

Unit Citation Award for conduction a successful Junior Police Academy
2nd QTR, 2002

Unit Citation for Achievements
2nd QTR, 2001

Commendation Citation Award
4th QTR, 2001

Unit Citation Award
4th QTR, 2001

Distinguished Achievement Award for contribution to Safest City designation
2000

Commendation Citation for efforts to bring a conclusion to a string of armed robberies
1st QTR, 2000

Unit Citation for efforts with the Holiday Detail
2000

Fire Citation Bar for efforts to save lives and property during local fires
1999

Outstanding Job Performance
1999

Department Service Pin
3rd QTR, 1999

Distinguished Achievement Award for contribution to Safest City designation
1999

Officer of the Year
1998

Distinguished Achievement Award for contribution to Safest City designation
1998

Exceptional Duty Citation for work on a homicide/drowning case
4th QTR, 1997

Commendation Award for assistance with Police Explorer Post
1997

Commendation Award for persistence and quick actions on duty
1997

UNITED STATE MARINE CORPS AWARDS
1987 – 1994

Presidential Service Badge
Good Conduct w/One Star
Meritorious Mast National Defense Service Medal
Joint Meritorious Service Award w/One Star

8

OPERATING RULES AND PROCEDURES

For The

CITY OF PORT ST. LUCIE

MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND

Approved by the Board on: 3/19/24

Paul E. Alfot

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RULE 1

BOARD OF TRUSTEES

1.1 DEFINITION OF FUNCTIONS

The Board of Trustees shall act as the named fiduciary of the Fund as defined by Florida law. The Board shall have the exclusive authority to operate, maintain and interpret the provisions of the state laws and local ordinances establishing and executing the investment policy of the Fund. The Trustees shall be solely responsible for the selection and retention of professional advisors to the Fund including but not limited to investment managers, performance monitors, Defined Benefit (DB) Retirement Staff, attorneys, accountants, and actuaries.

1.2 DEFINITION OF FIDUCIARY

A fiduciary shall be defined as a person responsible for the discharge of his duties with respect to the Pension Plan solely in the interest of the participants and beneficiaries for the exclusive purpose of providing benefits to participants and their beneficiaries and defraying the reasonable expenses of administering the Plan.

1.3 SUMMARY

Trustees shall be responsible for the investment and reinvestment of the assets of the Fund; for determining all claims for retirement benefits; for exercising the sole and exclusive administration of and the proper operation of the Plan; to perform such actuarial and accounting functions as are required by law; to prepare and distribute a Summary Plan Description as provided in §112.66, Florida Statutes, to the Members of the Fund upon employment and distributed annually with the Personal Statements (also available from the DB Retirement Office upon request); and to fulfill other such duties as may be required by law.

1.4 ESTABLISHMENT OF OFFICES

The Board of Trustees shall elect a Chairman and Secretary every four years. The officers shall be Trustees of the Board. The Chairman shall be responsible for the conduct of all meetings of the Board and shall have voting rights the same as any other Trustee of the Board. The Chairman shall perform such other duties as the Trustees may assign. The DB Retirement Staff shall be responsible for the keeping of minutes of the transactions of the Board. The Secretary, together with

A. Police Officer Trustees. The Police Officer Trustees shall be elected from among the Members of the Fund in the Police Department. Elections shall be by a Majority vote. If no candidate receives a majority vote, a run-off election between the two top vote recipients shall be held at the earliest practical date. Elections shall be every four years in even numbered years, upon expiration of existing terms. Trustees shall take office at the next available regular Board of Trustees Meeting. Employees shall be permitted to nominate themselves for office. The election shall be conducted by monitored placement of a ballot box in the Police Department Headquarters at all 3 shift times in a 24-hour period. There will be designated times established during the day for PD Office staff to vote. These dates shall be selected by the DB Retirement Staff. The voting shall end at 5:00 P.M. (allowing for three shifts to vote). Ballots shall be counted by the DB Retirement Staff and the winners immediately certified by the DB Retirement Staff and two independent witnesses. The membership will be notified as soon as administratively reasonable.

B. Resident Trustees. The two resident Trustees shall be legal residents of the City and shall be appointed by the City Council for four year terms in odd numbered years or upon expiration of existing terms. Resident Trustees shall take office at the next available Regular Meeting.

C. Fifth Trustee. The Fifth Trustee of the Board shall be chosen for a four year term every other year in odd numbered years at the regular meeting of the Board of Trustees or upon expiration of existing term. The Fifth Trustee may or may not be a legal resident of City of Port St. Lucie and may or may not be an employee of the City. The name of the person selected by a majority of the other Trustees shall be certified to the City Council which shall, in accordance with state law, ratify the appointment of that person as a ministerial act. If the four Trustees have a two to two vote, and incumbent Fifth Trustee seeks re-appointment, incumbent Fifth Trustee will maintain seat on the Board until resigned or replaced.

1.8 SUCCESSION OF PERSONS TO VACANT POSITIONS

Vacancies on the Board of Trustees of Police Officer Trustees shall be filled by special election to be conducted in the same manner as any other election. Vacancies among the Resident Trustees shall

RULE 2

MEETINGS

2.1 ATTENDANCE AT BOARD MEETINGS

The Board shall set its own schedule of meetings. Special meetings may be called by the Chairman or by a majority of Trustees. The Board shall meet at least once each quarter. In recognition of the importance of the work of the Board, regular attendance at Board meetings is expected of all Trustees. Any Trustee who fails to attend two consecutive meetings of the Board without an excuse acceptable to the other Trustees shall be deemed to have resigned from the Board. Employee Members of the Fund who are called into the active service of the City at the time of a Board meeting shall automatically be deemed excused.

2.2 AGENDAS AND OTHER MEETING MATERIALS

A published Notice of Meeting and Agenda shall be prepared for each regular and special meeting of the Board. The Notice of Meeting and Agenda shall set forth those items upon which the Board anticipates taking action or discussing. Each agenda item shall have attached to it backup material necessary for discussion or action by the Board, if available. Each Notice of Meeting and Agenda shall inform members of the public that should they wish to appeal any decision made by the Board that they will need a record of the proceedings and that they may need to ensure a verbatim record is taken, which includes testimony and evidence upon which the appeal is based. In addition, the Notice of Meeting and Agenda shall also include a notice to members of the public offering to provide assistance to those who are disabled, should they need assistance in order to attend the meeting. A copy of the Notice of Meeting and Agenda shall be posted in a location in the City of Port St. Lucie City Hall and/or in Building B- Training Room. The Board must provide and post reasonable notice of all meetings. All agendas and meeting materials are public records as defined in Chapter 119, Florida Statutes.

2.3 RULES OF ORDER

In recognition of the importance of accomplishing the objectives of the Board in a most orderly fashion, the Board may establish rules of order for the conduct of its meetings. The Board shall not, however, be bound by strict observance of the rules of parliamentary procedure unless the

following an analysis of the adequacy of employee contributions, contributions from the State of Florida Insurance Rebate Program and investment earnings of the Fund. The amount of the City contribution shall be certified in writing to the City Council in accordance with the provisions of local ordinance.

11.5 CREDITED SERVICE

For purposes of actuarial calculations involving credited service, fractional parts of years shall be defined as completed months.

11.6 ACTUARIAL STUDIES FOR INDIVIDUAL PLAN MEMBERS

Each vested Plan Member shall be entitled, at the Fund's expense, to receive two actuarial studies to estimate his or her retirement benefits. Any additional studies shall be provided only at the Member's expense. Benefit calculations for terminated vested persons shall be performed by the actuary immediately upon termination.

RULE 12

ACCOUNTING SERVICES

12.1 AUDITS

The Fund shall cause to be made not less than on an annual basis an audit of the assets and liabilities of the Fund. Financial reporting should be made in accordance with generally accepted accounting standards.

A. All postings from the custodial statements to the Plan's working trial balance should be in accordance with the Board's general and/or specific authorizations.

B. All transactions recorded in the custodial statements should be analyzed, summarized and accurately posted to the correct trial balance accounts in the correct time period.

C. All adjustments, deductions or write-offs of account balances should be calculated, summarized and recorded in the correct period.

D. All postings to the working trial balance should be supported by and reference to adequate, authorized documentation.

legal capacity on the part of the Trust.

13.4 PRIVILEGED COMMUNICATIONS

In all dealings between its General Counsel and the Board, the Board shall be deemed the client rather than any individual Trustee of the Board. All communications between the Board and its General Counsel shall be privileged communications except where otherwise governed by the Government in the Sunshine Law.

13.5 AUTHORITY TO DIRECT

The General Counsel shall take direction from the Board of Trustees as may be given at the various meetings of the Board. In between meetings of the Board, direction to the General Counsel shall be given by the Chairman or other person directed by the Board. All files of the General Counsel to the Fund shall be open for inspection by any Trustee.

RULE 14

CLAIMS PROCEDURES

14.1 CLAIMS OF AFFECTED PERSONS

A. The Board of Trustees shall grant an initial hearing upon receipt of a written request ("Claim"), on matters which affect the substantial rights of any person ("Claimant"), including Members, Retirees, Beneficiaries, or any person affected by a decision of the Board of Trustees.

B. The Board shall review the Claim at an initial hearing and enter an order within a reasonable time after the date of the initial hearing. In determining a reasonable time period for setting the initial hearing, the actions required for the collection of records and in the case of disability claims, receipt by the Board of a written medical release authorization in a form approved by the General Counsel and a completed set of interrogatories prepared by the General Counsel and provided to the Claimant and the gathering of medical records necessary to process the claim shall be considered.

C. It shall be the function of the General Counsel, throughout the claims procedure, to assist the Board in the discovery and presentation of evidence in order to assure that the Board receives all relevant information prior to the Board's decision.

B. A full hearing must be requested by the Claimant within thirty (30) days of the receipt of the Board's order. The order will be deemed received three days following the date it is mailed to Claimant at the address provided to the Board by Claimant.

C. Upon receipt of the request for a full hearing and considering the amount of discovery which might be conducted, the Board shall establish a date for the full hearing and cause notice to be given to the Claimant. The full hearing may be postponed, if necessary and with the consent of the Claimant, to permit full discovery of the facts.

D. Copies of all documents to be offered into evidence at the full hearing, including depositions, and a complete witness list with names and addresses of witnesses expected to be called, shall be furnished to the Board and the General Counsel by the Claimant at least 20 days prior to the full hearing. Documents not furnished to the Board within the prescribed time limit may be excluded from evidence at the full hearing if a reasonable explanation is not provided for the delay in providing the documents.

E. A Claimant or the General Counsel may obtain discovery by deposition and/or interrogatories prior to the full hearing. Written notice of any depositions and/or interrogatories shall be given to the General Counsel and the Claimant.

F. The costs of any discovery, except discovery requested by the Board or the General Counsel, the appearance of witnesses at the hearing, and the making of a verbatim record of the proceedings shall be the responsibility of the Claimant.

G. The Claimant shall be responsible for the appearance of any witnesses which he wishes to have testify at the hearing. The Board shall, however, have the power to subpoena and require the attendance of witnesses and the production of documents for discovery prior to and at the proceedings provided for herein. The Claimant may request in writing the issuance of subpoenas by the Board. A reasonable fee may be charged for the issuance of any subpoenas not to exceed the fees set forth in Florida Statutes.

H. Testimony at the full hearing may be submitted in the form of a deposition. Depositions timely submitted will be part of the record before the Board at the full hearing and will

Q. After making a decision at the full hearing, the Board shall enter a final order setting forth its findings and conclusions and a copy of the order shall be provided to the Claimant.

R. Judicial review of decisions of the Board shall be sought by the filing of a timely petition for writ of certiorari with the Clerk of the Circuit Court, in the appropriate county.

14.4 CONDUCT OF THE FULL HEARING

A. The Chairman shall preside over the hearing and shall rule on all evidentiary, procedural, and other legal questions that arise during the hearing. The Chairman's rulings shall stand unless overruled by a majority of the Trustees present. The Chairman shall open the full hearing by explaining the procedures to be followed.

B. The Claimant shall have the right to be represented by counsel or be self-represented. The General Counsel shall advise the Board.

C. The Claimant shall be allowed to make an opening statement not to exceed ten minutes.

D. Testimony of witnesses shall be under oath or affirmation. Depositions and affidavits shall be admissible. The Chairman, any Trustee, the General Counsel, the Claimant or the Claimant's counsel, upon recognition by the Chairman, may direct questions to any witness during the proceedings.

E. Either the Claimant or the General Counsel shall have the right to present evidence relevant to the issues, to cross-examine witnesses, to impeach witnesses and to respond to the evidence presented.

F. The Claimant shall be permitted a closing argument not to exceed 15 minutes.

G. The Board shall deliberate and make a decision following closing argument and thereafter enter an order as provided herein.

14.5 DISABILITY CLAIMS - ADDITIONAL PROCEDURES

A. All applications for disability pensions shall be in writing. Forms for such applications may be provided by the DB Retirement Staff.

15.2 REQUIREMENT FOR MAINTENANCE OF CONFIDENTIALITY

The Board will maintain the information specified in 15.1 as confidential, if it receives from a Member, the Union representing the Members, or the City of Port St. Lucie a written request to maintain confidentiality.

15.3 CONFIDENTIALITY OF MEDICAL RECORDS

A. §112.08(7), Florida Statutes is an exemption of medical records and medical claims records from the public records requirements of §119.07(1), Florida Statutes and such records are thus confidential.

B. This exemption provides that the Board shall not furnish such records to any person except the employee or his legal representative without written authorization from the employee or, unless otherwise prohibited by law, it receives a subpoena issued in a civil or criminal action from a court of competent jurisdiction where the party seeking the records gave proper notice to the employee or his legal representative.

C. Since, under Government in the Sunshine, trustees can only discuss issues involving medical records of an employee in a public meeting, such an authorization should be signed by an employee prior to discussion by the Board. Upon consideration of the medical records at a public Board meeting, such records then become subject to disclosure in the same manner as any other public record.

RULE 16
INTEREST CALCULATION

16.1 INTEREST CALCULATION

To the extent permitted by law, the interest calculation for the purchase of Credited Service, if not otherwise provided for in the ordinance, shall be the greater of the actual interest earned on plan investments or the actuarially assumed rate of investment return.

RULE 17
DISABILITY REVIEW PROCEDURE

17.1 PROCEDURE

The Board shall periodically review the status of disability Retirees who may be eligible to

C. By requiring that PF-11 be executed by the benefit recipient in the presence of a Notary Public, the Board can confirm that the retiree is still alive and that eligibility for benefits continues.

D. In the event that a benefit recipient fails to complete and return the form after the Board provides the form and follows-up with two additional requests for the return of the form (PL-4 and PL-6), the Board shall set a hearing pursuant to the Claims Procedures (Rule 14), to determine whether or not the benefit recipient continues to be eligible for pension benefits.

RULE 18

SURVEILLANCE

18.1 SURVEILLANCE

Any Trustee who has reason to believe that a disability Retiree may be recovered from his disability and again able to perform useful and efficient service as a Police Officer and who further reasonably believes that surveillance of the Retiree, including the production of digital imaging of the Retiree, will help to establish the fact of the recovery, may authorize the Board's General Counsel to arrange for such surveillance. Surveillance of disability applicants may also be authorized by any Trustee who reasonably believes that such surveillance will assist the Board in determining an applicant's ability to perform useful and efficient service as a Police Officer. The cost of any surveillance authorized by any Trustee shall not exceed $3,000.00.

RULE 19

INSURANCE PREMIUM DEDUCTIONS

19.1 INSURANCE PREMIUM DEDUCTION AUTHORIZATION

A. As permitted by Florida Statute 185.05(6), upon the retiree's written request, the Board of Trustees hereby authorizes the DB Retirement Staff or to withhold from a retiree's monthly retirement payment those funds that are necessary to pay premiums for the City's Health insurance carrier policies.

B. Any retiree requesting such deduction under this policy shall be required, as a pre-requisite, to be receiving the payment of his monthly retirement benefits via direct deposit.

Signed by: Paul C. Gillett
Board Chairman

Date: 3/12/24

Signed by:
Board Secretary

Date: 3-19-24

CITY OF PORT ST. LUCIE
MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND
BOARD OF TRUSTEES MEETING
JUNE 17, 2025

1. CALL TO ORDER

A Regular Meeting of the MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND BOARD OF TRUSTEES was called to order by Acting Chair Pavlyshin on June 17, 2025, at 2:03 p.m., in the Council Chambers of Port St. Lucie City Hall, located at 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. ROLL CALL

Members Present: Tara Pavlyshin, Acting Chair
Brian Reuther, Acting Secretary
Carmine Izzo, Trustee
Nate Spera, Trustee (left the meeting early at approximately 4:10 PM)

Others Present: Bonni S. Jensen, Attorney, Klausner, Kaufman, Jensen & Levinson
Dave West, Performance Monitor, Mariner
Chuck Landers, Saltmarsh
Steve Stack, Highland Capital
Robert Callaghan, Deerpath Capital
Catherine Verri, Carlyle Direct Lending
Jennifer Jackson, Carlyle Direct Lending
Sandra H. Steele, Retirement Division Manager
Danneshia Brown, Retirement Analyst
Melissa D'Agostino, Pension Coordinator
Daisy Ruiz, Deputy City Clerk

3. PUBLIC COMMENTS

No one signed up to speak during this portion of the Agenda.

Acting Chair Pavlyshin announced she would be hearing New Business Items 7A) through 7D) at this time.

4. APPROVAL OF MARCH 18, 2025 MINUTES

There being no discussion, Trustee Izzo **moved** to approve the Board of Trustees Meeting minutes of March 18, 2025. Trustee Spera **seconded** the motion, which **passed unanimously** by voice vote.

5. APPROVAL OF CONSENT AGENDA

A. SALEM TRUST STATEMENTS FOR MARCH, APRIL AND MAY, 2025 – HOLD FOR AUDIT

B. PLAN CREDIT CARD MONTHLY CHARGES:

- **MARCH 2025 - $5,353.32**
- **APRIL 2025 - $8,823.37**
- **MAY 2025 - $1,578.08**

C. INVOICES AS FOLLOWS:

- **ASB - $8,053.49 (QE 6/30/24)**
- **ASB - $8,057.22 (QE 3/31/25)**
- **CITY OF PORT ST. LUCIE**
  - **OCTOBER 2024 - $13,164.00**
  - **NOVEMBER 2024 - $13,164.00**
  - **DECEMBER 2024 - $13,164.00**
  - **JANUARY 2025 - $13,164.00**
  - **FEBRUARY 2025 - $10,787.13**
  - **MARCH 2025 - $10,787.13**
  - **APRIL 2025 - $10,767.13**
  - **MAY 2025 - $10,767.13**
- **CUTTING EDGE - $264.00**
- **DRAGONFLY GRAPHICS - $873.64**
- **DRAGONFLY GRAPHICS - $289.39**
- **FOSTER & FOSTER – $14,636.00**
- **FPPTA - $3,500.00**
- **FPPTA - $1,750.00**
- **HIGHLAND CAPITAL (FIXED) - $19,033.56**
- **HIGHLAND CAPITAL (GROWTH) - $27,232.07**
- **HIGHLAND CAPITAL (VALUE) - $24,762.94**
- **KLAUSNER, KAUFMAN, JENSEN & LEVINSON (MARCH) - $5,825.00**
- **KLAUSNER, KAUFMAN, JENSEN & LEVINSON (APRIL) - $1,825.00**
- **MARINER - $10,415.38**
- **NCPERS - $3,300.00**
- **SALEM TRUST - $6,617.00**

D. DEPOSIT AS FOLLOWS:

- **FABIO IMPROTO - $319.00(BUYBACK CALCULATION)**

A. THE FOLLOWING NEW DROP ENROLLEES:

- **LISA CARRASQUILLO (FEBRUARY 1, 2025)**
- **SHEILA LAGREGA (MARCH 1, 2025)**
- **DOMINICK MESITI (MAY 1, 2025)**

B. NCPERS ANNUAL CONFERENCE – MAY 2025 (GAS/MILEAGE/PER DIEM):

- **TARA PAVLYSHIN - $1,272.03**
- **DANNESHIA BROWN – 797.30**

- **SANDY STEELE - $1,259.90**

C. FPPTA SUMMER CONFERENCE – JUNE 2025(GAS/MILEAGE/PER DIEM):

- **TARA PAVLYSHIN - $480.96**
- **BRIAN REUTHER - $480.96**
- **CARMINE IZZO - $480.96**
- **NATE SPERA - $480.96**
- **DANNESHIA BROWN - $480.96**
- **SANDY STEELE - $480.96**

D. REVISIONS TO PERIODIC DISTRIBUTIONS

- **JOHN BOLDUC (CHANGE IN HEALTH INSURANCE)- $7.60 (EFF: JULY 1, 2025)**
- **TIMOTHY REILLY (CHANGE IN HEALTH INSURANCE)- $7.60(EFF: MAY 1, 2025)**
- **TERRY RUSSELL (CHANGE IN HEALTH INSURANCE) - $10.11 (EFF: JUNE 1, 2025)**

E. NEW RETIREMENT (NON-LINE OF DUTY DISABILITY):

- **NICHOLAS LOVECHIO - $5,527.26 (EFFECTIVE NOVEMBER 1, 2024)**

F. REFUND TO PARTICIPANT JOHN SEELEY FOR OVERPAYMENT OF RECENT DROP/JOINT ANNUITANT RE-CALCULATION - $159.00

There being no discussion, Trustee Spera **moved** to approve the Consent Agenda. Acting Secretary Reuther **seconded** the motion, which **passed unanimously** by voice vote.

6. OLD BUSINESS

A. PRESENTATION BY CARLYLE DIRECT LENDING (20 MINUTES WITH 10 ADDITIONAL MINUTES FOR QUESTIONS) – AS REQUESTED BY BOARD OF TRUSTEES AT THE MARCH 18, 2025 MEETING

(**Clerk's Note:** The Board heard Item 6B) before Item 6A).)

Jennifer Jackson and Catherine Verri, Carlyle Direct Lending, provided a PowerPoint Presentation to the Board of their investment company. The Board questioned Ms. Verri regarding practices in their investment company.

Under discussion, Dave West, Performance Monitor, and the Board discussed the differences between the two investment companies.

Mr. West stated in the event the Board was to hire both managers, he would recommend allocating 14 million to be split between them.

Attorney Jensen advised that the current investment policy does not allow this type of investment, to which Mr. West stated it was permitted. He said that his recommended change to the Board's Investment Policy Statement allowed for more latitude at the upper end, so that the Board can allocate more funds to the mandate.

Mr. West discussed the recommended changes to the Board's Investment Policy Statement.

Trustee Spera **moved** to approve $14 million split between Deerpath and Carlyle. Acting Secretary Reuther **seconded** the motion, which **passed unanimously** by voice vote.

B. PRESENTATION BY DEERPATH CAPITAL (20 MINUTES WITH 10 ADDITIONAL MINUTES FOR QUESTIONS) – AS REQUESTED BY BOARD OF TRUSTEES AT THE MARCH 18, 2025 MEETING

Robert Callaghan, Deerpath Capital, provided a PowerPoint Presentation to the Board of their company overview. The Board questioned Mr. Callaghan regarding practicing in their investment company.

C. UPDATE ON STATUS OF HIRING PENSION COORDINATOR – INTRODUCE MELISSA D'AGOSTINO

(**Clerk's Note:** The Board heard this Item after 6A).)

Sandra H. Steele, Retirement Division Manager, introduced Melissa D'Agostino, Pension Coordinator, and provided an update to the Board.

D. BOARD ATTORNEY WILL PROVIDE UPDATE ON PROPOSED ORDINANCE REGARDING REEMPLOYMENT AFTER RETIREMENT

Attorney Jensen advised the Board that she did not receive a response back from the City Attorney's Office. Acting Secretary Reuther noted that this subject had nothing to do with the Board and that it was ultimately up to the City. Attorney Jensen advised that the City may have decided not to proceed.

E. UPDATE ON TRAINING STATUS OF SECOND RETIREMENT ANALYST

Ms. Steele advised the Board that they had not conducted any training with Reyna.

Danneshia Brown, Retirement Analyst, provided the Board with her training experience.

Acting Secretary Reuther suggested the hiring of another Retirement Analyst. Ms. Steele provided her thoughts on Acting Secretary Reuther's suggestion regarding succession planning.

Acting Chair Pavlyshin asked the Board to consider hiring a full-time employee (FTE) for every 80 officers to keep up with the growing number of Police employees.

Acting Secretary Reuther noted that it may be an aggressive number for FTEs but supported the idea of funding another full-time employee soon. He recommended speaking to the Finance Director and/or the City Manager.

Trustee Izzo questioned if the training goals requirements were met on certain dates for the previous position; the Board funded it by one-third. He also inquired if the employee needed to become FPPTA Certified within a year of hire.

(**Clerk's Note:** Trustee Spera left during this portion of the meeting.)

(**Clerk's Note**: Item 7E) was heard after this item.)

7. NEW BUSINESS

(**Clerk's Note:** This was Item was heard after Item 3) Public Comment.)

A. ANNOUNCE RESIGNATION OF ACTING CHAIRMAN TARA PAVLYSHIN AS FIFTH MEMBER, EFFECTIVE NOON THIS DATE

Acting Chair Pavlyshin announced her resignation from the position of Fifth Member of the Board.

B. ANNOUNCE TARA PAVLYSHIN AND CARMINE IZZO AS ELECTED BY DEFAULT BY THE MEMBERSHIP FOR 4-YEAR TRUSTEE TERMS (ONLY TWO NAMES RUNNING ON THE BALLOT)

Acting Chair Pavlyshin announced that Carmine Izzo and she were elected by default. The Deputy City Clerk provided the Oath of Office to Police Officer Tara Pavlyshin and Police Officer Carmine Izzo.

C. FIFTH MEMBER POSITION – APPLICANT PAUL GRIFFITH'S RESUME AND REQUEST FOR APPOINTMENT TO BOARD OF TRUSTEES

Trustee Spera indicated there was only one Applicant for the 5th Member Position and moved to approve the Board's selection of Paul Griffith as the 5th Member to the Board of Trustees. Acting Secretary Reuther seconded the motion, which passed unanimously by voice vote.

D. BOARD SELECTION OF CHAIRMAN AND SECRETARY – CURRENTLY, ACTING CHAIRMAN TARA PAVLYSHIN AND ACTING SECRETARY/TRUSTEE BRIAN REUTHER HOLD THESE POSITIONS

Acting Secretary Reuther recommended that the Board revert to having Paul Griffith serve as the Board's Chair and Tara Pavlyshin as the Board's Secretary.

Attorney Jensen indicated that this item was contingent on ministerial action by the City Council to appoint Mr. Griffith to the Board and suggested waiting until that occurred.

There being no further discussion, Acting Secretary Reuther **moved** to table this item to the September Board of Trustees Meeting. Trustee Spera **seconded** the motion, which **passed unanimously** by voice vote.

(**Clerk's Note:** Acting Chair Pavlyshin reverted to the original order of the Agenda and heard Item 4. Approval of March 18, 2025.)

E. ANNOUNCEMENT FROM SALTMARSH, CLEAVELAND, AND GUND THAT THEY ARE JOINING FORCES WITH ASCEND, A LEADING PROFESSIONAL SERVICES PARTNER

(**Clerk's Note:** This was heard after Item 6E).)

Chuck Landers', Saltmarsh announced that their shareholder group voted to join Ascend and asked the Board to assign Saltmarsh CPA Inc., as their new auditor.

There being no further discussion, Acting Secretary Reuther **moved** to approve the assignment with Saltmarsh joining forces with Ascend. Trustee Izzo **seconded** the motion, which **passed unanimously** by voice vote.

F. ANNOUNCEMENT FROM FOSTER & FOSTER THAT THEY HAVE RECENTLY ADOPTED NEW MORTALITY TABLES; THESE TABLES WILL BE USED FOR THE NEXT ACTUARIAL VALUATION, MOST LIKELY EFFECTIVE OCTOBER 1, 2025 – PLAN ACTUARY DOUG LOZEN WILL PROVIDE AN OVERVIEW AT THE SEPTEMBER 16, 2025 MEETING

Attorney Jensen and the Board discussed the new mortality tables.

Mr. Landers inquired if the Investment Policy had been formally amended, to which Attorney Jensen and Mr. West responded in the affirmative.

G. PRESENTATION OF QUARTERLY REPORT BY PLAN ACCOUNTANT

Mr. Landers provided the above presentation to the Board.

H. PRESENTATION OF QUARTERLY REPORT BY PLAN INVESTMENT MANAGER

Steve Stack of Highland Capital provided the above presentation to the Board and notified them of some internal staff changes occurring within his firm.

There being no further discussion, Acting Secretary Reuther **moved** to approve the Highland Capital Report. Trustee Izzo **seconded** the motion, which **passed unanimously** by voice vote.

I. PRESENTATION OF QUARTERLY REPORTS BY PLAN PERFORMANCE MONITOR – TO INCLUDE UPDATES FROM REAL ESTATE MANAGERS AND REVIEW OF PROPOSED CHANGES TO INVESTMENT POLICY STATEMENT (IPS)

Mr. West provided the Board with his presentation on the above. There being no discussion, Acting Secretary Reuther **moved** to approve the Manager's Report. Trustee Izzo **seconded** the motion, which **passed unanimously** by voice vote.

8. ATTORNEY'S REPORT

A. REMIND TRUSTEES OF THE REQUIRED ELECTRONIC SUBMISSION OF STATEMENT OF FINANCIAL INTERESTS (FORM 1) BY JULY 1, 2025

Attorney Jensen announced that the Board Members had filed their Form 1.

B. REVIEW OF SECURITIES LITIGATION AND PORTFOLIO MONITORING COMPANIES FOR PUBLIC PENSION FUNDS

Attorney Jensen presented the Board with Litigation and Portfolio Monitoring Companies for Public Pension Funds.

It was the consensus of the Board to interview Saxena White during the September meeting.

9. ADMINISTRATOR'S REPORT

A. ANNOUNCE NCPERS NATIONAL ACCREDITED FIDUCIARY (NAF) CERTIFICATION PROGRAM DESIGNED FOR PENSION TRUSTEES AND ADMINISTRATORS

Ms. Steele provided the Board with an overview of the NCPERS National Accredited Fiduciary Certification Program.

B. ANNOUNCE UPCOMING FPPTA FALL TRUSTEES SCHOOL IN PONTE VEDRA BEACH, FLORIDA, OCTOBER 5-8, 2025 (REGISTRATION WILL OCCUR BEFORE THE UPCOMING SEPTEMBER 16, 2025 BOARD OF TRUSTEES MEETING

Ms. Steele provided the Board with information about the upcoming FPPTA Fall Trustee School. She requested the Board Members to confirm if they plan on attending, as the early registration ends soon.

C. ANNOUNCE NEXT REGULARLY SCHEDULED QUARTERLY BOARD OF TRUSTEES MEETING ON SEPTEMBER 16, 2025

Ms. Steele announced that she would not be present at the next quarterly Board meeting in September.

10. OTHER BUSINESS

Acting Secretary Reuther inquired about the potential to upgrade both Ms. Steele's and Ms. Brown's positions, to which Ms. Steele indicated that she provided a list of updated responsibilities to Director Stephen Okiye. She advised that there would likely be an update for the Board at the next meeting.

11. ADJOURN

Acting Secretary Reuther **moved** to adjourn the meeting. Trustee Izzo **seconded** the motion, which **passed unanimously** by voice vote.

There being no further discussion, the meeting was adjourned at 4:55 p.m.

_____ _____

Brian Reuther, Acting Secretary Daisy Ruiz, Deputy City Clerk

Agenda Summary

2025-754

Agenda Date: 8/11/2025 **Agenda Item No.:** 7.c

Placement: Consent Agenda

Action Requested: Motion / Vote

License Agreement for a Portion of Tradition Regional Park to Facilitate Construction of the New Western Grove K-8 Public School

Submitted By: Brad Keen, Director - Parks & Recreation Department

Strategic Plan Link: The City's Goal of planning for a thriving future.

Executive Summary (General Business): The School Board of St. Lucie County ("School Board") is preparing for the construction of the Western Grove K-8 School immediately west of, and adjacent to, Tradition Regional Park. The School Board is requesting to use a small portion of the Tradition Regional Park Property as a material storage area and laydown yard during construction of the new school. The School Board's use of this area will not adversely impact the current construction of "Phase I" of Tradition Regional Park.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the License Agreement between the School Board of St. Lucie County and the City of Port St. Lucie and authorize the City Manager to execute the same.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the License Agreement between the School Board of St. Lucie County and the City of Port St. Lucie and authorize the City Manager to execute the same.
2. Move that the Council not approve the License Agreement and provide staff with further direction.

Background: The School Board owns property immediately west of, and adjacent to, Tradition Regional Park ("Property"). The School Board plans to construct a new K-8 school on the Property. The request to use a portion of the Tradition Regional Park Property as a material storage area and laydown yard requires a license agreement be executed between the two governmental entities. Parks & Recreation staff have reviewed the request and determined the use of Tradition Regional Park property as a material storage area and laydown yard will not adversely affect the current construction of Tradition Regional Park "Phase I".

Issues/Analysis: Allowing the School Board to use the City owned Property between the FP&L power lines and the future Western Grove K-8 school as a material storage area and laydown yard will allow the construction of the school to progress in a smooth and workmanlike fashion.

Financial Information: N/A

Special Consideration: N/A

Location of Project: Tradition Regional Park Parcel A, 13120 SW Tradition Parkway, Port St. Lucie, Florida

Business Impact Statement: N/A

Attachments: License Agreement executed by the School Board of St. Lucie County

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25149-02

Legal Sufficiency Review:
Reviewed by Carly Fabien, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

LICENSE AGREEMENT FOR A PORTION OF TRADITIONAL REGIONAL PARK BETWEEN THE SCHOOL BOARD OF ST. LUCIE COUNTY AND CITY OF PORT ST. LUCIE

- **THIS LICENSE AGREEMENT ("License Agreement")** is made and entered into this 8 day of July, 2025 , by and between **THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA** ("School Board"), and **CITY OF PORT ST. LUCIE**, a Florida municipal corporation (referred to hereinafter as "City" or "Licensor").

WITNESSETH:

WHEREAS, the City is the owner of real property located south of SW Tradition Parkway and more particularly described as Tradition Regional Park Parcel A, as recorded in Plat Book 100, Page 20, of the Public Records of St. Lucie County, Florida, also known as 13120 SW Tradition Parkway, Port St. Lucie, Florida (the "Property"); and

WHEREAS, the School Board desires to utilize a portion of the Property, referred to hereinafter as "Licensed Area", as a material storage area and laydown yard during the construction of the building site currently referred to as "Western Grove K-8 School", as depicted on the attached site plan, Exhibit A; and

WHEREAS, the City shall grant the School Board a license agreement for use the License Area subject to the terms and conditions herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. **Recitals.**

The foregoing "whereas" clauses are hereby incorporated as forming the intent and purpose of this License Agreement.

2. **Grant of License.**

City hereby grants to the School Board a revocable, non-exclusive license over the Licensed Area for storage of materials and laydown yard during the construction of Western Grove K-8 School. This grant is subject to the following conditions:

a. The Licensed Area may only be utilized for the storage of those materials to be used in relation to the construction of the Western Grove K-8 School.
b. The School Board may not store any hazardous materials, including fuel storage or chemicals.

c. The School Board may not store any equipment or materials outside of the Licensed Area, as specifically depicted in Exhibit A.

3. Term; Termination.

The term of this License Agreement shall begin on the date it is executed by both parties (hereinafter referred to as the "Commencement Date") and shall terminate upon the completion of construction of the Western Grove K-8 School or on January 1, 2027, if not terminated earlier. Either party may terminate this License Agreement by written notice to the other party at least thirty (30) days advanced of termination. Upon termination, the School Board must remove all material/property being stored at the Licensed Area and return the Licensed Area to its condition prior to its use. Any warranties, representations and indemnities provided for in this License Agreement shall survive the termination of this License Agreement for such time as any claim may be made pursuant to any applicable Statute of Limitations.

4 Condition of Property.

The School Board will use the Property, in all respects and without limitation, at its own risk and assume full responsibility for the condition of the Property. City makes no assurance or representations of any type that the Property is free of obstruction or otherwise safe for the activities contemplated herein. The School Board acknowledges and understands that the Property is not gated or secure. The School Board assumes all use of the Property at its own risk and hereby releases and holds the City harmless from any and all loss related to use of the Property.

5. Liability.

The parties to this License Agreement shall not be deemed to have assumed any liability for the negligent or wrongful acts, or omissions of the other party, or their respective officers, employees, servants, or agents. Nothing contained herein shall be construed as a waiver by the County or the City of the liability limits established in 768.28, Florida Statutes.

6. Indemnification.

The School Board agrees to indemnify, defend and hold harmless the Licensor, its officers, agents, and employees from and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorney's fees, for economic loss, or bodily injury, wrongful death, loss of or damage to property, which may arise or may be alleged to have arisen from the negligent acts, errors, omissions or other wrongful conduct of the School Board, its officers, volunteers, invitees, guests and participants in connection with the terms of this License Agreement and, to that extent, the School Board shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including allegations of discrimination, harassment, or ADA violations, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. The

aforesaid hold-harmless agreement by the School Board shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the actions of Licensee, its officers, volunteers, invitees, guests or participants.

7. Damage to Property.

The School Board and the School Board's officers, volunteers, invitees, guests, and participants shall not mar, deface, nor in any manner damage the Property. If the Property has been damaged by the act, default or negligence of the School Board, or of the School Board's officers, volunteers, invitees, guests or participants, the School Board shall pay to Licensor upon demand such sum, as determined by the City, as shall be necessary to restore the Property to its original condition,

.

8. Insurance.

The School Board shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this License Agreement, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the School Board are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the School Board under the License Agreement.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this License Agreement will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its sovereign immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this License Agreement.

1. Workers' Compensation Insurance & Employer's Liability: The School Board shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with section 440, Florida Statutes. Employers' Liability must include limits of at least $100,000.00 each accident, $100,000.00 each disease/employee, $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement shall be provided. Coverage shall apply on a primary basis. Should scope of work performed by the School Board qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

2. Commercial General Liability Insurance: The School Board shall agree to maintain Commercial General Liability insurance issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Fire damage	$100,000 any 1 fire
Medical expense	$10,000 any 1 person

3. Additional Insured: An Additional Insured endorsement **must** be attached to the certificate of insurance and must include coverage for on-going and Completed Operations (should be ISO CG2037 & CG2010) under the General Liability policy. Products & Completed Operations coverage to be provided for a minimum of five (5) years from the date of possession by City or completion of this License Agreement. Coverage is to be written on an occurrence form basis. Coverage shall apply on a primary and non-contributory basis. A per project aggregate limit endorsement should be attached. Defense costs are to be in addition to the limit of liability. A waiver of subrogation shall be provided in favor of the City. Coverage for the hazards of explosion, collapse and underground property damage (XCU) must also be included when applicable to the work performed. No exclusion for mold, silica or respirable dust or bodily injury/property damage arising out of heat, smoke, fumes, or hostile fire shall apply. Coverage shall extend to independent contractors and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests' provision as provided under the standard ISO form separation of insurers clause.

   Except as to Workers' Compensation and Employers' Liability, said Certificate(s) and policies shall clearly state that coverage required by the License Agreement has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents and employees as Additional Insured added to its Commercial General Liability policy and Business Auto policy. The name for the Additional Insured endorsement issued by the insurer shall read: **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include "License Agreement for a Portion of Traditional Regional Park Between the School Board of St. Lucie County and City of Port St. Lucie."** The Policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. All notices shall be sent to the Procurement Management Division, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984. In the event that the statutory liability of the City is amended during the term of this License Agreement to exceed the above limits, the School Board shall be required, upon thirty (30) days written notice by the City, to provide coverage at

least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsements including Completed Operations coverage shall be attached to the Certificate of Insurance.

4. Business Automobile Liability Insurance: The School Board shall agree to maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event the School Board does not own any automobiles, the Business Auto Liability requirement shall be amended allowing the School Board to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation shall be provided. Coverage shall apply on a primary non-contributory basis.

5. Property Insurance: The School Board shall agree to procure and maintain commercial property insurance, at its own expense, for the contents and property stored on the Licensed Area. The City assumes no responsibility for the property while under the School Board's care, custody, and control, and as such the City will not procure nor maintain property insurance, nor be responsible for any loss or damage.

6. Waiver of Subrogation: By entering into this License Agreement, the School Board agrees to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss contract to waive subrogation without an endorsement, then the School Board shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should the School Board enter into such a contract on a pre-loss basis.

7. Deductibles: All deductible amounts shall be paid for and be the responsibility of the School Board for any and all claims under this License Agreement. Where an SIR or deductible exceeds $5,000, the City of Port St. Lucie reserves the right, but is not obligated, to review and request a copy of the School Board's most recent annual report or audited financial statement.

It shall be the responsibility of the School Board to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements as listed herein, including Products & Completed Operations coverage for a minimum of five (5) years from the date of possession by City or completion of this License Agreement. It will be the responsibility of the School Board to obtain Certificates of Insurance from all contractors and subcontractors listing the City as an Additional Insured, without the language, "when required by written contract." If the School Board, any independent contractors, and/or any subcontractors maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the School Board/independent contractor/subcontractor.

The School Board may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, or Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form," the City shall be endorsed as an "Additional Insured."

The City, by and through its Risk Management Department, reserves the right, but is not obligated, to review, modify, reject, or accept any required policies of insurance including limits, coverages, or endorsements, herein from time to time throughout the term of this License Agreement. All insurance carriers must have an AM Best rating of at least A:VII or better.

A failure on the part of the School Board to execute the License Agreement and/or punctually deliver the required insurance, and other documentation may be cause for annulment of the award.

9. Notice of Complaints or Suits.

Each party will promptly notify the other of any citizen complaint, claim, suit, or cause of action threatened or commenced against it which arises out of or relates, in any manner, to the performance of this Agreement.

10. Notice.

All notices required by law and by this Agreement to be given by one party to the other shall be in writing, and the same shall be sent by certified mail, return receipt requested to:

To the School Board:	With copy to:
Dr. Jon Prince Superintendant 9461 Brandywine Lane Port St. Lucie, Florida 34986	Barbara Sadaka General Counsel 9461 Brandywine Lane Port St. Lucie, Florida 34986
To City of Port St. Lucie:	With copy to:
City of Port St. Lucie City Manager City of Port St. Lucie 121 SW Port St. Lucie Boulevard Port St. Lucie, Florida 34984	City of Port St. Lucie Attorney City of Port St. Lucie 121 SW Port St. Lucie Boulevard Port St. Lucie, Florida 34984

or to such other address(es) as a party may designate by writing to the other. The effective date

of any notice shall be the date that such notice is received or refused.

11. Severability.

If any section, subsection, sentence, clause, provision, or part of this Agreement shall be held invalid for any reason, the remainder of this Agreement shall not be affected.

12. Assignment.

Neither party may assign their rights or obligations under this Agreement without the written consent of the other party which consent shall not be unreasonably withheld.

13. Non-Discrimination.

Each party for itself, its successors in interest, and its assigns, as a part of the consideration hereof, does hereby covenant and agree that no person on the grounds of race, color, national origin, or sex shall be excluded from participation in, be denied the benefits, or otherwise be subjected to discrimination in performance or execution of this License Agreement.

14. Compliance with Laws.

The School Board shall comply with all laws, rules and regulations which are applicable to the activities contemplated hereunder.

15. Entire Agreement.

This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiation, understandings, and representations (if any) made by and between such parties.

16. Amendments.

This Agreement may only be amended by a written document signed by both parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

17. Sovereign Immunity.

Nothing contained in this License 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.

18. Public Records.

The School Board and any subcontractors shall comply with section 119.0701, Florida Statutes. The School Board and any subcontractors are to allow public access to all documents, papers, letters, or other material made or received by the School Board in conjunction with this License Agreement, unless the records are exempt from Article I, section 24(a), Florida Constitution, and section 119.07(1)(a), Florida Statutes. Pursuant to section 119.10(2)(a), Florida Statutes, any person who willfully and knowingly violates any of the provisions of chapter 119, Florida Statutes, commits a misdemeanor of the first degree, punishable as provided in sections 775.082 and 775.083, Florida Statutes.

RECORDS

The City of Port St. Lucie is a public agency subject to chapter 119, Florida Statutes. The School Board shall comply with Florida's Public Records Laws. The School Board'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to section 119.0701, Florida Statutes, the School Board agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the City in order to perform the service.

1. The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government Agencies and GS2 for Criminal Justice Agencies and District Medical Examiners.

2. During the term of the License Agreement, the School Board shall maintain all books, reports, and records in accordance with generally accepted accounting practices and standards for records directly related to this License Agreement. The form of all records and reports shall be subject to the approval of the City.

3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the City. The School Board's records under this License Agreement include, but are not limited to, supplier/subcontractor invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this License Agreement.

4. The School Board agrees to make available to the City, during normal business hours all books of account, reports and records relating to this License Agreement.

5. The School Board who fails to provide the public records to the City within a reasonable time may also be subject to penalties under section 119.10, Florida Statutes.

Upon request from the City's custodian of public records, provide the 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 in chapter 119 or as otherwise provided by law.

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 License Agreement term and following completion of the License Agreement if the School Board does not transfer the records to the City.

Upon completion of the License Agreement, transfer, at no cost to the City, all public records in possession of the School Board or keep and maintain public records required by the City to perform the service. If the School Board transfers all public records to the City upon completion of the License Agreement, the School Board shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the School Board keeps and maintains public records upon completion of the License Agreement, the School Board shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF THE SCHOOL BOARD HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SCHOOL BOARD'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS LICENSE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871 5157
prr@cityofpsl.com

19. Effectiveness.

This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, prior to its effectiveness.

20. Governing Law; Venue.

This Agreement and all transactions contemplated by this Agreement shall be governed by, and construed and enforced in accordance with, the internal laws of the State of Florida without regard to principles of conflicts of laws. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, for claims under state law and the Southern District of Florida, for claims under state law and the Southern District of Florida for any claims which are justifiable in federal court.

IN WITNESS THEREOF, the parties have executed the Agreement as of the dates the Agreement below indicate,

LICENSOR:
CITY OF PORT ST. LUCIE,
a Florida municipal corporation

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE

By: _____
Jesus Merejo
City Manager
Address: _____
_____

_____
Witness
Print Name: _____
Address: _____
_____

_____
Witness
Print Name: _____
Address: _____
_____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this ____ day of _____2025, by _____ as _____ of_____, who is ( ) personally known to me or ( ) has produced _____(type of identification) as identification.

_____
Notary Public
_____

LICENSEE:
THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA

Attest:

Superintendent
Ex Officio Secretary

By: Dr. Donna Mills
Dr. Donna Mills Chair

Date: 7-08-2025

Approved as to form and correctness:

Kaylee Tuck, School Board Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 8 day of July, 2025, by Dr. Jon R. Prince and Dr. Donna Mills, as Superintendent and Ex Officio Secretary and Chair of the Board, respectively, of the School Board of St. Lucie County, Florida. They are ☑ personally known to me, or ☐ have produced _____ as identification.

[Notary Seal]

JENNIFER LINCOLN
MY COMMISSION EXPIRES
AUGUST 1, 2025
#HH 149967
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public-State of Florida
Print Name: Jennifer Lincoln
My commission expires 8.01-2025

Agenda Summary

2025-736

Agenda Date: 8/11/2025 **Agenda Item No.:** 7.d

Placement: Consent Agenda

Action Requested: Motion / Vote

Approving the First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement

Submitted By: Zakariya M. Sherman, Executive Project Manager, Parks and Recreation

Strategic Plan Link: The City's Goal to enjoy culture, nature and fun activities.

Summary Brief (Agreements/Contracts only)

1. Prepared by: Elizabeth Hertz, Senior Deputy City Attorney, Office of the City Attorney.
2. Parties: City of Port St. Lucie and Mattamy Palm Beach, LLC.
3. Purpose: The purpose of this First Amendment is to clarify the responsibilities related to the installation of streetlighting at the Stars and Stripes Park Property. Under this Amendment, Mattamy Palm Beach, LLC will fund and facilitate the design, permitting, coordination, and installation of the FPL streetlighting system as reflected in the Mattamy Design Plans. This includes a lump sum contribution of $195,460 to the City and all necessary coordination with FPL and fulfillment of associated requirements, while the City will enter into the FPL Lighting Agreement for ongoing service and maintenance.
4. New/Renewal/Modified: Modified.
5. Duration: Through October 25, 2025, based on the original 18-month term from the construction commencement date of April 25, 2024.
6. Benefits to Port St. Lucie: The addition of streetlighting to the Stars and Stripes Park parking lot will enhance safety, visibility, and accessibility for park users during evening hours and events. This improvement aligns with the City’s Parks and Recreation 10-Year Master Plan goals for creating high-quality, accessible public spaces.
7. Cost to Port St. Lucie (Annual and Potential): There is no cost to the City for the installation of the streetlighting, as Mattamy is providing a lump sum contribution of $195,460 and facilitating the full installation. The City will be responsible for ongoing costs under the FPL Lighting Agreement, including leasing, maintenance, and energy charges, funded through a designated benefit account established for that purpose. For reference, the monthly lighting charge is expected to be $333.11.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement.
2. Move that the Council not approve and provide staff direction.

Background: Stars and Stripes Park is a 47.52-acre public park being constructed by Mattamy Palm Beach, LLC, in accordance with the approved site plan. The City and Mattamy executed the Park Improvement and Art Donation Agreement (Resolution 24-R11) on February 26, 2024, and construction began on April 25, 2024. Prior to that, the parties entered into a Right of Entry Agreement on December 15, 2022, to allow site work to begin in advance of contract execution.

The project is nearing completion, and staff are beginning the process of developing a punch list in preparation for final turnover. To support that effort, the parties have agreed to clarify responsibilities related to the installation of FPL streetlighting in the park's parking lot through this First Amendment.

Park features include a celestial classroom with planetary sculptures, a sundial, a monument honoring emergency first responders, a parking lot with space for future overflow parking, and a beautifully landscaped setting that includes a scenic bamboo walkway. Construction of a restroom is expected to begin in late August.

Issues/Analysis: The original Park Improvement Agreement did not address parking lot lighting. This First Amendment clarifies that Mattamy will fund and facilitate the design, permitting, and installation of FPL streetlighting for the park's parking lot. This addition enhances safety and ensures the park is appropriately lit prior to full public use.

Financial Information: As part of this First Amendment, Mattamy will provide a lump sum contribution of $195,460 to the City to offset costs associated with the FPL Lighting Agreement. The City will use this contribution to cover ongoing FPL costs, including leasing, maintenance, and energy charges. For reference, the monthly lighting charge is expected to be $333.11.

Special Consideration: N/A

Location of Project: Stars & Stripes Park, 12441 SW Village Pkwy, Port St. Lucie, 34953

Attachments:

1. First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25140-08

Legal Sufficiency Review:
Reviewed by Elizabeth L. Hertz, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

FIRST AMENDMENT TO STARS AND STRIPES PARK IMPROVEMENT AND ART DONATION AGREEMENT

This First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement (this "Amendment") is entered into as of this _____ day of _____, 2025, by and between the City of Port St. Lucie, a Florida municipal corporation, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 ("City"), and Mattamy Palm Beach, LLC, a Delaware limited liability company, whose mailing address is 4901 Vineland Road, Orlando, Florida 32811 ("Mattamy"). Capitalized terms not defined herein shall have the meaning set forth in the Stars and Stripes Park Improvement and Art Donation Agreement.

WHEREAS, the City and Mattamy entered into the Stars and Stripes Park Improvement and Art Donation Agreement on February 26, 2024 (the "Agreement"); and

WHEREAS, the Agreement did not contemplate cost allocation for installation of streetlighting; and

WHEREAS, the Mattamy Design Plans indicate FPL street lighting will be utilized to light the Stars and Stripes Park Property; and

WHEREAS, Mattamy desires to provide funding for streetlighting; and

WHEREAS, the FPL lighting agreement attached as **Exhibit "A"** ("FPL Lighting Agreement") requires the City to pay a leasing fee for the light poles and fixtures installed by FPL, maintenance charges, energy charges, among other fees and charges; and

WHEREAS, Mattamy desires to voluntarily contribute funding to sustain the streetlighting program as part of the Agreement and to be responsible for facilitating completion of all aspects of the FPL streetlighting installation, including but not limited to design, permitting, installation, coordination and management of the streetlighting installation work with FPL; and

WHEREAS, the City and Mattamy desire to amend the Agreement as set forth in this Amendment.

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by both parties hereto, the parties hereby agree as follows:

1. **Incorporation of Recitals.** The recitals as set forth above are hereby incorporated into the substantive body of this Amendment.

2. **Amendment to Project Scope. Exhibit "B"** to the Agreement is amended to include a lump sum payment by Mattamy to the City of $195,460.00 ("Lighting Funds"). The Lighting Funds represent the amount Mattamy would have incurred if it had installed the streetlighting itself. The Lighting Funds will help offset expenses incurred by the City relating to utilization of the FPL Lighting Agreement. Additionally, for the sake of clarity, the Lighting Funds are expressly deemed part of the Park Improvement Construction for purposes of Section 2(B) of the Agreement. Additionally, Mattamy shall be solely responsible for facilitating

completion of all aspects of the FPL streetlighting installation, including but not limited to, design, permitting, installation, coordination and management of the streetlighting installation work with FPL (the "Preliminary Streetlighting Work"). Mattamy shall ensure the park is fully lit and that the lights are installed consistent with the standards and requirements set forth in the FPL Lighting Agreement. The City shall have no financial obligation relating to the Preliminary Streetlighting Work. Additionally, the Preliminary Streetlighting Work is expressly deemed part of the Park Improvement Construction for purposes of Section 2(B) of the Agreement.

In the event, there is a delay in the Preliminary Street Lighting Work resulting from delays in materials to complete the Preliminary Street Lighting Work or delays in FPL's installation of the lighting and associated infrastructure, the City agrees to deem the Park Improvement Construction complete and treat same as satisfying Mattamy's Final Completion of the construction of the Park Improvement Construction pursuant to the Agreement, so long as all other requirements under the Agreement have been completed by Mattamy. Upon such finding and determination, the City agrees to authorize the release of the Bond provided compliance with all other requirements of the Agreement for release of same. However, and notwithstanding anything to the contrary in the Agreement, should Final Completion occur prior to completion of the Preliminary Streetlighting Work or prior to FPL's installation of the streetlights or related infrastructure, Mattamy shall be responsible for costs and repairs for any damages to the Stars and Stripes Park and its improvements, caused by such work or installation, whether by FPL or Mattamy's contractors.

3. **Use of Lighting Funds.** Within forty-five (45) business days following the Effective Date, City shall create a specific benefit account ("Specific Account") in which the Lighting Funds are placed to fund future payments to FPL associated with FPL lighting agreements and for general City streetlighting needs.

4. **No Default.** Notwithstanding anything to the contrary in the Agreement, the Lighting Funds or Preliminary Streetlighting Work shall not form a basis of default under the Agreement, except if the provisions of this Amendment are not complied with. For example, among other provisions of the Agreement, failure to meet the Final Completion deadline is inapplicable to the Lighting Funds.

5. **Capitalized Terms.** Each capitalized term used herein but not defined shall have the meaning ascribed thereto in the Agreement.

6. **Effect of Amendment.** Except as modified herein, the Agreement remains unchanged. In the event of a conflict between the Agreement and this Amendment, this Amendment shall control and govern.

7. **Counterparts.** This Amendment may be executed in any number of counterparts, all of which taken together, shall constitute one and the same instrument, and any of the parties hereto may execute this Amendment by signing any such counterpart.

(***Remainder of page intentionally left blank; signature page follows***)

CITY OF PORT ST. LUCIE, a Florida municipal corporation

By: _____
Jesus Merejo, City Manager

Date: _____

Mattamy Palm Beach, LLC, a Delaware limited liability company

By: _____
Print: Kani Karl Albertson
Title: Vice President
Date: 7/21/25

Exhibit "A"
FPL Lighting Agreement

FPL Account Number: **93260-34494**

FPL Work Request Number: _____

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, City of Port St. Lucie (hereinafter called the Customer), requests on this _____ day of **June**, **2025** , from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Stars and Stripes Park, located in Port St Lucie, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description (1)	Watts	Lumens	Color Temperature	# Installed	# Removed
Cooper Mesa	75	7,456	4000K	33	0

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

Pole Description	# Installed	# Removed
21' (15' 6" MH) Black Tapered Concrete	33	0

(b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.

(c) Modification to existing facilities other than described above or additional notes (explain fully): FPL to install fixtures and poles per preliminary design. Customer to install all conduit and handholes. 10' easement will be required for highlighted areas on preliminary design. Customer to contact FPL PL and coordinate staking of all locations prior LED installations. Customer is responsible for any restoration required.

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer theelectric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement,all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC)or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of $333.11 These charges may be adjusted subject to review and approval by the FPSC.

3. To pay Contribution in Aid of Construction (CIAC) in the amount of $0.00 prior to FPL's initiating the requested installation or modification.

4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to reviewand approval by the FPSC.

5. To purchase from FPL all the electric energy used for the operation of the Lighting System.

6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.

7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessaryfor planning the design and completing the construction of FPL facilities associated with the Lighting System.

8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.

9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal ofstumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trenchlocations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.

10. For FPL-owned fixtures on customer-owned systems:
    a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
    b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
    c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities isdefined as the following:

    a. the addition of lighting facilities:
    b. the removal of lighting facilities; and
    c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

    Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Paymentshall be made by the Customer in advance of any relocation.
    Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.

13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.

15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination orbreach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of thefacilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation ratesapproved by the FPSC) plus removal cost.

16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supplyelectric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer ofthe obligation to perform any of the terms and conditions of this Agreement.

17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreementby reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.

18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer andFPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.

19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.

20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.

21. The lighting facilities shall remain the property of FPL in perpetuity.

22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service andthe Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

City of Port St. Lucie	**FLORIDA POWER & LIGHT COMPANY**
Customer (Print or type name of Organization)	
By: _____	**By:** Michael Meier
Signature (Authorized Representative)	**(Signature)**
_____	**Michael Meier**
(Print or type name)	**(Print or type name)**
Title: _____	**Title: FPL LT-1 Representative**

Agenda Summary

2025-743

Agenda Date: 8/11/2025 **Agenda Item No.:** 7.e

Placement: Consent Agenda

Action Requested: Motion / Vote

Award Contract #20250065 for an Owner's Representative for the Design-Build Project of the New Water Treatment Plant and Related Improvements.

Submitted By: Keith Stewart, CPP, Procurement Management Division (PMD).

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Summary Brief (Agreements/Contracts only)

1. Prepared by: Keith Stewart, CPP, PMD.
2. Parties: City of Port St. Lucie and Hazen and Sawyer.
3. Purpose: To secure the services of an Owners' Representative to provide support to the Utility Systems Department's (USD) staff throughout the Design-Build process. An Owners' Representative can provide subject matter expertise through all stages of the Project, including, but not limited to, design and construction, allowing the USD to provide the best possible product for its customers.
4. New/Renewal/Modified: New.
5. Duration: Three (3) years with an option to renew for two (2) additional one (1) year periods.
6. Benefits to Port St. Lucie: The use of an Owners' Representative during the design and construction phases of the new Water Treatment Facility will provide the resources and expertise needed to ensure that the USD's customers are receiving the best possible product for their investment.
7. Cost to Port St. Lucie (Annual and Potential): One-time expense of $199,020 including Project Management, Design Build Procurement Services, Funding and Grant Assistance, Evaluation of the Existing Lime Softening Treatment Plant Operations and Additional Engineering Services.

Presentation Information: N/A.

Staff Recommendation: Move that the Council award Contract #20250065 for Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements with Hazen and Sawyer.

Alternate Recommendations:

1. Move that the Council reject the recommended award and provide staff with direction.
1. Move that the Council reject all proposals and provide staff with direction to reissue the solicitation or cancel the Request for Proposals.

Background: The USD has long planned and is ready to construct a new water treatment facility at the existing Range Line Booster Pumping Station location, to meet the growing and future potable water demands.

Population projections as provided by the updated Water Master Plan have shown that the new plan must be in operation in 2029 to accommodate the Utility Service Area's growing population. As part of this process, the USD has researched and determined that obtaining an Owners' Representative will provide staff access to experts in various specialties, providing information on the latest advancements and most importantly, an advocate on the USD's behalf throughout the project.

A Request for Proposals was issued in accordance with Section 287.055, Florida Statutes, identified as the Consultants' Competitive Negotiation Act (CCNA) on February 11, 2025, to 753 potential consultants. There were 3 proposals received on March 11, 2025. PMD held the first evaluation committee meeting on April 28, 2025, to review and discuss the proposals and individual scores to determine the short list. The Evaluation Committee selected and voted on the top three (3) firms to move forward to the short list. The firms were invited to a second evaluation meeting held on May 30, 2025, to make presentations and to answer more detailed questions regarding the project. The Evaluation Committee reviewed their scores and adjusted accordingly. The final scores were announced as followed:

#1 Ranked Firm: Hazen and Sawyer - 810.00
#2 Ranked Firm: PMA Consultants LLC - 775.4
#3 Ranked Firm: Colliers Project Leaders - 568.6

PMD began negotiations with the top ranked firm, Hazen and Sawyer. After the negotiations, an agreement was made to accept the proposal of $199,020.

Issues/Analysis: Staff has reviewed the final proposal and finds that the fees are fair and reasonable for work needed to complete this work assignment.

Financial Information: UTLITIES CIP/RANGE LINE ROWTP - 10.0 MGD/IMPROVEMENTS-DESIGN (#448-3313-563004).

Special Consideration: At the completion of the Work Authorization No. 1, the Consultant will prepare Work Authorization No. 2 which will be placed on a future Council agenda for approval prior to commencing the design/construction phase of the project.

Location of Project: Range Line Booster Pumping Station.

Attachments:

1. Notice of Intent to Award.
2. Proposals Submitted Report.
3. RFP #20250065 Evaluation Tabulation.
4. Signed Contract.
5. Recommended Proposal.
6. RFP Documents.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25021-06; 25205-02.

Legal Sufficiency Review:
Reviewed by Alyssa Lunin, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

City of Port St. Lucie
Procurement Management Division
121 SW Port St. Lucie Blvd,, Port St. Lucie, FL 34984
(772) 871-5223

NOTICE OF INTENT TO AWARD

RFP No. 20250065

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RESPONSE DEADLINE: March 11, 2025 at 3:00 pm

Wednesday, July 30, 2025

Thank you for submitting an offer in response to 20250065 Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements. The City has evaluated all submittals received in response to the solicitation and intends to award a contract to:

- Hazen and Sawyer for the Award Amount of $199,020.

Unsuccessful offeror(s):

- Collier Project Leaders
- PMA Consultants LLC

Please Note: The Notice of Intent to Award (NOIA) is not notice of an actual contract award; instead, the NOIA is notice of the City's expected. Contract award(s) pending resolution of the protest process period, pursuant to City Code of Ordinances, Section 35.15, and final approval by the City Council at a publicly noticed meeting. The NOIA (if any) will identify the apparent successful Contractor(s) and unsuccessful Contractor(s). NO CONTRACTOR SHOULD ASSUME PERSONAL NOTICE OF THE NOIA WILL BE PROVIDED BY THE CITY. INSTEAD, ALL CONTRACTORS SHOULD FREQUENTLY CHECK THE ELECTRONIC BIDDING SYSTEM FOR NOTICE OF THE NOIA.

Protest Process

Proposers should familiarize themselves with the procedures set forth in City Code of Ordinances, Section 35.15.

Once again thank you for participating in this solicitation and for your interest in doing business with the City.

Sincerely,

Keith Stewart, Contracts Manager

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RFP # 20250065

Proposal Submission Deadline: March 11, 2025, 3:00PM

Proposals Submitted: 3

Vendor	Status	Submission Date	No Bid Reason
Colliers Project Leaders	Submitted	3/11/2025 13:32	N/A
Hazen and Sawyer	Submitted	3/11/2025 11:45	N/A
PMA Consultants LLC	Submitted	3/11/2025 13:38	N/A

EVALUATION TABULATION

RFP No. 20250065

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RESPONSE DEADLINE: March 11, 2025 at 3:00 pm

Report Generated: Tuesday, August 5, 2025

SELECTED VENDOR

VENDOR RECOMMENDED BY THE EVALUATION PROCESS

Vendor	Location
Hazen and Sawyer	Hollywood, FL

PHASE 1

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
1A. Qualification & Experience - History	Points Based	45 *(5% of Total)*

Description:
Include a brief history of the Proposer (years in business, annual volume of work over past five (5) years, company ownership, officers, etc.). 2 Pages Maximum

Criteria	Scoring Method	Weight (Points)
1B. Qualification and Experience - Key Personnel	Points Based	45 *(5% of Total)*

Description:
Provide a resume for each key individual needed to carry out the proposal and describe their proposed role/responsibilities. Identify whether these key individuals gained experience within the design firm or outside the company, and with whom. Include years in industry. List only those directly related to this project. 1 Page Per Resume Maximum

Criteria	Scoring Method	Weight (Points)
1C. Qualification & Experience - Licenses and Certifications	Points Based	45 *(5% of Total)*

Description:
Provide copies of all licenses, certifications or other documentation required in order to enable the Team to perform the work proposed. Condense to Multiple Certs/License Per Page

Criteria	Scoring Method	Weight (Points)
1D. Qualification and Experience - Subcontractors	Points Based	45 *(5% of Total)*

Description:
Identify all subcontractors who will be used to carry out the work set forth in the Proposal. Describe the qualifications for employees of any such subcontractors. List only those directly related to this project. If N/A, elaborate.

Criteria	Scoring Method	Weight (Points)
1E. Qualification and Experience - Organizational Chart	Points Based	45 *(5% of Total)*

Description:
Include an organizational chart for key personnel who will be involved with the project.

Criteria	Scoring Method	Weight (Points)
2A. Owner's Representative Experience - Start and End Date	Points Based	25 *(2.8% of Total)*

Description:
Owner's Representative Experience
Include, at minimum, five (5) similar projects that have been completed in the past ten (10) years. At least one (1) must have used Design/Build as the delivery method.
2 Pages Each Project Maximum to Include:

Criteria	Scoring Method	Weight (Points)
2B. Owner's Representative Experience - Project Description	Points Based	180 *(20% of Total)*

Description:
Identify relevant similarities/scope to current bid project.

Criteria	Scoring Method	Weight (Points)
2C. Owner's Representative Experience - Timeliness and Budget	Points Based	50 *(5.6% of Total)*

Description:
Was project completed on time and on budget? If not, why? Include change order details.

Criteria	Scoring Method	Weight (Points)
2D. Owner's Representative Experience - Subcontractor Usage	Points Based	25 *(2.8% of Total)*

Description:
List any subcontractors used and note if they will be used on this project. If no subcontractors, please show how your firm can meet all the project needs.

Criteria	Scoring Method	Weight (Points)
2E. Owner's Representative Experience - References	Points Based	30 *(3.3% of Total)*

Description:
Include name, telephone, and email.

Criteria	Scoring Method	Weight (Points)
3A. Methodology/Approach - Planning	Points Based	145 *(16.1% of Total)*

Description:
What due diligence will be required for successful Design

Criteria	Scoring Method	Weight (Points)
3B. Methodology/Approach - Schedule	Points Based	60 *(6.7% of Total)*

Description:
Will other departments need to be involved, will public outreach be necessary, etc.

Criteria	Scoring Method	Weight (Points)
3C. Methodology/Approach -Coordination with City	Points Based	50 *(5.6% of Total)*

Description:
Include a reasonable estimate of project design and construction timelines. Can be a Gantt chart.

Criteria	Scoring Method	Weight (Points)
3D. Methodology/Approach - Project Challenges	Points Based	60 *(6.7% of Total)*

Description:
What challenges does the team foresee with the project? For example, lead times on materials and/or permitting.

Criteria	Scoring Method	Weight (Points)
3E. Methodology/Approach - Document Control	Points Based	50 *(5.6% of Total)*

Description:
How does the Team manage the flow of information, documents, approvals, etc.? How does the Team monitor progress and milestones?

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Total Score (Max Score 900)
Hazen and Sawyer	900	814	816	695	825	**810**
PMA Consultants LLC	820	763	806	733	755	**775.4**

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Total Score (Max Score 900)
Colliers Project Leaders	400	691	590	522	640	**568.6**

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	1A. Qualification & Experience - History Points Based 45 Points (5%)	1B. Qualification and Experience - Key Personnel Points Based 45 Points (5%)	1C. Qualification & Experience - Licenses and Certifications Points Based 45 Points (5%)	1D. Qualification and Experience - Subcontractors Points Based 45 Points (5%)	1E. Qualification and Experience - Organizational Chart Points Based 45 Points (5%)	2A. Owner's Representative Experience - Start and End Date Points Based 25 Points (2.8%)	2B. Owner's Representative Experience - Project Description Points Based 180 Points (20%)	2C. Owner's Representative Experience - Timeliness and Budget Points Based 50 Points (5.6%)	2D. Owner's Representative Experience - Subcontractor Usage Points Based 25 Points (2.8%)
Hazen and Sawyer	42.8	43.8	43.8	43	43	22.8	164	40	19
PMA Consultants LLC	41.4	42.4	43	41	41	20.6	149	31	19.4
Colliers Project Leaders	41	27.8	24	23	38	16.8	103	42	13

Vendor	2E. Owner's Representative Experience - References Points Based 30 Points (3.3%)	3A. Methodology/Approach - Planning Points Based 145 Points (16.1%)	3B. Methodology/Approach - Schedule Points Based 60 Points (6.7%)	3C. Methodology/Approach -Coordination with City Points Based 50 Points (5.6%)	3D. Methodology/Approach - Project Challenges Points Based 60 Points (6.7%)	3E. Methodology/Approach - Document Control Points Based 50 Points (5.6%)	Total Score (Max Score 900)
Hazen and Sawyer	28	126	53	44	52.8	44	**810**
PMA Consultants LLC	24.4	127	55.4	42.8	52	45	**775.4**
Colliers Project Leaders	26	89	37.6	33.4	26	28	**568.6**

INDIVIDUAL PROPOSAL SCORES

Colliers Project Leaders

1A. Qualification & Experience - History | Points Based | 45 Points (5%)

Evaluator 1: 45

Firm completed this section as requested; firm history, work volume provided.

Evaluator 2: 45

Brief history provided. Volume of work provided for the last 5 years, ownership and officers provided.

Evaluator 3: 40

information was provided.

Evaluator 4: 45

Firm listed their qualified in house personnel. Does not use subcontractors.

Evaluator 5: 30

Has project experienced

1B. Qualification and Experience - Key Personnel | Points Based | 45 Points (5%)

Evaluator 1: 10

Only one of the key personnel seems to have direct experience with water treatment facilities, if not with municipal plants exactly.

Evaluator 2: 39

Resumes provided, length within the firm provided for most individuals, and years in industry.

Evaluator 3: 40

information was provided.

Evaluator 4: 20

The Project Director lists sidewalk, roadway, and municipal complex projects. The Subject Matter Expert lists mostly storage and booster pump stations, with the exception of Floero - all based in Arizona. The Project Manager also does not show any large scale treatment plant (water or wastewater) projects. Overall, would like to have seen more plant and Florida based projects from the team as the processes can be specific to the region.

Evaluator 5: 30

Educated and licensed

1C. Qualification & Experience - Licenses and Certifications | Points Based | 45 Points (5%)

Evaluator 1: 10

Licenses and certifications provided for only 2 of the key personnel.

Evaluator 2: 35

Certifications provided by some individuals. (1 page) 1 FL License PE

Evaluator 3: 25

not all certifications were included and some that were provided were expired.

Evaluator 4: 20

It looks like there are licenses/certifications missing.

Evaluator 5: 30

Licensed provided

1D. Qualification and Experience - Subcontractors | Points Based | 45 Points (5%)

Evaluator 1: 10

Having no subs is unrealistic given that the City will need help with electrical, structural, instrumentation, controls, etc. I did not see where the firm addressed those disciplines in their submittal.

Evaluator 2: 30

No Subcontractors listed. Proposer mentioned the benefits of controlled costs by not needing Subcontractors. Proposer mentions physical help for ex: moving, does not list vendor as a sub or provide company name, but mentions procuring costs associated with this process.

Evaluator 3: 0

no such list was provided.

Evaluator 4: 45

Firm lists all disciplines are in house.

Evaluator 5: 30

Identified subs

1E. Qualification and Experience - Organizational Chart | Points Based | 45 Points (5%)

Evaluator 1: 35

Chart is adequate, but I repeat that only one of the key personnel seems to have direct water treatment plant construction experience.

Evaluator 2: 45

Chart is present, qualifications and experience for the members were provided.

Evaluator 3: 35

information was provided.

Evaluator 4: 45

Provided.

Evaluator 5: 30

Organized chart provided

2A. Owner's Representative Experience - Start and End Date | Points Based | 25 Points (2.8%)

Evaluator 1: 10

Only one of the projects provided are directly related to water treatment plant construction.

Evaluator 2: 14

Owner's rep experience was provided. Minimal Water Treatment Plant experience was provided. Type of treatment was not provided. Design Build experience was provided.

Evaluator 3: 15

information was provided.

Evaluator 4: 25

Provided.

Evaluator 5: 20

Experienced provided

2B. Owner's Representative Experience - Project Description | Points Based | 180 Points (20%)

Evaluator 1: 120

I did not see a statement comparing the sample projects to water treatment plant construction.

Evaluator 2: 100

The Firm has sufficient Owner's Rep experience, but I did not feel they provided very much relevant Water Treatment Plant experience. In particular, No RO experience. If they have some, it should be provided with some treatment details. Small RO Treatment plant referenced. 1MGD , steel GST, Corrosion issues. Expanding to 2MGD.

Evaluator 3: 100

information was provided, few comparative examples.

Evaluator 4: 55

Radiance Project - Which of this project team worked on this project? It is not listed on any resume, but is one of the treatment projects and should be highlighted. Only two of the projects are treatment related and all projects are based outside of Florida. Two were noted as design-build, but not treatment based.

Evaluator 5: 140

Documented

2C. Owner's Representative Experience - Timeliness and Budget | Points Based | 50 Points (5.6%)

Evaluator 1: 45

All projects mentioned were completed on time and budget, but I would need more detail since this is rare in the industry.

Evaluator 2: 45

Colliers made a large emphasis on being on time and budget, and mentioned multiple project reviews to ensure project is staying within budget. All projects listed were within budget and on time.

Evaluator 3: 35

projects were documented, no extensive documentation.

Evaluator 4: 50

Projects seem to be on time and budget.

Evaluator 5: 35

Documented

2D. Owner's Representative Experience - Subcontractor Usage | Points Based | 25 Points (2.8%)

Evaluator 1: 10

I would appreciate a statement on each project describing how the Prime team was able to handle reviewing all disciplines involved in a water treatment plant construction project.

Evaluator 2: 15

None listed. Colliers notes having team members in house to control costs.

Evaluator 3: 0

no documentation was provided.

Evaluator 4: 25

They did not use subcontractors on any projects, which is as stated earlier in the proposal.

Evaluator 5: 15

Provided

2E. Owner's Representative Experience - References | Points Based | 30 Points (3.3%)

Evaluator 1: 30

Information was provided.

Evaluator 2: 30

Projects attached had references and contact information.

Evaluator 3: 20

information was documented.

Evaluator 4: 30

Provided.

Evaluator 5: 20

Provided material

3A. Methodology/Approach - Planning | Points Based | 145 Points (16.1%)

Evaluator 1: 25

The information provided seemed to related to building of a residential or commercial sort, not a water treatment plant. The proposal keeps mentioning furniture, for example. Yes, desks will be needed in the water treatment plant, but this would be a minor concern.

The technical review portion worries me since I did not get a sense from the key resumes or from a subcontractors statement that the proposer could review all the disciplines involved in a water treatment plant construction project.

Evaluator 2: 130

Protect the interests of Port St. Lucie through careful oversight to ensure that newly created and/or renovated spaces are functionally appropriate for the occupants, aesthetically conforming to design standards, and financially managed to the established budget. Reduce costs and maximize value throughout the project with design critiques that provide options for best value, avoid high cost change orders, and utilize bidding and contracting strategies that reap benefits from a competitive marketplace. Preserve the project schedule by establishing critical milestones throughout the design and construction process, facilitating meetings and document reviews, and identifying critical path issues that can create delays before they materialize. Maintain construction quality assurance throughout the process by confirming the proper design and construction of materials and equipment, and verifying the performance of installed systems.

Evaluator 3: 120

methodology approach was documented and presented well.

Evaluator 4: 50

Proposer refers to wrong project under Roles & Responsibilities and Reconcile sections - Calls it the New Wastewater Treatment Plant. Under Phase 2 Project Budget, the proposal mentions being realistic about costs and owners mistakenly go by construction square footage costs. This is not how plants are estimated, it is done by MGD with different costs per gallon for different treatment processes based on current industry averages. Unsure about the Mover Procurement section. This is a new treatment plant that will run in conjunction with the existing plants. While there will be some movement of staff, furniture, fixtures, and equipment will be new. Much of this section feels rather generic copy/paste and seems more about a new building than a new plant.

Evaluator 5: 120

Provided material

3B. Methodology/Approach - Schedule | Points Based | 60 Points (6.7%)

Evaluator 1: 30

A plan was proposed, but it was very vague. I would have appreciated some detail as to building department, public works, etc. and how they might be affected. How the team would communicate with these departments so that could in turn answer public questions from their specific points of view.

Evaluator 2: 48

Schedule format was present, with approximate time frames for each phase, totaling 4 years. No dates provided yet.

Evaluator 3: 40

information was documented.

Evaluator 4: 30

Again very generic.

Evaluator 5: 40

Extensive experience advising and guiding numerous municipalities through the information dissemination and public outreach

3C. Methodology/Approach -Coordination with City | Points Based | 50 Points (5.6%)

Evaluator 1: 20

Two issues with the provided schedule: 1. The schedule seems geared to vertical construction as opposed to a water treatment plant. 2. Very detailed during design, but as much during construction which usually turns out to be the most important. This is where the majority of problems arise and where the expertise of the Owner's Rep is best applied.

Evaluator 2: 35

Schedule shows coordination with COPSL and D/B firm in rough format. Interactive project website- was mentioned and details may help with this, allowing responsible parties access to appropriate information. Approximate time frames for each phase, totaling 4 years. No dates provided yet.

Evaluator 3: 40

information was documented.

Evaluator 4: 37

Reasonable assumptions.

Evaluator 5: 35

Provided material

3D. Methodology/Approach - Project Challenges | Points Based | 60 Points (6.7%)

Evaluator 1: 0

Not responsive. There's a multitude of issues that could arise during the construction of a water treatment plant. Getting a few of these and how the firm would have dealt with them would have been helpful.

Evaluator 2: 35

Proposer discussed inflation, delivery of materials, and that "Every building is a prototype, therefore problems are likely. Once identified, Colliers Project Leaders will monitor the contractor’s efforts to address any problems. Depending upon the type of system being corrected, additional performance testing may be the only means of insuring proper operation."

Evaluator 3: 45

information was documented.

Evaluator 4: 15

Seems focused on moving, fixtures, furniture. We are highly concerned with things like PLC's, mechanicals, generators, and other long lead and high dollar items within a tight time frame.

Evaluator 5: 35

Provided material

3E. Methodology/Approach - Document Control | Points Based | 50 Points (5.6%)

Evaluator 1: 0

No document control plan was provided.

Evaluator 2: 45

Open and transparent communication channels between all parties is essential. This includes the exchange of project updates, clarifications on technical details, and addressing concerns or risks as soon as they arise. • Communication will also involve project management platforms, where project milestones, timelines, and deliverables can be tracked and communicated in real-time. Which platforms?

Evaluator 3: 35

information was provided but vague.

Evaluator 4: 30

This is noted under some of the projects in the previous tab, but not in this tab. *Fleshed out this portion in the presentation phase.

Evaluator 5: 30

Provided material

Hazen and Sawyer

1A. Qualification & Experience - History | Points Based | 45 Points (5%)

Evaluator 1: 45

Hazen has a long history in the industry, good volume of work in the past 5 years, company structure and officers provided.

Evaluator 2: 45

RO experience in FL. Experience with the city.

Evaluator 3: 44

extensive history as documented.

Evaluator 4: 40

Appreciate the breakdown of nationwide vs. local work. Did go over the two page maximum.

Evaluator 5: 40

Very good history

1B. Qualification and Experience - Key Personnel | Points Based | 45 Points (5%)

Evaluator 1: 45

All personnel included in this section are highly qualified and experienced.

Evaluator 2: 45

Extensive Relevant experience in DB and Membrane plants

Evaluator 3: 44

extensive qualifications as documented.

Evaluator 4: 45

Hazen resumes show extensive PDB experience in water and wastewater. Extensive water plant experience in Florida.

Evaluator 5: 40

Highly educated and experienced

1C. Qualification & Experience - Licenses and Certifications | Points Based | 45 Points (5%)

Evaluator 1: 45

Question addressed adequately.

Evaluator 2: 45

Submitted extensive proof.

Evaluator 3: 44

extensive qualifications and experience, licenses and certifications as documented.

Evaluator 4: 45

Provided.

Evaluator 5: 40

Provided materials

1D. Qualification and Experience - Subcontractors | Points Based | 45 Points (5%)

Evaluator 1: 45

Subcontractor is highly qualified and experienced. Would have appreciated a statement on how long they've worked with Hazen. Also, would have appreciated a statement on how other disciplines would be covered.

Evaluator 2: 45

Submitted, extensive experience for Sub. (HCE)

Evaluator 3: 40

identity and qualifications to relevant subcontractors documented.

Evaluator 4: 45

Provided detailed qualifications. Appears to have both distribution and collection experience from a construction management standpoint. Sub comes with grant experience and a key people for funding assistance.

Evaluator 5: 40

Material submitted

1E. Qualification and Experience - Organizational Chart | Points Based | 45 Points (5%)

Evaluator 1: 45

Appreciate the inclusion of funding assistance personnel. Chart has clear line of authority and includes personnel that could address items not specifically addressed later in the proposal.

Evaluator 2: 45

Org chart shows all key personnel well qualified.

Evaluator 3: 40

extensive organizational chart documented.

Evaluator 4: 45

Very thorough. Easy to see key personal, notations for those with sub (Holtz) and as needed support listed. Specific people noted for document control, operation, etc.

Evaluator 5: 40

Very detailed and informative

2A. Owner's Representative Experience - Start and End Date | Points Based | 25 Points (2.8%)

Evaluator 1: 25

Exceeded the maximum. At least 3 projects directly related to Owner's Rep in Water Treatment Plants.

Evaluator 2: 20

plenty of projects, all noted on time and budget with some still in process. Lots of relevant experience.

Evaluator 3: 24

extensive owners representative experience documented.

Evaluator 4: 25

Provided

Evaluator 5: 20

Well experienced

2B. Owner's Representative Experience - Project Description | Points Based | 180 Points (20%)

Evaluator 1: 180

Each project provided included a section on how the projects were relevant to the City's water treatment plant project.

Evaluator 2: 160

I felt that Hazen has had an extensive history, as well as current ongoing projects that are Membrane plants, and Brackish water RO plants. Many of which are in Florida, and had to deal with FDEP.

Evaluator 3: 175

extensive owners representative experience project descriptions documented.

Evaluator 4: 130

The chart on page 49 listing the projects, the firms role, delivery method, and if it is a membrane WTP project, is very helpful. In conjunction with the maps on pages 50-51 it's easy to understand. Would like to have seen more completed projects, not ongoing, to see final outcome. Would also like to have seen other collaborative projects between prime and sub.

Evaluator 5: 175

Provided in detailed

2C. Owner's Representative Experience - Timeliness and Budget | Points Based | 50 Points (5.6%)

Evaluator 1: 50

Each project mentioned the health of time and budget. Would have appreciated a little more detail on this. Many projects are not on time and budget, and if these are then clarification on how would have been informative.

Evaluator 2: 40

Timeliness and on budget seem to be consistent, with exception of ongoing projects, which were noted on time and budget to date.

Evaluator 3: 40

documented.

Evaluator 4: 30

Provided, however, many projects are ongoing.

Evaluator 5: 40

Provided

2D. Owner's Representative Experience - Subcontractor Usage | Points Based | 25 Points (2.8%)

Evaluator 1: 25

Although the projects mentioned subcontractors, the proposal did not mention how they were used in those particular examples.

Evaluator 2: 20

Hazen is Sub consulting HCE, Relevant experience was noted. Multiple other projects noted not using Subs.

Evaluator 3: 20

documented.

Evaluator 4: 10

Firm only noted that subs used were not the one proposed on this project. However, the intent is to see how firms fill in the gaps, if any.

Evaluator 5: 20

Detailed

2E. Owner's Representative Experience - References | Points Based | 30 Points (3.3%)

Evaluator 1: 30

All projects provided a reference.

Evaluator 2: 30

References attached, and contact information

Evaluator 3: 25

documented.

Evaluator 4: 30

Provided.

Evaluator 5: 25

Provided

3A. Methodology/Approach - Planning | Points Based | 145 Points (16.1%)

Evaluator 1: 145

The proposal discusses the work needed to setup the water treatment plant construction project: delivery method, procurement, communication with council, departments and the public.

Evaluator 2: 130

Clear Project Objectives, Budget and Cost Management, Communication and Collaboration, Risk Management, Time Management, Quality Control.

Evaluator 3: 135

methodology approach and planning well documented.

Evaluator 4: 75

Fairly generic copy/paste. Not project specific. It's a decent format, but would appreciate more project details.

Evaluator 5: 145

Detailed

3B. Methodology/Approach - Schedule | Points Based | 60 Points (6.7%)

Evaluator 1: 60

Sample CPM schedule provided based on their thoughts of this project, and bringing in information from an in-house database of other projects.

Evaluator 2: 50

These things are discussed in the proposal, and a collaborative approach is mentioned. “Effective communication isn’t about overwhelming people with information— it’s about delivering the right updates at the right time. We’ll have structured checkins and clear action plans, so the City always knows where things stand without getting bogged down in the details.” Schedule is a high oversight view with little details.

Evaluator 3: 50

documented.

Evaluator 4: 50

Also fairly generic and not very detailed. *Very detailed chart provided.

Evaluator 5: 55

Provided

3C. Methodology/Approach -Coordination with City | Points Based | 50 Points (5.6%)

Evaluator 1: 50

Communication with the council, other City departments, the public is mentioned in several parts of the proposal.

Evaluator 2: 45

“Effective communication isn’t about overwhelming people with information— it’s about delivering the right updates at the right time. We’ll have structured checkins and clear action plans, so the City always knows where things stand without getting bogged down in the details.” These things are discussed in the proposal, and a collaborative approach is mentioned.

Evaluator 3: 45

well documented.

Evaluator 4: 35

Generic. *Brought up presentation/workshops for buy in.

Evaluator 5: 45

Provided

3D. Methodology/Approach - Project Challenges | Points Based | 60 Points (6.7%)

Evaluator 1: 60

All major sources of headaches were identified and addressed.

Evaluator 2: 54

“With design-build, the key challenges are managing risk, maintaining control over costs, and ensuring quality while keeping up with an aggressive schedule. Our role is to be the City’s advocate—guiding them through the process, negotiating favorable terms, and making sure they stay in the driver’s seat. Surprises in permitting, unexpected site conditions, or supply chain issues. Being Proactive, not reactive. Good, Basic High-level overview. Well thought out, and explained well during presentation.

Evaluator 3: 45

documented.

Evaluator 4: 50

Generic. *Gave real world examples of issues on other projects and how these issues were resolved. Has database of typical issues and resolutions on membrane plants.

Evaluator 5: 55

Provided

3E. Methodology/Approach - Document Control | Points Based | 50 Points (5.6%)

Evaluator 1: 50

Presented several options for document control including a relatively new system that would integrate with design software. Able to train staff to use this new tool.

Evaluator 2: 40

Regular meetings and facilitating communication between all parties. Revit-ACC program. 3D Autocad workflow and file mangmt. software.

Evaluator 3: 45

documented.

Evaluator 4: 40

While other areas of the document notate specific persons assigned as Document Control Managers, there is nothing in this tab showing how that would be accomplished. Only one line on Page 75 mentions milestones. *Much more fleshed out during presentation. Gave real world examples and gave options not previously seen. All excellent options for project of this scale.

Evaluator 5: 45

Provided

PMA Consultants LLC

1A. Qualification & Experience - History | Points Based | 45 Points (5%)

Evaluator 1: 40

Did not see the 5-year breakdown as requested by the solicitation.

Evaluator 2: 42

Experience noted, Broad experience, some RO Treatment experience as well.

Evaluator 3: 40

documented.

Evaluator 4: 45

Interesting sidebar regarding the software patents. Interested in learning more.

Evaluator 5: 40

54 years experience, 100 billion in construction projects

1B. Qualification and Experience - Key Personnel | Points Based | 45 Points (5%)

Evaluator 1: 45

Firm seems to be experts in management. Many of the key individuals have a long history with the company.

Evaluator 2: 42

Broad experience, DB experience and construction management. Water treatment experience noted, some of which was RO.

Evaluator 3: 40

documented.

Evaluator 4: 45

A great deal of plant experience between the team, as well as DB, and other areas. The key sheet for the prime firm was helpful.

Evaluator 5: 40

Highly experienced

1C. Qualification & Experience - Licenses and Certifications | Points Based | 45 Points (5%)

Evaluator 1: 45

Completed as requested.

Evaluator 2: 45

Licenses and Certifications provided.

Evaluator 3: 40

documented, one certification was expired.

Evaluator 4: 45

Provided.

Evaluator 5: 40

High level of education, Licenses, & certifications

1D. Qualification and Experience - Subcontractors | Points Based | 45 Points (5%)

Evaluator 1: 45

Subs are highly qualified and cover most of the technical needs for reviewing plans, documents, etc. on behalf of the City. Disciplines mentioned are typical of what would be needed in a water treatment plant construction project.

Evaluator 2: 40

3 subs listed: CHA AXIOM GCI Relevant experience/qualifications are present

Evaluator 3: 40

documented.

Evaluator 4: 45

Identified and role/qualifications provided.

Evaluator 5: 35

Subcontractors well identified

1E. Qualification and Experience - Organizational Chart | Points Based | 45 Points (5%)

Evaluator 1: 45

Lines of authority are clear. It looks as if the prime set themselves up to wrangle the technical specialists.

Evaluator 2: 40

Org chart shows all parties involved through different phases, and which company they represent.

Evaluator 3: 40

documented and laid out well.

Evaluator 4: 45

Color coding helps with knowing which team member is with which firm.

Evaluator 5: 35

Organized

2A. Owner's Representative Experience - Start and End Date | Points Based | 25 Points (2.8%)

Evaluator 1: 15

As to the OA projects, unclear as to whether the dates meet the spirit of the question. The projects with PMA are not local. Projects from CHA are not OA, but certainly provide a good representation in this section.

Evaluator 2: 20

Projects were submitted within the last 10 years, and some older. Projects for Water Treatment plants where RO is the treatment process Included City of Vero Beach, City of Clearwater, and the Tesla UV plant was of particular interest to name a few. Lots of design build as well as some CMAR.

Evaluator 3: 23

relevant projects were documented.

Evaluator 4: 25

Provided.

Evaluator 5: 20

Good projects shown

2B. Owner's Representative Experience - Project Description | Points Based | 180 Points (20%)

Evaluator 1: 150

Only 2 of the projects included similarities explicitly stated. The others were self-evident to the technical side of water but not necessarily the OA. A definitive statement would have been helpful.

Evaluator 2: 140

The proposer has a vast experience in construction management and design build. Some projects were not directly related to new construction of a Water Treatment Plant, while others were and contained Reverse Osmosis treatment, like what will be utilized at the COPSL.

Evaluator 3: 165

relevant projects with supporting documentation provided.

Evaluator 4: 130

Some of the projects were outside of the 10 year time frame. Would like to have seen more Florida projects from Prime, though the projects highlighted are applicable save for some of the dates. Sub CHA has extensive plant experience in Florida. There are some

inconsistencies in formatting between the projects noted depending on firm. Prime followed the criteria to the letter, which made it easy to digest.

Evaluator 5: 160

Well documented

2C. Owner's Representative Experience - Timeliness and Budget | Points Based | 50 Points (5.6%)

Evaluator 1: 30

Similar to previous. Only 3 projects included this type of statement. Would have appreciated the others include the same.

Evaluator 2: 30

Some projects note they were completed on time; one project had over 1 million left in contract. Others noted completed on time, with no mention of whether or not it was within budget or if change orders were issued.

Evaluator 3: 30

specific details were not provided.

Evaluator 4: 25

Not always provided. Sub was missing some information such as who were there change orders (if applicable).

Evaluator 5: 40

Seemed to be on time

2D. Owner's Representative Experience - Subcontractor Usage | Points Based | 25 Points (2.8%)

Evaluator 1: 20

The subcontractors are highly experienced, including some directly in water treatment plants. Firm mentioned their long history with one particular sub, but would have appreciated a similar statement to each of the other subs.

Evaluator 2: 22

3 subs listed that will be used on this project. CHA AXIOM GCI

Evaluator 3: 22

documented.

Evaluator 4: 13

Sub was missing some information such as who were there subs (if applicable).

Evaluator 5: 20

Documented

2E. Owner's Representative Experience - References | Points Based | 30 Points (3.3%)

Evaluator 1: 20

References were provided in many of the projects, but not in all.

Evaluator 2: 25

References included from previous projects, with contact information.

Evaluator 3: 27

documented.

Evaluator 4: 30

Provided.

Evaluator 5: 20

Documented

3A. Methodology/Approach - Planning | Points Based | 145 Points (16.1%)

Evaluator 1: 145

Provided a list of the major hold ups in a typical project and how they would address them. They recognized how water treatment plant construction has changed over time, technological improvements, etc.

Evaluator 2: 130

the proposer mentions meeting the needs of rapidly growing populations, responding to new regulatory mandates, and overhauling aging infrastructures. Project Delivery & Procurement Strategy Site Analysis & Feasibility Studies Regulatory & Permitting Requirements Capacity & Demand Analysis Technology selection, Infrastructure and utility coordination, Budget and costs estimates,

Stakeholders and community engagement Identify potential design, permitting, construction, and operational risks, such as design coordination, submittals and long lead items, and supply chain issues.

Evaluator 3: 135

well documented.

Evaluator 4: 100

Would like to have seen more under this planning section. Some generic information, though the highlighted project is impressive and shows the prime firms capabilities. *Additional information provided regarding flow of information, approvals, etc.

Evaluator 5: 125

Documented

3B. Methodology/Approach - Schedule | Points Based | 60 Points (6.7%)

Evaluator 1: 60

Detailed explanation of their experience in scheduling. Included a Gantt chart that addresses the general outline of a water treatment plant construction project with tentative dates, duration, milestones, and critical path.

Evaluator 2: 52

Schedule was provided, just over 4 years finishing in the 3rd quarter of 2029.

Evaluator 3: 55

well documented.

Evaluator 4: 60

This is very well fleshed out in the gantt chart. Would be interested in seeing more on their technology as it's very much highlighted in this proposal.

Evaluator 5: 50

Documented

3C. Methodology/Approach -Coordination with City | Points Based | 50 Points (5.6%)

Evaluator 1: 50

Mentioned that their job would be to represent the interests of the City in all communications with the Design-Builder, regulatory agencies, etc.

Evaluator 2: 45

There is acknowledgement of other departments involvement such as FDEP and SFWMD, and public outreach.

Evaluator 3: 49

very well documented.

Evaluator 4: 30

Fairly generic copy/paste. However, the real life projects where the prime firm applies this is a nice touch.

Evaluator 5: 40

Key ways to assist with coordination with the city

3D. Methodology/Approach - Project Challenges | Points Based | 60 Points (6.7%)

Evaluator 1: 60

Submission covered most possible risks associated with this type of project. They addressed each challenge systematically, in general, but then personalized it to the City's specific worries.

Evaluator 2: 50

Defining Clear Project Requirements Selecting Qualified Design Build Teams / Inadequate evaluation during procurement can result in selecting teams lacking necessary experience, leading to project inefficiencies. Navigating Complex Regulatory Requirements Managing risks, Maintain quality control, coordinating activities, controlling costs and keeping on schedule.

Evaluator 3: 55

very well documented.

Evaluator 4: 45

This started as fairly generic, though the prime obviously has a system in place for addressed common issues. There were some local challenges noted, including the long lead items and potential weather related setbacks. Would like to have seen more on the way to address all the challenges noted.

Evaluator 5: 50

Permitting delays, Equipment lead times, Existing infrastructure

3E. Methodology/Approach - Document Control | Points Based | 50 Points (5.6%)
Evaluator 1: 50
Answered both questions thoroughly. Provided an outline of how documents would created, accessed, and distributed.
Evaluator 2: 40
PMA would utilize Procore, Aconex, e-Builder, Kahua, or a similar project management platform to manage project documents in a single, cloud-based location. • The DMS would allow real-time access to design documents, specifications, RFIs, submittals, and reports. "Document management" Communication and training for stakeholders
Evaluator 3: 45
well documented.
Evaluator 4: 50
This seems to be where the prime excels. Would like to see more on this in presentation.
Evaluator 5: 40
By implementing a structured Document Management System (DMS)

CITY OF PORT ST. LUCIE
CONTRACT #20250065
OWNER'S REPRESENTATVE FOR DESIGN-BUILT PROJECT FOR NEW WATER TREATEMENT PLANT AND REALTED IMPROVEMENTS

This Contract, executed this _____ day of _____, 2025, by and between the CITY OF PORT ST. LUCIE, FLORIDA, a municipal corporation, duly organized under the laws of the State of Florida, hereinafter called "City," and HAZEN AND SAWYER, 4000 Hollywood Blvd., Suite 750N Hollywood, Florida 33021 hereinafter called "Engineer" "Consultant," "Hazen" or "Contractor." The City and Consultant may be referred to herein individually as a "party" or collectively as the "parties."

SECTION I
RECITALS

In consideration of the below agreements and covenants set forth herein, the parties agree as follows:

WHEREAS, Consultant is licensed in the State of Florida; and

WHEREAS the City wishes to contract with a consultant to provide Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements based on the terms and subject to the conditions contained herein; and

WHEREAS, Consultant is qualified, willing, and able to provide the Scope of Services and products / services specified on the terms and conditions set forth herein; and

WHEREAS, the City desires to enter into this Contract with Consultant to perform the Scope of Services and product / services specified and, with a commission amount to be paid, as agreed upon below.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein name, the parties agree as follows:

The Recitals set forth above are hereby incorporated into this Contract and made a part of hereof for reference.

SECTION II
NOTICES

All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person, sent by certified mail with return receipt request, email with read receipt, or by Fed-EX, UPS, courier, or other similar and reliable carrier and addressed as follows, unless written notice of a change of address is given pursuant to the provisions of this Contract. Each such notice shall be deemed to have been provided:

I. The same day, if sent via email with read receipt.

II. Within one (1) day in the case of overnight hand delivery, courier, or services such as Fed-Ex or UPS with guaranteed next day delivery; or,

III. Within seven (7) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

From time to time, the parties may change the name and address of the person designated to receive notice. Such change of the designated person or their designees and/or address shall be in writing to the other party and as provided herein.

Consultant:
Hazen and Sawyer
Kurt Pfeffer, PE
4000 Hollywood Blvd. Suite 750N
Hollywood, Florida 33021
561-314-2446
Email: kpfeffer@hazenandsawyer.com

City Contract Administrator:
Keith Stewart, NIGP-CPP
Procurement Manager - Procurement Management Division
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5099
772-344-4068 / FAX 772-871-7337
E-mail: kstewart@cityofpsl.com

City Project Manager:
Colleen Jacobsen, Project Manager
Utilities Department
1001 SE Prineville Street
Port St Lucie Florida 34983
772-871-7309
Email: cjacobsen@cityofpls.com

SECTION III
DESCRIPTION OF SERVICES TO BE PROVIDED

Task 1 – Project Management

Services under this Task will be provided as follows:

Task 1.1 – Monthly Status Reports

A Status Report will be prepared and submitted within 15 days of the conclusion of each month. The Status Report will also be attached to the monthly invoice. The Status Report will provide the following information:

- Overall status of each task.
- Work performed during the month.
- Estimated completion of task and major subtasks.
- Current challenges/issues.

In addition to the Status Report, a Monthly Status Meeting between City and Hazen Project Manager will be held to discuss the status of all subtasks for this Work Authorization. It is anticipated that this work authorization will be completed within nine (9) months.

As part of this task, Hazen will also perform the following:

- Monitor the status of budget
- Coordinate the activities of the party responsible for each task.
- Monitor project schedules and task completion with respect to deadlines and budgets. Deliverables (issued via electronic delivery in .pdf format):
- Monthly status report and meeting minutes.

Subtask 1.2 – Project Status Reports and Materials

Hazen will prepare and submit to City a Quarterly Project Status Report that includes accomplishments during the current reporting period, upcoming activities for the next reporting period, tracking of issues and action items, and any other related information. Hazen will prepare meeting materials for a Quarterly Progress Update with City management. Hazen will prepare agenda, design figures, and/or presentation format for use or distribution in the meeting.

City will review the proposed format for materials and project status details. Hazen will update the materials prior to the first meeting and then continue that format throughout the project.

The efforts associated with this task include the document management and reporting for tasks associated with this work authorization.

Deliverables (issued via electronic delivery in .pdf format):

- Meeting Agendas
- Meeting presentations
- Quarterly Project Status Reports

Task 2 – Design-Build Procurement Services

The work proposed in this task will assist with the procurement of the design-build firm.

Task 2.1 – Design-Build Procurement Assistance

Hazen will review and evaluate each proposal submitted to ensure compliance with the RFQ/RFP or RFQ/RFP document. Hazen will perform the following:

- Attend pre-bid meeting with prospective bidders, prepare technical portion of meeting agenda.
- Prepare responses to inquiries (RFIs) during the proposal period and prepare addenda (assuming up to 10 RFIs and five addenda).

- Evaluation of the technical aspects of the design-build proposals (assuming up to five proposals are received).
- Provide input on the proposals relative to compliance with the RFQ or RFP documents.
- Provide guidance and expertise with negotiating the final contract terms and first work authorization.
- Review terms for incentive/award fee and contingency budget development and incorporate payment terms into the RFQ/RFP (if applicable).

Deliverables (issued via electronic delivery in .pdf format):

- Pre-bid conference technical agenda.
- Responses to questions from prospective bidders, supporting documents, and addenda for City distribution for up to five (5) addenda.
- Tabulated summary and evaluation of the proposals relative to compliance with the RFQ/RFP documents

Task 3 – Funding and Grant Assistance

Hazen will host an online meeting to review the potential funding and grants that may be available to the City for construction of the new WTP. Hazen will provide meeting minutes following the meeting summarizing key elements/discussions during the meeting.

If the City selects funding opportunities and requests the assistance of Hazen for these efforts, the scope and compensation for these services will be provided in Task 6 (Additional Engineering Services).

Task 4 – Evaluation of Existing Lime Softening for PFAS Compliance

As part of this task, Hazen will evaluate the alternatives of making improvements to the lime softening treatment at the Prineville Water Treatment Plant to comply with the new PFAS regulations versus expanding the Rangeline Water Treatment Plant to make up for this water supply.

Subtask 4.1 – Collect/Review Existing Data

Hazen will request data from the City for review. Data will include the following:

- Raw water quality data for the last five years (including monthly and annual analyses)
- Monthly WTP operating reports for the last 1 to 5 years
- WTP drawings, including process flow diagrams and site layouts
- Overall site plan depicting location of raw water wells and WTP
- SFWMD Water Use Permit
- PFAS data

Hazen will summarize the raw water quantity and quality in a summary memorandum along with the current treatment performance of the lime softening plant. This data will be used to develop and analyze alternatives in the Subtask 4.2 and 4.3.

Subtask 4.2 – Develop Alternatives and Conceptual Costs

Hazen will develop alternatives for consideration by the City. The alternatives will be developed with a conceptual schematic and an opinion of probable construction cost.

Hazen will also identify monthly operational costs for the alternatives, based on the City's current costs, and costs at other similar local facilities.

Hazen will calculate the 20-year net present worth of each alternative based on initial capital construction costs, energy costs, and chemical costs.

Initially, these alternatives may likely include the following:

- Continue with lime softening of the surficial wells.
- Bolt on PFAS removing ion exchange vessels or Granular Activated Carbon (GAC) to the existing lime softening WTP.
- Construct additional reverse osmosis skids for treatment of the Floridan Aquifer at either Prineville or Rangeline Water Treatment Plant.
- Construct a combination of nanofiltration skids and reverse osmosis skids at either Prineville or Rangeline Water Treatment Plant.

Subtask 4.3 – Perform Decision Criteria Modelling

Hazen will develop qualitative criteria for consideration by the City. Hazen will develop a scoring methodology. Hazen will present preliminary weightings for each criterion. Initially, criteria for consideration include protection of public health and safety (PFAS removal efficiency), ease of permitting, reliability, ease of operations and maintenance, independence from other utilities, and constructability.

Next, Hazen will develop a decision criteria matrix, which will summarize the criteria and the associated scoring ranges for each criterion. Hazen will lead a workshop to assist the City in scoring each alternative. Hazen will document the scorings and rankings performed by the City at this workshop.

Subtask 4.4 – Prepare Technical Memorandum

Hazen will prepare a brief technical memorandum (TM) to document the development of the alternatives, criteria for evaluation, and summary results of the workshop. Hazen will also summarize the capital costs and operating costs of each alternative in a summary table. The summary cost table will also include a summary of the 20-year net present worth of each alternative.

Hazen will deliver the technical memorandum electronically in draft format for the City's review. After receipt of the City's comments, Hazen will update and deliver the final technical memorandum electronically to the City.

Task 5 – Additional Engineering Services

Task 5 is for Additional Engineering Services that could be required to perform additional work due to unforeseen assistance that the City might request. Services provided under this Task shall be billed on an hourly basis up to the specified amount as authorized by the City, subject to the limits set in the agreement. Services performed under this Task must be initiated by an email authorization issued by the City.

Additional Engineering Service may include, but not be limited to:

- Regulatory assistance with the South Florida Consumptive Use Permit
- Corrosion control evaluation
- Grant application preparation
- Evaluation and initial preparation of a Project Management Information System (PMIS)
- Assistance in preparing or reviewing documents, presentations, or related items.

SECTION IV
TIME OF PERFORMANCE

The Contract Period start date will be _____ and will terminate three (3) calendar years thereafter on _____. The Consultant will be required to commence work under this Contract within ten (10) calendar days after the start date identified in this Contract. In the event all work required in the bid specifications has not been completed by the specified date, the Consultant agrees to provide work as authorized by the Project Manager until all work specified in the bid specifications has been rendered and accepted by the City.

Written requests shall be submitted to the Project Manager for consideration of extension of completion time due to strikes, unavailable materials, or other similar causes over which the Consultant feels he has no control. Requests for time extensions shall be submitted immediately, but in no event, more than two (2) weeks upon occurrence of conditions, which, in the opinion of the Consultant, warrant such an extension with reasons clearly stated and a detailed explanation given as to why the delays are considered to be beyond the Consultant's control.

SECTION V
RENEWAL OPTION

In the event the Consultant offers in writing, no less than ninety (90) days prior to the termination of this Contract, to provide the identical materials required in this Contract for two (2) additional one-year terms for a total charge that is acceptable, then the City without additional bidding or negotiation, may, with the mutual agreement of the Consultant, extend this Contract for such additional one-year terms.

Economic price adjustments upward or downward may be considered at the time of renewal; however, adjustments must be agreed upon in writing by both parties.

SECTION VI
COMPENSATION

The total amount to be paid by the City to the Consultant is on a per unit price basis listed on Schedule "A & B" for a total amount of **$199,020.00**. Payments will be disbursed in the following manner:

See Schedule "A"

The Contract Sum - Work to be paid for on the basis of per unit prices: each, lump sum, linear feet, square yards, system, etc.

Progress Payments – Invoices for services shall be submitted once per month, by the tenth (10th) day of each month, and payments shall be made within twenty (20) business days, unless Consultant has chosen to take advantage of the Purchasing Card Program, which guarantees payment within several days. Payments shall be made within twenty (20) business days of receipt of Consultant's valid invoice, provided that the invoice is accompanied by adequate supporting documentation and is approved by the Project Manager is required under Section XVI of the Contract.

All invoices and correspondence relative to this Contract must contain the City's Contract number and Purchase Order number, detail of items with prices that correspond to the Contract, a unique invoice number and partial and final release of liens. Additionally, all bills invoices, and/or charges must clearly identify the activities performs and the associated costs.

All invoices are to be sent to the assigned Project Manager for this Contract.

In the event the City deems it expedient to perform work which has not been done by the Consultant as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Consultant as required in these Specifications, all expenses thus incurred by the City, at the City's option, will be invoiced to the Consultant and/or deducted from payments due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

All payments not made within the time specified by this section shall bear interest from thirty (30) calendar days after the due date at the rate of one (1) percent per month on the unpaid balance.

Payment by City's Visa Card Program - The City currently utilizes the State of Florida Visa Program. The awarded Contractor can take advantage of this program and in consideration, receive payment within several days instead of NET 30 terms. Any percentage off the quoted bid price for the acceptance of payment by Visa will be taken into the account for consideration of the best value to the City. If no percentage is provided in the cost proposal, the City shall assume a zero (0) percent discount applies**.**

Payment - ***To ensure proper payment, the awarded Proposer must comply with the following:***

1. The City shall have not less than thirty (30) days to pay for any commodities.

2. Invoices must clearly show the description of products and/or services to include the number of each product or line item fulfilled.
3. All invoices must reference the Contract Number as established by the City.
4. Under no circumstance, will interest of any kind be required as payment to the Awarded Proposer.
5. All charges, e.g., set up costs, must be included in the cost proposal. No charges will be allowed unless specified in the RFP and agreed upon by the City.
6. Any discrepancies noted by the City must be corrected by the Awarded Proposer within forty-eight (48) hours.
7. The payment amount due on invoices shall not be altered by the City personnel. Once disputed items are resolved, the Awarded Proposer must submit an amended invoice, or a credit memorandum for the disputed amount.
8. The City will not make partial payments on an invoice where there is a dispute.
9. The City will only make payments on authorized transactions.
10. All invoices must be sent to: The Project Manager.

Taxes - Consultant is responsible for all federal, state, and local taxes and other charges related to the performance of this Contract.

SECTION VII
WORK CHANGES

The City reserves the right to order work changes in the nature of additions, deletions, or modifications without invalidating the Contract, and agrees to make corresponding adjustments in the Contract price and time for completion. Any and all changes must be authorized by a written change order signed by the City's Purchasing Agent or his designee as representing the City. Work shall be changed and the Contract price and completion time shall be modified only as set out in the written change order. Any adjustment in the Contract price resulting in a credit or a charge to the City shall be determined by mutual agreement of the parties before starting the work involved in the change. Any dispute concerning work changes 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 Manager shall be final and conclusive.

SECTION VIII
CONFORMANCE WITH PROPOSAL

It is understood that the materials and/or work required herein are in accordance with the proposal made by the Consultant pursuant to the Solicitation and Specifications on file in the Procurement Management Division of the City. All documents submitted by the Consultant in relation to said proposal, and all documents promulgated by the City for inviting proposals are, by reference, made a part hereof as if set forth herein in full.

SECTION IX
INDEMNIFICATION/HOLD HARMLESS

Consultant agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorney's fees for personal, economic or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the negligent acts, errors, omissions or other wrongful conduct of Consultant, agents, laborers, subconsultants or other personnel entity acting under Consultant control in connection with the Consultant's performance of services under this Contract. To that extent, Consultant shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. That the aforesaid hold-harmless agreement by Consultant shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Consultant or any agent laborers, subconsultants, or employees of Consultant regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Consultant shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Consultant on the work. This indemnification shall survive the termination of this Contract.

SECTION X
SOVEREIGN IMMUNITY

Nothing contained in this Contract 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.

SECTION XI
INSURANCE

The Consultant shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the Consultant are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Consultant under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

1. Workers' Compensation Insurance & Employer's Liability: The Consultant shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with section 440, Florida Statutes.

Employers' Liability must include limits of at least $100,000.00 each accident, $100,000.00 each disease/employee, and $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by the Consultant qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

2. Commercial General Liability Insurance: The Consultant shall agree to maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Fire damage	$100,000 any 1 fire
Medical expense	$10,000 any 1 person

3. Additional Insured: An Additional Insured endorsement **must** be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent consultants and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

   Except as to Workers' Compensation and Employers' Liability and Professional Liability Insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents, and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read: **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20250065 - Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements ."** Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Consultant shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

4. Business Automobile Liability Insurance: The Consultant shall agree to maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event the Consultant does not own any automobiles, the Business Auto Liability requirement shall be amended allowing Consultant to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the

Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary and non-contributory basis.

5. Professional Liability Insurance: Consultant shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability, at a limit of liability not less than $2,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds $10,000, the City reserves the right, but is not obligated, to review and request a copy of Consultant's most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis, Consultant warrants that the retroactive date equals or precedes the effective date of this Contract. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Contract, Consultant shall agree to purchase a SERP with a minimum reporting period not less than four (4) years. If the policy contains an exclusion for dishonest or criminal acts, defense coverage for the same shall be provided.

6. Waiver of Subrogation: By entering into this Contract, the Consultant agrees to a Waiver of Subrogation for each required policy. When required by the insurer or should a policy condition not permit an Insured to enter into a pre-loss contract to waive subrogation without an endorsement, then Consultant shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

7. Deductibles: All deductible amounts shall be paid for and be the responsibility of the Consultant for any and all claims under this Contract. Where an SIR or deductible exceeds $5,000, the City reserves the right, but is not obligated, to review and request a copy of the Consultant's most recent annual report or audited financial statement.

   It shall be the responsibility of the Consultant to ensure that all independent consultants and/or subconsultants comply with the same insurance requirements referenced herein. It will be the responsibility of the Consultant to obtain Certificates of Insurance from all independent consultants and subconsultants listing the City as an Additional Insured without the language, "when required by written contract." If the Consultant, any independent consultants, and/or any subconsultants maintain higher limits than the minimums listed above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant/independent consultant/subconsultant.

   The Consultant may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

   The City, by and through its Risk Management Department, reserves the right, but is not obligated, to review, modify, reject, or accept any required policies of insurance, including limits, coverages, or endorsements, herein from time to time throughout the term of this Contract. All insurance carriers must have an AM Best rating of at least A:VII or better.

   A failure on the part of the Consultant to execute the Contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

SECTION XII
ACTS OF GOD

Emergencies - In the event of emergencies affecting the safety of persons, the work, or property, at the site or adjacent thereto, the Consultant, or his designee, without special instruction or authorization from the City, is obligated to act to prevent threatened damage, injury, or loss. In the event such actions are taken, the Consultant shall promptly give to the City written notice and contact immediately by phone, of any significant changes in work or deviations from the Contract documents caused thereby, and if such action is deemed appropriate by the City, a written authorization signed by the City covering the approved changes and deviations will be issued.

SECTION XIII
PROHIBITION AGAINST FILING OR MAINTAINING LIENS AND SUITS

Subject to the laws of the State of Florida and of the United States, neither Consultant nor any subconsultant, supplier of materials, laborer, or other person/entity shall file or maintain any lien for labor or materials delivered in the performance of this Contract against the City. The right to maintain such lien for any or all of the above parties is hereby expressly waived.

SECTION XIV
COMPLIANCE WITH LAWS

The Consultant shall give all notices required by and shall otherwise comply with all applicable laws, ordinances, and codes and shall, at his own expense, secure and pay the fees and charges for all its professional licenses required for the performance of the Contract. All materials furnished and works done are to comply with all federal, state, and local laws and regulations. Consultant will comply with all requirements of 28 C.F.R. § 35.151. Consultant and any subcontractors shall comply with section 119.0701, Florida Statutes. The Consultant and any subconsultants are to allow public access to all documents, papers, letters, or other material made or received by the Consultant in conjunction with this Contract, unless the records are exempt from Article I, section 24(a), Florida Constitution, and section 119.07(1)(a), Florida Statutes. Pursuant to section 119.10(2)(a), Florida Statutes, any person who willfully and knowingly violates any of the provisions of chapter 119, Florida Statutes, commits a misdemeanor of the first degree, punishable as provided in sections 775.082 and 775.083, Florida Statutes.

RECORDS

The City of Port St. Lucie is a public agency subject to chapter 119, Florida Statutes. The Consultant shall comply with Florida's Public Records Law. CONSULTANT'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to section 119.0701, Florida Statutes,

Consultant agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the City in order to perform the service.

1. The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government Agencies.
2. During the term of the Contract, the Consultant shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this Contract. The form of all records and reports shall be subject to the approval of the City.

3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the City. Consultant's records under this Contract include, but are not limited to, supplier/subconsultant invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Contract.

4. The Consultant agrees to make available to the City, during normal business hours all books of account, reports and records relating to this Contract.

5. A Consultant who fails to provide the public records to the City within a reasonable time may also be subject to penalties under section 119.10, Florida Statutes.

Upon request from the City's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

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 Contract term and following completion of the Contract if the Consultant does not transfer the records to the City.

Upon completion of the Contract, transfer, at no cost to the City, all public records in possession of the Consultant, or keep and maintain public records required by the City to perform the service. If the Consultant transfers all public records to the City upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871 5157
prr@cityofpsl.com

TRADE SECRETS

Any material submitted to the City that Consultant contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including chapter 119, Florida Statutes) ("Trade Secret Materials"), must be separately submitted and conspicuously labeled: "EXEMPT FROM PUBLIC RECORD PRODUCTION – TRADE SECRET." In addition, simultaneous with the submission of any Trade Secret Materials,

the Consultant shall provide a sworn affidavit from a person with personal knowledge attesting that the Trade Secret Materials constitute trade secrets under section 688.002, Florida Statutes, and stating the factual basis to support the attestation. If a third party submits a request to the City of records designated by the Contract as Trade Secret Materials, the City shall refrain from disclosing the Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by the Consultant. Consultant shall indemnify and defend the City, its employees, agents, assigns, successors, and subcontractors from any and all claims, causes of action, losses, fines, penalties, damages, judgments, and liabilities of any kind, including attorney's fees, litigation expenses, and court costs, relating to the nondisclosure of any Trade Secret Materials in response to a records request by a third party.

SECTION XV
E-VERIFY

In accordance with section 448.095, Florida Statutes, the Consultant agrees to comply with the following:

1. Consultant must register with and use the E-Verify system to verify the work authorization status of all new employees of the Consultant. Consultant must provide City with sufficient proof of compliance with this provision before beginning work under this Contract.

2. If Consultant enters into a contract with a subconsultant, Consultant must require each and every subconsultant to provide the Consultant with an affidavit stating that the subconsultant does not employ, contract with, or subconsult with an unauthorized alien. The Consultant shall maintain a copy of each and every such affidavit(s) for the duration of the Contract and any renewals thereafter.

3. The City shall terminate this Contract if it has a good faith belief that a person or an entity with which it is contracting has knowingly violated section 448.09(1), Florida Statutes.

4. Consultant shall immediately terminate any contract with any subconsultant if Consultant has, or develops, a good faith belief that the subconsultant has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subconsultant of Consultant knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Consultant and order the Consultant to immediately terminate the contract with the subconsultant.

5. The City shall terminate this Contract for violation of any provision in this section. If the Contract is terminated under this section, it is not a breach of contract and may not be considered as such. If the City terminates this Contract under this section, the Consultant may not be awarded a public contract for a least one (1) year after the date on which the Contract was terminated. A contractor is liable for any additional costs incurred by the City as a result of the termination of a contract.

6. The City, Consultant, or any subconsultant may file a cause of action with a circuit or county court to challenge a termination under section 448.095(5)(c), Florida Statutes, no later than twenty (20) calendar days after the date on which the Contract was terminated. The parties agree that such a cause of action must be filed in St. Lucie County, Florida, in accordance with the Venue provision otherwise provided herein.

SECTION XVI
CORRECTION OF WORK PRODUCT

Upon failure of the Consultant to perform any work in accordance with the applicable standard of care and which the City alleges results in an error or omission, after five (5) days written notice to cure provided to the Consultant, the City may, without prejudice to any other remedy, coordinate to correct such errors or omissions. The City may withhold from Consultant or otherwise charge Consultant all costs City incurs to correct any error or omission, subject to Consultant's right to contest such withholds as a good faith dispute. Such examination, inspection, or tests made by the Project Manager, at any time, shall not relieve Consultant from performing to the standard of care in Consultant's work. For the avoidance of doubt, Consultant's inspection activities are not a guarantee of any contractor work and shall not form the basis of an error or omission claim.

Errors and Omissions - Consultant's work that City alleges contains an error or omission may be deemed as defective by the City, and all such Consultant work shall be remedied by Consultant, subject to Consultant's right to contest such finding by City as part of a good faith dispute. Without unnecessary delay, and subject to the direction of the City, the Consultant shall remediate its work that contains such errors or omissions in a manner acceptable to the City. To the extent Consultant's work contains an error or omission the City shall not be charged for the remediation of such work.

Deductions - In the event the City deems it expedient to perform work which has not been done by the Consultant as required by these Specifications, or to correct work which does not meet the standard of care all expenses incurred by the City will be invoiced to Consultant as defined as an error or an omission within this Article XVI. Any disagreement between City and Consultant as to Consultant's liability for Consultant performing below the standard of care subject to an error or omission, or the costs associated with such error or omission will form the basis of a good faith dispute between the parties. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

SECTION XVII
SCRUTINIZED COMPANIES

By entering into this Contract with the City, Consultant certifies that it and those related entities of Consultant, as defined by Florida law, are not on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, and are not engaged in a boycott of Israel. The City may terminate this Contract if Consultant or any of those related entities of Consultant, as defined by Florida law, are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Notwithstanding the preceding, the City reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists or engaged in business operations in Cuba or Syria to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of one million dollars or more, or may permit a company on the Scrutinized Companies that Boycott Israel List to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of any amount, should the City determine that the conditions set forth in section 287.135(4), Florida Statutes, are met.

SECTION XVIII
CONTRACT ADMINISTRATION

Amendments - The City and the Consultant agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the express intention of the Contract. The Contract may be amended in writing from time to time by mutual consent of the parties. All amendments to the Contract must be in writing and fully executed by duly authorized representatives of the City and the Consultant.

Fiscal Year - All reference to Fiscal Year shall mean the City's Fiscal Year. The City's Fiscal Year is from October 1st through September 30th.

Joint Venture - Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership or joint venture, or other association of any kind or agent and principal relationship, between the vested parties. Each party shall be deemed to be an independent consultant contracting for the services and acting toward the mutual benefits expected to be derived from the mutually agreed upon Contract. Neither Consultant nor any of Consultant's agents, employees, subconsultants or consultants shall become or be deemed to become agents or employees of the City. Consultant shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subconsultants, including but not limited to employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to the Contract.

Performance by Industry Standards - The Consultant represents and expressly warrants that all aspects of the Services provided or used by it shall, at a minimum, conform to the standards in the Consultant's industry. This requirement shall be in addition to any express warranties, representations, and specifications included in the Contract, which shall take precedence.

Permits, Licenses, and Certifications - The Consultant shall be responsible for obtaining all licenses, certifications, etc., required by Federal, State, County, and Municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform with the requirements of said legislation. The Consultant shall be required to complete a **W-9 Taxpayer Identification Form,** provided with the City's Contract, and return it with the signed Contract and insurance documents.

Use of Name or Intellectual Property - Consultant agrees it will not use the name or any intellectual property, including but not limited to, City trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the City.

Waiver - Except as specifically provided for in a waiver signed by duly authorized representatives of the City and the Consultant, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Contract shall not be construed as affecting any subsequent right to require performance or to claim a breach. Each waiver, if mutually agreed upon, shall be published as a Contract amendment.

SECTION XIX
ADDITIONAL REQUIREMENTS

In the event of any conflict between the terms and conditions, appearing on any purchase order issued relative to this Contract, and those contained in this Contract and the Specifications herein referenced, the terms of this Contract and Specifications herein referenced shall apply.

City's Public Relations Image - The Consultant's personnel shall at all times handle complaints and any public contact with due regard to the City's relationship with the public. Any personnel in the employ of the Consultant involved in the execution of work that is deemed to be conducting himself in an unacceptable manner shall be removed from the project at the request of the City Manager.

Cooperative Purchasing Agreement - This Contract may be expanded to include other governmental agencies provided a cooperative purchasing agreement exists or an inter-local agreement for joint purchasing exists between the City of Port St. Lucie and other public agencies. Consultant may agree to allow other public agencies the same items at the same terms and conditions as this Contract, during the period that this Contract is in effect. Each political entity will be responsible for execution of its own requirements with the Consultant.

SECTION XX
ASSIGNMENT

Consultant shall not delegate, assign, or subcontract any part of the work under this Contract nor assign any monies due him hereunder without first obtaining the written consent of the City. If Consultant sells all or a majority of its shares, merges with, or otherwise is acquired by or unifies with a third party, it shall notify the City within ten (10) days. If after such notice, the City determines in its sole discretion, it may terminate the Contract, without penalty. This Contract binds any successor. Any assignment and/or assumption by/through Contractor is strictly conditioned upon the third party assuming all obligations under the Contract as it exists at the time of the assignment and/or assumption.

SECTION XXI
TERMINATION

Termination for Cause - The occurrence of any one or more of the following events shall constitute cause for the City to declare the Consultant in default of its obligations under the Contract:

I. The Consultant fails to deliver or has delivered nonconforming services or fails to perform, to the City's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Consultant;

II. The Consultant fails to make substantial and timely progress toward performance of the Contract;

III. In the event the Consultant is required to be certified or licensed as a condition precedent to providing the Services, the revocation or loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect;

IV. The Consultant becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Consultant terminates

or suspends its business; or the City reasonably believes that the Consultant has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;

V. The Consultant has failed to comply with applicable federal, state, and local laws, rules, ordinances, regulations, and orders when performing within the scope of the Contract;

VI. If the City determines that the actions, or failure to act, of the Consultant, its agents, employees or subconsultants have caused, or reasonably could cause, life, health or safety to be jeopardized;

VII. The Consultant has engaged in conduct that has or may expose the City to liability, as determined in the City's sole discretion;

VIII. The Consultant furnished any statement, representation, or certification in connection with the contract, which is materially false, deceptive, incorrect, or incomplete.

Notice of Default - If there is a default event caused by the Consultant, the City shall provide written notice to the Consultant requesting that the breach or noncompliance be remedied within the period of time specified in the City's written notice to the Consultant. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the City may:

I. Immediately terminate the Contract without additional written notice(s); and/or

II. Enforce the terms and conditions of the Contract and seek any legal or reasonable remedies; and/or

III. Procure substitute services from another source and charge the difference between the Contract and the substitute contract to the defaulting Consultant. Any such charge, in the City's option, may be invoiced to Consultant or deducted from sums due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

Termination for Convenience - The City may, at any time, with or without cause, or for its convenience, terminate all or a portion of the Contract upon thirty (30) days written notice to Consultant. Any such termination shall be accomplished by delivery in writing of a notice to Consultant. Following termination without cause, the Consultant shall be entitled to compensation upon submission of invoices and proper proof of claim, for services provided under the Contract to the City up to the time of termination, pursuant to Florida law.

Termination for Non-Appropriation - The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under the Contract, the City will have the right to terminate the Contract, without penalty, on the last day of the fiscal period for which funds were legally available.

SECTION XXII
LAW, VENUE, AND WAIVER OF JURY TRIAL

This Contract is to be construed as though made in and to be performed in the State of Florida and is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The venue of any action taken to enforce this Contract, arising from this Contract, or related to this Contract, shall be in St. Lucie County, Florida.

The parties to this Contract hereby freely, voluntarily, and expressly, waive their respective rights to trial by jury on any issues so triable after having the opportunity to consult with an attorney.

SECTION XXIII
TRUTH-IN-NEGOTIATIONS

In accordance with the provisions of section 287.055, Florida Statutes, the Consultant agrees to execute a truth-in-negotiations certificate and agrees that the original Contract price and any additions may be adjusted to exclude any significant sums by which the City determines the Contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.

SECTION XXIV
CONFLICT OF INTEREST

The City hereby acknowledges that the Consultant may be performing professional services for private developers within the Treasure Coast area. Should a conflict of interest arise between providing services to the City and/or other clients, the Consultant shall terminate its relationship with the other client(s) to resolve the conflict of interest. The City Manager shall determine whether a conflict of interest exists. At the time of each Project Proposal the Consultant shall disclose all its Treasure Coast clients and related Scope of Work.

SECTION XXV
PROHIBITION AGAINST CONTINGENT FEES

The Consultant warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Contract 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 Consultant, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

SECTION XXVI
ATTORNEY'S FEES

Each party is responsible for its own attorney's fees for any event arising from or related to this Contract. Each party expressly waives its right to seek attorney's fees from the other party, regardless of the source of such right.

SECTION XXVII
CODE OF ETHICS

Consultant warrants and represents that its employees will abide by any applicable provisions of the State of Florida Code of Ethics in Chapter 112.311 et seq., Florida Statutes, and Code of Ethics Ordinances in Section 9.14 of the City of Port St. Lucie Code.

SECTION XXVIII
POLICY OF NON-DISCRIMINATION

Consultant shall not discriminate against any person in its operations, activities, or delivery of services under this Contract. Consultant shall affirmatively comply with all applicable provisions of federal, state, and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race,

age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

SECTION XXIX
SEVERABILITY

The provisions of this Contract shall be deemed severable and if any portion of the Contract is found invalid or unenforceable, it shall not affect the validity or enforceability of the other provisions herein.

SECTION XXX
AUDITS

The Consultant shall establish and maintain a reasonable accounting system that enables the City to readily identify the Consultant's assets, expenses, costs of goods, and use of funds throughout the term of the Contract for a period of at least seven (7) years following the date of final payment or completion of any required audit, whichever is later. Records shall include, but are not limited to, accounting records, written policies and procedures; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.); all paid vouchers including those for out-of-pocket expenses; other reimbursement supported by invoices; ledgers; cancelled checks; deposit slips; bank statements; journals; original estimates; estimating work sheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence. The Consultant shall permit the City's authorized auditor or any authorized representative of the State, and where federal funds are involved, the Comptroller General of the United States, or any other authorized representative of the United States government, to access and examine, audit, excerpt and to make copies of all books, documents, papers, electronic or optically stored and created records or other records relating or pertaining to this Contract kept by or under the control of the Consultant, including, but not limited to, those kept by the Consultant, its employees, agents, assigns, successors, and subconsultants. Such records shall be made available to the City during normal business hours at the Consultant's office or place of business. The Consultant shall not impose a charge for audit or examination of the Consultant's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Consultant for the cost of the audit and appropriate reimbursement. Any adjustments and/or payments that must be made as a result of any such audit or inspection of the Consultant's invoices and/or records shall be made within a reasonable amount of time (not to exceed ninety (90) days) from presentation of the City's findings to the Consultant. Evidence of criminal conduct will be turned over to the proper authorities.

The Consultant shall ensure the City has these rights with Consultant's employees, agents, assigns, successors, and subconsultants, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Consultant and any subconsultants to the extent that those subcontracts or agreements relate to fulfillment of the Consultant's obligations to the City.

SECTION XXXI
ORDER OF PREFERENCE

In the case of any inconsistency or conflict among the specific provisions of this Contract (including any amendments accepted by both the City and the Consultant attached hereto), the RFP (including any subsequent addenda and written responses to bidders' questions), and the Consultant's Response, any inconsistency or conflict shall be resolved as follows:

(i) First, by giving preference to the specific provisions of this Contract.

(ii) Second, by giving preference to the specific provisions of the RFP.

(iii) Third, by giving preference to the specific provisions of the Consultant's Response, except that objections or amendments by a consultant that have not been explicitly accepted by the City in writing shall not be included in this Contract and shall be given no weight or consideration.

SECTION XXXII
CONSTRUCTION

The title of the section and paragraph headings in this Contract are for reference only and shall not govern, suggest, or affect the interpretation of any of the terms or provisions within each section or this Contract as a whole. The use of the term "including" in this Contract shall be construed as "including, without limitation." Where specific examples are given to clarify a general statement, the specific language shall not be construed as limiting, modifying, restricting, or otherwise affecting the general statement. All singular words and terms shall also include the plural, and vice versa. Any gendered words or terms used shall include all genders. Where a rule, law, statute, or ordinance is referenced, it indicates the rule, law, statute, or ordinance in place at the time the Contract is executed, as well as may be amended from time to time, where application of the amended version is permitted by law.

The parties have participated jointly in the negotiation and drafting of this Contract and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Contract. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Contract shall be construed as if drafted jointly by the parties, and there shall be no presumption or burden of proof or persuasion based on which party drafted a provision of the Contract.

SECTION XXXIII
DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS

Consultant certifies that neither it nor any of its affiliates, as defined in the statutes below, have been placed on the discriminatory vendor list under section 287.134, Florida Statutes; the convicted vendor list under section 287.133, Florida Statutes; or the antitrust violator vendor list under section 287.137, Florida Statutes. Absent certain conditions under these statutes, neither contractors nor their affiliates, as defined in the statutes, who have been placed on such lists may submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies 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.

SECTION XXXIV
COOPERATION WITH INSPECTOR GENERAL

Pursuant to section 20.055, Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. Consultant understands and will comply with this statute.

SECTION XXXV
NON-EXLCUSIVITY

Consultant acknowledges and agrees that this Contract is non-exclusive.

SECTION XXXVI
FORCE MAJEURE

Any deadline provided for in this Contract may be extended, as provided in this paragraph, if the deadline is not met because of one of the following conditions occurring with respect to that particular project or parcel: fire, strike, explosion, power blackout, earthquake, volcanic action, flood, war, civil disturbances, terrorist acts, hurricanes and acts of God. When one of the foregoing conditions interferes with Contract performance, then the party affected may be excused from performance on a day-for-day basis to the extent such party's obligations relate to the performance so interfered with; provided, the party so affected shall use reasonable efforts to remedy or remove such causes of non-performance. The party so affected shall not be entitled to any additional compensation by reason of any day-for-day extension hereunder.

SECTION XXXVII
ENTIRE AGREEMENT

This Contract sets forth the entire agreement between Consultant and City with respect to the subject matter of this Contract. This Contract supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the parties. This Contract may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

(Balance of page left intentionally blank)

IN WITNESS WHEREOF, the parties have executed this Contract, the day and year first above written.

CITY OF PORT ST. LUCIE, FLORIDA

By: _____
Purchasing Agent

CONSULTANT

By: _____
Authorized Representative #1

By: _____
Authorized Representative #2

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF FLORIDA)
) ss
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by [X] physical presence or [ ] online notarization, this 1st day of August, 2025, by Kurt Pfeffer & John Koroshec who is [X] personally known to me, ~~or~~ who has [ ] produced the following identification:

_____.

TERESA MCNALLY
MY COMMISSION # HH 566186
EXPIRES: August 6, 2028

NOTARY SEAL/STAMP

Signature of Notary Public

Teresa McNally
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires: 8/6/28

[HAZEN AND SAWYER] RESPONSE DOCUMENT REPORT

RFP No. 20250065

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RESPONSE DEADLINE: March 11, 2025 at 3:00 pm

Report Generated: Monday, June 16, 2025

Hazen and Sawyer Response

CONTACT INFORMATION

Company:
Hazen and Sawyer

Email:
jforgione@hazenandsawyer.com

Contact:
Julie Forgione

Address:
4000 Hollywood Blvd., Suite 750N
Hollywood, FL 33021

Phone:
N/A

Website:
https://www.hazenandsawyer.com/

Submission Date:
Mar 11, 2025 11:45 AM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Mar 4, 2025 9:22 AM by Julie Forgione

Addendum #2
Confirmed Mar 4, 2025 9:22 AM by Julie Forgione

QUESTIONNAIRE

1. Mandatory Forms

PROPOSAL UPLOAD*
Submittal_Hazen_and_Holtz_RFP_20250065_Owner's_Rep_for_D-B_Project_for_New_WTP.pdf

CONTRACTOR'S GENERAL INFORMATION WORKSHEET*
It is understood and agreed that the following information is to be used by the City to determine the qualifications of prospective Contractor to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Contractor.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Engineer, Surety, bank, material or equipment manufacturer, or distributor, or any person, firm or corporation to furnish the City any pertinent information requested by the City deemed necessary to verify the information on this questionnaire.

Please download the below documents, complete, and upload.

- Consultant's_General_Inform...

01_Consultant's_General_Information_Worksheet_20250065-rev_PDF_of_Word_doc.pdf

E-VERIFY FORM *
Please download the below documents, complete, and upload.

- E-Verify_Form.pdf

02_E-Verify_Form_notarized.pdf

NON-COLLUSION AFFIDAVIT*
Please download the below documents, complete, and upload.

- Non-Collusion_Affidavit-202...

03_Non-Collusion_Affidavit-20250065_notarized.pdf

DEBARMENT FORM*
Please download the below documents, complete, and upload.

- Debarment_form-20250065.pdf

04_Debarment_Forms_Hazen_and_Holtz.pdf

TRUTH-IN-NEGOTIATION CERTIFICATE AND AFFIDAVIT
Please download the below documents, complete, and upload.

- Truth-In-Negotiation-fillab...

06_Truth-In-Negotiation_revised_notarized.pdf

2. Electronic Confirmation

CONE OF SILENCE *
To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The “Cone of Silence” is in effect for this solicitation from the date the solicitation is advertised on the

OpenGov Portal, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the City Code of Ordinances, Section 35.13. Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through the Issuing Officer, for the procurement of these services.

Confirmed

DRUG FREE WORKPLACE*
The undersigned Contractor in accordance with section 287.087, Florida Statutes, hereby certifies that they comply fully with the below requirements.

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's 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 under proposal 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 proposal, 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 Florida Statutes 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 employee's 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.

Confirmed

CONTRACTOR'S CODE OF ETHICS*

The City of Port St Lucie ("City), through its Procurement Management Division ("Procurement Management Division") is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. To achieve these purposes, Procurement Management Division requires each vendor who seeks to do business with the City to subscribe to this Contractor's Code of Ethics.

- A Contractor's bid or proposal will be competitive, consistent and appropriate to the bid documents.
- A Contractor will not discuss or consult with other Vendors intending to bid on the same Contract or similar City Contract for the purpose of limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a bid or proposal.
- Contractor will not disclose the terms of its bids or proposal, directly or indirectly, to any other competing Vendor prior to the bid or proposal closing date.
- Contractor will completely perform any Contract awarded to it at the contracted price pursuant to the terms set forth in the Contract.
- Contractor will submit timely, accurate and appropriate invoices for goods and/or services actually performed under the Contract.
- Contractor will not offer or give any gift, item or service of value, directly or indirectly, to a City employee, City official, employee family member or other vendor contracted by the City.
- Contractor will not cause, influence or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.
- Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.
- Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Contractor must require their suppliers (including temporary labor agencies) to do the same. Contractor must conform

their practices to any published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to, the following:

o Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling and substitution methods.

o Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.

o Providing workers with an environment free of discrimination, harassment and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to Contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable Contractor Contract. In the case of any discrepancies between it and the law, regulation(s) and/or contractor contract, the law, regulatory provision(s) and/or vendor contract shall prevail.

Confirmed

AFFIDAVIT OF NONGOVERNMENT ENTITY ANTI-HUMAN TRAFFICKING LAWS*
In accordance with section 787.06(13), Florida Statutes, the representative of the nongovernmental entity bidder (“Entity”), attests under penalty of perjury that the Entity does not use coercion for labor or services as defined in section 787.06.

Confirmed

I CERTIFY THAT I HAVE READ, UNDERSTOOD AND AGREE TO THE TERMS IN THIS SOLICITATION, AND THAT I AM AUTHORIZED TO SUBMIT THIS RESPONSE ON BEHALF OF MY COMPANY.*
Confirmed

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Owner's Representative for Design-Build Project

for New Water Treatment Plant and Related Improvements

RFP No. 20250065 | March 11, 2025



Hazen

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Owner's Representative for Design-Build Project

for New Water Treatment Plant and Related Improvements

RFP No. 20250065 | March 11, 2025

Hazen and Sawyer
Kurt Pfeffer, PE
Associate Vice President/Proposed Project Director
2101 NW Corporate Boulevard, Suite 301
Boca Raton, FL 33431
(561) 314-2446 | kpfeffer@hazenandsawyer.com



Hazen

Hazen and Sawyer
2101 NW Corporate Blvd., #301
Boca Raton, FL 33431 • (561) 997-8070

March 11, 2025

City of Port St. Lucie
Electronic Request for Proposals ("eRFP")
Attention: Keith Stewart, Senior Procurement Contracting Officer

Re: RFP No. 20250065, Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

Dear Selection Committee Members:

The City of Port St. Lucie (City) is embarking on a critical 10-mgd water treatment plant to address water demand due to recent growth in the City. To deliver this project, the City has decided to use a progressive design-build (PDB) project delivery model. The Hazen and Sawyer (Hazen) team brings a wealth of experience and a proven track record in successfully guiding complex projects from inception to completion. We understand the unique challenges and opportunities that PDB projects present, and we are committed to leveraging our expertise to ensure the City's vision is realized efficiently and effectively. With our collaborative approach, innovative solutions, and unwavering dedication to excellence, we are confident that we can provide the strategic guidance and support necessary to deliver the new water treatment plant.

Our team's attributes that will ensure project success include:



National and Local Owner's Advisor/Representative Expertise: With over 25 years of design-build project experience dedicated 100% to water and wastewater infrastructure, Hazen will partner with the City to successfully navigate the challenges associated with design-build—from procurement of the design-build firm through contract negotiations, contract management, startup and commissioning, and contract closeout. Our team's expertise with PDB will ensure the City has an advocate for them to help through this project delivery.



Unmatched Knowledge of Water Supply and Treatment in Florida: The Hazen team has designed, conceptualized, and/or improved operational performance for over 33 membrane plants in Florida. Furthermore, with our extensive experience working with municipal clients to modify existing plants, we understand the challenges that may occur in the design of membrane plants and will bring these lessons learned to your project. Our team consists of local membrane experts with unmatched planning, design, operations, and troubleshooting/optimization experience but with an understanding of the key issue: water supply planning. Hazen's experts have extensive experience in the aquifers of Florida, including hydrogeology and water supply permitting. This experience will provide the project team with lessons learned and innovative ideas resulting in cost-savings solutions. Further, we are proven technological innovators—**Hazen designed split feed vessels for the Town of Jupiter's nanofiltration plant, a more complex design that saves 30% in electrical feed costs**. Hazen is a leader in technological advancements and in applied research and will leverage these resources for this project.



Trusted Partner with Knowledge of Port St. Lucie: Hazen has partnered with Holtz Consulting Engineers (HCE) to serve as part of the Owner's Representative team. HCE brings a strong understanding of the City's needs, working as one of the City's continuing engineers for the past six years, and serving as the City's trusted advisor. Currently, the Hazen-HCE team is serving in the same capacity as the Construction Engineering and Inspection (CEI) firm for

the expansion of the Westport Wastewater Treatment Facility. Our role is to be the City's advocate—guiding you through the process, negotiating favorable terms, and making sure you stay in the driver's seat. We have successfully done this for other municipalities, and will do the same for Port St. Lucie.

Our team is led by **Kurt Pfeffer, PE, our proposed Project Director,** who brings 38 years of expertise guiding municipal water and wastewater projects from design through construction across Florida. In the past 15 years, he has successfully managed and delivered over $550 million in water and wastewater treatment infrastructure, including reverse osmosis facilities and collaborative delivery projects.

Our proposed **Project Manager, Orlando Castro, PE, DBIA,** has served as the Owner's Representative for many clients throughout the country, including the City of Delray Beach Membrane Water Treatment Plant Progressive Design-Build project, the Orange County Sanitation District (CA) Progressive Design-Build Program, the New York City DEP Design-Build Pilot Program, and the City of Fort Lauderdale Sewer Consent Order program. He has held leadership positions on multiple award-winning Design-Build projects including the City of Fort Lauderdale Emergency Pipeline Project, MDWASD Government Cut Design-Build project, and the Miami-Dade County Bear Cut and West Bridges Emergency Water Main Relocation project. As an experienced DBIA-certified Professional, he will guide the City in design-build best practices to ensure a successful project.

Mr. Castro will be supported by our **Deputy Project Manager, Curtis Robinson, PE,** who has been involved in over 40 water and wastewater design-build projects in South Florida, including serving in the Owner's Representative role. He serves as one of the Client Service Managers for HCE's continuing engineering contract with the City and is familiar with your staff, standards, and goals for this project. He works in HCE's Stuart office and will provide a local presence to serve the City.

We appreciate your thoughtful consideration of our proposal and are available to provide any additional information you may need. If you have any questions, please contact Kurt Pfeffer at (561) 314-2446 or kpfeffer@hazenandsawyer.com, or Orlando Castro at (561) 997-8070 or ocastro@hazenandsawyer.com.

Very truly yours,





Kurt Pfeffer, PE
Associate Vice President/Proposed Project Director

Orlando Castro, PE, DBIA
Associate Vice President/Proposed Project Manager

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- Contractor's General Information Worksheet
- E-Verify Form
- Non-Collusion Affidavit
- Debarment Form
- Truth-In-Negotiation Certificate and Affidavit
- Copy of W-9

1 Executive Summary



1 Executive Summary

To ensure the successful completion of the City of Port St. Lucie's new water treatment plant, effective collaboration and clear communication between all project stakeholders will be crucial.

Establishing a Successful Working Relationship

The success of this project depends on a strong, collaborative working relationship between all stakeholders. In the following Q&A, our proposed Project Manager, Orlando Castro, PE, DBIA, and Deputy Project Manager, Curtis Robinson, PE, outline their approach to fostering seamless coordination, proactive problem-solving, and clear communication. We recognize the unique complexities of progressive design-build projects and are committed to leveraging our expertise to align with the City's vision. By combining technical excellence, innovative solutions, and a partnership-driven mindset, we will ensure efficient project delivery and exceptional results.

Beyond the Blueprint



A SEAMLESS PARTNERSHIP

for Port St. Lucie's Water Treatment Plant



We sat down with Project Manager Orlando Castro and Deputy Project Manager Curtis Robinson for an in-depth conversation about why this project is critical for the City of Port St. Lucie and how their partnership will ensure its success. From risk mitigation to cost efficiency, they share their insights on how Hazen and HCE will guide the City through the complexities of delivering a new water treatment plant.

Q&A

Q How will Hazen and HCE work together to ensure the City's success on this project?

Orlando Castro, Hazen:

"Strong partnerships lead to strong projects, and our team is built on trust, collaboration, and a shared commitment to the City's success. Hazen provides the big-picture leadership and technical expertise to ensure the project stays on track, while HCE brings deep local knowledge and hands-on support. Together, we're a seamless extension of the City's team, ensuring every decision and every step is aligned with their needs."

Curtis Robinson, HCE:

"The City knows HCE, and we know the City. Since 2019, we've worked hand in hand, so we're not starting from square one—we're continuing a successful partnership. With Hazen's leadership and our local insights, we ensure the City gets the best of both worlds—national expertise with a hometown touch."

Q What are the biggest risks in delivering this design-build project, and how will you help the City mitigate these risks?

Orlando:

"With design-build, the key challenges are managing risk, maintaining control over costs, and ensuring quality while keeping up with an aggressive schedule. Our role is to be the City's advocate—guiding them through the process, negotiating favorable terms, and making sure they stay in the driver's seat. We've successfully done this for other municipalities, and we'll do the same for Port St. Lucie."

Curtis:

"One of the biggest risks is the unknown—surprises in permitting, unexpected site conditions, or supply chain issues. But because we've been working with the City for years, we can anticipate many of these challenges before they happen. We're proactive, not reactive, and that means fewer delays, fewer headaches, and a more efficient project overall."

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Beyond the Blueprint

Q How will your team help the City make informed, confident decisions throughout the project?

Orlando:
"One of our guiding principles is transparency. The City will never be left guessing or forced to make decisions without clear information. We break down complex technical issues into real-world impacts—what it means for budgets, schedules, and operations—so the City has everything they need to make the best choice every time."

Curtis:
"And we know how the City likes to operate. We've built a strong working relationship, and that means we tailor our recommendations in a way that fits their needs. No unnecessary details, no wasted time—just the right information to keep things moving smoothly."

Q Can you share an example of how Hazen and HCE have successfully worked together on past projects?

Orlando:
"There is actually a very current example where we can show how we have worked together to help the City. Hazen and HCE are serving as CEI for expansion of the City's Westport WWTF. During execution of our CEI services, the City requested that the Hazen/HCE team assist in renewing the plant's operating permit."

Curtis:
"The plant's operating permit was expiring in less than 2 months. HCE and Hazen quickly assembled a team to address the items needed for the permit. We are currently on schedule to meet the March 10th deadline."

Q What steps will you take to ensure strong communication between your firms and the City?

Orlando:
"Effective communication isn't about overwhelming people with information—it's about delivering the right updates at the right time. We'll have structured check-ins and clear action plans, so the City always knows where things stand without getting bogged down in the details."

Curtis:
"Because I've worked with the City for years, we already have a natural communication rhythm. We understand who needs to be looped in on what, so we're always aligned and working efficiently."

Q How will your teamwork contribute to cost efficiency and risk mitigation for the City?

Orlando:
"No surprises—that's our philosophy. We will start with developing a cost and schedule loaded risk register that will identify the risks early on. Once the Design-Builder is on board, this will lead to form the GMP contingencies, which we will review to ensure the right costs are being tracked for the project risks."

Curtis:
"Being transparent and open about potential risks early helps develop mitigation strategies. We will work alongside Hazen to develop the cost and schedule impacts to these risks and review the ones prepared by the design-builder to ensure the GMP is covered for these unknowns."



Hazen and HCE are serving as CEI for expansion of the City's Westport WWTF.

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Key Elements of the Proposal

The following provides an overview of the key sections of this proposal. Additional details relative to all items summarized here can be found throughout the balance of the proposal.

Section 2 Qualifications and Personnel Experience

The following items are provided in this section:

- Firm Qualifications & Experience
- Key Personnel – Resumes
- Licenses & Certifications
- Subcontractors
- Organizational Chart



Kurt Pfeffer, PE
Project Director



Orlando Castro, PE, DBIA
Project Manager



Curtis Robinson, PE
Deputy Project Manager



Monica Pazahanick, PE
Pre-Construction Phase Support Lead



Stephen Fowler, PE, GCG
Construction Phase Support Lead



Patricia Carney, PE, DBIA
Technical Advisor

Section 3 Owner's Representative Experience

The following items are provided in this section:

- Detailed qualifications of Hazen's Owner's Representative Experience
- Similar projects that have been completed and/or ongoing in the past 10 years (see table below)

Hazen delivered **$4 billion in construction cost as an Owner's Representative** to public utilities for design-build delivery services similar to those requested under this RFP.

Project	Role	Delivery Method	Owner's Rep.	Design Criteria Professional	Membrane WTP
City of Delray Beach - Owner's Representative for Design-Build Construction of New WTP	Prime	PDB	●	●	●
City of Fort Lauderdale - Owner's Representative for Prospect Lake Clean Water Center	Prime	FPDB	●	●	●
NYCDEP, Upstate New York - AE1-UPS: Design-Build Pilot Program for Upstate Infrastructure Projects	Prime	FPDB	●	●	●
Orange County Sanitation District, Orange County, CA - Owner's Advisor Services	Prime	PDB	●	●	●
Hampton Roads Sanitation District, VA - Sustainable Water Initiative for Tomorrow (SWIFT) Full-Scale Implementation Program Management	Program Management Team Member	FPDB	●	●	
City of Fort Lauderdale - Sewer Design and Implementation Program	Prime	FPDB	●	●	
City of West Melbourne New Water Treatment Plant Feasibility Analysis and Design, and Test/Production Well	Prime	DBB			●
City of Hallandale Beach - Reverse Osmosis Train Addition	Prime	DBB			●
City of Miramar - East WTP Improvements	Prime	PDB	●	●	●

Legend: **PDB:** Progressive Design-Build, **FPDB:** Fixed-Price Design-Build, **DBB:** Design-Bid-Build

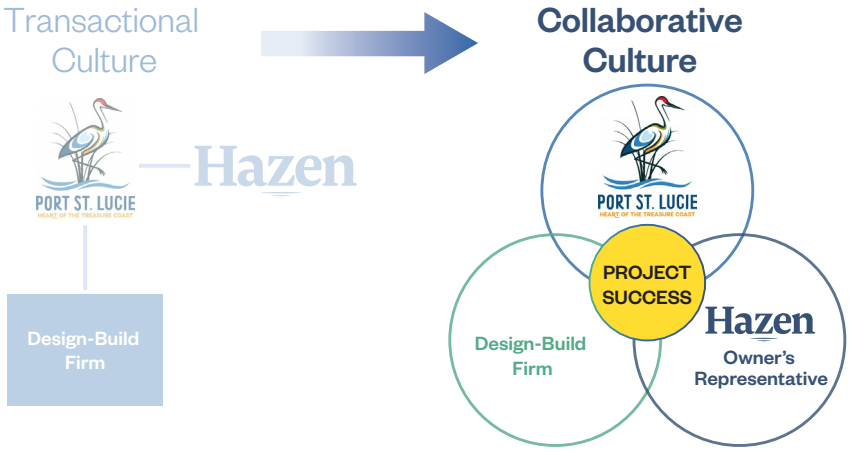
1021-702

Section 4 Methodology/Approach

The following items are provided in this section:

Our team's approach and methodology to successfully complete this project is detailed in this section.

Our approach is to be flexible as part of the PDB team
to ensure a cohesive team.



The Hazen team provides the right approach and methodology to serve as the City's Owner's Representative and to help deliver the Progressive Design-Build Water Treatment Plant project.

Section 5 Certified Minority Business Enterprise

The following item is provided in this section:

- Information (including copies of MBE certificates) for our MBE subconsultant partner, Holtz Consulting Engineers.

2 Qualifications and Personnel Experience



2 Qualifications and Personnel Experience

Hazen offers unmatched expertise in Florida's water supply and membrane treatment, with experience in 33 membrane plants statewide. We specialize in optimizing facilities, navigating hydrogeology and permitting, and applying innovative solutions. As leaders in applied research, we deliver proven strategies for project success.

In compliance with RFP requirements, we present our firm's history, along with proof of our unparalleled expertise in Florida's water treatment and supply, and our team structure within the first four pages. Subsequent pages include our organizational chart, subconsultant details, and licenses.

Brief History of the Proposer

Hazen and Sawyer's (Hazen) roots go back over 100 years to the accomplishments of Allen Hazen, one of the pioneers of modern water supply engineering and co-developer of the Hazen-Williams formula for fluid flow in pipes in 1903. Hazen was established by Hazen's son Richard and Alfred W. Sawyer in 1951. Hazen is a nationally and internationally recognized environmental engineering consulting firm that specializes in **all things water®** (water, wastewater, reclaimed water, and stormwater). We have provided complete in-house engineering services in Florida since 1968, offering comprehensive capabilities in the areas of planning, design, permitting, finance, facility optimization, asset management, owner's representative services, construction management, startup, and operations of water, wastewater, stormwater, and reclaimed water treatment; and storage and conveyance systems.

Years in Business
74 years

Annual Volume of Work of the Past 5 Years
Port St. Lucie – 5 year revenue = $892,946
Total Firm = $2,111,444,557

Company Ownership
Hazen is an employee-owned corporation.



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Officers: The table below includes contact information for select officers of the firm: Hazen's President/CEO and officers from our Southeast Region.

Name	Address	Email	Phone Number
Alan Stone, PE President and CEO	4011 WestChase Boulevard, Suite 500, Raleigh, NC 27607	astone@hazenandsawyer.com	(919) 349-2007
Robert B. Taylor, Jr. Senior Vice President	4000 Hollywood Blvd., Suite 750 North Hollywood, FL 33021	rbtaylor@hazenandsawyer.com	(954) 987-0066
Patricia Carney, PE, DBIA Vice President	4000 Hollywood Blvd., Suite 750 North Hollywood, FL 33021	pcarney@hazenandsawyer.com	(954) 987-0066
Janeen Wietgrefe, PE, PMP Vice President	4000 Hollywood Blvd., Suite 750 North Hollywood, FL 33021	jwietgrefe@hazenandsawyer.com	(954) 987-0066
Kurt Pfeffer, PE Associate Vice President	2101 Corporate Blvd., Suite 301 Boca Raton FL 33431	kpfeffer@hazenandsawyer.com	(561) 314-2446

Hazen Benefits for Design-Build Project Delivery

Hazen brings the expertise to help Port St. Lucie navigate risks, streamline delivery, and meet operational needs for its critical water treatment plant.

Your Trusted Owner's Representative
for a Successful Water Treatment Plant



National and Local Owner's Advisor/ Representative Expertise

- With 25+ years of design-build experience in water and wastewater infrastructure, our team brings expertise in procurement, contract negotiations, contract management, startup, commissioning, and closeout.
- We will guide the City through the PDB delivery process to ensure a successful project delivery.

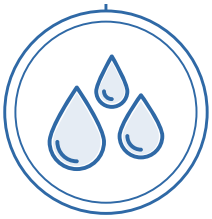
Unmatched Knowledge of Water Supply and Treatment in Florida

- Designed, optimized, and led water supply planning for 33 membrane plants in Florida, with expertise in hydrogeology and permitting.
- Pioneered innovative membrane solutions, including split feed vessel designs that reduce electrical costs by 30%.

Trusted Partner with Knowledge of Port St. Lucie

- Partnered with Holtz Consulting Engineers, a trusted City advisor for over six years, bringing deep local expertise.
- Led by an experienced team with decades of water/wastewater expertise, committed to delivering a seamless and successful water treatment plant project.

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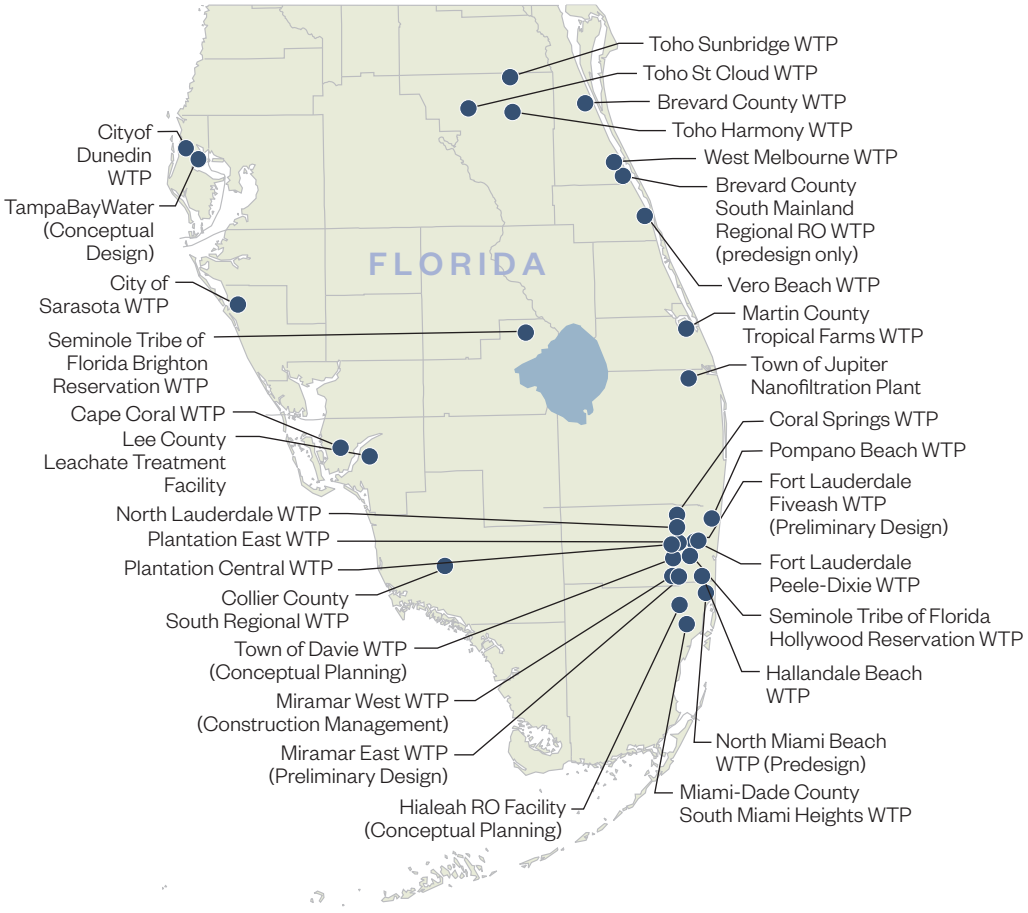


Unmatched Knowledge of Water Supply and Treatment in Florida

Unmatched Water Treatment and Supply Knowledge in Florida

In addition to our large-scale alternative delivery specialist experience, our Florida staff has designed and/or overseen construction of over $8 billion in water-related projects throughout Florida over the past 10 years. **This experience will offer cost-saving solutions through lessons learned and innovation.** Hazen, a leader in applied research and technological innovation, designed split feed vessels for the Town of Jupiter's nanofiltration plant, reducing electrical feed costs by 30%. We will apply these resources to this project.

Hazen has performed planning and/or design for **33 membrane plants** in Florida.



Our expert team specializes in membrane WTPs, alternative delivery methods, water supply and treatment.

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Trusted Partner with Knowledge of Port St. Lucie

Team Structure and Key Personnel

We have assembled a team led by the following key personnel who possess the experience and characteristics to exceed the City's expectations. **Hazen has partnered with Holtz Consulting Engineers (HCE) as part of the Owner's Representative Team. HCE brings a strong understanding of the City's needs, having served as its trusted advisor for the past six years.** Our organizational chart is provided on the next page. Resumes for key staff, as well as team licenses and certifications, are included at the end of this section. Below are brief bios of the project management team and key team leads.



Kurt Pfeffer, PE
Project Director

- 38 years of experience in municipal water and wastewater projects across Florida, providing high-level oversight and ensuring team resources.
- Successfully delivered $550M+ in water and wastewater infrastructure, including reverse osmosis facilities and collaborative delivery projects, over the past 15 years.



Orlando Castro, PE, DBIA
Project Manager

- Extensive national owner's representative experience, including Delray Beach Membrane WTP PDB, Fort Lauderdale Sewer Consent Order Program, and Orange County (CA) Sanitation District DB Program.
- DBIA-certified expert in design-build best practices, risk mitigation, and delivering award-winning municipal projects.



Curtis Robinson, PE
Deputy Project Manager

- 20+ years of experience in water, wastewater, and reclaimed water projects, with $300M+ in design, permitting, and construction across St. Lucie and neighboring counties.
- Deep knowledge of Port St. Lucie's infrastructure and regulations, ensuring streamlined coordination, risk mitigation, and optimized long-term system performance.



Monica Pazahanick, PE
Pre-Construction Phase Support Lead

- 12 years of experience in Palm Beach County, specializing in utilities and advanced membrane water treatment plant design; Deputy Project Manager for Delray Beach's Owner's Representative on the New WTP Progressive Design-Build project.
- Proven project management expertise, leading and communicating with owners, contractors, and design teams.



Stephen Fowler, PE, CGC
Construction Phase Support Lead

- 20+ years in water/wastewater infrastructure, specializing in design, permitting, construction, and cost estimating.
- Has worked on over 45 design-build projects in South Florida.
- Has led construction phase services for treatment plants, pipelines, pump stations, and safety upgrades.



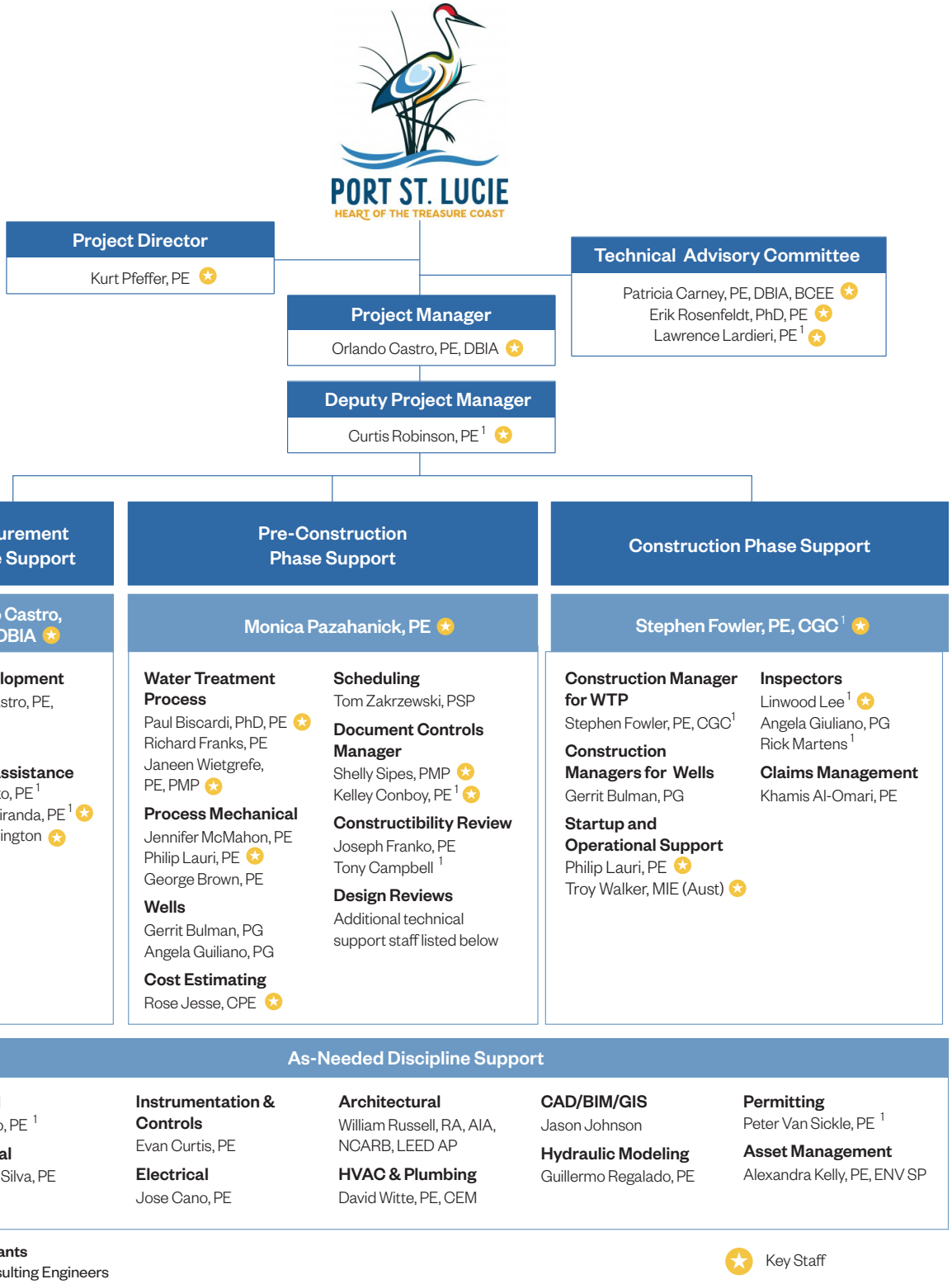
Patricia Carney, PE, DBIA
Technical Advisor

- Award-winning DBIA professional with over 32 years of experience.
- Led DB delivery of $70M project for Miami-Dade Water and Sewer Department, shepherding the project through design, permitting, construction, and startup in 30 months.

1021-702

Organizational Chart

We have assembled a team of design-build specialists and water treatment experts ideally suited to assist the City during the implementation of its membrane Water Treatment Plant.



Note: Specialty subconsultants will be added on an as-needed basis with approval from the City.

Subconsultants

Hazen will utilize locally-based partner Holtz Consulting Engineers, Inc. to complement the Hazen team.

Holtz Consulting Engineers, Inc.

Role: Deputy Project Director; Deputy Project Manager; Technical Advisor; Construction Phase Support Lead; Funding Assistance; Document Controls Manager; Constructability Review; Inspector; Site Civil; Permitting

Holtz Consulting Engineers, Inc (HCE) was founded in Palm Beach County in 2006 to provide quality, timely and cost-effective civil and environmental engineering and consulting services to water/wastewater utilities in Southeast Florida. HCE is a certified small-business and minority-owned business enterprise with several local municipalities and governing agencies including the City of West Palm Beach and the South Florida Water Management District. HCE is a full-service firm with 13 professional engineers, two project engineers, one civil/mechanical designer/drafters, and six construction managers/inspectors. All the members of HCE are actively involved in providing service to its clients, which allows HCE to provide efficient and cost-effective service to its clients, including the City of Port St. Lucie. HCE specializes in water/wastewater engineering and has a comprehensive understanding of local regulatory requirements.

HCE specializes in providing cost-effective utility engineering services to local utilities. The firm's engineering and management expertise include the following areas of utility engineering and consulting:

- Permitting of treatment facility and infrastructure improvements.
- Water treatment, storage, pumping and distribution.
- Water resource management and alternative water supply.
- Master planning, capital improvement planning, sustainable service rate development and asset management.
- Budgeting and funding assistance, including grant writing and administration.
- Hydraulic modeling of water distribution, wastewater collection, and reclaimed water distribution systems.
- Water distribution system improvements.
- Construction management services, inspection and start-up assistance.
- Asset Management assistance.
- Grant writing and administration.

HCE provides significant experience and expertise in all phases of water and wastewater infrastructure improvement including planning, grant writing and administration, preliminary engineering and final design, permitting, procurement, construction services, and project start-up and close-out. HCE staff provide timely and cost-effective engineering and construction management services to local utilities, with an emphasis on understanding and delivering projects that meet the needs of its clients.

1021-702



HCE Benefits to the City of Port St. Lucie

- HCE provides a significant understanding of the City of Port St. Lucie's facilities and their utility system through our work on the City's master plan, supply wells, and water distribution projects. HCE has extensive prior successful project experience at numerous other water treatment plants in South Florida, including working with Hazen.
- As a licensed design-build entity, HCE has a firm knowledge of the design-build process.
- Linwood Lee has extensive experience with construction of treatment facilities, both as a contractor's project manager and HCE construction manager and inspector, including prior successful experience working with Hazen as a RPR for the City of West Palm Beach ERCRWRF Biosolids Improvements project, the Palm Beach County Southern Region WRF Improvements, and the Port St. Lucie Westport Phase I Improvement projects.
- Rick Martens has provided construction management for several treatment facilities in South Florida including the City of Stuart RO Facility, City of Sunrise Weston Water Treatment Plant, the Seminole Tribe of Florida Hollywood Wastewater Treatment Plant, and the Village of Wellington Wastewater Treatment Plant Improvements projects.



HCE Project Experience with Hazen

HCE has extensive prior experience with Hazen over the past 12 years working on major treatment plant improvement projects in South Florida, including:

- CEI services for the City of Port St. Lucie's Westport WWTP Phase II project.
- Planning, design, bidding, construction management and start-up of the $100+ Million Biosolids Improvements Project at the City of West Palm Beach's 70-mgd ECRWRF.
- Full-time Resident Project Representative services for facility improvements projects at the Palm Beach County Southern Region WRF Improvements.
- Full-time RPR services for a secondary treatment process improvements project at ECRWRF, with rehabilitation of aeration basins, anoxic selectors and influent flow equalization and headworks bypassing system.
- Part-time inspection oversight and inspection services for projects for the Town of Jupiter, including a new stormwater pumping system and new raw water main.
- Hazen is working with HCE on several projects at the Loxahatchee River District Wastewater Treatment Plant.
- HCE and Hazen evaluated and will design a new Return Activated Sludge and Waste Activated Sludge pumping system for the Seacoast Utility Authority PGA Wastewater Treatment Plant.

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Qualifications for Employees of Subconsultant

Name	Role	Qualifications
Curtis Robinson, PE	Deputy Project Manager	Over 21 years of experience in the design, permitting and construction administration of water, wastewater, and reclaimed water projects. He has worked on projects in St. Lucie County and neighboring counties totaling over $300 million.
Lawrence Lardieri, PE	Technical Advisor	Over 47 years of comprehensive utility engineering experience to the HCE team. Mr. Lardieri has diverse experience in the water and wastewater sector, and has worked on projects including master planning, sanitary sewer collection/transmission, pump station design, and facility rehabilitation, among others.
Stephen Fowler, PE, CGC	Construction Phase Support Lead	20+ years in water/wastewater infrastructure, specializing in design, permitting, construction, and cost estimating. Led construction phase services for treatment plants, pipelines, pump stations, and safety upgrades. Licensed general contractor having worked on over 45 design-build projects in South Florida.
Linwood Lee	Inspector	Has successfully managed construction over $150 million of water and wastewater projects. At Holtz Consulting Engineers, he serves in the role of Construction Inspector and is primarily responsible for overseeing the construction of a project from start to finish and helps to ensure completion of the project as specified, on time, and within budget.
Rick Martens	Inspector	Has provided construction management for several treatment facilities in South Florida including the City of Stuart RO Facility, City of Sunrise Weston Water Treatment Plant, the Seminole Tribe of Florida Hollywood Wastewater Treatment Plant, and the Village of Wellington Wastewater Treatment Plant Improvements projects.
Kristin Fecko, PE	Funding Assistance	Over 16 years of experience in providing grant research, application, and management experience.
Christine Miranda, PE	Funding Assistance	Over 25 years of experience in the design of water treatment and distribution systems, pumping stations, permitting, and SRF funding assistance.
Kelley Conboy, PE	Document Controls Manager	Has served as a project engineer on several successful collection and distribution projects. Has provided grant administration services during the construction phase. Currently managing an approximately $30M/year continuing pipeline replacement program with multiple engineers and contractors.
Tony Campbell	Constructability Review	More than 13 years of experience in the management of construction, operations and maintenance of water and wastewater treatment plants and collection/distribution systems and related utility infrastructure.
Ben Fecko, PE	Site Civil	Over 18 years of experience in the design of site layouts, drainage, stormwater improvements, and collection and distribution projects. The engineer of record for the Village of Indiantown WWTP expansion design-build project.
Peter Van Sickle, PE	Permitting	Over 15 years of experience in the design, permitting, and construction of utility improvements for public utilities. Permit experience includes SFWMD water supply plans, Army Corp of Engineers permitting, FDEP water distribution and wastewater collection permitting, and City of Port St. Lucie Public Works right-of-way permits.

1021-702

Licenses

Hazen

State of Florida
Department of State

I certify from the records of this office that HAZEN AND SAWYER, P.C. is a New York corporation authorized to transact business in the State of Florida, qualified on October 18, 1978.

The document number of this corporation is 841657.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 13, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2025

Secretary of State

Tracking Number: 4346259733CC

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Licensee

Name:	HAZEN AND SAWYER, P.C.	License Number:	2771
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	11/08/1978

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
44165	Current, Active	TAYLOR, ROBERT B JR	Registry	04/27/2017	Professional Engineer	02/28/2027

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Licensee

Name:	HAZEN AND SAWYER, PC	License Number:	
Rank:	Geology Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	06/16/2021

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
PG2697	Current, Active	BULMAN, GERRIT RIJK	Professional Geologist	05/20/2021	Professional Geologist	07/31/2026

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Printer Friendly

Return to License Details

Related license Information for firm registry:

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE Florida Board of Professional Engineers

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THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

TAYLOR, ROBERT B JR
13393 159TH ST N
JUPITER FL 334780000

LICENSE NUMBER: PE44165
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BULMAN, GERRIT RIJK
4000 HOLLYWOOD BOULEVARD
SUITE 750 NORTH TOWER
HOLLYWOOD FL 33021

LICENSE NUMBER: PG2697
EXPIRATION DATE: JULY 31, 2026
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PFEFFER, KURT ARTHUR
20771 RAMITA TRAIL
BOCA RATON FL 33433

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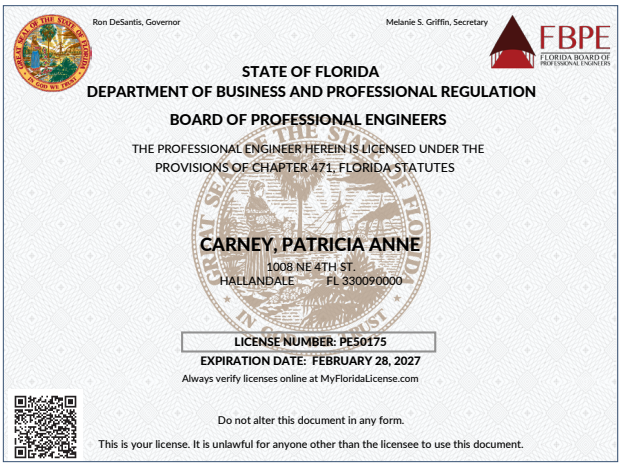
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CASTRO, ORLANDO JOSE
999 PONCE DE LEON BLVD, SUITE 1150
CORAL GABLES FL 33134

LICENSE NUMBER: PE71491
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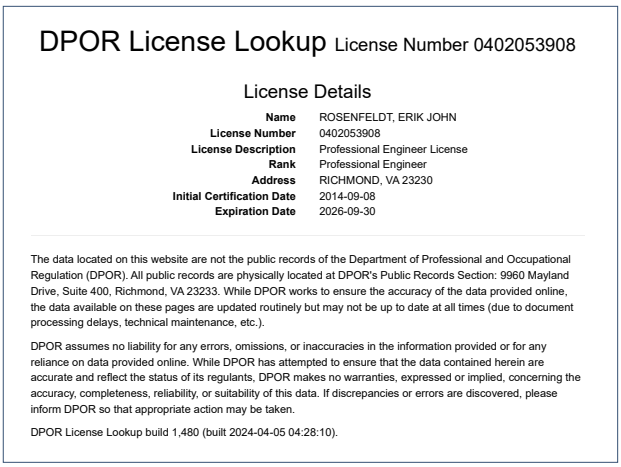
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CARNEY, PATRICIA ANNE
1008 NE 4TH ST.
HALLANDALE FL 330090000

LICENSE NUMBER: PE50175
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License Details

Name	ROSENFELDT, ERIK JOHN
License Number	0402053908
License Description	Professional Engineer License
Rank	Professional Engineer
Address	RICHMOND, VA 23230
Initial Certification Date	2014-09-08
Expiration Date	2026-09-30

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PAZAHANICK, MONICA A.
8900 SANDY CREST LANE
BOYNTON BEACH FL 33473

LICENSE NUMBER: PE78245
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BISCARDI, PAUL GRANT
1000 N ASHLEY DRIVE
SUITE 1000
TAMPA FL 33602

LICENSE NUMBER: PE83510
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52207

First Name Richard

Last Name Franks

License Status
Active

Discipline
ENGINEER/ENVIRONMENTAL

Initial Registration Date 22 Mar 2011

Expiration Date 30 Jun 2026

Address Line 1
161 Gardenside Court

City Fallbrook

State California

Zip 92028

Phone 760-908-1013

Department of Business & Professional Regulation

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LICENSEE DETAILS

Licensee Information

Name:	WIETGREFE, JANEEN M. (Primary Name)
Main Address:	18480 SW 4TH ST PEMBROKE PINES Florida 33029
County:	BROWARD

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	57632
Status:	Current,Active
Licensure Date:	07/19/2001
Expires:	02/28/2027

Special Qualifications	Qualification Effective
Advanced Building Code Course Credit	08/27/2018
7th Edition, Florida Building Code	12/07/2021

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MCMAHON, JENNIFER NICOLE
6950 SW 5TH STREET
PEMBROKE PINES FL 33023

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BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS

LICENSING DETAILS FOR: 52483

NAME: LAURI, PHILIP WAYNE
LICENSE TYPE: CIVIL ENGINEER
LICENSE STATUS: CLEAR

ADDRESS
4013 NATURES LANDING DR
FRANKLIN TN 37064
OUT OF STATE COUNTY
MAP

ISSUANCE DATE
JULY 8, 1994
EXPIRATION DATE
DECEMBER 31, 2026
CURRENT DATE / TIME
MARCH 19, 2025
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BROWN, GEORGE A.
3585 SIMMS STREET
HOLLYWOOD FL 33021-0000

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GIULIANO, ANGELA
13219 63RD LN N
WEST PALM BEACH FL 33412

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AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS

This is to certify that

Rose Jesse, CPE

Having given satisfactory evidence of the necessary qualifications as required by the Certifying Body of the American Society of Professional Estimators, has achieved recognition as a

Certified Professional Estimator (CPE)

Robert Klein, CPE
Certification Committee Chairman

Discipline 1.4 General Construction
CPE Number 1.4-000191-0717
CPE Original Issued 7/19/2017
Cycle End Date 12/31/2025

Mike Alsgaard, CPE
ASPE National President

Department of Business & Professional Regulation

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LICENSEE DETAILS

Licensee Information

Name:	FRANKO, JOSEPH JOHN (Primary Name)
Main Address:	2321 ATLANTI ATLANTIC BEACH BLVD FORT PIERCE Florida 34949
County:	ST. LUCIE
License Location:	2101 N.W. CORPORATE BOULEVARD BOCA CORPORATE CENTER BOCA RATON FL 33431
County:	PALM BEACH

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	48077
Status:	Current,Active
Licensure Date:	07/15/1994
Expires:	02/28/2027

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AL-OMARI, KHAMIS ABDEL-RAHMAN
417 VISTA ISLES DR
APT 2325
PLANTATION FL 33325

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SILVA, JEAN PAUL
21246 VIA EDEN
BOCA RATON FL 33433

LICENSE NUMBER: PE66522
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CURTIS, EVAN P.
5853 WIND DRIFT LANE
BOCA RATON FL 33433

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CANO DIAZ, JOSE ANGEL
11720 SW 122ND PL
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RUSSELL, WILLIAM H

H&S ENGINEERING AND ARCHITECTURE, P.C. CORP.
2021 LONGWOOD DR
RALEIGH NC 27612

LICENSE NUMBER: AR102588
EXPIRATION DATE: FEBRUARY 28, 2027

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LICENSEE DETAILS

Licensee Information

Name:	WITTE, DAVID JAMES (Primary Name)
Main Address:	34 WARREN ST SARATOGA SPRINGS New York 12866
County:	OUT OF STATE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	96150
Status:	Current,Active
Licensure Date:	03/23/2023
Expires:	02/28/2027

Special Qualifications	Qualification Effective
Mechanical	03/23/2023
8th Edition, Florida Building Code	02/14/2024



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REGALADO, GUILLERMO A.

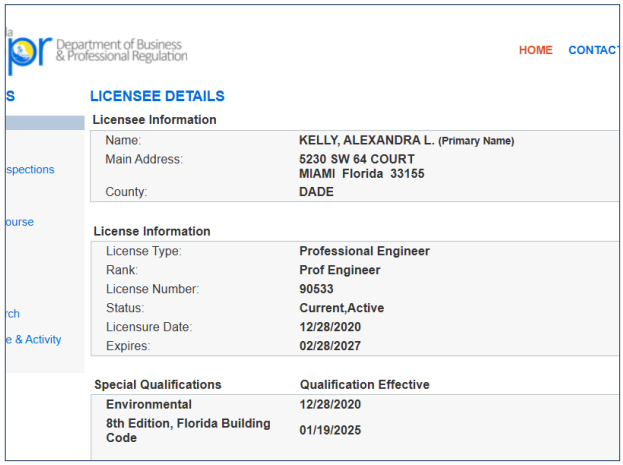
1570 SW 191ST TERRACE
PEMBROKE PINES FL 33029

LICENSE NUMBER: PE64905
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LICENSEE DETAILS

Licensee Information

Name:	KELLY, ALEXANDRA L. (Primary Name)
Main Address:	5230 SW 64 COURT MIAMI Florida 33155
County:	DADE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	90533
Status:	Current,Active
Licensure Date:	12/28/2020
Expires:	02/28/2027

Special Qualifications	Qualification Effective
Environmental	12/28/2020
8th Edition, Florida Building Code	01/19/2025

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LICENSEE DETAILS

11:08:40 AM 3/10/2025

Licensee Information

Name:	HOLTZ CONSULTING ENGINEERS. INC. (Primary Name)
Main Address:	270 SOUTH CENTRAL BOULEVARD SUITE 207 JUPITER Florida 33458
County:	PALM BEACH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	26960
Status:	Current
Licensure Date:	05/05/2006
Expires:	

State of Florida
Department of State

I certify from the records of this office that HOLTZ CONSULTING ENGINEERS, INC. is a corporation organized under the laws of the State of Florida, filed on March 24, 2006, effective March 24, 2006.

The document number of this corporation is P06000043115.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 3722635486CC

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HOLTZ, ANDREA PADILLA
270 SOUTH CENTRAL BOULEVARD
SUITE 207
JUPITER FL 33458

LICENSE NUMBER: PE45246
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Licensee Information

Name:	ROBINSON, CURTIS DUANE (Primary Name)
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License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	65685
Status:	Current,Active
Licensure Date:	01/18/2007
Expires:	02/28/2027

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1021-702

Resumes





Orlando Castro, PE, DBIA

Project Manager

Mr. Castro's expertise includes structural design and program construction administration as Owner's Representative. He is Hazen's Regional Lead for the Corporate Program Management/ Construction Management practice group.

Education

ME, Structural Engineering, University of Florida, 2006

BS, Civil Engineering, University of Florida, 2005

Certification/License

Professional Engineer: FL, NY, MS, PR

Employment Record

2007 - Present, Hazen

Areas of Expertise

- Collaborative Project Delivery
- Structural Analysis and Design
- Construction Management
- Project Management

Experience

- 18 total years
- 18 years with Hazen

Professional Activities

American Society of Civil Engineers

Cuban American Association of Civil Engineers

American Water Works Association

Design-Build Institute of America

Water Collaborative Delivery Association Representative

Value to Port St. Lucie

- Experience serving as Owner's Advisor to numerous utilities throughout the country, many of which were their first experience with collaborative project delivery.
- Brings direct experience working with HCE on the Westport WWTP Phase II project, ensuring familiarity with the City's facilities, staff, and operations.
- **Proposed role/responsibilities:** As Project Manager, Mr. Castro will oversee the delivery of the Owner's Representative services and will lead the development of the RFP, PDB agreement, negotiations with the design-builder, and establish the workflow for the delivery of the project.

Owner's Representative Services for the Design-Build Construction of a New Water Treatment Plant, City of Delray Beach, FL

Serves as Project Manager. As the City's Owner Representative, Mr. Castro and the Hazen team provide technical assistance to the City in multiple project phases, including planning, procurement, and execution of an alternative project delivery of their new 22-mgd nanofiltration water treatment plant.

AE1-UPS Design-Build Pilot for Upstate Infrastructure Projects, New York, NY

Serves as Project Manager. Hazen serves as the design criteria professional (or AE-1) to the New York City Department of Environmental Protection (NYCDEP) on their first ever Design-Build Project. The New York Public Works Investment Act (PWIA) recently authorized New York City agencies such as the NYCDEP to utilize a Design-Build project delivery method.

North and South Redundant Force Main Projects, Fort Lauderdale, FL

Served as the design criteria professional for Hazen. In December 2019, the City of Fort Lauderdale had numerous breaks of large diameter force mains that spilled large volumes of raw sewage to the surrounding communities. The City retained Hazen to serve as the design criteria professional for two emergency design-build contracts to install a redundant sewer line and transfer the flows over to it.

1021-702



Kurt Pfeffer, PE

Project Director

Mr. Pfeffer brings 38 years of expertise guiding municipal water and wastewater projects from planning and design through construction and commissioning. In the past 15 years, he has successfully managed and delivered over $550 million in water and wastewater treatment projects.

Education

BSCE, Louisiana State University, Civil Engineering , 1985

Certification/License

Professional Engineer: FL

Employment Record

1995 - Present, Hazen

1986 - 1995, Carollo Engineers

Areas of Expertise

- Construction Management
- Project Management
- Project Scheduling
- Water and Wastewater Treatment Plant
- Process and Mechanical Design
- Master Planning

Experience

- 38 total years
- 9 years with Hazen

Professional Activities

Water Environmental Federation

Florida Engineering Society

Value to Port St. Lucie

- Extensive expertise in planning, design, construction and commissioning of treatment facility projects, including projects with membrane water treatment and collaborative delivery
- **Proposed role/responsibilities:** As Project Director, Mr. Pfeffer will oversee all aspects of the project, including allocation of required resources, implementation of quality assurance, project communications/reporting, and technical guidance.

Greenfield Reverse Osmosis Water Treatment Plant and Raw Water Wellfield, West Melbourne, FL

Serving as Project Manager (design) and Project Director (construction) of a greenfield reverse osmosis membrane WTP, including a 20,000 ft^2 process/administration building, four RO treatment trains, pre- and post-treatment systems, clear wells, chemical feed systems, and high-service pumping.

Island Water Reclamation Facility Relocation Progressive Design-Build (PDB), Fort Pierce Utility Authority (FPUA), FL

Project Director for planning, design and construction of an 8-mgd (expandable to 10-mgd) greenfield water reclamation facility. Hazen collaborated with the Owner and design-build contractor to identify and select value engineering options to optimize total project cost.

South Regional Water Treatment Plant 12-mgd Reverse Osmosis Expansion, Collier County, FL

Project Manager for membrane pilot testing, construction, and startup/testing services. Developed accelerated piloting, procurement, and construction sequence to meet 15-month fast-track schedule.

Thomas P. Smith Water Reclamation Facility Improvements Project, City of Tallahassee, FL

Project Manager for design, permitting, construction oversight, and commissioning for a $180M program to upgrade to advanced waste treatment under FDEP Consent Order. Developed scheduling of multiple work packages with the Construction Manager-at-Risk to ensure on-time completion.

1021-702



Patricia Carney, PE, BCEE, DBIA

Technical Advisor

Ms. Carney has 34 years of experience in the analysis, planning, design, permitting, and construction management of water, wastewater, and stormwater conveyance and treatment systems. She has directly participated in Design-Build projects for the last 20 years.

Education

ME, Manhattan College, Environmental Engineering, 1991

BS, Manhattan College, Civil Engineering, 1990

Certification/License

Professional Engineer: FL, NY

Employment Record

2007 - Present, Hazen

1997 - 2007, Post, Buckley, Schuh & Jennigan

1991 - 1997, Blasland, Bouck, and Lee, Inc

1989 - 1991, Town of Yorktown, New York

Areas of Expertise

- Alternative Project Delivery
- Water and Wastewater Treatment
- Construction Management
- Project Management

Experience

- 34 total years
- 17 years with Hazen

Professional Activities

DBIA South Florida Chapter Steering Committee, Co-Chair

American Academy of Environmental Engineers

Value to Port St. Lucie

- Successfully delivered design-build projects with aggressive schedules such as the Fort Lauderdale North and South Redundant Force Main Design-Build project.
- Member of Hazen's Board of Directors, she has the authority to ensure that any and all Hazen resources are available to assist Port St. Lucie on this critical project.
- **Proposed role/responsibilities:** As Technical Advisor, Ms. Carney will oversee design and construction quality, ensure regulatory compliance, assess technical risks, and provide guidance on advanced treatment technologies and operational efficiency.

Sewer Design and Implementation Program, City of Fort Lauderdale, FL

Served as Project Manager for a $150M program to provide documentation, planning, design, and CEI services to assist the City with compliance to a Consent Order (CO) from the State of Florida. The CO contained 51 milestones and key tasks included completion of force main and pump station projects, completion of infiltration and inflow projects, and updating the City's sewer assets map.

Government Cut Utilities Relocation Design-Build – Miami-Dade Water and Sewer Department, Miami-Dade County, FL

Served as Assistant Design Manager for the relocation of a 20-inch water main and a 54-inch sanitary force main crossing underneath Government Cut. She oversaw all design, permitting, construction inspection, shop drawing review, design and construction schedule updates, and responded to questions and issues that arose during construction.

AE1-UPS Design-Build Pilot for Upstate Infrastructure Projects, NYC Department of Environmental Protection (DEP), NY

Hazen is serving as the design criteria professional (or AE-1) to NYCDEP's first ever Design-Build Project. Hazen has been providing guidance for development of the design-build program and is developing the design criteria and engineering services for a two-step procurement process. Ms. Carney provides general oversight and ensures resource availability throughout all project stages.

1021-702



Erik Rosenfeldt, PhD, PE

Technical Advisor

Dr. Rosenfeldt serves as Hazen's Drinking Water Practice Leader and a senior member of the firm's drinking water process and applied research groups. His work focuses on drinking water and reuse technology, evaluating, implementing, and optimizing conventional and advanced treatment processes.

Education

MS, Geological Sciences, University of Alabama, 2005

BS, Geological Sciences, Brown University, 2000

Certification/License

Professional Engineer: VA, NY

Employment Record

2010 - Present, Hazen

2007 - 2010, University of Massachusetts, Amherst

2001 - 2007, Duke University

1999 - 2001, Environmental Resources Management

Areas of Expertise

- Water process technology
- Physical/chemical processes
- Bench / pilot testing
- Water chemistry
- Emerging contaminants
- Disinfection byproducts
- Advanced water treatment processes

Experience

- 26 total years
- 15 years with Hazen

Professional Activities

AWWA: Organic Contaminants Research Committee

Value to Port St. Lucie

- Expert in leading water quality evaluations to ensure processes are selected, sized, and implemented correctly to ensure treatment reliability.
- Has designed and performed cutting edge research, along with numerous bench-, pilot-, and full-scale studies for evaluating the implementation of traditional and cutting-edge technologies in drinking water and reuse applications.
- **Proposed role/responsibilities:** As Technical Advisor, Mr. Rosenfeldt will ensure drinking water system quality, regulatory compliance, and assess risks related to emerging contaminants while guiding advanced treatment and monitoring strategies.

PFAS Management Plan, Miami-Dade Water and Sewer Department, FL

Served as Technical Lead for a PFAS Management Plan project, which included review of the PFAS monitoring program, a hydrogeology review, review of current and potential future PFAS regulations, and an assessment of management alternatives. Dr. Rosenfeldt also assisted WASD in preparing for meetings with DERM, FDOH, and stakeholders within the county.

Advanced Reuse Treatment Technology Pilot Testing, City of Hollywood, FL

Served as Process Expert and provided technical assistance in developing, planning, and executing pilot testing of advanced treatment technologies. These technoloies included ion exchange, MF membranes, UV advanced oxidation, ozone, and biological filtration with the goal of reducing levels of emerging contaminants.

Groundwater PFAS Control, New York American Water, NY

Served as Technical Advisor and Quality Control for a project to control PFOA and PFOS in New York State groundwater supplies. The project included designing to achieve compliance for PFAS regulations that were under development during the design process. The design is ultimately capable of achieving PFOA and PFOS of less than 10ppt (combined) to adequately achieve compliance with the strictest PFOA and PFOS MCLs in the nation to date.

1021-702



Monica Pazahanick, PE

Pre-Construction Phase Support Lead

Ms. Pazahanick has 15 years of experience in the field of water and wastewater treatment. Her work includes treatment plants, pump stations, and chemical systems. She has successfully permitted and worked closely with permitting agencies for water-related projects, including Floridan aquifer RO systems.

Education

MS, University of Arkansas, Environmental Engineering, 2007

BS, Catholic University of Bolivia, Cochabamba, Environmental Engineering, 2004

Certification/License

Professional Engineer: FL

Employment Record

2016 - Present, Hazen

2011 - 2016, Carollo Engineers, Inc.

2010 - 2011, Milian, Swain & Associates, Inc.

2007 - 2009, EMC Engineering Services

Areas of Expertise

- Water and Wastewater Process and Mechanical Design
- Project Management
- Construction Management and Inspections

Experience

- 17 total years
- 8 years with Hazen

Professional Activities

Florida Section American Water Works Association
Region VI - Membership Chair

Value to Port St. Lucie

- Experienced in project management and technical oversight, ensuring effective communication between owners, contractors, and interdisciplinary teams from project scope to facility startup in Southeast Florida's water and wastewater industry.
- **Proposed role/responsibilities:** As Pre-Construction Phase Support Lead, Ms. Pazahanick will oversee pre-construction planning, design reviews, procurement, and construction readiness, ensuring seamless coordination, risk mitigation, and budget alignment for the new water treatment plant.

Owners Representative for the New Water Treatment Plant Progressive Design Build, City of Delray Beach, FL
Serves as a Deputy Project Manager for this project. As the City's Owner Representative, Ms. Pazahanick and the Hazen team provides technical assistance in multiple project phases. Some of the specific tasks include the evaluation/validation of treatment alternatives, development of Progressive Design Build documents for advertisement, assistance in the review of documents provided by the proposers, assistance in the development and technical review of proposed scope of work and fees from the selected Design-Build team, funding assistance, and document control and management.

Greenfield Reverse Osmosis Water Treatment Plant, City of West Melbourne, FL
Process Design Lead for the design of a greenfield RO membrane WTP. The design includes four treatment trains each with a treatment capacity of 1.1 mgd of permeate water. The WTP will include pre-treatment systems, post-treatment systems consisting of degasifiers and clearwell, chemical feed systems, storage, and high-service pumping necessary to produce high quality, finished water. Project includes engineering services for final design, permitting, and bidding.

Alternative Water Supply Plan, City of Stuart, FL
Deputy Project Manager for this project focused on master planning new Upper Floridan Aquifer water supply wells, RO treatment facilities, and concentrate disposal. Planning included construction cost estimating, phased implementation scheduling, bid package identifications, State Revolving Fund application assistance, and financial analysis of rate adjustment to fund the investment.



Sharon Simington

Funding Assistance

Ms. Simington leads the firm's efforts to secure alternative funding for a variety of clients and projects, acting as the liaison between agency and community to provide a smooth funding experience and cohesive working environment.

Education

AA, State College of Florida, 2024

Employment Record

2022 - Present, Hazen

2019 - 2022, Mead & Hunt, Inc.

2010 - 2019, Malcolm Pirnie/ ARCADIS

2008 - 2010, Lake Erie College of Osteopathic Medicine

2004 - 2008, Angie Brewer & Associates, LLC

Areas of Expertise

- Funding Management
- Program Management
- Project Management

Experience

- 21 total years
- 3 years with Hazen

Professional Activities

American Water Works Association

Value to Port St. Lucie

- Hazen's Southeast Regional Funding Lead and Funding Leader on many challenging projects within the State of Florida
- Extensive experience working with local governments to fund infrastructure projects that better communities
- Has created funding strategies that lay out groundwork for a single project or an entire Capital Improvement Plan
- **Proposed role/responsibilities:** For her role in Funding Assistance, Ms. Simington will identify funding opportunities, assist with grant and loan applications, develop financial models, coordinate with stakeholders, ensure compliance with funding requirements, and advise on financial strategies to support the new water treatment plant project.

Fairgrounds Water Supply Wells and Water Treatment Plant, City of DeLand, FL

Served as Senior Program Administrator for a $31.7 million project which included the planning and production of the Facility Plan, and construction of three new wells and a new water treatment plant.

Catalyst Site Phase II, Potable Wells and Water Treatment Plant Design, Suwanee County, FL

Served as Senior Program Administrator and provided assistance in the grant management for an Economic Development Administration (EDA) grant for a Master Plan as well as for an EDA Public Works grant for infrastructure construction, and a Community Development Block Grant Economic Development grant for potable water improvements.

Funding Analysis, Recommendation and Funding Management Hull Road Water System, DeSoto County, NY

Served as Senior Program Administrator for a $2.5 million project including improvements on the DCU distribution line to net a savings of about 46 million gallons of flush water annually. Key activities included funding strategy, grant application, grant agreement coordination, grant administration, and project closeout.

1021-702



Paul Biscardi, PhD, PE

Water Treatment Process

Dr. Biscardi specializes in water treatment design and optimization. He has experience with the design and operations of both membrane, sand filter, greensand filter, and ozone pilot studies.

Education

PhD, Environmental Engineering, University of Central Florida, 2016

MS, Environmental Engineering, University of Central Florida, 2013

BS, Environmental Engineering, University of Central Florida, 2011

Certification/License

Professional Engineer: FL

Employment Record

2016 - Present, Hazen

2012 - 2016, University of Central Florida

2011 - 2012, Inwood Consulting Engineers, Inc.

2008 - 2011, U.S. Geological Survey

Areas of Expertise

- Membrane Processes
- Potable Reuse
- Water Quality and Treatment
- Disinfection By-Products (DBPs)

Experience

- 13 total years
- 8 years with Hazen

Professional Activities

American Water Works Association

Value to Port St. Lucie

- Membrane treatment process design expert with expertise in piloting, design, start-up, and operations
- Expertise in various filtration methods and treatment technologies
- Develops and assesses treatment processes, ensuring high-quality water supply; plays crucial roles in evaluating and recommending improvements
- **Proposed role/responsibilities:** As Water Treatment Process Engineer, Dr. Biscardi will review and evaluate water treatment processes, support construction and commissioning, ensure regulatory compliance, and optimize plant performance through process monitoring and training.

Sunbridge Water Treatment Plant, Toho Water Authority, Osceola County, FL

Serving as the Lead Process Engineer for the design, permitting, and bidding for an expansion of an existing 1-mgd ozone water treatment facility to a 3.6 -mgd nanofiltration facility. A pilot program evaluated multiple technologies and nanofiltration was selected for TOC removal because of the excellent removal of high levels of organics in the raw water.

Brighton Water Treatment Plant, Seminole Tribe of Florida (STOF), Brighton, FL

Served as Project Engineer on a project to improve water treatment operations and overall water quality, by transitioning to Upper Floridan Aquifer wells as a new water supply. Dr. Biscardi assisted with the detailed design of new treatment facilities and reconfiguration of the existing process to treat the new brackish groundwater supply. He was responsible for process design related to the RO membranes.

West Melbourne Greenfield RO Water Treatment Plant, City of West Melbourne, FL

Served as Membrane Expert and QC support for the process design of this greenfield 4.4-mgd RO water treatment plant, including a 20,000 ft^2 process/ administration building; pretreatment, membrane treatment, and post-treatment; finished water storage; and high-service pumping facilities.

1021-702



Janeen Wietgrefe, PE, PMP

Water Treatment Process

Ms. Wietgrefe has over 28 years of expertise, ranging from planning for future water infrastructure for clients to providing design services for water treatment projects. She is also experienced with permitting, budgeting, construction management, and operational assistance.

Education

ME, University of North Carolina, Environmental Engineering, 1997

BS, University of Florida, Environmental Engineering, 1995

Certification/License

Professional Engineer: FL, NY

Project Management Plan Professional (PMP)

Employment Record

2001 - Present, Hazen

Areas of Expertise

- Design of Advanced Water Treatment Processes
- Planning, Design, and Construction Administration of Water and Wastewater Treatment Facilities
- Large Project/Program Mgt.
- Membrane Treatment Process Design

Experience

- 28 total years
- 24 years with Hazen

Professional Activities

American Water Works Association

Southeast Desalting Association

Water Environment Federation

Value to Port St. Lucie

- Experienced in overseeing both small and large programs (over $100 million) and water treatment design through construction projects
- Has managed water projects, including local membrane plants (nanofiltration of the Biscayne Aquifer), from piloting through construction (i.e., Peele-Dixie, Hallandale Beach, and Plantation East)
- **Proposed role/responsibilities:** As Water Treatment Process Engineer, Ms. Wietgrefe will review and evaluate water treatment process design during the pre-construction phase of the project.

14.5-mgd Nanofiltration Facility (NF), Town of Jupiter, FL

Served as Project Manager/Process Mechanical Engineer for process mechanical support throughout the predesign and design phases. The Town added a $38 million NF facility to treat the surficial aquifer. The NF treatment was designed to blend with IX and RO.

City of Hallandale Beach Membrane Softening Facility, Hallandale Beach, FL

Served as Project Manager and Process Mechanical Engineer for pilot testing, design, bidding, permitting, and construction management services for a new 6-mgd nanofiltration facility to replace an equivalent volume of existing lime softening capacity at its water treatment plant. Hazen completed design, permitting, and construction oversight of the membrane facility; provided process mechanical support throughout the design, construction, and start-up phases, as well as construction management/ office services.

Peele-Dixie Membrane Plant, City of Fort Lauderdale, FL

Served as Project Manager and Process Mechanical Engineer. Design and construction oversight included a $33 million, 12-mgd membrane softening facility (for nanofiltration of the Biscayne Aquifer), two 4-MG storage tanks, related chemical storage and feed facilities, air strippers/clearwell, concentrate booster, and high-service transfer pump stations.

1021-702



Jesse Rose, CPE

Cost Estimating

Ms. Jesse has 28 years of experience in cost estimating, budgeting, scheduling, document control, and project controls. She oversees Hazen's estimating team, providing transparent, defensible cost estimates that utilize real data on cost and a substantial knowledge of construction.

Education

BS, Civil Engineering Technology, Rochester Institute of Technology, 1996

Certification/License

Certified Professional Estimator (CPE)

Employment Record

2015 - Present, Hazen

2014 - 2015, Granite Construction

2010 - 2014, NYCDEP BEDC

2007 - 2010, Malcom Pirnie

2005 - 2006, Spath Construction

2001 - 2005, Waters Construction Company

2000-2001, J. Iapaluccio, Inc.

1998 - 2000, Tilcon Connecticut

1997 - 1998, Cosmar Construction Corporation

Areas of Expertise

- Construction Cost Estimating
- Constructability Review
- Risk Assessment
- Construction Sequencing/ Scheduling

Experience

- 28 total years
- 10 years with Hazen

Value to Port St. Lucie

- Experience in analyzing value engineering concepts and overseeing projects involving cutting-edge technologies
- 15 years of DEP estimating experience in roles as Engineer's Estimator, Negotiator, and Construction Manager
- **Proposed role/responsibilities:** As Cost Estimator, Ms. Jesse will provide cost estimating support throughout the project, including budget development, design-phase estimates, bid evaluation, change order assessment, and cost control to ensure financial transparency and efficiency.

West Melbourne Greenfield RO Water Treatment Plant, City of West Melbourne, FL

Served as Cost Estimator for construction of this greenfield 4.4-mgd RO water treatment plant, including a 20,000 ft^2 process/administration building; pretreatment, membrane treatment, and post-treatment; finished water storage; and high-service pumping facilities. Hazen's estimate was within 3% of the successful bid.

Nassau Regional WRF Improvements, Phase 1A, JEA, Jacksonville, FL

Served as Cost Estimator for Phase 1 of this project for JEA, which evaluated effluent management alternatives for expanding an existing MBR WRF including existing wetlands, new wetland, deep well injection/aquifer recharge, and reclaimed water.

Building 11 Improvements and Rehabilitation, City of Boca Raton, FL

Served as Cost Estimator for preliminary, detailed design, and construction services for the City's WTP Building 11 Improvements and Rehabilitation. Building 11 is the lime softening treatment process chemical building housing the lime, polymer, and brine process mechanical equipment, ancillary equipment and electrical room. This project includes rehabilitation and hardening of the building and replacement of the process mechanical equipment, electrical, and I&C.

1021-702



Shelly Sipes, PMP

Document Controls Manager

Ms. Sipes is a leader of technical innovations to improve infrastructure program management, extract business intelligence and transform processes through automation. She is experienced in capital improvement for Water, Environment, and Infrastructure.

Education

MS, Geographic Information Systems, University of Texas, Dallas, 1996

BS, Landscape Architecture, Texas Tech University, 1989

Certification/License

Project Management Professional (PMP)

Employment Record

2023 - Present, Hazen

2021 - 2023, AECOM

2017 - 2021, Jacobs

2005 - 2017, CH2M/Critigen

1999 - 2005, XO/Nextlink

1996 - 1999, Rockwell-Collins

Areas of Expertise

- Program Management Systems and Technology Advisory for operationally intensive facilities
- Process Reengineering and Digital Transformation consulting
- Program and Construction management software procurement and implementation

Experience

- 28 total years
- 1 year with Hazen

Value to Port St. Lucie

- Expertise in the global implementation of cost, schedule, risk, contract, document, and change management systems for major capital construction programs
- Skilled in business process mapping and reengineering with a focus on business transformation through technology
- **Proposed role/responsibilities:** As Document Controls Manager, Ms. Sipes will implement and manage a document control system, ensure version control and regulatory compliance, coordinate document submissions and approvals, generate progress reports, maintain project records, and provide training to the project team on document control procedures.

Orange County Sanitation District, Orange County, CA

Progressive Design-Build Program Control Manager, Owner Agent to OC SAN responsible for development of control plans, tools and processes for implementation of PDB delivery method. Working closely with client and PDB contractors to streamline processes and ensure benefits are realized.

Washington County Water Conservancy District, St. George, UT

Project Manager working closely with client and subject matter experts to develop a full Project Delivery System (PDS) and organizational change approach. Facilitated organizational assessment, project management training, and development of a project delivery framework. Leveraged the framework to workshop roles and responsibilities. Created detailed requirements and RFP to procure project management software. Worked collaboratively with selected vendor to configure and implement new software and train users with role specific job aids.

North Texas Municipal Water District, Wylie, TX

Project Manager of Reliability Centered Maintenance pilot program to develop standard operating procedures and templates for Process Operating Context, Failure Mode, Effects, and Criticality Analysis (FMECA), and Maintenance Task Analysis (MTA).

1021-702



Philip Lauri, PE

Process Mechanical; Startup and Operational Support

Mr. Lauri has extensive experience in the planning, design, construction and operation of advanced water recycling, drinking water, wastewater, and ocean desalination facilities.

Education

MBA, Business Administration, Pepperdine University, 2008

MS, Civil Engineering, California State University, Long Beach, 1994

BS, Civil Engineering, California State Polytechnic University Pomona, 1991

Certification/License

Professional Engineer: CA, TN

Employment Record

2023 - Present, Hazen

2012 - 2022, Mesa Water District

2003 - 2012, West Basin MWD

1997 - 2003, City of Los Angeles (LAWA)

1992 - 1997, City of Los Angeles (Collection Systems Engineering Division)

Areas of Expertise

- Water Utility Management
- Membrane Treatment
- Water Resource Planning
- Engineering & Operations

Experience

- 33 total years
- 2 years with Hazen

Professional Activities

AWWA, AMTA, SWMOA

Value to Port St. Lucie

- Extensive experience managing large-scale capital programs, treatment facility startups, construction oversight, and business process improvements, with a strong background in municipal leadership and regional water resource management.
- **Proposed role/responsibilities:** For his role in Process Mechanical; Startup and Operational Support, Mr. Lauri will oversee process mechanical design reviews, equipment selection, and constructability assessments while supporting startup, commissioning, operator training, and initial plant operations to ensure seamless integration, regulatory compliance, and optimized performance of the new water treatment plant.

West Melbourne Greenfield RO Water Treatment Plant, City of West Melbourne, FL

Technical Advisor and Quality Control Reviewer for the process design of this greenfield 4.4-mgd RO water treatment plant, including a 20,000 ft^2 process/administration building; pretreatment, membrane treatment, and post-treatment; finished water storage; and high-service pumping facilities.

Mesa Water Reliability Facility Expansion, Mesa Water District, CA

Served as Engineering Manager for a $22 million project which included the expansion of the original 4 MGD deep aquifer colored water treatment system (Ozone/GAC process) with a 8.6 MGD nanomembrane treatment system with post water quality stabilization treatment systems (H2S/methane stripping and sodium hydroxide pH adjustment).

Sunset Gap Seawater Intrusion Barrier Feasibility Study, Orange County Water District, Fountain Valley, CA

Served as Technical Advisor for a project which included a comprehensive assessment of the Orange County Groundwater Basin Sunset Gap area to determine the optimal technical and economic approach of protecting the OC Basin principal aquifer from seawater intrusion.

1021-702



Troy Walker, MIE (Aust)

Startup and Operational Support

Mr. Walker serves as Hazen's corporate Water Reuse Practice Leader and Membrane Technology Leader. He has over 30 years of experience in the planning, design, construction, and operations management of advanced water reuse, seawater desalination, and advanced drinking water facilities.

Education

BE, Chemical Engineering, University of New South Wales, Australia, 2004

Graduate of CO-OP Scholarship Program

Certification/License

Professional Engineer: Austrailia

Employment Record

2013 - Present, Hazen

2007 - 2013, Veolia Water Australia

2000 - 2007, Veolia Water Australia

1998 - 2000, US Filter/Memcor

1994 - 2000, Memtec Ltd

Areas of Expertise

- Operations Management
- Operator Training
- Drinking Water
- Microfiltration
- Reverse Osmosis

Experience

- 30 total years
- 11 years with Hazen

Professional Activities

AWWA – Membrane Process Committee

Value to Port St. Lucie

- Brings a wealth of experience in piloting, detailed design, construction, commissioning, and long-term operations of membrane treatment technologies
- Over 30 years of experience in the planning, design, construction, and operations management of advanced drinking water facilities
- **Proposed role/responsibilities:** For his role in Startup and Operational Support, Mr. Walker will coordinate pre-startup planning, oversee system integration and performance testing, provide operator training, ensure regulatory compliance, optimize operational efficiency, resolve issues during startup, and maintain documentation and reporting.

Treatment Plant Membrane Troubleshooting, Pinellas County, FL

Provided operational assistance for the County's microfiltration and reverse osmosis membrane systems at the waste-to-energy industrial water treatment plant. This involved reviews of performance data from the County's membrane processes and review of the implementation of new membrane cleaning protocols.

Prospect Lake Clean Water Center, City of Fort Lauderdale, FL

Served as Technical Advisor for the design and construction of a proposed 50-mgd (finished water capacity) water treatment plant. Mr. Walker reviewed the approach to pilot testing for PFAS and provided input to the team. Additionally, he participated in meetings with the process mechanical subcontractor to confirm the finished water quality goals.

Hazard Analysis and Critical Control Point Evaluation for Surface Water Supplies, Tampa Bay Water, FL

Served as Technical Advisor for a project to develop and apply a systematic approach for evaluating monitors and treatment barriers for existing regional surface water supplies, and to support the development of a targeted monitoring program that focuses on prioritized risks.

1021-702

Curtis Robinson joined Holtz Consulting Engineers, Inc. (HCE) in 2009. Mr. Robinson has over 21 years of experience in the design, permitting and construction administration of water, wastewater, and reclaimed water projects. He has worked on projects in St. Lucie County and neighboring counties totaling over $300 million.

Related Project Experience

Westport WWTP Phase II - City of Port St. Lucie: HCE is part of the Hazen team providing CEI services for this project. These services include full-time resident project representation, review of contractor pay requests, administering RFI and shop drawing responses, confirming adherence to the contract guidelines, and grant applications and compliance services.

Martin County Utilities Tropical Farms WTP Sodium Hypochlorite Storage & Pumping Improvements: HCE provided professional engineering services required to implement sodium hypochlorite storage and feed systems improvements. The existing sodium hypochlorite metering pumps located in the chemical pumping building were replaced with larger pumps to handle the increased demand associated with reducing the strength of the sodium hypochlorite solution. A water softener system was designed to remove impurities from the dilution water prior to its use. HCE services included surveying, design, bidding and selecting a contractor for the work, permitting with the Florida Department of Environmental Protection (FDEP), assisting the County with contractor procurement, and construction management services.

Seacoast Utility Authority Ground Storage Tank Nos. 5, 6 and 7 at the Hood Road Water Treatment Plant: HCE provided professional services for the surveying and site investigation, design, permitting, bidding and construction administration of the addition of three new 2-MG prestressed-concrete ground storage tanks (GST) at the Hood Road Water Treatment Plant (WTP), including associated water main piping extensions, valves and fittings, electrical and instrumentation and site preparation. Work also included various yard piping improvements in the vicinity of the new GST.

Upper Floridan Aquifer Supply Well F-19 – City of Port St. Lucie: HCE is providing professional engineering services related to the survey, geotechnical exploration, design, permitting, bidding, and construction for a new 1,350-foot deep Upper Floridan Aquifer Supply well for the City's James E. Anderson (JEA) Water Treatment Plant. The project design includes the new well, a well head with an 1,840-gpm vertical turbine well pump, a 250 kW LP standby generator, a concrete block building, concrete driveway, fencing, and other site improvements. HCE's team includes a hydrogeologist for well design, an electrical engineer for electrical and communications design, and a structural engineer for the building design.

City of Port St. Lucie Glades-Tradition Reuse Water Main Project: HCE provided professional engineering services related to the survey, geotechnical exploration, modeling, design, permitting, bidding, and construction for approximately 12,250 LF extension of the City's existing reuse water main originating from their Glades Wastewater Treatment Facility. The proposed extension started from the reuse water main's existing termination near Glades Cut-off Road and extended to the Glades Force Main Repump Station site at the end of SW Tradition Parkway right-of-way.

Village of Indiantown WWTP Expansion: HCE is providing preliminary and final design services, permitting, and construction support and resident engineering services for increasing the capacity of the WWTP as well as improvement effluent water quality to meet BMAP requirements. This project is being implemented via the progressive design-build method.

Professional History

2009–Present Holtz Consulting Engineers, Inc.
2003–2009 LBFH, Inc./Boyle Engineering/AECOM

Education

Master of Science in Engineering Management, Missouri S&T, 2003
Bachelor of Science in Civil Engineering, Missouri S&T, 2001

Registration

Professional Engineer, Registration No. 65685, State of Florida

Lawrence Lardieri brings over 47 years of comprehensive utility engineering experience to the Holtz Consulting Engineers, Inc. (HCE) team. Mr. Lardieri has diverse experience in the water and wastewater sector, and has worked on projects including master planning, sanitary sewer collection/transmission, pump station design, and facility rehabilitation, among others. As part of this contract, he will provide design, general engineering guidance and quality assurance.

Related Project Experience

Emergency Lift Station No. 88 Force Main Replacement– Seacoast Utility Authority: HCE provided survey, design, permitting, and construction administration services of approximately 1,500 LF of 8" force main along Hood Road and the rehabilitation of Lift Station No. 88 including cleaning and recoating of the wet well, replacing the base plates, base elbows, riser piping, and all above-grade valves and piping. Also included was the disassembly and removal of the temporary force main and all restoration.

iSIP Projects Neighborhood Water Main and Force Main Replacements – City of Boca Raton: HCE is providing utility locating, geotechnical investigation, survey, design, permitting, bidding and construction services for infrastructure improvements in three neighborhoods. The upgrades generally include construction of larger diameter water mains to replace aged mains, relocation and elimination of rear water service lines, as well as roadway, stormwater, and sidewalk improvements. HCE has completed the design, permitting, and construction of the Country Club Village and SW 18th Street neighborhood, which included a 16-inch water main under Interstate-95, and the SW 12th Ave corridor.

26th Street & Flagler Drive Stormwater Improvements – City of West Palm Beach: Assisting the City of West Palm Beach with the replacement of all underground public utilities along 26th Street including water, gravity sewer, and stormwater. HCE is providing professional engineering services including field investigation, survey, and design for numerous existing utilities in an existing residential neighborhood along 26th street in West Palm Beach. In addition to complete utility replacement, this project includes roadway reconfiguration, design of new crosswalks and traffic calming facilities, and improvements to the existing landscaping. This project includes significant amounts of public outreach and coordination with the City and includes unique challenges due to the age of the existing infrastructure.

Wastewater Treatment Plant and Lift Station Improvements – Village of Indiantown: HCE is providing design and permitting services for proposed improvements at the WWTP to increase the annual average daily flow by 0.45 mgd to a total of 1.2 mgd, AADF, while also providing Class I reliability for operation of the plant, which is required prior to modifying the Village's reuse system to be able to provide Part III Reuse to residential customers. HCE is also providing design and permitting services for the replacement of the 150th Street and Famel Lift Stations as well as rehabilitation and upgrade of the New Hope Lift Station, including all related mechanical, electrical, piping and site work.

Tropical Farms Wastewater and Water Treatment Facilities - Martin County: Engineer-of-record who directed design and permitting of the on-site master surface water management system for expansion of the existing wastewater treatment plant and water treatment plant, both located on the same site. Mr. Lardieri was also responsible for preparation of the paving, grading, and drainage improvements, and design of four on-site wastewater lift stations.

Professional History

2020–Present Holtz Consulting Engineers, Inc.
1989–2020 LBFH, Inc./Boyle Engineering/AECOM
1988–1989 William M. Bishop Consulting Engineers
1986–1988 R.J. Vilardi and Associates, Inc.
1984–1986 Lardieri Engineering and Construction
1975–1984 Palm Beach County Water Utilities/Seacoast Utilities Authority
1974–1975 City of Boynton Beach

Education

Bachelor of Science in Civil Engineering and Construction Technology, Temple University, 1974

Registration

Professional Engineer, Registration No. 26948, State of Florida

Mr. Fowler has over 20 years of experience in the design, permitting, and construction of projects that include water and wastewater treatment, pipelines, pump stations, production and injection wells, and reclaimed water production. He also has experience in construction cost estimating and project management for underground utility general contractors, and in 2016 he obtained his general contractor's license.

Related Project Experience

City of Lake Worth Beach Water Treatment Plant Generator Interconnect: Holtz Consulting Engineers, Inc. (HCE) provided engineering design, permitting, and construction services for a new manual power interconnect between the City's Lime Treatment Plant and RO Treatment Plant. The new interconnect allows the electrical power distribution system serving the RO Treatment Plant and associated facilities to power the Lime Treatment Plant and associate facilities, especially when on emergency diesel generator power. The manual tie also works to allow the Lime Treatment Plant to power the RO Treatment Plant if necessary. The project also included several other electrical upgrades throughout the plant high service pump power rerouting and fire alarm system upgrades.

Hood Road WTP Facility Improvements– Seacoast Utility Authority: HCE has performed numerous design-build projects at the Hood Road WTP including HVAC and coating improvements of the membrane building, louver and hurricane hardening of the high service pump building, acid storage and piping repairs and improvements, electrical improvements, and administration building leak repairs, stucco replacement, and aesthetic modifications.

Lift Station 12 Improvements– City of Lake Worth Beach: Mr. Fowler served as Project Manager and provided engineering, permitting, and construction services for a new submersible pump station to replace the existing pump station at the Palm Beach State College Lake Worth Campus. The existing pump station was a two-story building with a below-grade dry pit and wet well.

Hood Road 36-inch Raw Water Main– Seacoast Utility Authority: Mr. Fowler served as Project Manager for the survey, design, permitting, bidding, and construction engineering services for 3,200 LF of 36-inch raw water main located in easements and right-of-ways along Hood Road in Palm Beach Gardens, Florida. Over 3,600 LF of fiber optic conduit was also designed and constructed as part of the project. The project included multiple pipe materials which were installed via both open-cut and directional drill methods.

Wastewater Treatment Plant Safety Improvements – South Martin Regional Utility: HCE provided the design, furnishing, and installation of several elevated aluminum platforms and stairways to provide the plant staff safe access to various areas and pieces of equipment for maintenance and operation. The project also included the design of upgraded LED lighting and additional site lighting to be implemented later. This project was implemented via the design-build method.

Avenue U and Avenue C Repump Station Improvements–Riviera Beach Utilities Special District: HCE provided survey, design and permitting, and construction administrative services for civil, mechanical, and electrical upgrades to the District's potable water repump stations located at Avenue C and Avenue U. At Avenue C, improvements included replacement of station piping, replacement of 60-HP and 70-HP booster pumps, installation of a new generator, and removal of an underground propane fuel tank. At Avenue U, improvements included replacement of lift station piping, installation of two new 100-HP booster pumps, and replacement of existing electrical equipment. This project was implemented via the design-build method.

Professional History

2013–Present Holtz Consulting Engineers, Inc.
2013–2013 Johnson Davis, Inc.
2010–2013 AKA Services, Inc.
2004–2010 LBFH, Inc./Boyle Engineering/AECOM

Education

Bachelor of Science in Environmental Engineering, University of Florida, 2003

Registration

Professional Engineer, Registration No. 69039, State of Florida
Certified General Contractor, Florida, Registration No. CGC1525114

Christine Miranda has been a Client Service Manager and Project Manager with Holtz Consulting Engineers, Inc. (HCE) since 2012. Ms. Miranda is experienced in successfully managing multiple projects, from small, fast-paced projects to large projects with numerous disciplines and subconsultants. She brings over 25 years of experience in the design of water treatment and distribution systems, pumping stations, permitting, and SRF funding assistance.

Related Project Experience

Phase I Water System Improvements & SRF Funding – Village of Tequesta: Project included design, permitting, and FDEP State Revolving Fund funding assistance of the replacement of approximately 11,200 LF of 4- to 10-inch water mains. SRF funding assistance included preparation and submission of the Request for Inclusion, Facilities Planning Document, and SRF loan administration during construction including American Iron and Steel and Davis Bacon Wage Requirements compliance, review of certified payrolls and labor interviews, and preparation of disbursement requests.

City of Stuart Reverse Osmosis Water Treatment Plant- City of Stuart: HCE is responsible for the design of the stormwater management, site work, and yard piping for this 1.5 mgd upgrade to the City of Stuart Water Treatment Facility. The project also included a design of an approximate one-mile 12" RO concentrate force main from the water treatment plant to a deep well injection at the wastewater plant. The site work consisted of new driveways, fencing, stormwater management including two rain gardens, and yard piping to connect the new and existing facilities. Permitting was required through FDEP for the stormwater management and the City of Stuart for the site plan and associated work. HCE is also responsible for the State Revolving Fund (SRF) administration during construction for this project.

iSIP Projects Neighborhood Water Main and Force Main Replacements – City of Boca Raton: HCE is providing utility locating, geotechnical investigation, survey, design, permitting, bidding and construction services for infrastructure improvements in three neighborhoods. The upgrades generally include construction of larger diameter water mains to replace aged mains, relocation and elimination of rear water service lines, as well as roadway, stormwater, and sidewalk improvements. HCE has completed the design, permitting, and construction of the Country Club Village and SW 18th Street neighborhood, which included a 16-inch water main under Interstate-95, and the SW 12th Ave corridor.

Water Distribution Improvements - City of Stuart: Project included design, permitting, and Florida Department of Environmental Protection (FDEP) State Revolving Fund funding assistance, of approximately 59,000 LF of 6-inch through 12-inch water mains in existing residential neighborhoods and commercial developments for the City of Stuart. The new mains replaced inadequately sized mains, looped dead ends, old mains, and increased fire protection for the City. The mains are located in City, County, and FDOT right-of-ways.

Port St. Lucie Blvd. Utility Adjustment Plans– City of Port St. Lucie: This project includes preparation of water and sewer utility adjustment engineering plan sheets for three separate projects along Port St. Lucie Blvd. Plan and profile utility sheets based upon FDOT standards were prepared based upon the contract roadway and drainage plans. Utility adjustments for both the water and sewer system included adjustments in place, relocations of several portions of water main and force main systems within the project corridor, and the inclusion of additional fittings and/or extension of mains to provide connections for future development.

Professional History

2012–Present Holtz Consulting Engineers, Inc.
1999 –2012 LBFH Inc./Boyle Engineering/AECOM

Education

Bachelor of Science in BioResource Engineering, Rutgers University, 1999

Registration

Professional Engineer, Registration No. 60906, State of Florida

Professional Affiliations

Florida Water Environment Association, Past Director-At-Large

Kelley Conboy is a graduate of Florida Atlantic University and joined Holtz Consulting Engineers, Inc. (HCE) in November 2021. While at HCE, she has served as a Project Engineer on several successful collection and distribution projects, as well as provided grant administration services during the construction phase.

Related Project Experience

Continuing Pipeline Projects – Seacoast Utility Authority (SUA): HCE is serving as the resident engineer and providing inspection services for SUA's continuing pipeline program. Under this project, four engineering companies are performing design and permitting of various collection and distribution projects. HCE assisted with the selection of a pool of contractors and is assisting SUA with the construction management and oversight of these designs. This includes shop drawing review, RFI routing, confirmation of permit compliance, review of pay requests, public outreach, and project closeout.

Dyer Drive Improvement Project – City of Stuart: HCE is providing professional engineering assistance for the American Rescue Plan Act (ARPA) compliance during construction. The construction of this project includes installation of new drainage structures and piping for a residential area. HCE will be reviewing submittals and certified payrolls, as well as conduct labor interviews throughout the duration of construction to ensure ARPA compliance.

NW Dixie Highway Ditch Improvement Project – City of Stuart: HCE provided professional engineering assistance for the American Rescue Plan Act (ARPA) compliance during construction. The construction of this project included installation of new drainage structures and regrading the existing drainage ditch. HCE reviewed submittals and certified payrolls, as well as conducted labor interviews to ensure ARPA compliance.

South Palm Park Sea Level Rise Mitigation Project – City of Lake Worth: HCE provided engineering services and grant administration services for the construction of a stormwater pump station and associated appurtenances. These services included quarterly reports, coordinating field visits with the Florida Department of Environmental Protection (FDEP), assembling reimbursement requests, and grant closeout documents.

Phase I Asbestos Cement Water Main Replacement Project - Village of Tequesta: HCE is providing engineering services for the design, permitting, bidding, and construction of approximately 11,000 LF of potable water main to replace the existing asbestos cement water mains within the Village of Tequesta's service area.

Phase I Valve Additions – Palm Beach County Water Utilities Department (PBCWUD): HCE assisted the County with the design and permitting of 80 valves to be added to existing water mains and force mains. These valves will benefit PBCWUD by allowing the isolation of pipelines during pipe breaks, thereby reducing emergency repair costs, minimizing the interruption of water and sewer services to customers and critical facilities, and in some cases, preventing the release of sewage into the environment. This is the first phase of the valve addition program. It includes valve additions at critical locations identified by hydraulic modeling and by operations and maintenance staff.

iSIP Projects Neighborhood Water Main and Force Main Replacements – City of Boca Raton: HCE is providing utility locating, geotechnical investigation, survey, design, permitting, bidding and construction services for infrastructure improvements in three neighborhoods. The upgrades generally include construction of larger diameter water mains to replace aged mains, relocation and elimination of rear water service lines, as well as roadway, stormwater, and sidewalk improvements. HCE has completed the design, permitting, and construction of the Country Club Village and SW 18th Street neighborhood, which included a 16-inch water main under Interstate-95, and the SW 12th Ave corridor.

Education

Master of Science in Civil Engineering, Florida Atlantic University, December 2022

Bachelor of Science in Environmental Engineering, Florida Atlantic University, December 2018

Mr. Lee has successfully managed construction of over $150 million of water and wastewater projects. At Holtz Consulting Engineers, Inc. (HCE), he serves in the role of Construction Inspector and is primarily responsible for overseeing the construction of a project from start to finish and helps to ensure completion of the project as specified, on time, and within budget. Mr. Lee is very familiar with utility construction projects and proper means and methods of construction, and is a valuable asset to HCE and our clients.

Related Project Experience

Hood Rd. 36-inch Raw Water Main – Seacoast Utility Authority: HCE provided survey, design, permitting, bidding and construction engineering services for 3,200 LF of 36-inch raw water main located in easements and right-of-ways along Hood Road in Palm Beach Gardens, Florida. Over 3,600 LF of fiber optic conduit was also designed and constructed as part of the project. The project included PVC, HDPE, and ductile iron pipe installed both via open-cut and directional drill methods.

Martin Downs Inline Booster Pump Station – Martin County Utilities: Project included design, permitting, bidding, and construction administrative services for an in-line wastewater booster pump station at the Martin Downs Master Repump Facility. This project included modifying the existing repump facility into an in-line repump station with chopper pumps. These improvements reduced the impact rags and other debris had on the pumps and reduced rag accumulation in the storage tanks and sources of odors and maintenance problems. The tanks are still available for use on an emergency basis allowing increased operational flexibility. The project also included an on-site submersible lift station, the conversion of an existing lift station to a manhole, and the construction of two new vacuum truck off-loading stations.

Tropical Farms Wastewater Treatment Plant (WWTP) Reclaimed Water Storage Tank & Pumping and Return Activated Sludge Pumping Improvements – Martin County Utilities: HCE provided design, permitting, and construction administrative services for a two-phase reclaimed water storage and pumping improvements project at the Tropical Farms WWTP. Phase I consisted of a new one million gallon pre-stressed concrete reclaimed water storage tank including vibro-flotation compaction beneath the tank, bypass piping, and piping relocations. Phase II included a new reclaimed water distribution pump station including 18- to 36-inch suction and discharge piping and three vertical turbine pumps. An effluent transfer pump station with three new vertical turbine pumps located at the chlorine contact basin was also included. Phase II also consisted of replacing two existing Return Activated Sludge (RAS) pumps with new dry-pit mounted chopper-style pumps.

Water Distribution Improvements - City of Stuart: Project included design, permitting, and Florida Department of Environmental Protection (FDEP) State Revolving Fund funding assistance, of approximately 59,000 LF of 6- to 12-inch water mains in existing residential neighborhoods and commercial developments for the City of Stuart. The new mains replaced inadequately sized mains, looped dead ends, old mains, and increased fire protection for the City. The mains are located in City, County, and Florida Department of Transportation right-of-ways.

Ground Storage Tank No. 5 and 7 at the Hood Road Water Treatment Plant – Seacoast Utility Authority: Project included survey, design, permitting, bidding and construction administration services for the addition of two new 2-MG prestressed-concrete ground storage tanks at the Hood Road Water Treatment plant. This project included associated water main piping extensions, valves, and fittings, as well as electrical, instrumentation, and site preparation necessary for the installation of Ground Storage Tank No. 5 and 7. The project also included various yard piping improvements in the vicinity of the new ground storage tanks.

Professional History

2016–Present Holtz Consulting Engineers, Inc.
2006–2016 TLC Diversified, Inc.
2002–2006 Western Summit Constructors
1997–2002 The Industrial Company

Education

High School, Morgan City, LA.
Construction Management, WSU, WA.

3 Owner's Representative Experience



3 Owner's Representative Experience

Hazen will share valuable lessons learned from our extensive experience as an owner's representative and in alternative delivery and membrane plant projects with the City.

With our national and local owner's representative and design-build expertise, unmatched knowledge and participation in the design and construction of Florida membrane treatment plant projects, and proven track record of successfully working with local governmental agencies and municipalities, the Hazen team is uniquely qualified to help guide the design and construction of the City of Port St. Lucie's new water treatment plant.

Over the past 10 years, we have successfully completed an array of alternative delivery and membrane water treatment plant projects solely focused on water and wastewater utilities throughout the country.

The table below highlights the projects included in this proposal. Detailed project sheets are provided at the end of this section.

Hazen delivered
$4 billion in construction cost as an Owner's Representative
to public utilities for design-build delivery services similar to those requested under this RFP.

Project	Role	Delivery Method	Owner's Rep.	Design Criteria Professional	Membrane WTP
City of Delray Beach - Owner's Representative for Design-Build Construction of New WTP	Prime	PDB	●	●	●
City of Fort Lauderdale - Owner's Representative for Prospect Lake Clean Water Center	Prime	FPDB	●	●	●
NYCDEP, Upstate New York - AE1-UPS: Design-Build Pilot Program for Upstate Infrastructure Projects	Prime	FPDB	●	●	●
Orange County Sanitation District, Orange County, CA - Owner's Advisor Services	Prime	PDB	●	●	●
Hampton Roads Sanitation District, VA - Sustainable Water Initiative or Tomorrow (SWIFT) Full-Scale Implementation Program Management	Program Management Team Member	FPDB	●	●	
City of Fort Lauderdale - Sewer Design and Implementation Program	Prime	FPDB	●	●	
City of West Melbourne New Water Treatment Plant Feasibility Analysis and Design, and Test/Production Well	Prime	DBB			●
City of Hallandale Beach - Reverse Osmosis Train Addition	Prime	DBB			●
City of Miramar - East WTP Improvements	Prime	PDB	●	●	●

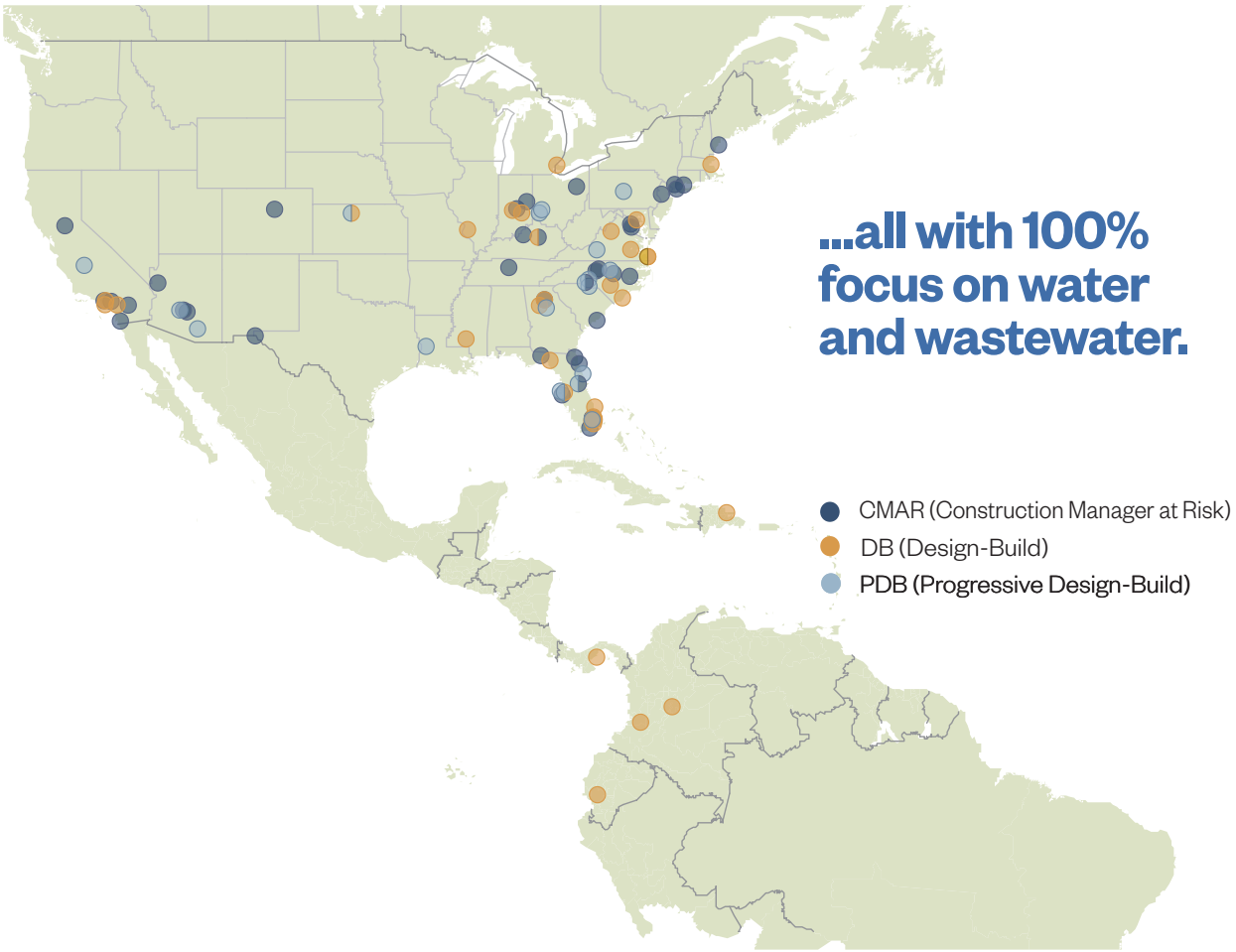
Legend:
PDB: Progressive Design-Build
FPDB: Fixed-Price Design-Build
DBB: Design-Bid-Build

1021-702

National and Local Owner's Advisor/ Representative Expertise

Hazen has been delivering Design-Build projects for over 25 years

From coast to coast, Hazen has led large-scale, innovative, and award-winning Design-Build programs for major utilities, including Miami-Dade Water and Sewer Department, the City of Fort Lauderdale, Los Angeles Department of Water and Power, Charlotte Water, Hampton Roads Sanitation District, and Nassau County Department of Public Works.



100+
Design-Build, Progressive Design-Build, and CMAR Projects

$9 Billion
Alternative Delivery over Past 10 Years

26
Owner's Representative/ Program Manager

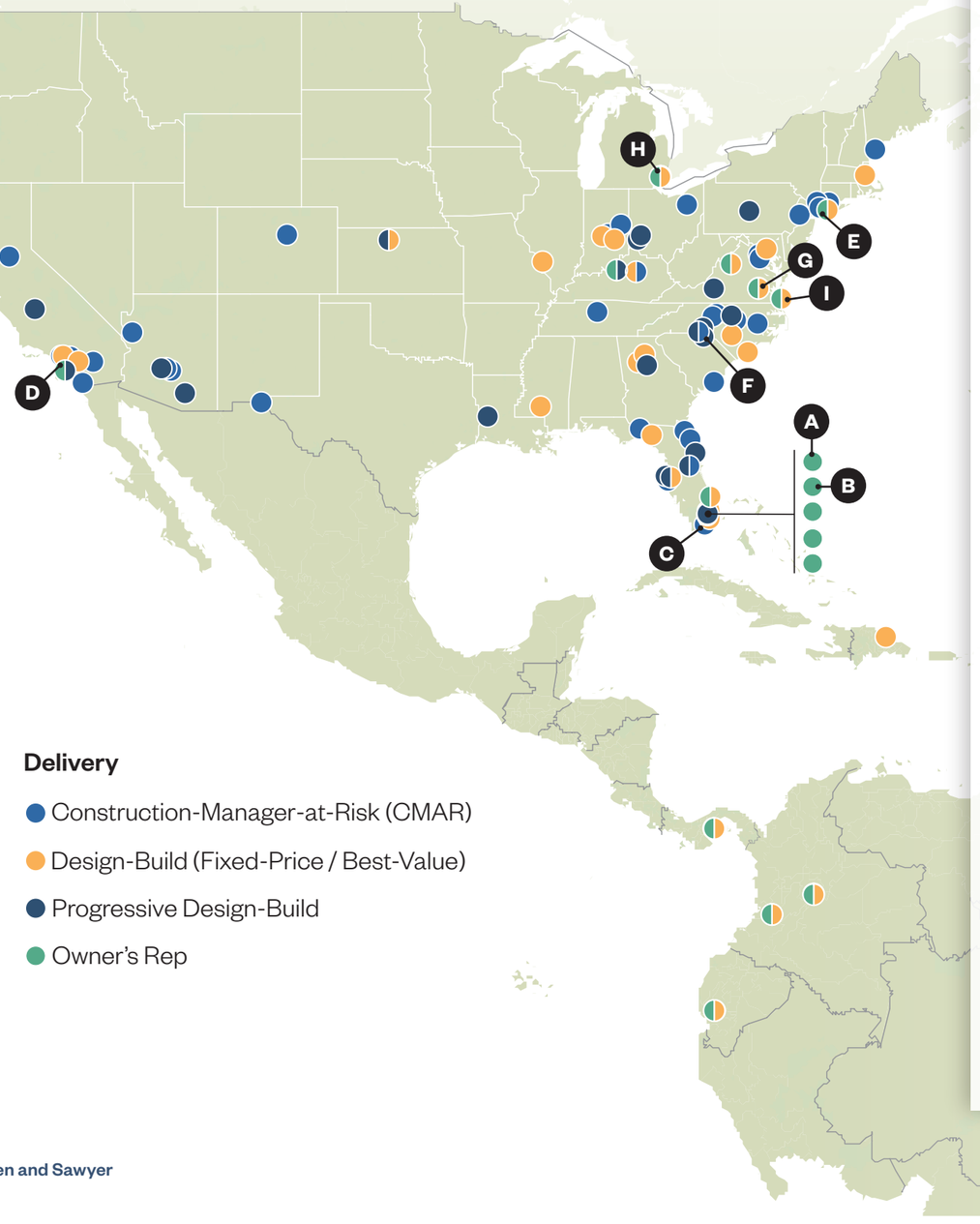
Across **24** States

10
Design-Build Awards

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Nationwide Design-Build Project Experience
Exclusively in the Water Market

Our experience provides the City of Port St. Lucie with a partner knowledgeable of all types of design-build programs for water-related infrastructure projects. This experience gives us unique insight in how to maximize the innovation opportunities and schedule and cost benefits of this delivery method for Port St. Lucie.





Ft. Lauderdale Consent Order Program

Hazen is the Program Manager for the delivery of a Ft. Lauderdale consent order program. The projects require 51 milestones to be met. Hazen is providing design criteria development, procurement services, and construction oversight for 7 projects of the Program that were delivered via design-build.



Prospect Lake Water Treatment Plant Owner's Representative

Hazen is the Owner's Representative for the design-build delivery of the Fiveash WTP Replacement project, which includes design review, permit review and coordination, and construction oversight.



Miami-Dade Government Cut

Hazen provided design services and construction administration for the design-build drinking water and wastewater pipe relocation project to allow for the dredging of the Port of Miami.



Regional Brackish Water Reclamation Program, Phase 1, Water Replenishment District of Southern CA

Hazen is currently serving as the Owners Agent for a progressive design-build project to design and construct wells and a treatment system for a saline seawater plume.



AE1-UPS: DEP Design-Build Pilot Program for Upstate Infrastructure

Hazen is currently serving as the Owners Representative (AE1) for DEP's first upstate design-build project.



Yadkin Regional Water Supply Project

Hazen served as Lead Designer for the progressive design-build delivery of Yadkin Regional Water Supply Raw Water Infrastructure Project, including detailed design, environmental review, permitting, and cost evaluation to meet project performance requirements within budget.



Hopewell Water Treatment Plant

Hazen is currently serving as the Lead Designer for a this Design-Build project to construct a new pump station, electrical building, chemical and UV facility at the American Water Hopewell Water Treatment Plant.



Great Lakes Water Authority Owner's Rep

Hazen served as the Owners Representative for the design/build/maintain (D/B/M) contract for a new 240-mgd water treatment plant at Water Works Park for GLWA which required oversight during all phases of the D/B/M project.



Sustainable Water Phase 3, Demonstration Facility (SWIFT), Suffolk, VA

Hazen is serving as Owners Representative in a Joint Venture for design build delivery, in which Hazen is responsible for development of the bridging documents for the 100 mgd aquifer recharge facility.

Project Experience





Owner's Representative for Design-Build Construction of New WTP

Delray Beach, FL

Hazen assisted the City with scope validation of the new WTP, including documentation of the treatment selection and determination of the initial capacity.

Hazen evaluated project delivery methods and provided recommendations for the delivery of the City's goals. Hazen developed the RFQ, provided Design-Build procurement assistance, and funding and grant assistance. Hazen continues to partner with the City as Owner's Representative, providing technical reviews and assistance for the design phase of the project.

The City is pursuing the construction of a new WTP, installation of six SAS wells, rehabilitation of a portion of the existing SAS wells, and construction of a deep injection well and monitor wells. The City selected progressive design-build as the project delivery approach and contracted the services of a qualified Design-Build team.

Relevance to Port St. Lucie

- Provided assistance in procurement of progressive Design-Build firm.
- Serves as extension of staff during the preconstruction phase.
- Assisted with procurement and administration of SRF grants for the project.
- Provides technical reviews during design, including all design disciplines, cost estimates, and constructability.
- Review and monitor project risks and provide advice to the City on best approach for management of risks.

Start/End Date
Start Date: 11/2022

End Date: 11/2027
(Phase 1 - Pre-construction)

Was Project Completed On Time and On Budget? If not, Why?
N/A. This project is ongoing and currently on schedule and on budget.

Change Order Details
N/A . This project is ongoing.

Subcontractors
None of the subconsultants from this project are proposed on this contract.

Key People
Janeen Wietgrefe, PE, PMP
Project Director

Orlando Castro, PE, DBIA
Project Manager

Monica Pazahanick, PE
Deputy Project Manager

Kurt Pfeffer, PE
Equipment Pre-Purchase

Paul Biscardi, PhD, PE
Technical Expert - Membranes

Erik Rosenfeldt, PhD, PE
PFAS Advisory

Reference
Hassan Hadjimiry, PE
Utilities Director
City of Delray Beach
(561) 243-7303
hadjimiryh@mydelraybeach.com

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Hazen

The City selected Hazen as the City's representative to assist with engineering and owner's representative services tasks. Phase I support services currently being provided by Hazen include:

- Engineering Services During Predesign Phase: Hazen is providing technical assistance and reviews for modifications to existing supply wells, pilot testing for selection of membrane elements, pre-treatment and post-treatment strategies, and corrosion control strategies.
- Phase 1 Detailed Design: Our services include technical review of design packages, schedule, and construction costs estimate at the different design milestones. The design milestones of 10%, 30%, 60%, 90%, and 100% design packages. Hazen is also assisting the City in negotiations of the Guaranteed Maximum Price (GMP) for construction of the new facility. The GMP will be developed at the 60% design milestone.
- Schedule and Cost Review: Hazen is also reviewing the Design-Build baseline schedules and schedule updates monthly and will provide comments based on contract requirements and industry best practices to ensure quality and reliability of each schedule submittal. Hazen will also review and provide comments on the Design-Build's proposed cost model for use in subsequent cost estimates.

1021-702



Prospect Lake Water Treatment Plant Owner's Representative

Fort Lauderdale, FL

Hazen was selected by the City of Fort Lauderdale to provide Owner's Representative services for design and construction of the proposed 50-mgd (finished water capacity) water treatment plant.

The City of Fort Lauderdale's existing Fiveash WTP was constructed in the 1950s and is at the end of its useful life. The City commissioned an engineering study to determine the future of the facility. That study recommended replacing the Fiveash WTP with a new state-of-the-art WTP using a combination of nanofiltration and ion exchange treatment technology.

Relevance to Port St. Lucie

- Owner's Representative services.
- Hazen serves as an extension of City staff and acts as the City's representative and liaison between the entity selected to build the WTP, the Design Team, Construction Contractor, regulatory agencies, and other stakeholders throughout the project.
- Hazen will coordinate all project matters during the planning, design, construction, commissioning, switchover, decommissioning, and close-out phases.
- Nanofiltration of the Biscayne Aquifer
- Design, cost, and schedule reviews and construction inspections.
- Membrane treatment and deep injection wells for concentrate disposal.

Start/End Date
Start Date: 04/2023

End Date: 09/2026 (est.)

Was Project Completed On Time and On Budget? If not, Why?
N/A. This project is ongoing and currently on schedule and on budget.

Change Order Details
N/A . This project is ongoing.

Subcontractors
None of the subconsultants from this project are proposed on this contract.

Key People
Orlando Castro, PE, DBIA
Project Delivery Advisor

Patricia Carney, PE, DBIA
Project Director

Janeen Wietgrefe, PE, PMP
Project Manager

George Brown, PE
Deputy Project Manager

Paul Biscardi, PhD, PE
Technical Expert - Membranes

Erik Rosenfeldt, PhD, PE
PFAS Advisory

Gerrit Bulman, PG
Concentrate Disposal/Injection Well

Reference
Daniel Fisher, Project Manager
City of Fort Lauderdale
(954) 828-5850
dfisher@fortlauderdale.gov

1021-702

Hazen

The new plant would be located approximately 3 miles from the Fiveash WTP at the City's Prospect Wellfield. The new plant is designated as the Prospect Lake Clean Water Center. The Fiveash WTP treatment facilities will be decommissioned and used only for finished water storage and pumping.

The City decided to procure this project through a Public-Private-Partnership agreement. The City received multiple unsolicited proposals and selected the team to design and construct the plant. In parallel, the City selected Hazen as the Owner's Representative to review the design and oversee the construction of the $700 million water treatment plant.

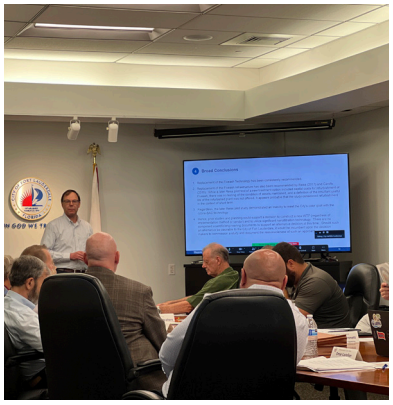
Hazen's services include review of permit application, review of design packages, coordination with permitting agencies and City departments. Hazen also provides technical review of process design including the team's approach to optimization of corrosion control. Hazen maintains a risk register for the City, identifying the risks and mitigation strategies for each risk. As the team moves from design to construction, Hazen will provide multiple inspectors and Resident Project Representatives to observe the construction of the WTP and support facilities, as well as process specialists for the startup phase of the project.



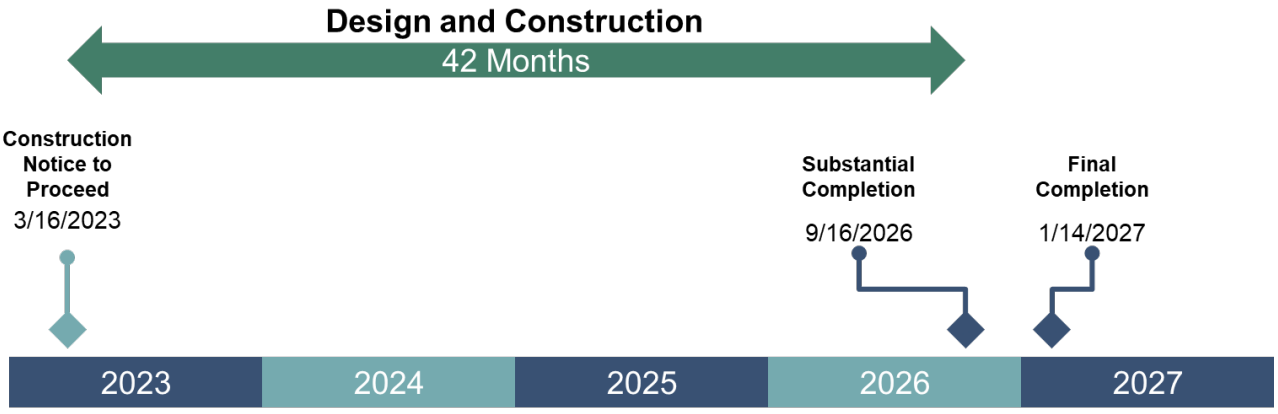
Testing & Evaluation of Prospect Wellfield



Raw Water Characterization



ITF Meeting with Client



1021-702



AE1-UPS: Design-Build Pilot Program for Upstate Infrastructure Projects

NYCDEP, Upstate NY

Hazen is providing architect and engineering services (AE) to DEP on one of their first ever design-build projects—AE1-UPS. The New York Public Works Investment Act (PWIA) recently authorized New York City agencies such as DEP to utilize a design-build project delivery method.

Since the passage of the PWIA, DEP has been internally building a program to support the design-build project delivery method. As AE1, Hazen has been providing guidance to DEP on development of the design-build program and is developing the design criteria and engineering services for a two-step procurement process (Request for Qualifications (RFQ), and Request for Proposals (RFP)) for DEP's first upstate design-build project.

Relevance to Port St. Lucie

- Design-build Delivery Method and Owner's Agent Services.
- Hazen is partnering with the client to issue the pilot project design criteria package as quickly as possible, while maintaining quality and ensuring all scope assets are thoroughly vetted to reduce the risk of change orders during the design-build phase.
- Hazen is working collaboratively with all project stakeholders to deliver the project to the highest of quality standards with minimal disruptions to day-to-day operations.

Start/End Date

Start Date: 09/2022

End Date: Ongoing

Was Project Completed On Time and On Budget? If not, Why?

N/A. This project is ongoing and currently on schedule and on budget.

Change Order Details

N/A . This project is ongoing.

Subcontractors

None of the subconsultants from this project are proposed on this contract.

Key People

Orlando Castro, PE, DBIA
Project Manager

Patrica Carney, PE, DBIA, BCEE
Project Director

Reference

Ruth Burney, PE
BEDC DB Program Manager
NYCDEP
(718) 595-7626
rburney@dep.nyc.gov

1021-702

Hazen

Hazen is supporting the first project under AE1-UPS involving reconstruction of three different reservoir roadways and ancillary reservoir facility improvements throughout the DEP watershed to provide safe and reliable access to and around these facilities for DEP and the traveling public. Hazen is performing facility planning activities to allow for final development of the RFP, which Hazen is supporting DEP to develop as well as the selection of shortlisted design-build (DB) teams. The three sites, Ashokan Reservoir, Schoharie Reservoir, and the New Croton Reservoir, each offer their own challenges that need addressing through the one combined design-build project.

In addition to being selected as a pilot project for DB, through AE1-UPS, the Upstate Roadways Reconstruction and Improvements Project is also a pilot project for the NYC Mayors Office of Climate and Environmental Justice Climate Resiliency Design Guidelines, providing the opportunity to trial these new sustainability requirements for DEP's Upstate projects. Hazen previously helped NYC establish the resiliency design guidelines, therefore our sustainability group has been guiding DEP in how to incorporate them into the DB project.

The AE1-UPS project has faced several challenges that Hazen has helped DEP address to ensure successful delivery. These include:

- Identifying the right project for DB delivery.
- Notifying the DB community up the upcoming project by issuing a NOI prior to the RFQ.
- Performing sufficient investigative work to provide the right level of detail in the RFP.
- Balancing performance and prescriptive project requirements.
- Developing CEQR/SEQR documentation in parallel with the design criteria development.
- Holding DB training and focused meetings with key stakeholders to make critical design decisions prior to RFP release.
- Building on existing DEP SOPs to allow them to be utilized for DB project delivery.
- Identifying potential land acquisition and easement needs as early as possible and working collaboratively with DEP LAP to secure easements.



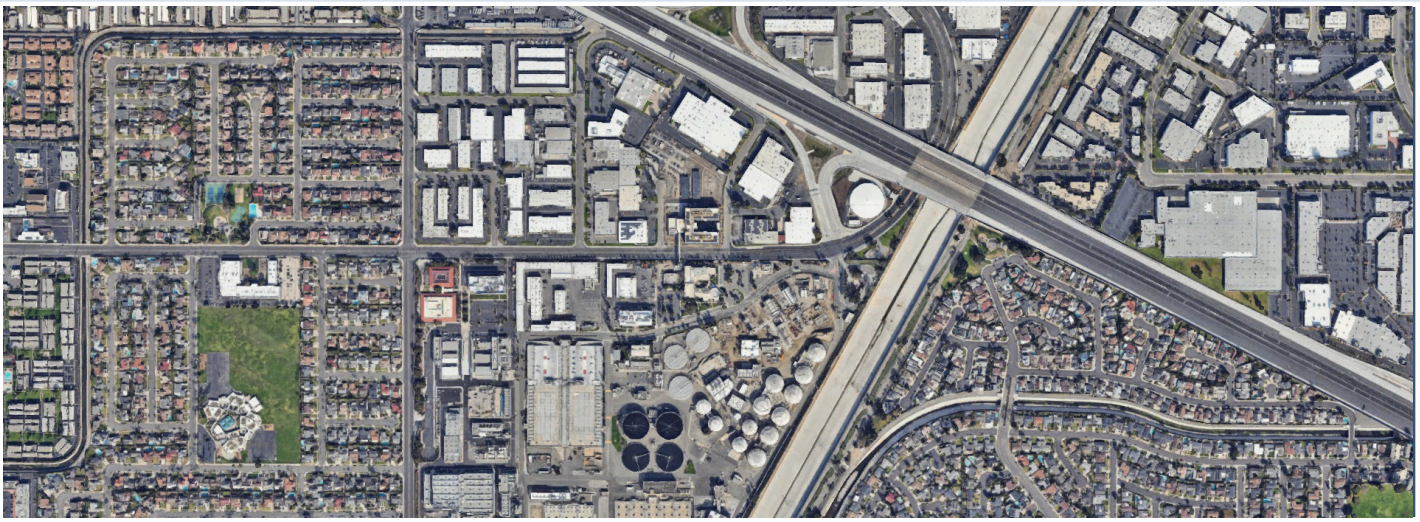
Arcady Road Washout





Ashokan Roadways

1021-702



Owner's Advisor Services

Orange County Sanitation District, Orange County, CA

Hazen is serving as Orange County Sanitation District's Owner's Advisor as OC San incorporates Progressive Design-Build (PDB) in its capital delivery program.

OC San is the third largest wastewater utility West of the Mississippi River, serving a population of roughly 2.6 million and a capital plan of approximately $6.4 billion. Recent legislative changes in the State of California have allowed OC San to incorporate collaborative delivery as a means of project delivery.

OC San has tasked Hazen with developing tools, templates, and best practices to unlock the schedule, cost, and innovation benefits of PDB. This five-year, $20M effort includes:

Facilitating the change management inherent to recalibrating an agency fully focused on design-bid-build to PDB, including shifting owner roles at various phases of the project lifecycle.

- Tools and templates to facilitate both a one-step and two-step progressive design-build delivery

Relevance to Port St. Lucie

- Provided assistance in procurement of progressive design-build firm.
- Serving as extension of staff during the preconstruction phase.
- Established template agreement and RFP for PDB procurement.

Start/End Date

Start Date: 12/2024

End Date: 11/2029

Was Project Completed On Time and On Budget? If not, Why?

N/A. This project is ongoing and currently on schedule and on budget.

Change Order Details

N/A . This project is ongoing.

Subcontractors

None of the subconsultants from this project are proposed on this contract.

Key People

Orlando Castro, PE, DBIA
Owner's Advisor/Project Engineer

Shelly Sipes, PMP
Project Controls

Reference

Don Cutler
Program Manager
Orange County Sanitation District
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dcutler@ocsan.gov

1021-702

Hazen

- A rubric to help OC San identify which candidate projects make sense for PDB versus projects where continued delivery in DBB is applicable
- Facilitating training and knowledge transfer organizationally. This includes Programmatic Roadmaps, training of various stakeholder groups, and facilitating changes to standard specifications and contracts

The core project includes the delivery of OC San's first two PDB projects:

1. J-137, which will rehabilitate the Ocean Outfalls. OC San's long outfall was placed into service in the early 1970s with an anticipated 50-year service life. This project will place the short outfall into reliable service and provide rehabilitation to the long outfall for an anticipated 25 year extension of service life. Marine construction exacerbates the highest degree of sensitivity to a robust condition assessment, health and safety protocols, and extensive outreach to regulators and the public.
2. J-133, a new laboratory facility for the agency. The current laboratory is outdated and inadequate for evolving regulatory requirements. OA will facilitate the procurement of a PDB to deliver a two-story 54,000-square-foot laboratory. Lab considerations include a high degree of seismic and HVAC reliability and a focus on "move management" to ensure continuity of operations for lab staff.

1021-702



SWIFT Full-Scale Implementation Program Management

Hampton Roads Sanitation District, Virginia Beach, VA

Hazen is part of the team providing program management, engineering, and environmental services, including use of Envision, for over $1 B in new infrastructure.

HRSD's Sustainable Water Initiative for Tomorrow (SWIFT) will add advanced treatment to up to seven HRSD treatment plants by 2030 to produce water that complies with drinking water standards to recharge the Potomac Aquifer System with over 100 mgd of SWIFT water.

As part of the team, Hazen is providing:

- 30% design for bridging documents
- Environmental screening for all projects

Relevance to Port St. Lucie

- Owner's Representative services including oversight of D-B projects, design management, and CM for Design-Bid-Build
- Evaluated and recommended project delivery method for various projects
- Development of Design-Build Bridging documents
- Start-up and operational services
- Design-build contract management
- Design reviews
- Construction inspections

Start/End Date
Start Date: 08/2018

End Date: 08/2030

Was Project Completed On Time and On Budget? If not, Why?
N/A. This project is ongoing and currently on schedule and on budget.

Change Order Details
N/A . This project is ongoing.

Subcontractors
None of the subconsultants from this project are proposed on this contract.

Key People
Patricia Carney, PE, DBIA
Design-Build Project Advisor

Reference
Lauren Zuravnsky, PE
Project Manager
Hampton Roads Sanitation District
(757) 355-5009
lzuravnsky@hrsd.com

1021-702

Hazen

- Project and construction management services for multiple design-build projects
- Commissioning and training services

Hazen is using the Envision Sustainable Infrastructure Rating System to identify, track, and ensure implementation of HRSD's sustainability goals. Envision is being used to:

- Manage sustainability in design and construction for the SWIFT Full Scale Implementation Pilot (FSIP), as required.
- Identify sustainable performance requirements for individual FSIP projects.
- Specify performance requirements during generation of bridging documents.
- Include sustainability elements in bridging document development.
- Specify requirements to be included in DBB or D-B RFP and selection procedures.
- Review sustainability requirements, performance, and coordination.
- Review regular performance reports from DBB or D-B entities, and recommend corrective course.
- Quantify and track initial carbon footprint for capital and operational items to help meet greenhouse gas emission reduction goals.



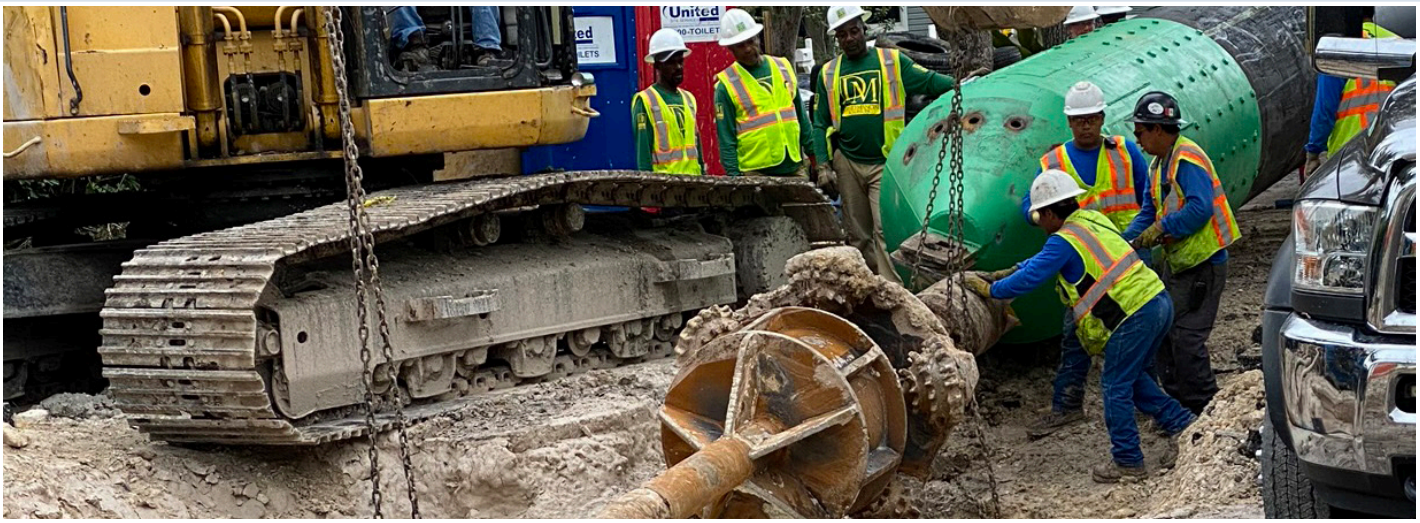








1021-702



Sewer Design and Implementation Program

Fort Lauderdale, FL

The City of Fort Lauderdale's Sewer Design and Implementation Program is under way to address requirements of a Consent Order (CO) with the Florida Department of Environmental Protection (FDEP), as well as to improve the management, operation, and maintenance of its sanitary sewer collection system.

The sanitary sewer system is a regional system that serves the City as well as four large users. It consists of 186 City-operated pump stations, five regional repump stations, 113 miles of force main, and 500 miles of gravity sewer that were built between 1954 and the present.

Relevance to Port St. Lucie

- Program Manager/DCP for eight design-build projects, development and evaluation of design-build RFQs and RFPs, post-award design and construction support, owner's representative
- Compressed timeline under CO deadline to develop key design-build components, including performance-based design criteria package
- Evaluated appropriate design delivery method for multiple projects, including project evaluation matrix to guide selection
- Management and oversight of multiple concurrent projects under the design-build delivery method
- Augmented City staff with project managers and inspectors to manage cost and schedule while completing internal reporting

Start/End Date

Start Date: 12/2017

End Date: 12/2026

Was Project Completed On Time and On Budget? If not, Why?

N/A . This project is ongoing.

Change Order Details

N/A. This project is ongoing and currently on schedule and on budget.

Subcontractors

None of the subconsultants from this project are proposed on this contract.

Key People

Orlando Castro, PE, DBIA
Task Manager

Patricia Carney, PE, DBIA, BCEE
Project Manager

Guillermo Regalado, PE
Technical Lead and Task Manager

Reference

Omar Castellon, PE, PMP, ENV SP
Assistant Director - Public Works
City of Fort Lauderdale
(954) 828-5064
ocastellon@fortlauderdale.gov

1021-702

Hazen

Hazen serves as Program Manager for this effort and is responsible for implementation and coordination of projects to satisfy 40 CO deadlines. The project includes conducting a risk-based prioritization and condition assessment of the City's wastewater force mains. The work includes prioritization of force mains based on probability and consequence of failure, evaluation and recommendation of alternatives for collection of additional condition assessment data where needed, and development of recommendations for repair or replacement through short- and long-term planning periods.

Key components of the Sewer Design and Implementation Program include:

- Development of a Mapping Plan and mapping of the City's sanitary sewer collection system.
- Development and implementation of an Asset Management, Capacity Management, Operation, and Maintenance (AM-CMOM) Program for the City's wastewater collection and treatment systems. AM-CMOM efforts include condition assessment, risk analysis, and prioritization of assets for rehabilitation and/or replacement.
- Risk-based prioritization of pipeline repairs.
- Rehabilitation or replacement of approximately 75,000 linear feet of force main.
- Development, calibration, and application of a Wastewater Collection and Transmission System Hydraulic Model using Innovyze software. The model includes 113 miles of force mains and more than 170 pump stations.
- Development and calibration of a Water Distribution System Hydraulic Model using Innovyze software. The model includes 770 miles of pipes.
- Multi-phase force main condition assessment consisting of desktop analysis of all force mains and targeted physical inspection of medium- and high-risk force mains.
- Infiltration and inflow (I/I) reduction programs, including CCTV inspection and remediation where required, in six pump station basins (A-7, A-18, A-19, A-21, D-40, and D-43).
- New construction, rehabilitation, or replacement of seven pump stations (A-12, B-10, D-41, D-45, A-13, D-11, and D-38), including in-kind services for one of the pump stations and installation of approximately 3,800 linear feet of force main via horizontal direction drilling to offset FDEP penalties.
- Program management of the City's implementation of the Cityworks Enterprise Asset Management System.
- Reporting the progress of all Consent Order activities to FDEP on a semi-annual basis.

1021-702



West Melbourne New Water Treatment Plant Feasibility Analysis and Design, and Test/Production Well

West Melbourne, FL

Hazen was selected to provide piloting, preliminary and final design, and bidding services for a new 5-mgd water treatment plant (WTP). Hazen was also tasked with expedited design of the four water supply wells to serve the plant.

WTP Preliminary Design and Pilot Testing

In 2019, Hazen was selected to conduct piloting, preliminary design, final design, and bidding services for a new 5-mgd membrane treatment plant. Raw water quality screenings were conducted and data in membrane projection software was used to predict membrane performance and select which elements to test during the pilot program. This process included performance factors such as permeate quality, rejection, and recovery; element availability; and costs.

Relevance to Port St. Lucie

- Feasibility analysis for development of a new WTP and infrastructure
- Designed and implemented detailed testing plan to identify aquifer characteristics and assess production capacity with depth
- Piloting, preliminary and detailed design, and bidding services for the new 5-mgd WTP
- Consumptive use permitting

Start/End Date

Preliminary Design and Pilot Testing:
09/2021 - 09/2023

Detailed Design:
10/2023 - 10/2024

Construction:
03/2025 - 12/2026 (est. completion)

Was Project Completed On Time and On Budget? If not, Why?

Design was completed on time and on budget; construction ongoing.

Change Order Details

None to date.

Subcontractors

None of the subconsultants from this project are proposed on this contract.

Key People

Kurt Pfeffer, PE
Project Manager

Monica Pazahanick, PE
Membrane Process Design

Janeen Wietgrefe, PE, PMP
Technical Advisor

Jennifer McMahon, PE
Membrane Mechanical Design

Paul Biscardi, PhD, PE
Membrane Predesign and Pilot Testing

Richard Franks, PE
Membrane Projections

1021-702

Hazen

Following the piloting, Hazen recommended that the WTP consist of four reverse osmosis (RO) membrane treatment trains with the ability to add a train for future expansion. The WTP will include pre-treatment systems, post-treatment systems consisting of degasifiers and clearwell, chemical feed systems, storage, and high-service pumping necessary to produce high-quality, finished water delivered to the City's residents. The project will be constructed in the Northeast corner of the City's public works campus, adjacent to an existing water reclamation facility. Co-location of the WTP with the WRF will offer opportunities for the facilities to share resources.

Production Wells

Hazen performed design, construction oversight, and testing of the first production well (PW-1) to collect hydrogeological data and support membrane treatment pilot testing. Viable sites for remaining production wells were identified.

Hazen also expedited design of the four water supply wells to serve the plant. Hazen developed and optimized a raw water transmission system hydraulic model in conjunction with WTP hydraulic modeling to select common well pumps, which will reduce future maintenance.

Key People (cont'd.)

Philip Lauri, PE
QC Review

Rose Jesse, CPE
Cost Estimating

Jean Paul Silva, PE
Structural

Jose Cano, PE
Electrical

Evan Curtis, PE
Instrumentation

David Witte, PE, CEM
HVAC & Plumbing

Jason Johnson
CAD/BIM

Reference

Tom Bradford
Assistant City Manager
City of West Melbourne
(321) 837-7757
tbradford@westmelbourne.gov

1021-702



Membrane Softening Facility Reverse Osmosis Skid Addition

Hallandale Beach, FL

Hazen provided design and permitting for the City of Hallandale Beach's water supply well PW-9, three saltwater monitor wells, and one brackish water reverse osmosis (RO) train addition.

The RO train was designed for a permeate production capacity of 2 mgd with a feed water maximum salinity of 5,000 mg/L of total dissolved solids. Pretreatment design included raw water sand separators, five-micron cartridge filtration, anti-scalant, and sulfuric acid addition. Hazen designed the RO skid to be flexible for treatment of raw water from either the Broward County South Regional Wellfield or from the City wells, with the potential intrusion of salt water. Hazen also configured the proposed raw water piping modifications necessary to enable the full flexibility for the RO skid. The RO skid, designed for a range of salinities, will be equipped with an energy recovery turbine. **This turbine will recover energy from the concentrate and provide a pressure boost for the second stage feed, saving the City electrical costs associated with feed pumping.**

Relevance to Port St. Lucie

- Developed detailed design drawings, developed specifications, and provided multi-disciplinary coordination
- BWRO train designed with the flexibility to treat any of the following raw water sources individually: existing Biscayne Aquifer supply from City wells PW-7 and 8, future Biscayne Aquifer City well PW-9, existing Biscayne Aquifer supply from BCRWS, and future supply from upper Floridan aquifer wells
- Planned flexibility for various (individual) water sources

Start/End Date
Start Date: 01/2014

End Date: 08/2016

Was Project Completed On Time and On Budget? If not, Why?
This project was completed on time and on budget.

Change Order Details
<1%

Subcontractors
None of the subconsultants from this project are proposed on this contract.

Key People
Janeen Wietgrefe, PE, PMP
Process Mechanical Engineer

Jennifer McMahon, PE
Project Manager and Lead Design Engineer

George Brown, PE
Project Engineer

Reference
Jeff Odoms, MA, FAEM
Public Works Director
City of Hallandale Beach
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JOdoms@hallandalebeachfl.gov

1021-702

Hazen



Miramar East WTP Improvements (6-mgd Membrane Softening Facility)

Miramar, FL

Hazen was selected by the City of Miramar to provide planning, engineering reporting, engineering design, technical specifications, contract preparation, permitting, construction management, start-up, and all other necessary engineering services for a complete delivery of the project.

The City of Miramar East Water Treatment Plant (EWTP) had a 6-mgd lime softening facility which treated raw water from nine Biscayne Aquifer production wells. The facility has been in operation since the 1950s, with expansion modifications made during the 1960s. Though the plant was currently rated at 5.7 mgd, the average daily flow was closer to 4.0 mgd.

The City elected to upgrade the EWTP with the addition of membrane softening treatment, which would improve finished water quality and overall treatment reliability, maximize treatment capacity of the existing site, and allow ultimate decommissioning of the facility's aging lime softening infrastructure.

Relevance to Port St. Lucie

- Served as design criteria professional for the nanofiltration water treatment plant project being delivered via progressive design-build delivery
- Hazen and the design-build team identified long lead permitting durations (notably the deep injection well) and developed creative prioritization of design elements to help expedite the permitting

Start/End Date

Start Date: 06/2015

End Date: 09/2019

Was Project Completed On Time and On Budget? If not, Why?

This project was completed on time and on budget.

Change Order Details

No change orders to design-build criteria package.

Subcontractors

None of the subconsultants from this project are proposed on this contract.

Key People

Janeen Wietgrefe, PE, PMP
Quality Control

Orlando Castro, PE, DBIA
Project Engineer

Reference

Francois Domond, PE
Director of Utilities Department
City of Miramar
(954) 883-6813
fdomond@miramarfl.gov

1021-702

Hazen

Once Hazen submitted the Preliminary Design Report, the City elected to proceed via Design-Build delivery.

Hazen provided civil, mechanical, and process engineering for the preliminary design of a new 6-mgd membrane softening facility to replace the aging lime softening plant. Raw water blending of 5% may be possible, and would increase the new EWTP's finished water production capacity to 6.3 mgd.

The project included the design of new raw water supply facilities, including five new Biscayne Aquifer wells and associated transmission piping and a concentrate disposal system. The membrane facility includes pretreatment chemical storage and feed facilities, cartridge filtration, feed pumping, nanofiltration membrane arrays, a membrane clean-in-place system, and post-treatment chemical storage and feed facilities for finished water stabilization and corrosion control in the distribution system. The treatment facility will be also equipped with new electrical facilities and instrumentation and control systems.

In general, the EWTP will be capable of operating continuously during the installation of up to 6 mgd of membrane softening treatment capacity within the existing facilities. Only minimal interruptions are anticipated, primarily related to electrical installations requiring short-term electrical shutdowns for connections to existing electrical equipment.

The 2014 order of magnitude project cost estimate to provide 6 mgd of membrane softening treatment capacity is estimated to be approximately $12.5 million. This includes new raw water wells and transmission system, cartridge filters, membrane skids, membrane feed pumps, concentrate and permeate pipelines, pre-treatment and post-treatment chemicals, electrical and I&C upgrades, miscellaneous building modifications, and sitework. This estimate also includes design and engineering services and contingency.

4 Methodology/ Approach



4 Methodology/ Approach

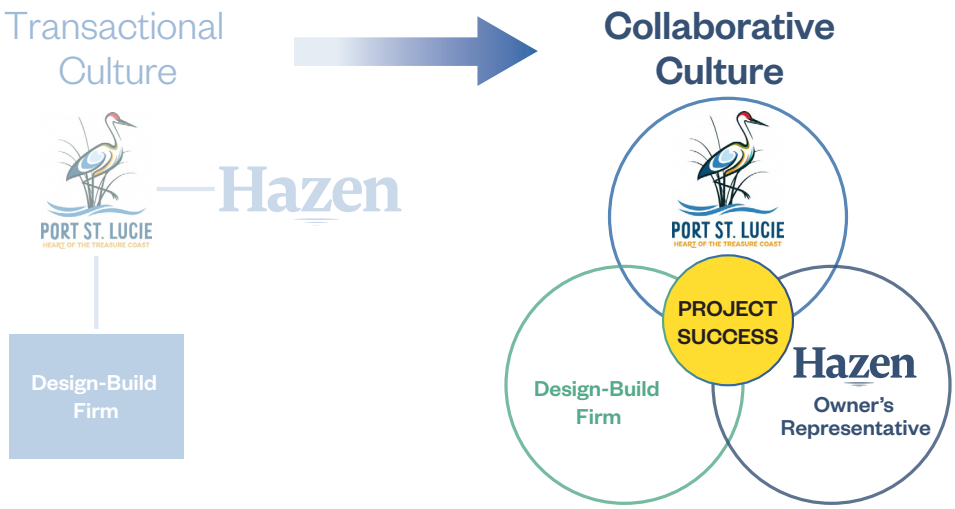
The Hazen team provides the right approach and methodology to serve as the City's Owner's Representative and to help deliver the Progressive Design-Build Water Treatment Plant project.

Approach

A Progressive Design-Build (PDB) project delivery model is a type of design-build where the City retains a design-build firm to progress the design to a point where an overall contract price can be established along with a commercial proposal. The City can then enter into an agreement to execute the construction phase of the project or take the "off-ramp" and use the design and move forward with the project through another contract strategy. A PDB model is well-suited for times of price uncertainty and supply chain issues, which cause long lead times, by reducing risk and ultimately lowering costs for the City.

We understand the diverse roles within the PDB delivery team and have proven experience as an Owner's Representative, guiding the shift from a traditional transactional culture to a more collaborative and cohesive one—ultimately ensuring a successful project for the City.

Our approach is to be flexible as part of the PDB team to ensure a cohesive team.



As part of this Section, we will provide our approach to the four points requested in the RFQ:

- How does the Owners' Rep prepare, both themselves and the Owner, to achieve a successful design?
- Does the Owners' Rep see the need for the Owner to begin collaboration with other departments and/or begin public outreach? Even before the Design-Build firm is selected, as there will be a gap.
- What does the Owners' Rep suggest as a reasonable timeline of events to help guide the Owner and mitigate expectations?
- What challenges does the Owners' Rep foresee that can be mitigated early by the Owners' Rep, Owner, and/or Design-Build firm?

1021-702

Preparing for a Successful Design

As Owner's Representative, Hazen will partner with the City to ensure a successful design. The table below highlights select risks and challenges that the City and/or selected PDB may encounter that affect reaching a successful design.

Preparing the Owner's Rep:	
1. Understand the PDB Process	The Owner's Rep should have a thorough understanding of the PDB process, including its collaborative and phased approach.
2. Develop Strong Communication Skills	Effective communication is essential for facilitating collaboration between the owner, design team, and construction team.
3. Build Relationships	Establishing strong relationships with all stakeholders early on helps in aligning goals and expectations.
4. Stay Informed	Keeping up-to-date with industry trends, best practices, and regulatory requirements ensures the Owner's Rep can provide informed guidance.

Preparing the Owner:	
1. Define Clear Objectives	Work with the owner to clearly define project goals, budget, and timeline. This helps in setting realistic expectations and guiding the design process.
2. Engage Early	Encourage the owner to engage with the design-build team early in the process. This allows for better alignment and collaboration from the start.
3. Promote Transparency	Foster an environment of open communication and transparency, particularly regarding costs and schedules.
4. Facilitate Decision-Making	Help the owner understand the importance of timely decision-making to keep the project on track.

We have the experts to guide and advise
the City every step of the way, to efficiently and cost-effectively deliver a successful design to Port St. Lucie residents.

1021-702

Collaborating with Stakeholders during PDB Delivery

The Hazen team believes that early outreach of key stakeholders before the design-build firm is on board is important to ensure project success.

The following table presents examples of outreach during the life of the PDB project and its potential benefit to the project.

During Design-Build Firm Procurement

Stakeholder Outreach	Benefits
City Legal Department	Obtain buy-in on PDB agreement early and issuing it as part of the PDB RFP will save time on negotiations later on.
City Procurement Department	Have Procurement agree on PDB selection process to help expedite advertising the PDB RFP.
City Council	Present the PDB approach to the City Council for early buy-in before they see the agenda item to approve the Phase 1 contract.
Permitting Agencies	Begin identifying permits to include the Permitting Matrix in the RFP; begin conversation and education on how this project will be delivered via PDB.

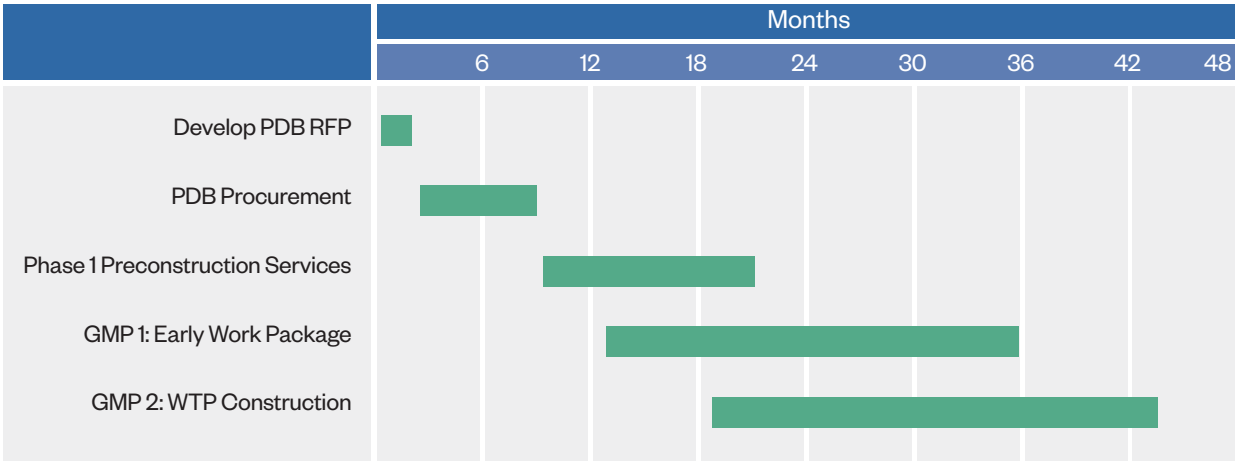
During PDB Phase 1 (Preconstruction Phase)

Stakeholder Outreach	Benefits
City Planning and Zoning Department	Will understand the department's requirements and incorporate them into the site plant design to obtain approval by their department and help the project schedule.
City Building Department	Better define building department review time and process to help the expedited schedule. Also be able to explain to the Building Department how potentially this project might be broken up into multiple packages and they might not be reviewing the entire design in one set.
City Council	Keeping the City Council educated on the progress of the project, estimated project cost updates, how there might be multiple GMPs they will be approving, and keeping them up-to-date on the project cost will help ease approval of GMPs when it comes before them.
Environmental/Health Permitting Agencies	Early collaboration will lead to a design that will be easily permitted by the associated agencies.
Public Outreach	Education of the project obtains early buy-in from community and can lead to improvements to design to satisfy community concerns.

1021-702

Reasonable Timeline of Events for the PDB Project

The following graphic represents our team's assessment of a reasonable timeline of events. Due to the time constraint of having the water plant in operation as soon as possible, we are assuming the procurement can be done with a one-step best-value procurement method. This will save time in procuring the design-builder. During preconstruction (Phase 1), we are assuming that at least two packages will be identified that will require that two Guaranteed Maximum Price (GMP) proposals be negotiated and approved. The first GMP will be an Early Works Package to procure long lead equipment and potentially begin mobilization and site work. The second GMP will be for the construction, startup and commissioning of the new water treatment plant.



Challenges that can be Mitigated Early by Owner's Rep, Owner, and/or Design-Build firm

Some of the challenges that can be mitigated early by the Owner's Rep, Owner or Design-Build Firm include:

1. Clear Project Objectives
   - Owner's Rep: Ensures that the project goals are well-defined and communicated to all stakeholders.
   - Owner: Provides a clear vision and requirements for the project.
   - Design-Build Firm: Aligns design and construction plans with the Owner's objectives.
2. Budget and Cost Management
   - Owner's Rep: Monitors the budget and implements cost control measures.
   - Owner: Approves budgets and ensures adequate funding.
   - Design-Build Firm: Provides accurate cost estimates and manages resources efficiently.
3. Communication and Collaboration
   - Owner's Rep: Facilitates communication between all parties to ensure smooth project execution.
   - Owner: Participates in regular meetings and stays informed about project progress.
   - Design-Build Firm: Uses collaborative tools and practices to keep everyone on the same page.

1021-702

4. Risk Management
    - Owner's Rep: Identifies initial risk register with potential risks and mitigation strategies.
    - Owner: Supports risk management plans and allocates resources for contingencies.
    - Design-Build Firm: Maintains and updates the risk register and monitors for potential issues.
5. Time Management
    - Owner's Rep: Tracks project timelines and ensures milestones are met.
    - Owner: Sets realistic deadlines and monitors progress.
    - Design-Build Firm: Plans and schedules work efficiently to avoid delays.
6. Quality Control
    - Owner's Rep: Oversees quality assurance processes during design and construction to ensure standards are met.
    - Owner: Defines quality expectations and reviews deliverables.
    - Design-Build Firm: Adheres to quality standards and conducts regular inspections.

5 Certified Minority Business Enterprise



5 Certified Minority Business Enterprise

Hazen has a strong commitment to including minority/women business enterprises (M/WBEs) on our project teams.

Hazen is not a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985. However, we have a strong commitment to including M/WBEs on our project teams.

Our team includes certified State of Florida M/WBE subconsultant Holtz Consulting Engineers, Inc. (Deputy Project Manager; Technical Advisory Committee; Funding Assistance; Inspection). Their minority certificate is provided on the following pages.

Although no specific goal is identified in the RFQ, **Hazen commits to maximizing M/WBE participation on this project.**

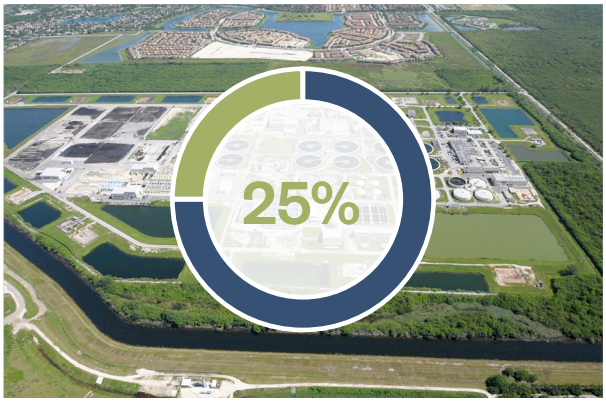
Subconsultant Holtz is an M/WBE.

Some of Hazen's previous M/WBE, CBE, and SBE efforts are also highlighted below.



Broward County Water and Wastewater Contracts

Hazen has continuously employed county business enterprises (CBE)/small businesses on County contracts per Broward County requirements since the 1990s and continues to do so today for our active contracts. Presently, Hazen has committed over 25% of the total contract value for four active Broward contracts to CBE firms. To date, we have earned approximately over half ($37.7 million) of the total contracted amount and have already **paid out $9.5 million to the local CBE firms, demonstrating the reality of our overall 25% commitment.**



MDWASD South District Wastewater Treatment Plant High Level Disinfection Contract

For the Miami-Dade Water and Sewer Department South District Wastewater Treatment Plant High Level Disinfection contract (2004-2014), **approximately $10.7 million of Hazen's $42.9 million fee was paid to Miami-Dade County certified small businesses.**

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State of Florida

Woman & Minority Business Certification

Holtz Consulting Engineers, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
09/10/2024 to 09/10/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

1021-702

WEST PALM BEACH
Procurement

Office of Equal Opportunity
M/WBE Program
P.O. Box 3366
West Palm Beach, FL 33402
Tel. (561) 822-2100
Fax (561) 822-1564
TTY: 1-800-955-8771
www.wpb.org/procurement

"The Capital City of the Palm Beaches"

November 3, 2022

Holtz Consulting Engineers Inc.
Attention: Andrea Holtz
270 South Central Blvd Ste #207
Jupiter, Florida 33458

Dear Mrs. Holtz:

Congratulations! Your company has been certified as a Minority/Women Business Enterprise with the City of West Palm Beach. Your certification will remain in effect until **November 2, 2025.**

There are many benefits to certification with the City, which include:

- Notification of opportunities to participate in City contracts in your business area of specialty;
- Providing your business and contact information to contractors who are selected for major bids;

Please notify us of any changes in ownership, control of your company or contact information during the period of your certification. If we can assist you in any way, please do not hesitate to call on us.

Sincerely,

Frank Hayden
Director Office of Equal Opportunity

Encls.

1021-702

Mandatory Documents



HAZE&SA-01 KSUTTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/20/2025

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	CONTACT NAME:	
Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	PHONE (A/C, No, Ext): (703) 827-2277	FAX (A/C, No): (703) 827-2279
	E-MAIL ADDRESS: admin@amesgough.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Hazen and Sawyer 498 Seventh Avenue New York, NY 10018	INSURER A : American Casualty Co of Reading, PA A(XV)	20427
	INSURER B : National Fire Insurance Company of Hartford A(XV)	20478
	INSURER C : Continental Casualty Company (CNA) A, XV	20443
	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 X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			7036845683	3/29/2024	3/29/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			7036845635	3/29/2024	3/29/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Comp./Coll. Ded	$ 1,000,000 $ $ $ $ 1,000
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		7036845652	3/29/2024	3/29/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional Liab.			AEH008231489	3/29/2024	3/29/2025	Per Claim/Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Request For Proposal #20250065 - Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents are included as additional insured with respect to General Liability and Automobile Liability when required by written contract. General Liability and Automobile Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Automobile Liability, and Workers Compensation policies include a waiver of subrogation in favor of the additional insureds where permissible by state law and when required by written contract. 30-day Notice of Cancellation will be issued for the General Liability, Automobile Liability, Workers Compensation and

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port Saint Lucie, FL 34984

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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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Ames & Gough	Hazen and Sawyer 498 Seventh Avenue New York, NY 10018
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 / NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Professional Liability policies in accordance with policy terms and conditions.

Pollution Liability coverage is provided and included within the Professional Liability policy noted above. It shares the limits of the Professional Liability policy.

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CNA

CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage; and

C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

1. Coverage broader than what you are required to provide by the **written contract**; or

2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph **I.** shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage.

III. But if the **written contract** requires:

A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

B. Additional insured coverage with “arising out of” language;

then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

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IV. But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

2. Supervisory, inspection, architectural or engineering activities; or

B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.

VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. Primary and non-contributing with other insurance available to the additional insured; or

2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;

2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and

3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

A. Was executed prior to:

1. The **bodily injury** or **property damage**; or

2. The offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY

It is understood and agreed that this endorsement amends the **BUSINESS AUTO COVERAGE FORM** as follows:

SCHEDULE
Name of Additional Insured Person Or Organization
ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT TO NAME AS AN ADDITIONAL INSURED.

1. In conformance with paragraph **A.1.c.** of **Who Is An Insured** of Section **II** - LIABILITY COVERAGE, the person or organization scheduled above is an insured under this policy.
2. The insurance afforded to the additional insured under this policy will apply on a primary and non-contributory basis if you have committed it to be so in a written contract or written agreement executed prior to the date of the "**accident**" for which the additional insured seeks coverage under this policy.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

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RFP #20250065
CONSULTANT'S GENERAL INFORMATION WORK SHEET

1. Corporation, Partnership, Joint Venture, Individual or other? Hazen and Sawyer is a corporation.

2. Firm's name and main office address, telephone and fax numbers

Name: Hazen and Sawyer
Address: 2101 NW Corporate Boulevard, Suite 301
Boca Raton, FL 33431

Telephone Number: (561) 997-8070
Fax Number: N/A

3. Contact person: Kurt A. Pfeffer, PE Email: kpfeffer@hazenandsawyer.com

4. Firm's previous names (if any). N/A

5. List any lawsuits pending or completed within the past five (5) years involving the corporation, partnership or individuals with more than ten percent (10 %) interest:
See attached listing.

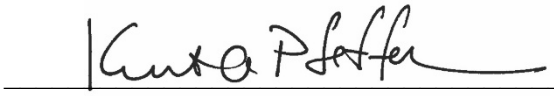
(N/A is not an acceptable answer - insert lines if needed)

6. List any judgments from lawsuits in the last five (5) years:
None

(N/A is not an acceptable answer - insert lines if needed)

7. List any criminal violations and/or convictions of the Proposer and/or any of its principals:
None

(N/A is not an acceptable answer - insert lines if needed)



Signature

Associate Vice President

Title

Hazen and Sawyer
Pending and Completed Lawsuits - Five Years

Case Name	Description	Date of Action	Date Closed	Outcome	Identification Number	Court
Ronald Valerio against Hazen and Sawyer, D.P.C., Eaton Electric, Inc. and Five Star Electric Corporation	Mr. Valerio, an employee of contractor WDF, alleges an employee of an electrical contractor injured him at the Bowery Bay WWTP.	3/19/15	06/10/20	Dismissed	Index No. 306522/14	Supreme Court of the State of New York, County of Bronx
Michael D'Amato and Josephine D'Amato vs. WDF Development, LLC, WDF, Inc., American Insurance Group, American Insurance Corporation, American International Group, Inc., Insurance Company of the State of Pennsylvania, "John Doe," Lasalle LaSalle & Dwyer, PC, Sean P. Dwyer, Leo Dudin, Anthony Colaizzi, and Hazen and Sawyer.	Michael D'Amato an employee of the City of New York alleges he was caused to trip and fall as a result of the negligence of WDF Development, LLC.	9/30/20	03/08/21	Dismissed	Index No.: 157484/2020	Supreme Court of the State of New York, County of New York
Close Construction, LLC v. City of Riviera Beach Utility Special District, C Solutions, Mark Drummond v Hazen and Sawyer	C Solutions, engineer for the City of Riviera Beach seeks indemnity from Hazen as its subcontractor.	11/9/20	09/20/21	Dismissed	Case No. 16 CA 013117 MB-AF	In the Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida
The City of High Point, North Carolina v. Suez Treatment Solutions, Inc., Fidelity and Deposit Company of Maryland and CPPE Carbon Process & Plant Engineering, S.A. and Suez Treatment Solutions, Inc., v. Hazen and Sawyer, P.C.	Suez, a contractor for the City of High Point, brought a third party suit against Hazen and Sawyer in connection with H&S' engineering design services for the City.	7/24/19	05/18/22	Settled	Civil Action No. 1:19-cv-540	United States District Court for the Middle District of North Carolina
Marc Fodera against The City of New York, The New York City Department of Environmental Protection, The New York City Department of Sanitation and Northeast Remsco Construction, Inc. against Hazen & Sawyer, PC, Bidwell Environmental, LLC and Barbaro Electric Co. Inc	Mr. Fodera, an employee of Barbaro Electric, alleges he tipped and fell on a drainpipe at the Gowanus Canal site.	7/26/17	08/02/22	Settled	Index No. 511003/2015	Supreme Court of the State of New York, County of Kings
Scott Baptiste and Elizabeth Baptiste against The City of New York and A.J. Pegno Construction Corp./Tully Construction Company Inc. a joint venture against Hazen and Sawyer, P.C., Malcolm Pirnie, Inc. Individually and Hazen and Sawyer, P.C./Malcolm Pirnie, inc., a joint venture	Hazen and Sawyer is a third-party defendant brought into this claim by the Pegno/Tully joint venture. Pegno/Tully alleges that Hazen's inspection of the jobsite was negligent and contributed to a Scott Baptiste's alleged injury.	12/13/13	9/7/23	Settled	Index No.: 11654/09	Supreme Court of the State of New York, County of Kings
Darline S. Spenser v. McCormick, Time, et al (Hollywood class action)	Hazen was named in a lawsuit filed by Ms. Spencer. The lawsuit did not contain any claims against the Firm. The court dismissed the lawsuit with prejudice.	12/18/23	07/26/24	Dismissed	Case No.23-62214-CIV-DAMIAN/Valle	United States District Court, Southern District of Florida
Michael Patrick Corbett, Jr. and Lisa Corbett against Skanska USA, Inc., Hazen & Sawyer, AECOM USA, Inc., and ARCADIS U.S., Inc	Michael Corbett an employee of the City of New York alleges he contracted a bronchial infection while working at the Croton Filtration Plant from 2012 through February 2016.	2/15/19	Open	Open	Index no: 21995/2019E	Supreme Court of the State of New York, County of Bronx
Gregory Bowman against City of New York, Skanska-Picone, J.V. and Hazen and Sawyer.	Gregory Bowman an employee of Ward Electric allges he was struck by a cabinet unit at the 26th Ward WWTP.	11/13/19	Open	Open	Index no: 159692/2019	Supreme Court of the State of New York, County of New York
Vincent Calcagno Jr., v. Capry Group, Inc., Delphi Plumbing & Heating, Inc., Hazen and Sawyer, D.P.C., and the City of New York	Vincent Calcagno, an employee of the City of New York alleges he was caused to trip and fall at the Rockaway Water Treatment Control Plant.	12/31/24	Open	Open	Index No.: 723420/2024	Supreme Court of the State of New York, County of Queens

PORT ST. LUCIE
HEART OF THE TREASURE COAST

E-Verify Form

Supplier/Consultant acknowledges and agrees to the following:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Supplier/Consultant during the term of the contract; and
2. Shall expressly require any 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 subcontractor during the contract term.
3. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095 Florida Statutes, during the term of this contract and all attributed renewals.
4. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this contract, it must provide immediate notice thereof to the City.

E-Verify Company Identification Number	252295
Date of Authorization	September 15, 2009
Name of Contractor	Hazen and Sawyer
Name of Project	Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements
Solicitation Number (If Applicable)	RFQ No. 20250065

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 2025 in Boca Raton (city), FL (state).

Signature of Authorized Officer

Kurt Pfeffer, PE, Associate Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 7th DAY OF March, 2025.

NOTARY PUBLIC Mary Perez (Commission # HH232289)

My Commission Expires: February 22, 2026

MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

NON-COLLUSION AFFIDAVIT
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

State of Florida }

County of Palm Beach }

Kurt Pfeffer, PE, being first duly sworn, disposes and says that:
(Name/s)

1. They are an Associate Vice President of Hazen and Sawyer the Proposer that
(Title) (Name of Company)

has submitted the attached PROPOSAL;

2. He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such PROPOSAL;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Port St. Lucie or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

PORT ST. LUCIE
HEART OF THE TREASURE COAST

(Signed) _____

(Title) Associate Vice President

STATE OF FLORIDA }
COUNTY OF ST. LUCIE} SS:

The foregoing instrument was acknowledged before me this *(Date)* March 7, 2025

by: Kurt Pfeffer, PE, Associate Vice President who is personally known to me or who has produced

N/A as identification and who did (did not) take an oath.

Commission No. HH232289

Notary Print: Mary Perez

Notary Signature: _____

NOTARY PUBLIC STATE OF FLORIDA
MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

CITY OF PORT ST. LUCIE, FLORIDA
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Primary Covered Transactions

The Contractor certifies that, the firm or any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of federal funds:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 49 CFR s29.110(a), by any federal department or agency;

(b) have not within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property

(c) are not presently indicted for or otherwise criminally or civilly charged by a federal, state, or local governmental entity with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) have not within a three-year period preceding this certification had one or more federal, state, or local government public transactions terminated for cause or default.

The Contractor certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by the Florida Department of Transportation."

Company Name: Hazen and Sawyer

Authorized By: _____ Kurt Pfeffer, PE
(Sign) (Print Name)

Title: Associate Vice President Date: 3/7/2025

***All subcontractors are required to submit this form with the prime contractor's proposal** This is a mandatory document. No exceptions will be made.*

CITY OF PORT ST. LUCIE, FLORIDA
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Primary Covered Transactions

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The Contractor certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by the Florida Department of Transportation."

Company Name: Holtz Consulting Engineers, Inc.

Authorized By: _____ Curtis Robinson
(Sign) (Print Name)

Title: Vice President Date: 03/10/2025

***All subcontractors are required to submit this form with the prime contractor's proposal** This is a mandatory document. No exceptions will be made.*

Note: Hazen and Sawyer has executed this form and attests to those sections that are applicable.
Text that is not applicable is red-lined for consideration.

TRUTH-IN-NEGOTIATION CERTIFICATE AND AFFIDAVIT

STATE OF FLORIDA §
COUNTY OF ST. LUCIE §

Before me, the undersigned authority, personally appeared affiant Robert B. Taylor, Jr., PE, who being first duly sworn, deposes and says:

1. That the undersigned firm is furnishing this Truth in Negotiation Certificate pursuant to Section 287.055(5)(a) of the Florida Statutes ~~for the undersigned firm to receive an agreement~~ to propose for a contract for professional services with the City of Port St. Lucie, St. Lucie County, Florida. The red-lined language is not applicable at this time since a contract has not been awarded.

2. That the undersigned firm is a corporation which engages in furnishing professional engineering services ~~and is entering into an agreement with~~ and is submitting this proposal to the City of Port St. Lucie, St. Lucie County, Florida to provide professional services for a project known as Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements, RFP No. 20250065.

~~3. That the undersigned firm has furnished the City of Port St. Lucie, St. Lucie County, Florida a detailed analysis of the cost of the professional services required for the project.~~ A detailed analysis of the cost of the professional services for this project is not an RFP requirement, thus this information was not furnished in our proposal

~~4. That the wage rate information and other factual unit cost, which the undersigned firm furnished, were accurate, complete and current at the time the undersigned firm and the City of Port St. Lucie entered into the agreement for professional services on the project.~~ Wage rate information has not been furnished at this time since a contract has not been awarded

5. That the agreement which the undersigned firm and the City of Port St. Lucie entered into on this job contained a provision that the original agreement price and any additions thereto shall be adjusted to include any significant sums by which the City of Port St. Lucie determines the agreement price was increased due to inaccurate, incomplete or non-current wage rates or other factual unit cost and that all such agreement adjustments shall be made within one (1) year following the end of the agreement. #5 is not applicable since an agreement hasn't been signed yet A contract has not been awarded yet

FURTHER AFFIANT SAYETH NAUGHT

Hazen and Sawyer
Name of Firm

Robert B. Taylor, Jr., PE
By: ~~President~~ Senior Vice President

The foregoing instrument was acknowledged before me by March 7, 2025 who has produced N/A as identification or is personally known to me.

WITNESS my hand and official seal in the Stare of County last aforesaid this 7th day of March, 2025

(SEAL)

Signature

MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

Mary Perez
Notary Name (typed or printed)

Notary Public
Title or Rank

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Hazen and Sawyer, P.C. (dba as Hazen and Sawyer)

2 Business name/disregarded entity name, if different from above
Hazen and Sawyer

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2101 N.W. Corporate Blvd., Suite 301

Requester's name and address (optional)

6 City, state, and ZIP code
Boca Raton, FL 33431

7 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 generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

1	3	–	2	9	0	4	6	5	2

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); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

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 for Part II, later.

Sign Here | **Signature of U.S. person ▶** Robert B. Taylor, Jr., Senior VP **Date ▶** March 7, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Hazen and Sawyer
2101 NW Corporate Blvd, Suite 301
Boca Raton, FL 33431 • 561.997.8070

Contract Exceptions

Hazen and Sawyer has reviewed Attachment A – PSL Sample Contract Agreement. We respectfully request the following modifications be made.

1) Under Section VI, Progress Payments, it states “No payment for projects involving improvements to real property shall be due until Consultant delivers to City a complete release of all claims arising out of the contract or receipts in full in lieu thereof, and an affidavit on his personal knowledge that the releases and receipts include labor and materials for which a lien could be filed.” We request this language be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

2) Under Section VI, Progress Payments, it states “The Consultant shall not be paid additional compensation for any loss or damage, arising out of the nature of the work, from the action of the elements, or from any delay or unforeseen obstruction or difficulties encountered in the performance of the work, or for any expenses incurred by or in consequence of the suspension or discontinuance of the work.” We request this language be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

3) Under Section XII, Acts of God, it states “The Consultant shall be responsible for all preparation of the site for Acts of God, including but not limited to; earthquake, flood, tropical storm, hurricane or other cataclysmic phenomenon of nature, rain, wind, or other natural phenomenon of normal intensity, including extreme rainfall. No reparation shall be made to the Consultant for damages to the Work resulting from these Acts. The City is not responsible for any costs associated with pre or post preparations for any Acts of God.” We request this language be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

4) Under Section XIV, Compliance with Laws, it is stated that the Consultant shall “secure and pay the fees and charges for all permits required for the performance of the Contract”. We request this language be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

5) Under Section XVI, Inspection and Correction of Defects, many of the provisions are contractor like provisions and are not typical language for the CEI consultant. We request the language related to the “Correction of Defects” be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

Hazen

6) Under Section XVIII, Contract Administration, and subheading "Permits, Licenses, and Certifications," it is states that "The Consultant shall be responsible for obtaining all permits, licenses, certifications, etc." We request all language related to "obtaining permits" be removed due to it being applicable to a contractor and not an Owner's Representative consultant.

Hazen

Hazen and Sawyer
2101 NW Corporate Boulevard, Suite 301 • Boca Raton, FL 33431



RFP #20250065
CONSULTANT'S GENERAL INFORMATION WORK SHEET

1. Corporation, Partnership, Joint Venture, Individual or other? Hazen and Sawyer is a corporation.

2. Firm's name and main office address, telephone and fax numbers

Name: Hazen and Sawyer
Address: 2101 NW Corporate Boulevard, Suite 301
Boca Raton, FL 33431

Telephone Number: (561) 997-8070
Fax Number: N/A

3. Contact person: Kurt A. Pfeffer, PE Email: kpfeffer@hazenandsawyer.com

4. Firm's previous names (if any). N/A

5. List any lawsuits pending or completed within the past five (5) years involving the corporation, partnership or individuals with more than ten percent (10 %) interest:
See attached listing.

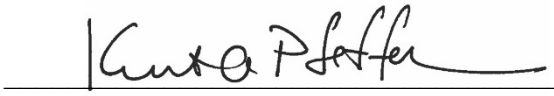
(N/A is not an acceptable answer - insert lines if needed)

6. List any judgments from lawsuits in the last five (5) years:
None

(N/A is not an acceptable answer - insert lines if needed)

7. List any criminal violations and/or convictions of the Proposer and/or any of its principals:
None

(N/A is not an acceptable answer - insert lines if needed)



Signature

Associate Vice President

Title

Hazen and Sawyer
Pending and Completed Lawsuits - Five Years

Case Name	Description	Date of Action	Date Closed	Outcome	Identification Number	Court
Ronald Valerio against Hazen and Sawyer, D.P.C., Eaton Electric, Inc. and Five Star Electric Corporation	Mr. Valerio, an employee of contractor WDF, alleges an employee of an electrical contractor injured him at the Bowery Bay WWTP.	3/19/15	06/10/20	Dismissed	Index No. 306522/14	Supreme Court of the State of New York, County of Bronx
Michael D'Amato and Josephine D'Amato vs. WDF Development, LLC, WDF, Inc., American Insurance Group, American Insurance Corporation, American International Group, Inc., Insurance Company of the State of Pennsylvania, "John Doe," Lasalle LaSalle & Dwyer, PC, Sean P. Dwyer, Leo Dudin, Anthony Colaizzi, and Hazen and Sawyer.	Michael D'Amato an employee of the City of New York alleges he was caused to trip and fall as a result of the negligence of WDF Development, LLC.	9/30/20	03/08/21	Dismissed	Index No.: 157484/2020	Supreme Court of the State of New York, County of New York
Close Construction, LLC v. City of Riviera Beach Utility Special District, C Solutions, Mark Drummond v Hazen and Sawyer	C Solutions, engineer for the City of Riviera Beach seeks indemnity from Hazen as its subcontractor.	11/9/20	09/20/21	Dismissed	Case No. 16 CA 013117 MB-AF	In the Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida
The City of High Point, North Carolina v. Suez Treatment Solutions, Inc., Fidelity and Deposit Company of Maryland and CPPE Carbon Process & Plant Engineering, S.A. and Suez Treatment Solutions, Inc., v. Hazen and Sawyer, P.C.	Suez, a contractor for the City of High Point, brought a third party suit against Hazen and Sawyer in connection with H&S' engineering design services for the City.	7/24/19	05/18/22	Settled	Civil Action No. 1:19-cv-540	United States District Court for the Middle District of North Carolina
Marc Fodera against The City of New York, The New York City Department of Environmental Protection, The New York City Department of Sanitation and Northeast Remsco Construction, Inc. against Hazen & Sawyer, PC, Bidwell Environmental, LLC and Barbaro Electric Co. Inc	Mr. Fodera, an employee of Barbaro Electric, alleges he tipped and fell on a drainpipe at the Gowanus Canal site.	7/26/17	08/02/22	Settled	Index No. 511003/2015	Supreme Court of the State of New York, County of Kings
Scott Baptiste and Elizabeth Baptiste against The City of New York and A.J. Pegno Construction Corp./Tully Construction Company Inc. a joint venture against Hazen and Sawyer, P.C., Malcolm Pirnie, Inc. Individually and Hazen and Sawyer, P.C./Malcolm Pirnie, inc., a joint venture	Hazen and Sawyer is a third-party defendant brought into this claim by the Pegno/Tully joint venture. Pegno/Tully alleges that Hazen's inspection of the jobsite was negligent and contributed to a Scott Baptiste's alleged injury.	12/13/13	9/7/23	Settled	Index No.: 11654/09	Supreme Court of the State of New York, County of Kings
Darline S. Spenser v. McCormick, Time, et al (Hollywood class action)	Hazen was named in a lawsuit filed by Ms. Spencer. The lawsuit did not contain any claims against the Firm. The court dismissed the lawsuit with prejudice.	12/18/23	07/26/24	Dismissed	Case No.23-62214-CIV-DAMIAN/Valle	United States District Court, Southern District of Florida
Michael Patrick Corbett, Jr. and Lisa Corbett against Skanska USA, Inc., Hazen & Sawyer, AECOM USA, Inc., and ARCADIS U.S., Inc	Michael Corbett an employee of the City of New York alleges he contracted a bronchial infection while working at the Croton Filtration Plant from 2012 through February 2016.	2/15/19	Open	Open	Index no: 21995/2019E	Supreme Court of the State of New York, County of Bronx
Gregory Bowman against City of New York, Skanska-Picone, J.V. and Hazen and Sawyer.	Gregory Bowman an employee of Ward Electric allges he was struck by a cabinet unit at the 26th Ward WWTP.	11/13/19	Open	Open	Index no: 159692/2019	Supreme Court of the State of New York, County of New York
Vincent Calcagno Jr., v. Capry Group, Inc., Delphi Plumbing & Heating, Inc., Hazen and Sawyer, D.P.C., and the City of New York	Vincent Calcagno, an employee of the City of New York alleges he was caused to trip and fall at the Rockaway Water Treatment Control Plant.	12/31/24	Open	Open	Index No.: 723420/2024	Supreme Court of the State of New York, County of Queens

PORT ST. LUCIE
HEART OF THE TREASURE COAST

E-Verify Form

Supplier/Consultant acknowledges and agrees to the following:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Supplier/Consultant during the term of the contract; and
2. Shall expressly require any 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 subcontractor during the contract term.
3. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095 Florida Statutes, during the term of this contract and all attributed renewals.
4. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this contract, it must provide immediate notice thereof to the City.

E-Verify Company Identification Number	252295
Date of Authorization	September 15, 2009
Name of Contractor	Hazen and Sawyer
Name of Project	Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements
Solicitation Number (If Applicable)	RFQ No. 20250065

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 20 25 in Boca Raton (city), FL (state).

Signature of Authorized Officer

Kurt Pfeffer, PE, Associate Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 7th DAY OF March, 20 25.

NOTARY PUBLIC Mary Perez (Commission # HH232289)

My Commission Expires: February 22, 2026

NOTARY PUBLIC STATE OF FLORIDA
MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

NON-COLLUSION AFFIDAVIT
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

State of Florida }

County of Palm Beach }

Kurt Pfeffer, PE, being first duly sworn, disposes and says that:
(Name/s)

1. They are an Associate Vice President of Hazen and Sawyer the Proposer that
(Title) (Name of Company)

has submitted the attached PROPOSAL;

2. He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such PROPOSAL;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Port St. Lucie or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

PORT ST. LUCIE
HEART OF THE TREASURE COAST

(Signed) _____

(Title) Associate Vice President

STATE OF FLORIDA }
COUNTY OF ST. LUCIE} SS:

The foregoing instrument was acknowledged before me this *(Date)* March 7, 2025

by: Kurt Pfeffer, PE, Associate Vice President who is personally known to me or who has produced

N/A as identification and who did (did not) take an oath.

Commission No. HH232289

Notary Print: Mary Perez

Notary Signature: _____

NOTARY PUBLIC STATE OF FLORIDA
MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

CITY OF PORT ST. LUCIE, FLORIDA
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Primary Covered Transactions

The Contractor certifies that, the firm or any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of federal funds:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 49 CFR s29.110(a), by any federal department or agency;

(b) have not within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property

(c) are not presently indicted for or otherwise criminally or civilly charged by a federal, state, or local governmental entity with commission of any of the offenses enumerated in paragraph (b) of this certification; and

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The Contractor certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by the Florida Department of Transportation."

Company Name: Hazen and Sawyer

Authorized By: _____ Kurt Pfeffer, PE
(Sign) (Print Name)

Title: Associate Vice President Date: 3/7/2025

***All subcontractors are required to submit this form with the prime contractor's proposal** This is a mandatory document. No exceptions will be made.*

CITY OF PORT ST. LUCIE, FLORIDA
RFP No. #20250065
Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

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The Contractor certifies that, the firm or any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of federal funds:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 49 CFR s29.110(a), by any federal department or agency;

(b) have not within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property

(c) are not presently indicted for or otherwise criminally or civilly charged by a federal, state, or local governmental entity with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) have not within a three-year period preceding this certification had one or more federal, state, or local government public transactions terminated for cause or default.

The Contractor certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by the Florida Department of Transportation."

Company Name: Holtz Consulting Engineers, Inc.

Authorized By: _____ Curtis Robinson
(Sign) (Print Name)

Title: Vice President Date: 03/10/2025

***All subcontractors are required to submit this form with the prime contractor's proposal** This is a mandatory document. No exceptions will be made.*

Note: Hazen and Sawyer has executed this form and attests to those sections that are applicable.
Text that is not applicable is red-lined for consideration.

TRUTH-IN-NEGOTIATION CERTIFICATE AND AFFIDAVIT

STATE OF FLORIDA §
COUNTY OF ST. LUCIE §

Before me, the undersigned authority, personally appeared affiant Robert B. Taylor, Jr., PE, who being first duly sworn, deposes and says:

1. That the undersigned firm is furnishing this Truth in Negotiation Certificate pursuant to Section 287.055(5)(a) of the Florida Statutes ~~for the undersigned firm to receive an agreement~~ to propose for a contract for professional services with the City of Port St. Lucie, St. Lucie County, Florida. The red-lined language is not applicable at this time since a contract has not been awarded.

2. That the undersigned firm is a corporation which engages in furnishing professional engineering services ~~and is entering into an agreement with~~ and is submitting this proposal to the City of Port St. Lucie, St. Lucie County, Florida to provide professional services for a project known as Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements, RFP No. 20250065.

~~3. That the undersigned firm has furnished the City of Port St. Lucie, St. Lucie County, Florida a detailed analysis of the cost of the professional services required for the project.~~ A detailed analysis of the cost of the professional services for this project is not an RFP requirement, thus this information was not furnished in our proposal

~~4. That the wage rate information and other factual unit cost, which the undersigned firm furnished, were accurate, complete and current at the time the undersigned firm and the City of Port St. Lucie entered into the agreement for professional services on the project.~~ Wage rate information has not been furnished at this time since a contract has not been awarded

5. That the agreement which the undersigned firm and the City of Port St. Lucie entered into on this job contained a provision that the original agreement price and any additions thereto shall be adjusted to include any significant sums by which the City of Port St. Lucie determines the agreement price was increased due to inaccurate, incomplete or non-current wage rates or other factual unit cost and that all such agreement adjustments shall be made within one (1) year following the end of the agreement. #5 is not applicable since an agreement hasn't been signed yet A contract has not been awarded yet

FURTHER AFFIANT SAYETH NAUGHT

Hazen and Sawyer
Name of Firm

Robert B. Taylor, Jr., PE
By: ~~President~~ Senior Vice President

The foregoing instrument was acknowledged before me by March 7, 2025 who has produced N/A as identification or is personally known to me.

WITNESS my hand and official seal in the Stare of County last aforesaid this 7th day of March, 2025

(SEAL)

Signature

MARY PEREZ
MY COMMISSION # HH 232289
EXPIRES: February 22, 2026

Mary Perez
Notary Name (typed or printed)

Notary Public
Title or Rank

Hazen

Prepared by Hazen and Sawyer for

City of Port St. Lucie

July 15, 2025

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RFP No. 20250065

Scope of Services

Work Authorization No. 1 – Design-Build Procurement and Planning Assistance

Project Understanding

The City of Port St. Lucie ("City") intends on utilizing a progressive design-build project delivery method for the construction of a new water treatment plant. To assist with the delivery of this project the City intends on utilizing an Owner's Representative to assist during the procurement, Phase 1 Preconstruction Phase and Phase 2 Construction Phase of the project. The City advertised RFP 20250065 "Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements" to procure an Owner's Representative that will assist with the following scope of work items:

1. Assist in defining design-build project objectives and priorities; assist in determining the goals, challenges and constraints of the Project;
2. Assist in managing City's expectations; developing the procurement plan, schedule and procedures;
3. Assist with the development of solicitation documents for design-build; competition process meetings, inquiries and addenda; establishing qualifications selection criteria and methodology and support determination of shortlisting of the most highly qualified submissions;
4. Provide on-site inspection of the construction activities. Report and advise the City of the observations and potential conflicts or issues;
5. Review and approve payments and construction related submittals;
6. Review project progress;
7. Verify quantity calculations and field measurements for payments;
8. Provide photographic documentation for pre-construction state and construction progress through the use of digital cameras and drones;
9. Participate in progress meetings;
10. Serve as a project advisor to the City;
11. Oversee the Construction contract process with monitoring and administration, including the services of a full-time resident project representative along with required inspections (CEI);
12. Assistance with the Close-Out of the Project;
13. Assist the City with Warranty books and punch list items;
14. Provide advice and expertise in any of the areas related to the design and construction of the new water treatment plant (not-all inclusive):
    a. Construction practices
    b. Geotechnical Engineering

c. Electrical Engineering

d. Structural Engineering

e. Instrumentation and controls

f. Mechanical Engineering

g. Water Treatment Design and Operations

Hazen and Sawyer ("Hazen") was selected to serve as the Owner's Representative for this solicitation. Hazen's approach for delivering these services is through the proposed three Work Authorizations.

- Work Authorization No. 1 – Design-Build Procurement and Planning Assistance – includes assistance in the procurement of the design-builder and initial planning assistance for the project.
- Work Authorization No. 2 – Progressive Design-Build Phase 1 Support Services – includes assistance during the preconstruction phase of project through GMP negotiations.
- Work Authorization No. 3 – Progressive Design-Build Phase 2 Support Services – includes assistance during the construction phase of the project.

The proposed scope of services in this work authorization will be Work Authorization No. 1. Hazen is proposing the following tasks.

Task 1 – Project Management

Services under this Task will be provided as follows:

Task 1.1 – Monthly Status Reports

A Status Report will be prepared and submitted within 15 days of the conclusion of each month. The Status Report will also be attached to the monthly invoice. The Status Report will provide the following information:

- Overall status of each task.
- Work performed during the month.
- Estimated completion of task and major subtasks.
- Current challenges/issues.

In addition to the Status Report, a Monthly Status Meeting between City and Hazen Project Manager will be held to discuss the status of all subtasks for this Work Authorization. It is anticipated that this work authorization will be completed within nine (9) months.

As part of this task, Hazen will also perform the following:

- Monitor the status of budget.

- Coordinate the activities of the party responsible for each task.
- Monitor project schedules and task completion with respect to deadlines and budgets.

Deliverables (issued via electronic delivery in .pdf format):

- Monthly status report and meeting minutes.

Subtask 1.2 – Project Status Reports and Materials

Hazen will prepare and submit to City a Quarterly Project Status Report that includes accomplishments during the current reporting period, upcoming activities for the next reporting period, tracking of issues and action items, and any other related information. Hazen will prepare meeting materials for a Quarterly Progress Update with City management. Hazen will prepare agenda, design figures, and/or presentation format for use or distribution in the meeting.

City will review the proposed format for materials and project status details. Hazen will update the materials prior to the first meeting and then continue that format throughout the project.

The efforts associated with this task include the document management and reporting for tasks associated with this work authorization.

Deliverables (issued via electronic delivery in .pdf format):

- Meeting Agendas
- Meeting presentations
- Quarterly Project Status Reports

Task 2 – Design-Build Procurement Services

The work proposed in this task will assist with the procurement of the design-build firm.

Task 2.1 – Design-Build Procurement Assistance

Hazen will review and evaluate each proposal submitted to ensure compliance with the RFQ or RFQ document. Hazen will perform the following:

- Attend pre-bid meeting with prospective bidders, prepare technical portion of meeting agenda.
- Prepare responses to inquiries (RFIs) during the proposal period and prepare addenda (assuming up to 10 RFIs and five addenda)
- Evaluation of the technical aspects of the design-build proposals (assuming up to five proposals are received).
- Provide input on the proposals relative to compliance with the RFQ or RFP documents.

- Provide guidance and expertise with negotiating the final contract terms and first work authorization.
- Review terms for incentive/award fee and contingency budget development and incorporate payment terms into the RFP (if applicable).

Deliverables (issued via electronic delivery in .pdf format):

- Pre-bid conference technical agenda.
- Responses to questions from prospective bidders, supporting documents, and addenda for City distribution for up to five (5) addenda.
- Tabulated summary and evaluation of the proposals relative to compliance with the RFP documents

Task 3 – Funding and Grant Assistance

Hazen will host an online meeting to review the potential funding and grants that may be available to the City for construction of the new WTP. Hazen will provide meeting minutes following the meeting summarizing key elements/discussions during the meeting.

If the City selects funding opportunities and requests the assistance of Hazen for these efforts, the scope and compensation for these services will be provided in Task 6 (Additional Engineering Services).

Task 4 – Evaluation of Existing Lime Softening for PFAS Compliance

As part of this task, Hazen will evaluate the alternatives of making improvements to the lime softening treatment at the Prineville Water Treatment Plant to comply with the new PFAS regulations versus expanding the Rangeline Water Treatment Plant to make up for this water supply.

Subtask 4.1 – Collect/Review Existing Data

Hazen will request data from the City for review. Data will include the following:

- Raw water quality data for the last five years (including monthly and annual analyses)
- Monthly WTP operating reports for the last 1 to 5 years
- WTP drawings, including process flow diagrams and site layouts
- Overall site plan depicting location of raw water wells and WTP
- SFWMD Water Use Permit
- PFAS data

Hazen will summarize the raw water quantity and quality in a summary memorandum along with the current treatment performance of the lime softening plant. This data will be used to develop and analyze alternatives in the Subtask 4.2 and 4.3.

Subtask 4.2 – Develop Alternatives and Conceptual Costs

Hazen will develop alternatives for consideration by the City. The alternatives will be developed with a conceptual schematic and an opinion of probable construction cost.

Hazen will also identify monthly operational costs for the alternatives, based on the City's current costs, and costs at other similar local facilities.

Hazen will calculate the 20-year net present worth of each alternative based on initial capital construction costs, energy costs, and chemical costs.

Initially, these alternatives may likely include the following:

- Continue with lime softening of the surficial wells
- Bolt on PFAS removing ion exchange vessels or Granular Activated Carbon (GAC) to the existing lime softening WTP
- Construct additional reverse osmosis skids for treatment of the Floridan Aquifer at either Prineville or Rangeline Water Treatment Plant.
- Construct a combination of nanofiltration skids and reverse osmosis skids at either Prineville or Rangeline Water Treatment Plant.

Subtask 4.3 – Perform Decision Criteria Modelling

Hazen will develop qualitative criteria for consideration by the City. Hazen will develop a scoring methodology. Hazen will present preliminary weightings for each criterion. Initially, criteria for consideration include protection of public health and safety (PFAS removal efficiency), ease of permitting, reliability, ease of operations and maintenance, independence from other utilities, and constructability.

Next, Hazen will develop a decision criteria matrix, which will summarize the criteria and the associated scoring ranges for each criterion. Hazen will lead a workshop to assist the City in scoring each alternative. Hazen will document the scorings and rankings performed by the City at this workshop.

Subtask 4.4 – Prepare Technical Memorandum

Hazen will prepare a brief technical memorandum (TM) to document the development of the alternatives, criteria for evaluation, and summary results of the workshop. Hazen will also summarize the capital costs and operating costs of each alternative in a summary table. The summary cost table will also include a summary of the 20-year net present worth of each alternative.

Hazen will deliver the technical memorandum electronically in draft format for the City's review. After receipt of the City's comments, Hazen will update and deliver the final technical memorandum electronically to the City.

Task 5 – Additional Engineering Services

Task 5 is for Additional Engineering Services that could be required to perform additional work due to unforeseen assistance that the City might request. Services provided under this Task shall be billed on an hourly basis up to the specified amount as authorized by the City, subject to the limits set in the agreement. Services performed under this Task must be initiated by an email authorization issued by the City.

Additional Engineering Service may include, but not be limited to:

- Regulatory assistance with the South Florida Consumptive Use Permit
- Corrosion control evaluation
- Grant application preparation
- Evaluation and initial preparation of a Project Management Information System (PMIS)
- Assistance in preparing or reviewing documents, presentations, or related items.

Assumptions

The following assumptions were used to develop the scope and fee for this Work Authorization.

1. Fees for legal assistance are specifically excluded.

Schedule of Deliverables

Hazen will perform the services identified in this Work Authorization within 270 calendar days of the written notice to Proceed. A specific project schedule will be provided upon notice to proceed.

Task	Description	Time of Completion
1.1	Monthly status reports and meeting minutes	Monthly, assuming 9 month duration.
1.2	Quarterly Project Status Reports	Quarterly for 9 months
2	Pre-bid conference agenda, response to RFIs/addenda, negotiation assistance, evaluation recommendation memorandum	Throughout the PDB procurement process
3	Meeting minutes and presentation materials of potential funding opportunities	45 days
4	Technical Memorandum on alternatives, criteria for evaluation and summary of the workshops for the existing Lime Softening for PFAS Compliance evaluation	5 months

Compensation

Compensation for all tasks will be billed on a lump sum or hourly not-to-exceed basis as presented in the table below and in Exhibit A.

Task	Description	Method of Payment	Fee
1	Project Management	Lump Sum	$18,660.00
2	Design-Build Procurement Services	Lump Sum	$25,000.00
3	Funding and Grant Assistance	Lump Sum	$4,060.00
4	Evaluation of Existing Lime Softening for PFAS Compliance	Lump Sum	$76,300.00
		Subtotal, Lump Sum	**$124,020.00**
5	Additional Engineering Services	Hourly Not-to-Exceed	$75,000.00
		Subtotal, Hourly Not-to-Exceed	**$75,000.00**
		Grand Total	**$199,020.00**

Hazen will submit invoices based on percent complete activities for each lump sum task and will provide itemized hourly time by staff based on the categorical rates in Exhibit B for Hourly Not-to-Exceed tasks.

We appreciate the opportunity to assist the City with this very important project. Feel free to reach out to our office to review and discuss our proposal.

Regards,

Orlando J. Castro, PE
Associate Vice President

Exhibit A: Engineering Services Labor and Expense

EXHIBIT A - FEE SCHEDULE [DETAILED]
PORT SAINT LUCIE
OWNER'S REPRESENTATIVE FOR DESIGN-BUILD PROJECT FOR
NEW WATER TREATMENT PLANT AND RELATED IMPROVEMENTS

Task No.	Task Description	Vice President / Associate Vice President	Senior Associate	Associate	Senior Principal Engineer	Principal Engineer	Engineer	Assistant Engineer	Construction Manager	Senior Field Coordinator	Senior Principal Scientist	Principal Scientist / Scientist	Assistant Scientist	Senior Principal Designer	Designer	Administrator	Technician	Subtotal, Hours	Subconsultants	Direct Expenses	Subtotal, Fee
		$300	$280	$240	$220	$190	$160	$140	$250	$200	$200	$180	$140	$180	$140	$90	$75				
1	Project Management	51	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	75	$0	$0	$18,660
2	Design-Build Procurement Services	24	0	24	0	0	0	40	0	0	0	0	0	0	0	16	0	104	$5,000	$0	$25,000
3	Funding and Grant Assistance	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	6	$2,500	$0	$4,060
4	Evaluation of Existing Lime Softening for PFAS Compliance	26	60	0	0	108	0	128	0	0	0	0	0	32	0	0	0	354	$7,500	$0	$76,300
																				Lump Sum + Allowances Subtotal	**$124,020**
5	Additional Engineering Services	40	40	39	78	80	0	72	0	0	0	0	0	0	0	0	0	349	$0	$0	$75,000
																				Hourly Not-to-Exceed + Allowances Subtotal	**$75,000**
	Lump Sum + Hourly Not-to-Exceed Total	143	100	67	78	188	0	264	0	0	0	0	0	32	0	16	0	888	$15,000	$0	**$199,020**

Exhibit B: Proposed Rate Schedule

Labor Category	Labor Rate ($/hr)
Vice President	$300
Associate Vice President	$300
Senior Associate	$280
Associate	$240
Senior Principal Engineer	$220
Principal Engineer	$190
Engineer	$160
Assistant Engineer	$140
Construction Manager	$250
Senior Field Coordinator	$200
Senior Principal Scientist	$200
Principal Scientist	$180
Scientist	$180
Assistant Scientist	$140
Senior Principal Designer	$180
Designer	$140
Administrator	$90
Technician	$75

City of Port St. Lucie

20250065

OWNER'S REPRESENTATIVE FOR DESIGN-BUILD PROJECT FOR NEW WATER TREATMENT PLANT AND RELATED IMPROVEMENTS

RELEASE DATE: February 11, 2025
RESPONSE DEADLINE: March 11, 2025, 3:00 pm

Please refer to the project timeline in this document for all important deadlines.

Table Of Contents

1. Introduction
2. Scope of Work
3. Instructions to Proposers
4. General Insurance
5. Certifications and Permits
6. Evaluation, Selection, and Award
7. Evaluation Criteria
8. Contract Terms and Conditions
9. List of RFP Documents
10. Vendor Submission Requirements and Attestations

Attachments:

A - 20250065-05 Sample Contract

B - RANGELINE-BOOSTER-SITE-EXAMPLE

1. Introduction

1.1. Purpose of Procurement

Pursuant to the City of Port St. Lucie Code of Ordinances, Section 35.07, this electronic Request for Proposals ("RFP") is being issued to establish a Contract with a qualified Proposer who will provide Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements to the City of Port St. Lucie (hereinafter, "City") as further described in this RFP. This RFP has been developed to solicit responses from consulting firms (or teams of firms) proven to be qualified and experienced in architecture, professional engineering, landscape architecture, or registered surveying and mapping.

A descriptive overview of the City can be found at https://www.cityofpsl.com/discover-us/about-psl . Please visit the City's website to familiarize yourself with how our city is structured and operates. Please contact the Issuing Officer with any questions.

1.2. Overview of the RFP Process

The objective of the RFP is to select one (1) or more qualified Proposer (as defined by Section 1 – "Purpose of Procurement") to provide the goods and/or services outlined in this RFP to the City. This RFP process will be conducted to gather and evaluate responses from Proposers for potential award. All qualified Proposers are invited to participate by submitting responses, as further defined below. After evaluating all Proposers' responses received prior to the closing date of this RFP and following negotiations (if any) and resolution of any Contract exceptions, the preliminary results of the RFP process will be posted to the electronic bidding system.

NOTE TO PROPOSERS: The general instructions and provisions of this document have been drafted with the expectation that the City will make a single award; however, please refer to the "Selection and Award" section of this RFP for information concerning the City's actual award strategy (single, multiple, split awards, etc).

1.3. Schedule of Events

The Schedule of Events set out herein represents the City's best estimate of the schedule that will be followed. However, delays to the procurement process may occur, which may necessitate adjustments to the proposed schedule. If a component of this schedule, such as the close date, is delayed, the rest of the schedule may be shifted as appropriate. Any changes to the dates up to the closing date of the RFP will be publicly posted prior to the closing date of this RFP. After the close of the RFP, the City reserves the right to adjust the remainder of the proposed dates, including the dates for evaluation, negotiations, award, and the Contract term, on an as-needed basis, with or without notice.

Release of RFP:	February 11, 2025
Question Submission Deadline:	February 17, 2025, 5:00pm
Question Response Deadline:	February 24, 2025, 5:00pm
Response Submission Deadline:	March 11, 2025, 3:00pm Microsoft Teams Join the meeting now: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmUwYWE5MTAtNWU4Zi00MGEwLWIwZmQtODk4YWY5MDcyZTky%40thread.v2/0?context=%7b%22Tid%22%3a%229ed2954f-fcf8-4d28-8b45-17e239146c85%22%2c%22Oid%22%3a%225720e31a-937c-4f19-a2d7-60ee60715e13%22%7d

The City reserves the right to proceed to award without further discussions after receipt of the initial proposals, in which case, evaluation committee reviews, negotiations, and proposal revisions may not be required.

1.4. Official Issuing Officer (Procuring Agent)

Keith Stewart, Senior Procurement Contracting Officer

kstewart@cityofpsl.com

1.5. Definition of Terms

Please review the following terms:

-Proposer(s) – companies desiring to do business with the City (Also called “Bidder,” “Consultant,” or “Offeror.”)

-City of Port St. Lucie (“City”) – the governmental entity identified in “Purpose of Procurement,” of this RFP.

-Immaterial Deviation – does not give the Proposer a substantial advantage over other Proposers.

-Material Deviation – gives the Proposer a substantial advantage over other Proposers and thereby restricts or prevents competition.

-Procurement Management Division ("PMD")- The City department that is responsible for the review and possible sourcing of all publicly sourced solicitations.

-Responsible – means the Proposers, whether a company or an individual, has appropriate legal authority to do business in the City, a satisfactory record of integrity, appropriate financial, organizational, and operational capacity and controls, and acceptable performance on previous governmental and/or private contracts, if any.

-Responsive – means the Proposer whether a company or an individual, has submitted a timely offer which materially conforms to the requirements and specifications of the solicitation.

-Sourcing Platform – OpenGov

Any special terms or words which are not identified in the City's RFP Document may be identified separately in one or more attachments to the RFP.

1.6. Contract Term

The Initial term of the Contract(s) is for three (3) years from the execution date, with one (1) two-year renewal option.

In the event that the Contract(s), if any, resulting from the award of this RFP shall terminate or be likely to terminate prior to the making of an award for a new contract for the identified products and/or services, the City may, with the written consent of the awarded Consultant(s), extend the Contract(s) for such period of time as may be necessary to permit the City's continued supply of the identified products and/or services. The Contract(s) may be amended in writing from time to time by mutual consent of the parties. Unless this RFP states otherwise, the resulting award of the Contract(s) does not guarantee volume or a commitment of funds.

1.6.1 Hours of Service

The standard hours of work allowed in the City's rights-of-way are from 7:00 a.m. to sundown, Monday through Friday. Any work performed by the Consultant outside of the aforementioned time limit requires special authorization by the City and requires that the Consultant obtain a noise permit from the Port St. Lucie Police Department (PSLPD). All equipment operated at night shall comply with the noise levels established by the City of Port St. Lucie noise ordinances. Any additional costs associated with work outside of the hours of work allowed shall be borne by the Consultant. This shall include, but is not limited to, costs of inspection, testing, police assistance, and construction administration.

All night, Saturday, Sunday, and/or Holiday work must be authorized by the City and requires that the Consultant obtain a noise permit from the PSLPD. All night work within the City's rights-of-way requires a minimum forty-eight (48) hour prior notice to the City. This clause shall not pertain to crews organized to perform maintenance work on equipment or to operate and maintain special equipment such as dewatering pumps, which may be required to work twenty-four (24) hours per day.

2. Scope of Work

2.1. Scope of Work

The City of Port St. Lucie (“City”) will utilize a progressive design-build project delivery method for the construction of a new water treatment plant. The purpose of this document is to solicit proposals of a Licensed Engineer and/or Professional Teams interested in providing Owner's Representative Professional Services during the progressive design-build of the new water treatment plant for the City.

The selected Proposer shall exercise independent professional judgment in performing obligations and responsibilities under the Contract so long as decisions affecting the project has received the City’s Principal Engineer and/or Project Manager written permission to do so. The authority of the Consultant’s lead person, such as the Senior Project Engineer, and the Consultant’s Project Administrator shall be for the purposes of obtaining, reporting, and executing instructions and directives from the City’s Project Manager or their superiors.

Services provided by the Consultant shall comply with the City’s standard procedures and memorandums in effect as of the date of execution of the Contract unless otherwise directed in writing by the City.

A general outline of work required is provided in this RFQ. It is not intended to be all-inclusive, as a detailed scope of work will be developed during negotiations with the selected team. The City reserves the right, at its sole discretion, to expand or limit the work based on funding availability or shifting priorities of the City.

2.2. Requirements of the Consultant

On an as needed basis, the Consultant shall:

1. Assist in defining design-build project objectives and priorities; assist in determining the goals, challenges and constraints of the Project;
2. Assist in managing Owner expectations; developing the procurement plan, schedule and procedures;
3. Assist with the development of solicitation documents for design-build; competition process meetings, inquiries and addenda; establishing qualifications selection criteria and methodology and support determination of shortlisting of the most highly qualified submissions;
4. Provide on-site inspection of the construction activities. Report and advise the Owner of the observations and potential conflicts or issues;
5. Review and approve payments and construction related submittals;

6. Review project progress;
7. Verify quantity calculations and field measurements for payments;
8. Provide photographic documentation for pre-construction state and construction progress through the use of digital cameras and drones;
9. Participate in progress meetings;
10. Serve as a project advisor to the Owner;
11. Oversee the Construction contract process with monitoring and administration, including the services of a full-time resident project representative along with required inspections (CEI);
12. Assistance with the Close-Out of the Project;
13. Assist the Owner with Warranty books and punch list items;
14. The Owners' Representative shall be responsible for any grant management.
15. Provide advice and expertise in any of the areas related to the design and construction of the new water treatment plant (not-all inclusive):
    1. Construction practices
    2. Geotechnical Engineering
    3. Electrical Engineering
    4. Structural Engineering
    5. Instrumentation and controls
    6. Mechanical Engineering
    7. Water Treatment Design and Operations

2.3. Post-Construction Claims Review

In the event the Contractor submits a claim for additional compensation and/or time after the Consultant has completed this Agreement, Consultant shall analyze the claim, engage in negotiations leading to settlement of the claim, and prepare and process the required documentation to close out the claim. Compensation for such services will be negotiated and effected through a Contract Amendment to this Agreement.

3. Instructions to Proposers

This section contains general business requirements, including the detailed technical requirements and related services for this Sourcing Event. The City has determined that it is best to define its own needs, desired operating objectives, and desired operating environment. The City will not tailor these needs to fit particular solutions Proposers may have available; rather, the Proposers shall propose to meet the City's needs as defined in this RFP. All claims shall be subject to demonstration. Proposers are cautioned that conditional proposals, based upon assumptions, may be deemed non-Responsive.

Unless requested otherwise, all responses must be provided in the format identified in the Section 3.2 - "Submittal Instructions." Except as otherwise indicated, all requested forms and documents must be submitted electronically via the sourcing tool as an uploaded document to the Proposer's response.

By submitting a response to the RFP, the Proposer is acknowledging that the Proposer:

1. Has read the information and instructions, and
2. Agrees to comply with the information and instructions contained herein.

3.1. General Information and Instructions

3.1.1 Familiarity with Laws and Regulations

It is the responsibility of responding Proposers to be familiar with all Federal, State, and local laws, ordinances, rules, and regulations, that may affect the work. Ignorance on the part of the Awarded Contractor will in no way relieve it from Contract responsibility.

3.1.2 Restrictions on Communicating with Staff/ Cone of Silence

From the issue date of this RFP until the time of City Council's approval of the award or the City Manager's approval when proposal amount is below the required formal solicitation threshold (or the RFP is officially canceled), Proposers are not allowed to communicate for any reason with any City staff or elected officials except through the Issuing Officer named herein, during the Bidders'/Offerors' conference (if any), as defined in this RFP, or as provided by existing work agreement(s). This is commonly known as a Cone of Silence during the procurement process as identified in the City Code of Ordinances, Section 35.13. Prohibited communication includes all contact or interaction, including but not limited to, telephonic communications, emails, faxes, letters, or personal meetings, such as lunch, entertainment, or otherwise. The City reserves the right to reject the response of any Proposer violating this provision. Further information on this topic can be found on the Cone of Silence and RFP Communication Document.

3.1.3 Submitting Questions

All questions concerning this RFP must be submitted in writing on the OpenGov Platform during the Question and Answer open period. Please select the Question and Answer tab in the RFP project and click the "Ask Question" option. Once the question has been entered, select the "Submit Question" button. Enter a subject in the Subject field and then type the question in the Question field below. Once finished, select "Submit." No questions other than written will be accepted. No response other than written will be binding upon the City. All Proposers must submit questions by the deadline identified in the Schedule of Events for submitting questions. Proposers are cautioned that the City may or may not elect to entertain late questions or questions submitted by any other method than as directed by this section.

3.1.4 Attending Bidders'/Offerors' Conference

The Bidders'/Offerors' Conference or any other information session (if indicated in the Schedule of Events) will be held at the locations referred to in "Schedule of Events," of this RFP. Unless indicated otherwise, attendance is not mandatory, although Proposers are strongly encouraged to attend. However, in the event the conference has been identified as mandatory, then a representative of the Proposer must attend the conference in its entirety for Proposer to be considered eligible for award. The Proposer is strongly encouraged to allow ample travel time to ensure arrival in the conference meeting room prior to the beginning of any mandatory conference. The City reserves the right to consider any representative arriving late to be "not in attendance." Therefore, all Proposers are strongly encouraged to arrive early to allow for unexpected travel contingencies.

3.1.5 The City's Right to Request Additional Information- Proposer's Responsibility

Prior to Contract award, the City must be assured that the selected Proposer has all the resources to successfully perform under the Contract. This includes, but is not limited to, adequate number of personnel with required skills, availability of appropriate equipment in sufficient quantity to meet the on-going needs of the City, financial resources sufficient to complete performance under the Contract, and experience in similar endeavors. If, during the evaluation process, the City is unable to assure itself of the Contractor's ability to perform, if awarded, the City has the option of requesting from the Proposer any information deemed necessary to determine the Proposer's responsibility. If such information is required, the Proposer will be notified and will be permitted approximately ten (10) business days to submit the information requested.

3.1.6 Failing to Comply with Submission Instructions

Responses received after the identified due date and time or submitted by any other means than those expressly permitted by the RFP will not be considered. Proposer's response must be complete in all respects, as required in each section of this RFP.

3.1.7 Rejection of Proposals; The City's Right to Waive Immaterial Deviation

The City reserves the right to reject any or all responses, to waive any irregularity or informality in a Proposer's response, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City. The City reserves the right to waive mandatory requirements, provided that, all the otherwise Responsive proposals failed to meet the mandatory requirements and/or doing so does not otherwise materially affect the procurement of requested commodities and/or services. It is also within the right of the City to reject responses **that do not contain all elements and information requested in this RFP.** A Proposer's response will be rejected if the response contains any defect or irregularity and such defect or irregularity constitutes a Material Deviation from the RFP requirements, which determination will be made by the City in its sole discretion and on a case-by-case basis.

NOTE: The City reserves the right to reject the Bid of any Proposer who has previously failed in the performance of an award, to deliver contracts of a similar nature on time, or who is not in a position to perform properly under this award. This includes the firm, employees, and financial or legal interests. The City will not enter into a contract or conduct business with any firm or any personnel that is listed on the Federal, State, or other local government agencies' Excluded Parties List, Suspended List, or Debarment List. Please see section 287.133, Florida Statutes, for further information regarding business transactions with companies that have been convicted of public entity crimes.

3.1.8 The City's Right to Amend and/or Cancel the RFP

The City reserves the right to amend this RFP. All revisions must be made in writing prior to the RFP closing date and time. If a responding entity discovers any ambiguity, conflict, discrepancy, omission, or other error in the RFP, it shall immediately notify the City of such error in writing and request modification or clarification of the document. Any modification made to this RFP will be issued as an addendum. If a responding entity fails to notify the City prior to the date and time fixed for submission of an error or ambiguity in the RFP known to it, or an error or ambiguity that reasonably should have been known to it, it shall not be entitled to additional time by reason of the error/ambiguity or its late resolution. By submitting a response, the Proposer shall be deemed to have accepted all terms and agreed to all requirements of the RFP (including any revisions/additions made in writing prior to the close of the RFP, whether or not such revision occurred prior to the time the Proposer submitted its response), unless expressly stated otherwise in the Proposer's response. THEREFORE, EACH PROPOSER IS INDIVIDUALLY RESPONSIBLE FOR REVIEWING THE REVISED RFP AND MAKING ANY NECESSARY OR APPROPRIATE CHANGES AND/OR ADDITIONS TO THE PROPOSER'S RESPONSE PRIOR TO THE CLOSE OF THE RFP. All Notice(s) to Proceed with Negotiations and/or Notice of Intent to Award (NOIAs) will be posted as referenced in the "Public Award Announcement" section of this document. **Finally, the City reserves the right to amend or cancel this RFP at any time.**

3.1.9 Assigning of the Contract & Use of Subcontractors

Except as may be expressly agreed to in writing by the City, Proposer shall not assign, sell, transfer, or otherwise dispose of the awarded Contract or any portion thereof, or of the work provided for therein, or of its right, title, or interest therein, to any person, firm, or corporation without the prior written consent of the City.

Each Proposer shall list all subcontractors and the work provided by the suppliers in the area provided on the Bid Reply Sheet. The successful Proposer(s) shall provide a listing of all subcontractors, suppliers, and other persons and organizations (including those who are to furnish the principal items of material and equipment), other than those identified in the Bid Reply, to the City within ten (10) days after the bid opening. Such a list shall be accompanied by an experience statement for each such subcontractor, supplier, person, or organization, if requested by the City. The City, if after due investigation, has reasonable objection to any proposed subcontractor, supplier, other person or organization, the City may, before the Notice of Intent Award is given, request apparent successful Proposer to submit an acceptable substitute without an increase in Bid price.

If the apparent successful Proposer(s) declines to make any such substitution, the City may award the Contract to the next acceptable Proposer(s) that proposes to use acceptable subcontractors, suppliers, and other persons and organizations. Declining to make requested substitutions will not constitute grounds for sacrificing the Bid security of any Proposer(s). Any subcontractor, supplier, other person, or organization listed and to whom the City does not make written objection prior to the giving of the Notice of Intent to Award, shall be deemed acceptable to City, subject to revocation of such acceptance after the effective date of the Contract.

No subcontract which Proposer enters into with respect to performance of obligations or work assigned under the Contract shall in any way relieve Proposer of any responsibility, obligation, or liability under the Contract, and for the acts and omissions of all subcontractors, agents, and employees. All restrictions, obligations, and responsibilities of the Proposer under the Contract shall also apply to the subcontractors. Any contract with a subcontractor must also preserve the rights of the City. The City shall have the right to request the removal of a subcontractor from performing work under the Contract at any time, with or without cause.

3.1.10 Proposal of Additional Services

If a Proposer indicates an offer of services in addition to those required by and described in this RFP, these additional services may be added to the original Contract at the sole discretion of the City.

3.1.11 Protest Process

Proposers should familiarize themselves with the procedures set forth in City Code of Ordinances, Section 35.15. By submitting a response to this RFP, the Proposer certifies that it is on notice of

Section 35.15, understands the procedures set forth therein, and acknowledges it is bound by the protest process therein.

3.1.12 Costs for Preparing Responses

Each Proposer's response should be prepared simply and economically, avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete presentation. The cost for developing the response and participating in the procurement process (including the protest process) is the sole responsibility of the Contractor. The City will not provide reimbursement for such costs.

3.1.13 Public Access to Procurement Records

Solicitation opportunities will be publicly advertised as required by City ordinances and state and federal laws. Any material that is submitted in response to this RFP, including anything considered by the Proposer to be confidential or a trade secret, will become a public document pursuant to Chapter 119, Florida Statutes. Any claim of confidentiality is waived upon submission, effective after the City's opening of the proposals pursuant to section 119.07, Florida Statutes. Therefore, the Proposer is hereby cautioned NOT to submit any documents that the Proposer does not want to be made public. The City is allowed to assess a reasonable charge to defray the cost of reproducing documents. A City employee must be present during the time of onsite inspection of documents. PLEASE NOTE: Even though information (financial or other information) submitted by a Proposer may be marked as "confidential," "proprietary," etc., the City will make its own determination regarding what information may or may not be withheld from disclosure. Proposers should review Chapter 119, Florida Statutes for all updates before requesting exceptions from Chapter 119.

3.1.14 Proposer General Information

Each Proposer must complete all the requested information in the **Proposer's General Information Worksheet** in the Vendor Submission Requirements and Attestations Section.

3.1.15 Mandatory Requirements

This RFP contains mandatory requirements (e.g. product specifications, service or quality levels, staff requirements, experience or license requirements, etc.) which must be met by the Proposer in order to be considered Responsive, and, therefore, eligible for Contract award. These mandatory requirements will be defined in one or more of the following ways:

1. Requirements in this RFP document.

2. Requirements contained in any attachment to the Sourcing Event, including any Mandatory Forms, Electronic Acknowledgements, and Proposal.

3. Copy of Current Insurance Certificate, Licenses, required Certifications, etc.

A Pass/Fail evaluation will be utilized for all mandatory requirements. Please review the Sourcing Event and its attachments carefully and respond as directed.

Some requirements may require a "Yes" or "No" response. Ordinarily, to be considered Responsive, Responsible, and eligible for award, all requirements identified as mandatory must be marked "Yes" to pass. There may be rare instances in which a response of "NO" is the correct and logical response in order to meet the mandatory requirements (e.g., responding "NO" that the Proposer does not possess any conflicts of interest). Otherwise, any mandatory questions marked "NO" will fail the technical requirements and will result in disqualification of the Proposer's response, except as otherwise provided in Section titled - "Evaluation, Selection and Award," of this RFP. Please note some requirements may require the Proposer to provide product sheets or other technical materials.

It is strongly encouraged that all Proposers review all documents that are electronically attached to this RFP. Reviewing the documentation ensures that Proposers understand the full scope of the City's request.

3.1.16 Additional Information

Please access and review all the attachments provided by the City within the Project. If supplemental materials are requested by the City to be submitted by the Proposer as part of the technical proposal, the Proposer should upload these additional materials as directed by the City.

3.2. Submittal Instructions

Submittal Instructions to Electronic Bidding System

Listed below are key action items related to this RFP. The **Schedule of Events** Section identifies the dates and time for these key action items. This portion of the RFP provides high-level instructions regarding the process for reviewing the RFP, preparing a response to the RFP, and submitting a response to the RFP.

3.2.1. RFP Released

The release of the RFP is through the posting of this project in OpenGov, the City's electronic bidding system. Each Proposer interested in competing to win a Contract award must complete and submit a response to this RFP in OpenGov. Therefore, each Proposer MUST carefully review the submittal instructions.

3.2.2. RFP Review

The RFP 20250065 consists of the following: this document, entitled “Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements,” and any and all

information included in the RFP, as posted to OpenGov, including any and all documents provided by the City as attachments to the RFP or links contained within the RFP or its attached documents.

Please carefully review all information, including all documents available as attachments or available through links. Any difficulty accessing or opening provided links or documents should be reported immediately to the Issuing Officer.

3.2.3. Preparing a Response

When preparing a response, the Proposer must consider the following instructions:

1. Answer each question in sufficient detail for evaluation while using judgment with regards to the length of response.
2. Proofread your response and make sure it is accurate and readily understandable.
3. Label any and all uploaded files using the corresponding section numbers of the RFP as specified by the City.
4. Use caution in creating electronic files to be uploaded. If the City is unable to open an electronic file due to a virus or because the file has become corrupted, the Proposer's response may be considered incomplete and disqualified from further consideration.
5. Use commonly accepted software programs to create electronic files. The City has the capability of viewing documents submitted in the following formats: Microsoft Office and portable document format file (PDF). Unless the RFP specifically requests the use of another type of software or file format than those listed above, please contact the Issuing Officer, Keith Stewart, prior to utilizing another type of software and/or file format. In the event that the City is unable to open an electronic file because the City does not have ready access to the software utilized by the Proposer, the Contractor's response will be considered incomplete and disqualified from further consideration.

3.2.4. Reviewing, Revising, or Withdrawing a Submitted Response

After the response has been submitted, the Proposer may view and/or revise its response by logging into OpenGov. Please take note of the following:

A. REVIEW AND REVISE. Proposers may modify their submittal electronically via the City's electronic bidding system at any time prior to the scheduled due date and time for submission. In order to revise, the Proposer must navigate to their submitted response via the City's electronic bidding system and then click "Unsubmit Response." At this point, Proposer's response is no longer submitted. Proposer should make the changes required and promptly re-submit its response before the submission date and time.

B. WITHDRAW. Proposers may withdraw their submittal electronically via the Portal at any time prior to the scheduled due date and time for submission. In order to withdraw, the Proposer must navigate to their submitted proposal via the City's electronic bidding system and then click "Unsubmit Response". In the event a Proposer desires to withdraw its response after the closing date and time, the Proposer must submit a request in writing to the Issuing Officer.

3.3. Proposal Format

Instructions to Respondents

The Respondent's proposal must be submitted in accordance with these instructions. Failure to follow these instructions may be cause for rejection of the proposal. For ease of review, submittals should be tabbed and divided in accordance with the sections outlined below with pages sequentially numbered. Submittals should be concise, provide only the information requested, and adhere to the page limits if applicable set forth herein.

Information provided shall take into account the Evaluation Criteria listed in Scoring Criteria Section (variable to Scoring Criteria) of this project.

Proposals must include the following information in this order:

Technical Proposal – (Bid Reply)

Title Page

Title Page shall show the request for proposal's subject, title, and proposal number; the Contractor's firm's name; the name, address, and telephone number of a contact person; and the date of the proposal.

Table of Contents

The Table of Contents shall provide listing of all major topics, their associated section number, and starting page.

Tab 1 – Executive Summary

The Executive Summary should include the Proposer's overall concept of the working relationship that will be required to successfully complete this project.

Tab 2 – Qualifications and Personnel Experience

The Proposal shall contain detailed qualifications of the Proposer and personnel with experience of both. Proposers shall respond in enough detail to clearly describe the firm's experience, capabilities, resources, and personnel.

Include a brief history of the Proposer (years in business, annual volume of work over past five (5) years, company ownership, officers, etc.). 4 Pages Maximum

Provide a resume for each key individual needed to carry out the proposal and describe their proposed role/responsibilities. Identify whether these key individuals gained experience within the design firm or outside the company, and with whom. Include years in industry. List only those directly related to this project. 1 Page Per Resume Maximum

Provide copies of all licenses, certifications or other documentation required in order to enable the Team to perform the work proposed. Condense to Multiple Certs/License Per Page

Identify all subcontractors who will be used to carry out the work set forth in the Proposal. Describe the qualifications for employees of any such subcontractors. List only those directly related to this project. If N/A, elaborate.

Include an organizational chart for key personnel who will be involved with the project.

Tab 3 – Owner's Representative Experience

The Proposal shall contain detailed qualifications of the Owner's Representatives Experience.

Include, at minimum, five (5) similar projects that have been completed and/or ongoing in the past ten (10) years. At least one (1) must have used Design/Build as the delivery method. 2 Pages Each Project Maximum to Include:

- Start/End Date
- Project Description- Identify relevant similarities/scope to current bid projects
- Was Project completed on time and on budget. If not why? Include change order details
- Subcontractors - List any subcontractors used and note if they will be used on this project. Put N/A if not applicable and elaborate.
- Reference(s) - Include name, telephone, and email.

Tab 4 – Methodology/Approach

Provide information specific to this project that best displays the approach and methodology that will be used to complete the scope of work, including:

• How does the Owners' Rep prepare, both themselves and the Owner, to achieve a successful design?

• Does the Owners' Rep see the need for the Owner to begin collaboration with other departments and/or begin public outreach? Even before the Design/Build firm is selected, as there will be a gap.

• What does the Owners' Rep suggest as a reasonable timeline of events to help guide the Owner and mitigate expectations?

• What challenges does the Owners' Rep foresee that can be mitigated early by the Owners' Rep, Owner, and/or Design Build firm?

Tab 5 – Certified Minority Business Enterprise

Provide official minority owned business enterprise certification documentation provided by the Florida Department of Management Services Office of Supplier Diversity. This applies to the Prime Consultant firm only. Subconsultants do not qualify to earn the points for this criterion

4. General Insurance

The Contractor shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the Contractor are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of the Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

4.1. Indemnification/Hold Harmless

Contractor agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses, and expenses including, but not limited to, attorney's fees for personal, economic, or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the negligent acts, errors, omissions or other wrongful conduct of Contractor, agents, laborers, subcontractors or other personnel entity acting under Contractor control in connection with the Contractor's performance of services under the Contract. To that extent, Contractor shall pay any and all such claims and losses and shall pay any and all such costs and judgements which may issue from any lawsuits arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. That the aforesaid hold-harmless agreement by Contractor shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Contractor or any agent laborers, subcontractors, or employee of Contractor regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Contractor shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Contractor on the work. This indemnification shall survive the termination of the Contract.

4.2. Workers' Compensation Insurance & Employer's Liability

The Contractor/Vendor shall agree to procure and maintain Workers' Compensation Insurance & Employers' Liability in accordance with section 440, Florida Statutes. Employers' Liability and must include limits of at least $100,000.00 each accident, $100,000.00 each disease/ employee, and $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by Contractor qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

4.3. Commercial General Liability Insurance

The Contractor/Vendor shall agree to procure and maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Fire damage	$100,000 any 1 fire
Medical expense	$10,000 any 1 person

4.4. Additional Insured

An Additional Insured endorsement must be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent consultants and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation, Employers' Liability, and Professional Liability insurances, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers,

agents and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20250065 - Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements."** Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Consultant shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

4.5. Business Automobile Liability Insurance

The Vendor shall agree to maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event, the Vendor does not own any automobiles, the Business Auto Liability requirement shall be amended allowing the Vendor to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation shall be provided. Coverage shall apply on a primary and non-contributory basis.

4.6. Waiver of Subrogation

By entering into this Contract, the Vendor agrees to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an Insured to enter into a pre-loss contract to waive subrogation without an endorsement then the Vendor shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should Vendor enter into such a contract on a pre-loss basis.

4.7. Deductibles

All deductible amounts shall be paid for and be the responsibility of the Vendor for any and all claims under this Contract. Where an SIR or deductible exceeds $5,000, the City reserves the right, but is not obligated, to review and request a copy of the bidder’s most recent annual report or audited financial statement.

4.8. Compliance

It shall be the responsibility of the Consultant to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the Consultant to obtain Certificates of Insurance from all independent contractors and subcontractors listing the City as an Additional Insured without the language "when required by written contract." If the Consultant, any independent contractors, and/or any subcontractors maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant/independent contractor/subcontractor.

The Consultant may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City by and through its Risk Management Department reserves the right, but is not obligated, to review, modify, reject or accept any required policies of insurance, including limits, coverages or endorsements, herein from time to time throughout the term of this Contract. All insurance carriers must have an AM Best rating of at least A:VII or better.

A failure on the part of the Consultant to execute the contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

4.9. Professional Liability Insurance

Consultant shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability, at a limit of liability not less than $2,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds $10,000, the City reserves the right, but is not obligated, to review and request a copy of Consultant's most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis, Consultant warrants that the retroactive date equals or precedes the effective date of this Contract. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Contract, Consultant shall agree to purchase a SERP with a minimum reporting period not less than four (4) years. If policy contains an exclusion for dishonest or criminal acts, defense coverage for the same shall be provided.

4.10. Requirements for Insurance

Within ten (10) business days of award, the awarded Consultant must procure the required insurance and provide the City with an executed Certificate of Insurance. Certificates must reference the Contract number and the City as the Additional Insured party, as identified herein. The Consultant's

submitted pricing must include the cost of the required insurance. No Contract performance shall occur unless and until the required insurance certificates and endorsements are provided.

5. Certifications and Permits

5.1. Certification

Proposal Certification

By responding to this solicitation, the Proposer understands and agrees to the following:

1. That the electronically submitted proposal constitutes an offer, which, when accepted in writing by the City, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the Proposer and the City; and
2. That the Proposer guarantees and certifies that all items included in the Proposer's response meet or exceed any and all of the solicitation's identified specifications and requirements, except as expressly stated otherwise in the Proposer's response; and
3. That the response submitted by the Proposer shall be valid and held open for a period of **one hundred and twenty (120) days** from the final solicitation closing date and that the Proposer's offer may be held open for a lengthier period subject to the Contractor's consent; and
4. That the Proposer's response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. Proposer understands and agrees that collusive bidding is a violation of City ordinance and state and federal laws and can result in fines, prison sentences, and civil damage awards.

6. Evaluation, Selection, and Award

All timely proposals will be evaluated in accordance with the following steps. The objective of the evaluation process is to identify the proposal which represents the best value to the City. Once the evaluation process has been completed the apparent successful Proposer(s) will be required to enter into discussions with the City to resolve any exceptions to the City's Contract. The City will announce the results of the RFP as described further in section "Public Award Announcement" of this RFP.

6.1. Evaluation Overview

Firms that submit complete responses with the necessary information and documentation will have their proposals evaluated and scored according to the criteria outlined in this RFP. Each proposal will be reviewed for compliance with the instructions and the terms and conditions outlined within the RFP. Submissions will be scored and ranked according to the weightings and grading system specified in the Evaluation Phases.

An award will be made to the firm that is determined to be the most advantageous to the City, based on the following factors:

- Quality of service;
- Qualifications and capabilities to provide the required services; and
- Compliance with the applicable conditions in this RFP and resulting Contract

The City will select the Respondent who best serves its needs and interests.

The evaluation process will take into account the following criteria. Each committee member will assign a score to each Responsive and Responsible Proposer based on the established evaluation factors. The total score for each Proposer will be calculated by adding the scores from all Evaluation Committee members. The proposer with the highest total score will be ranked first, followed by the second highest, and so on, until all Proposers are ranked.

6.2. Administrative/Preliminary Review

The Issuing Officer will conduct an initial review of the proposals to ensure compliance with the following requirements:

1. The proposal was submitted by the deadline.
2. The proposal is complete and includes all required documentation.
3. The technical proposal does not include any pricing from the cost proposal.

6.3. Selection Process

The selection process will proceed as follows:

1. The Evaluation Committee will evaluate all responses that are deemed Responsive.
2. The Evaluation Committee will rank the proposals, considering the City's needs and adhering to section 287.055, Florida Statutes (Consultants' Competitive Negotiation Act). A shortlist of at least three Consultants will be developed.
3. The City will review the rankings from the Evaluation Committee and invite no fewer than three firms (if at least three proposals are received) to participate in formal interviews or presentations.
4. Following the formal interviews/presentations, a post-presentation ranking will be conducted to determine the top-ranked firm.
5. After completing the rankings, the City will enter into negotiations with the highest-ranked firm. If an agreement cannot be reached with the top-ranked firm, negotiations will continue with the second-ranked firm, and so on, until an agreement is achieved.
6. The Procurement Management Division will prepare an agenda item for the award recommendation to be presented to the City Council.
7. The City Council will make the final selection based on the Evaluation Committee's recommendations and rankings. The City Council's decision is final, and it is not obligated to accept the Committee's recommendation.
8. Once a selection is made, the City and the chosen Consultant will enter into a Contract that includes the terms and conditions specified in this RFP, as well as any other necessary terms agreed upon by both parties. The City reserves the right to negotiate the Contract's terms. If an agreement cannot be reached, the City may rescind the Contract award and proceed with the next highest-ranked firm.

6.4. Formal Presentations/Interviews

The City will conduct formal presentations/interviews with the shortlisted firms according to the following guidelines:

1. The Procurement Management Division will establish the schedule for presentations/interviews. Shortlisted Consultants will be notified at least five (5) calendar days in advance with the date, time, and location. The format for each presentation/interview will be shared with the Consultants ahead of time.
2. Equal time will be allotted to each shortlisted Consultant, including time for questions and addressing specific topics during the interview.

3. Formal presentations/interviews are intended to allow shortlisted Firms to demonstrate their ability to manage time effectively. No penalties will be applied if a Firm uses less than the allotted time.

6.5. Best Value Analysis- See City Code of Ordinances, Section 35.12.

The following criteria will be used to select the bid that will provide the best value to the City:

1. Skill, workmanship, experience, and past performance demonstrated by the Proposer in performing the same type of work or services as those sought by the City, or the experience, expertise and quality of services demonstrated by the Proposer for professional, consulting and other services;
2. Ability to meet the minimum qualifications or requirements of the solicitation;
3. Adherence to specifications, design, or the approach to the project or study, as applicable;
4. The Proposer's capacity to perform in terms of personnel, equipment, facilities, licensing, and ability to meet time requirements and schedules;
5. The Proposer's capacity to perform in terms of financial viability, ability to provide required insurance and business tax receipts, and bonding capacity, if applicable;
6. Prices, costs, or rates in relation to the goods, supplies, materials, equipment or services sought to be procured, except as provided by Consultant's Competitive Negotiation Act (CCNA), as applicable. Lowest price is not the sole determining factor of best value;
7. Life cycle costs of the goods, supplies, materials, equipment or services to be procured;
8. Any other factor specific to the particular solicitation that is specifically described in the procurement solicitation document;
9. City Code of Ordinances, Section 35.14, Local Preference in Purchasing or Contracting;
10. The total cost of ownership of the products or services and their impact on the City's budget in future years.

The element of price is but one of the criteria elements. When considering a proposal, the City will:

1. Evaluate the pricing offered by the Proposer; consider lifecycle costing, depreciation, and service contracts.
2. Determine what proposal provides the best value to the City.

Value Added: The amount or dollar value of a service that the Proposer may be able to provide the City:

1. Value added may be an actual amount given to the City as a signing bonus.
2. Value added may be equipment or services given to the City. In this case, the value will be determined by the City for the goods or services, not the Proposer.

Any prior conviction for bribery, theft, forgery, embezzlement, falsification, or destruction of records, antitrust violations, honest services fraud or other offenses indicating a lack of business integrity or honesty; or any prior violation of the City's ethical standards may be considered when determining best value and may result in a Contractor not being awarded the project.

See City Code of Ordinances, Section 35.12.

6.6. Selection and Award- Single Award

The City reserves the right to: (a) waive minor irregularities, variances, or non-material defects in a response; (b) reject any and all responses, in whole or in part; (c) request clarifications from Proposers; (d) request resubmissions from all Proposers; (e) award in whole, in part; or by line item; and (f) take any other action as permitted by law. The City reserves the right to provide for similar and/or additional services from other companies if the City deems necessary. If the City elects to exercise this right, the Contract awarded under this solicitation shall remain in effect as for to all terms, agreements, and conditions without penalty or diminution of ongoing services as contained therein. Proposer agrees and understands that any Contract awarded pursuant to this solicitation shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services, or award more than one Contract under this solicitation, at its sole option.

The Responsive and Responsible Proposer receiving the highest Total Combined Score and with whom the City is able to reach agreement as to Contract terms will be selected for award.

6.7. Public Award Announcement

The preliminary results of the evaluation will be announced through the public posting of a Notice of Intent to Award ("NOIA") on the Electronic Bidding System. The NOIA is not notice of an actual Contract award; instead, the NOIA is notice of the City's expected Contract award(s) pending resolution of the protest process period, pursuant to City Code of Ordinances, Section 35.15, and final approval by the City Council at a publicly noticed meeting. The NOIA (if any) will identify the apparent successful Contractor(s) and unsuccessful Contractor(s). NO CONTRACTOR SHOULD ASSUME PERSONAL NOTICE OF THE NOIA WILL BE PROVIDED BY THE CITY. INSTEAD, ALL CONTRACTORS SHOULD FREQUENTLY CHECK THE ELECTRONIC BIDDING SYSTEM FOR NOTICE OF THE NOIA.

7. Evaluation Criteria

7.1. Phase 1

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	**1A. Qualification & Experience - History** Include a brief history of the Proposer (years in business, annual volume of work over past five (5) years, company ownership, officers, etc.). 2 Pages Maximum	Points Based	45 *(5% of Total)*
2.	**1B. Qualification and Experience - Key Personnel** Provide a resume for each key individual needed to carry out the proposal and describe their proposed role/responsibilities. Identify whether these key individuals gained experience within the design firm or outside the company, and with whom. Include years in industry. List only those directly related to this project. 1 Page Per Resume Maximum	Points Based	45 *(5% of Total)*
3.	**1C. Qualification & Experience - Licenses and Certifications** Provide copies of all licenses, certifications or other documentation required in order to enable the Team to perform the work proposed. Condense to Multiple Certs/License Per Page	Points Based	45 *(5% of Total)*
4.	**1D. Qualification and Experience - Subcontractors** Identify all subcontractors who will be used to carry out the work set forth in the Proposal. Describe the qualifications for employees of any such subcontractors. List only those directly related to this project. If N/A, elaborate.	Points Based	45 *(5% of Total)*

5.	**1E. Qualification and Experience - Organizational Chart** Include an organizational chart for key personnel who will be involved with the project.	Points Based	45 *(5% of Total)*
6.	**2A. Owner's Representative Experience - Start and End Date** Owner's Representative Experience Include, at minimum, five (5) similar projects that have been completed in the past ten (10) years. At least one (1) must have used Design/Build as the delivery method. 2 Pages Each Project Maximum to Include:	Points Based	25 *(2.8% of Total)*
7.	**2B. Owner's Representative Experience - Project Description** Identify relevant similarities/scope to current bid project.	Points Based	180 *(20% of Total)*
8.	**2C. Owner's Representative Experience - Timeliness and Budget** Was project completed on time and on budget? If not, why? Include change order details.	Points Based	50 *(5.6% of Total)*
9.	**2D. Owner's Representative Experience - Subcontractor Usage** List any subcontractors used and note if they will be used on this project. If no subcontractors, please show how your firm can meet all the project needs.	Points Based	25 *(2.8% of Total)*
10.	**2E. Owner's Representative Experience - References** Include name, telephone, and email.	Points Based	30 *(3.3% of Total)*
11.	**3A. Methodology/Approach - Planning** What due diligence will be required for successful Design	Points Based	145 *(16.1% of Total)*

12.	**3B. Methodology/Approach - Schedule** Will other departments need to be involved, will public outreach be necessary, etc.	Points Based	60 *(6.7% of Total)*
13.	**3C. Methodology/Approach -Coordination with City** Include a reasonable estimate of project design and construction timelines. Can be a Gantt chart.	Points Based	50 *(5.6% of Total)*
14.	**3D. Methodology/Approach - Project Challenges** What challenges does the team foresee with the project? For example, lead times on materials and/or permitting.	Points Based	60 *(6.7% of Total)*
15.	**3E. Methodology/Approach - Document Control** How does the Team manage the flow of information, documents, approvals, etc.? How does the Team monitor progress and milestones?	Points Based	50 *(5.6% of Total)*

7.2. Phase II Presentation Criteria

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	**Oral Presentation**	N/A	N/A

8. Contract Terms and Conditions

The Contract that the City expects to award as a result of this RFP will be based upon the RFP, the successful Proposer's final response as accepted by the City, and all applicable Contract terms and conditions, which can be downloaded from the Attachments Section listed as **Attachment A – Sample Contract**. The "successful Proposer's final response as accepted the City," shall mean: the final cost and technical proposals submitted by the awarded Proposer and any subsequent revisions to the awarded Proposer's cost and technical proposals and the Contract terms and conditions due to negotiations, written clarifications or changes made in accordance with the provisions of the RFP, and any other terms deemed necessary by the City, except that no objection or amendment by the Proposer to the RFP requirements or the Contract terms and conditions shall be incorporated by reference into the Contract unless the City has explicitly accepted the Proposer's objection or amendment in writing.

Please review all City attached documents and attached links prior to submitting a response to this RFP. Proposers should plan on all expressed requirements within this RFP and City attached documents and links contained in this posted solicitation as being included in any award as a result of this RFP. Therefore, all costs associated with complying with these requirements should be included in any pricing quoted by the Proposers. The City may supplement or revise Contract terms and conditions and/or service specific requirements before Contract execution.

Exception to Contract

By submitting a proposal, each Proposer acknowledges its acceptance of the RFP specifications, and the Contract terms and conditions without change. If a Proposer takes exception to a Contract provision or solicitation requirement, the Proposer must state the portion excepted, reason for the exception, and state the specific Contract language it proposes to include in place of the portion excepted. Any exceptions to the Contract must be uploaded and submitted as an attachment to the Proposer's response. Proposed exceptions must not conflict with or attempt to preempt mandatory requirements specified in the RFP.

In the event the Proposer is selected for potential award, the Proposer will be required to enter into discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized and all exceptions resolved within the period of time identified in the Schedule of Events. Failure to resolve any contractual issues will lead to rejection of the Proposer. The City reserves the right to proceed to discussions with the next best ranked Proposer.

The City reserves the right to modify the Contract to be consistent with the apparent successful offer, and to negotiate other modifications with the apparent successful Proposer. Exceptions that materially change the terms or the requirements of the RFP may be deemed non-Responsive by the City, in its sole discretion, and rejected. Contract exceptions which grant the Proposer an impermissible competitive advantage, as determined by the City, in its sole discretion, will be

rejected. If there is any question whether a particular Contract exception would be permissible, the Proposer is strongly encouraged to inquire via written question submitted to the Issuing Officer prior to the deadline for submitting written questions as defined by the Schedule of Events.

Order of Preference

In the case of any inconsistency or conflict among the specific provisions of the executed Contract (including any amendments accepted by both the City and the Proposer attached hereto), the RFP (including any subsequent addenda and written responses to Proposers' questions), and the Proposer's Response, any inconsistency or conflict shall be resolved as follows:

(i) First, by giving preference to the specific provisions of the executed Contract.

(ii) Second, by giving preference to the specific provisions of the RFP.

(iii) Third, by giving preference to the specific provisions of the Proposer's Response, except that objections or amendments by a Proposer that have not been explicitly accepted by the City in writing shall not be included in the Contract and shall be given no weight or consideration.

9. List of RFP Documents

The following documents make up this RFP. Please see the “Instructions to Proposers” and "Vendor Submission Requirements and Attestations" sections on how to access the following documents. Any difficulty locating or accessing the documents should be immediately reported to the Issuing Officer.

1. Attachment A - Sample Contract

2. Attachment B - RANGELINE-BOOSTER-SITE-EXAMPLE

3. Mandatory Documents - see requirements in the “Instructions to Proposers” and "Vendor Submission Requirements and Attestations" sections:

- Contractor’s General Information Worksheet, and
- E-Verify Form, and
- Non-Collusion Affidavit, and
- Debarment Form, and
- Truth-In-Negotiation Certificate and Affidavit, and
- Copy of W-9 (Vendor to provide).

Electronic confirmation for the following forms:

- Cone of Silence and Communication Document, and
- Contractor's Code of Ethics, and
- Drug Free Workplace, and
- Affidavit of Nongovernment Entity Anti-Human Trafficking Laws.

**Any documents indicated in the "Mandatory Requirements" section of this RFP must be uploaded into the project as a part of the response by the Proposer. Failure to supply the completed document(s) will deem the Proposer as Non-Responsive.

10. Vendor Submission Requirements and Attestations

10.1. Mandatory Forms

*Proposal Upload**

*Response required

*Contractor's General Information Worksheet**

It is understood and agreed that the following information is to be used by the City to determine the qualifications of prospective Contractor to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Contractor.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Engineer, Surety, bank, material or equipment manufacturer, or distributor, or any person, firm or corporation to furnish the City any pertinent information requested by the City deemed necessary to verify the information on this questionnaire.

Please download the below documents, complete, and upload.

- Consultant's_General_Inform...

*Response required

*E-Verify Form **

Please download the below documents, complete, and upload.

- E-Verify_Form.pdf

*Response required

*Non-Collusion Affidavit**

Please download the below documents, complete, and upload.

- Non-Collusion_Affidavit-202...

*Response required

*Debarment Form**

Please download the below documents, complete, and upload.

- Debarment_form-20250065.pdf

*Response required

Truth-In-Negotiation Certificate and Affidavit

Please download the below documents, complete, and upload.

- Truth-In-Negotiation-fillab...

10.2. Electronic Confirmation

Cone of Silence *

To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The “Cone of Silence” is in effect for this solicitation from the date the solicitation is advertised on the OpenGov Portal, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the City Code of Ordinances, Section 35.13. Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through the Issuing Officer, for the procurement of these services.

☐ Please confirm

*Response required

*Drug Free Workplace**

The undersigned Contractor in accordance with section 287.087, Florida Statutes, hereby certifies that they comply fully with the below requirements.

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's 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 under proposal 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 proposal, 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 Florida Statutes 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 employee's 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.

☐ Please confirm

*Response required

*Contractor's Code of Ethics**

The City of Port St Lucie ("City), through its Procurement Management Division ("Procurement Management Division") is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. To achieve these purposes, Procurement Management Division requires each vendor who seeks to do business with the City to subscribe to this Contractor's Code of Ethics.

◆ A Contractor's bid or proposal will be competitive, consistent and appropriate to the bid documents.

◆ A Contractor will not discuss or consult with other Vendors intending to bid on the same Contract or similar City Contract for the purpose of limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a bid or proposal.

◆ Contractor will not disclose the terms of its bids or proposal, directly or indirectly, to any other competing Vendor prior to the bid or proposal closing date.

◆ Contractor will completely perform any Contract awarded to it at the contracted price pursuant to the terms set forth in the Contract.

◆ Contractor will submit timely, accurate and appropriate invoices for goods and/or services actually performed under the Contract.

◆ Contractor will not offer or give any gift, item or service of value, directly or indirectly, to a City employee, City official, employee family member or other vendor contracted by the City.

◆ Contractor will not cause, influence or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.

◆ Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.

◆ Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Contractor must require their suppliers (including temporary labor agencies) to do the same. Contractor must conform their practices to any published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to, the following:

o Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling and substitution methods.

o Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.

o Providing workers with an environment free of discrimination, harassment and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to Contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable Contractor Contract. In the case of any discrepancies between it and the law, regulation(s) and/or contractor contract, the law, regulatory provision(s) and/or vendor contract shall prevail.

☐ Please confirm

*Response required

*Affidavit of Nongovernment Entity Anti-Human Trafficking Laws**

In accordance with section 787.06(13), Florida Statutes, the representative of the nongovernmental entity bidder (“Entity”), attests under penalty of perjury that the Entity does not use coercion for labor or services as defined in section 787.06.

☐ Please confirm

*Response required

*I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.**

☐ Please confirm

*Response required

CITY OF PORT ST. LUCIE
SAMPLE CONTRACT

(DO NOT EXECUTE-TERMS MAY CHANGE DUE TO CONTRACTOR'S RESPONSE)

This Contract, executed this _____ day of _____, 2025, by and between the CITY OF PORT ST. LUCIE, FLORIDA, a municipal corporation, duly organized under the laws of the State of Florida, hereinafter called "City," and _____, hereinafter called "Consultant," or "Contractor." The City and Architect may be referred to herein individually as a "party" or collectively as the "parties."

SECTION I
RECITALS

In consideration of the below agreements and covenants set forth herein, the parties agree as follows:

WHEREAS, Architect is licensed in the State of Florida; and

WHEREAS the City wishes to contract with an architect to provide Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements based on the terms and subject to the conditions contained herein; and

WHEREAS, Architect is qualified, willing, and able to provide the Scope of Services and products / services specified on the terms and conditions set forth herein; and

WHEREAS, the City desires to enter into this Contract with Consultant to perform the Scope of Services and product / services specified and, with a commission amount to be paid, as agreed upon below.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein name, the parties agree as follows:

The Recitals set forth above are hereby incorporated into this Contract and made a part of hereof for reference.

SECTION II
NOTICES

All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person, sent by certified mail with return receipt request, email, or by Fed-EX, UPS, courier, or other similar and reliable carrier and addressed as follows, unless written notice of a change of address is given pursuant to the provisions of this Contract. Each such notice shall be deemed to have been provided:

I. The same day, if sent via email.
II. Within one (1) day in the case of overnight hand delivery, courier, or Services such as Fed-Ex or UPS with guaranteed next day delivery; or,
III. Within seven (7) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

From time to time, the parties may change the name and address of the person designated to receive notice. Such change of the designated person or their designees and/or address shall be in writing to the other party and as provided herein.

Consultant: TBD

City Contract Administrator: Keith Stewart, NIGP-CPP
Procurement Manager - Procurement Management Division
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5099
772-344-4068 / FAX 772-871-7337
E-mail: kstewart@cityofpsl.com

City Project Manager: Colleen Jacobsen, Project Manager
Utilities Department
1001 SE Prineville Street
Port St Lucie Florida 34983
772-871-7309
Email: cjacobsen@cityofpls.com

SECTION III

DESCRIPTION OF SERVICES TO BE PROVIDED

The City of Port St. Lucie ("City") will utilize a progressive design-build project delivery method for the construction of a new water treatment plant. The purpose of this document is to solicit proposals of a Licensed Engineer and/or Professional Teams interested in providing Owners' Representative Professional Services during the progressive design-build of the new water treatment plant for the City.

The selected Proposer (Consultant) shall exercise independent professional judgment in performing obligations and responsibilities under this Agreement as long as decisions affecting the project has received the City's Principal Engineer and/or Project Manager written permission to do so. The authority of the Consultant's lead person, such as the Senior Project Engineer, and the Consultant's Project Administrator shall be for the purposes of obtaining, reporting, and executing instructions and directives from the City's Project Manager or their superiors.

Services provided by the Consultant shall comply with the City's standard procedures and memorandums in effect as of the date of execution of the Agreement unless otherwise directed in writing by the City.

A general outline of work required is provided in this RFQ. It is not intended to be all-inclusive, as a detailed scope of work will be developed during negotiations with the selected team. The City reserves the right, at its sole discretion, to expand or limit the work based on funding availability or shifting priorities of the City.

On an as needed basis, the Consultant shall:

A. Assist in defining design-build project objectives and priorities; assist in determining the goals, challenges and constraints of the Project;

i. Assist in managing Owner expectations; developing the procurement plan, schedule and procedures;
ii. Assist with the development of solicitation documents for design-build; competition process meetings, inquiries and addenda; establishing qualifications selection criteria and methodology and support determination of shortlisting of the most highly qualified submissions;
iii. Provide on-site inspection of the construction activities. Report and advise the Owner of the observations and potential conflicts or issues;
iv. Review and approve payments and construction related submittals;
v. Review project progress;
vi. Verify quantity calculations and field measurements for payments;
vii. Provide photographic documentation for pre-construction state and construction progress through the use of digital cameras and drones;
viii. Participate in progress meetings;
ix. Serve as a project advisor to the Owner;
x. Oversee the Construction contract process with monitoring and administration, including the services of a full-time resident project representative along with required inspections (CEI);
xi. Assistance with the Close-Out of the Project;
xii. Assist the Owner with Warranty books and punch list items;
xiii. Provide advice and expertise in any of the areas related to the design and construction of the new water treatment plant (not-all inclusive):

a. Construction practices
b. Geotechnical Engineering
c. Electrical Engineering
d. Structural Engineering
e. Instrumentation and controls
f. Mechanical Engineering
g. Water Treatment Design and Operations

Post-Construction Claims Review

In the event the Contractor submits a claim for additional compensation and/or time after the Consultant has completed this Agreement, Consultant shall analyze the claim, engage in negotiations leading to settlement of the claim, and prepare and process the required documentation to close out the claim. Compensation for such services will be negotiated and effected through a Supplemental Amendment to this Agreement.

SECTION IV
TIME OF PERFORMANCE

The Contract Period start date will be _____ and will terminate three (3) calendar years thereafter on _____. The Consultant will be required to commence work under this Contract within ten (10) calendar days after the start date identified in this Contract. In the event all work required in the bid specifications has not been completed by the specified date, the Consultant agrees to provide work as authorized by the Project Manager until all work specified in the bid specifications has been rendered and accepted by the City.

Written requests shall be submitted to the Project Manager for consideration of extension of completion time due to strikes, unavailable materials, or other similar causes over which the Consultant feels he has no control. Requests for time extensions shall be submitted immediately, but in no event, more than two (2) weeks upon occurrence of conditions, which, in the opinion of the Consultant, warrant such an extension with reasons clearly stated and a detailed explanation given as to why the delays are considered to be beyond the Consultant's control.

SECTION V
RENEWAL OPTION

In the event the Consultant offers in writing, no less than ninety (90) days prior to the termination of this Contract, to provide the identical materials required in this Contract for two (2) additional one-year terms for a total charge that is acceptable, then the City without additional bidding or negotiation, may, with the mutual agreement of the Consultant, extend this Contract for such additional one-year terms.

Economic price adjustments upward or downward may be considered at the time of renewal; however, adjustments must be agreed upon in writing by both parties.

SECTION VI
COMPENSATION

The total amount to be paid by the City to the Consultant is on a per unit price basis listed on Schedule "A" for a total amount of $_____ . Payments will be disbursed in the following manner:

The Contract Sum - Work to be paid for on the basis of per unit prices: each, lump sum, linear feet, square yards, system, etc.

Progress Payments – Invoices for services shall be submitted once per month, by the tenth (10th) day of each month, and payments shall be made within twenty (20) business days, unless Consultant has chosen to take advantage of the Purchasing Card Program, which guarantees payment within several days. Payments shall be made within twenty (20) business days of receipt of Consultant's valid invoice, provided that the invoice is accompanied by adequate supporting documentation and is approved by the Project Manager is required under Section XVI of the Contract.

No payment for projects involving improvements to real property shall be due until Consultant delivers to City a complete release of all claims arising out of the Contract or receipts in full in lieu thereof, and an affidavit on his personal knowledge that the releases and receipts include labor and materials for which a lien could be filed.

All invoices and correspondence relative to this Contract must contain the City's Contract number and Purchase Order number, detail of items with prices that correspond to the Contract, a unique invoice number and partial and final release of liens. Additionally, all bills invoices, and/or charges must clearly identify the activities performs and the associated costs.

All invoices are to be sent to the assigned Project Manager for this Contract.

The Consultant shall not be paid additional compensation for any loss or damage arising out of the nature of the work, from the action of the elements, or from any delay or unforeseen obstruction or difficulties encountered in the performance of the work, or for any expenses incurred by or in consequence of the suspension or discontinuance of the work.

In the event the City deems it expedient to perform work which has not been done by the Consultant as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Consultant as required in these Specifications, all expenses thus incurred by the City, at the City's option, will be invoiced to the Consultant and/or deducted from payments due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

All payments not made within the time specified by this section shall bear interest from thirty (30) calendar days after the due date at the rate of one (1) percent per month on the unpaid balance.

Taxes - Consultant is responsible for all federal, state, and local taxes and other charges related to the performance of this Contract.

SECTION VII
WORK CHANGES

The City reserves the right to order work changes in the nature of additions, deletions, or modifications without invalidating the Contract, and agrees to make corresponding adjustments in the Contract price and time for completion. Any and all changes must be authorized by a written change order signed by the City's Purchasing Agent or his designee as representing the City. Work shall be changed and the Contract price and completion time shall be modified only as set out in the written change order. Any adjustment in the Contract price resulting in a credit or a charge to the City shall be determined by mutual agreement of the

parties before starting the work involved in the change. Any dispute concerning work changes 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 Manager shall be final and conclusive.

SECTION VIII
CONFORMANCE WITH PROPOSAL

It is understood that the materials and/or work required herein are in accordance with the proposal made by the Consultant pursuant to the Solicitation and Specifications on file in the Procurement Management Division of the City. All documents submitted by the Consultant in relation to said proposal, and all documents promulgated by the City for inviting proposals are, by reference, made a part hereof as if set forth herein in full.

SECTION IX
INDEMNIFICATION/HOLD HARMLESS

Consultant agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorney's fees for personal, economic or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the negligent acts, errors, omissions or other wrongful conduct of Consultant, agents, laborers, subconsultants or other personnel entity acting under Consultant control in connection with the Consultant's performance of services under this Contract. To that extent, Consultant shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. That the aforesaid hold-harmless agreement by Consultant shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Consultant or any agent laborers, subconsultants, or employees of Consultant regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Consultant shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Consultant on the work. This indemnification shall survive the termination of this Contract.

SECTION X
SOVEREIGN IMMUNITY

Nothing contained in this Contract 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.

SECTION XI
INSURANCE

The Consultant shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained

by the Consultant are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Consultant under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

1. Workers' Compensation Insurance & Employer's Liability: The Consultant shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with section 440, Florida Statutes. Employers' Liability must include limits of at least $100,000.00 each accident, $100,000.00 each disease/employee, and $500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by the Consultant qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

2. Commercial General Liability Insurance: The Consultant shall agree to maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	$1,000,000
Personal/advertising injury	$1,000,000
Products/completed operations aggregate	$2,000,000
General aggregate	$2,000,000
Fire damage	$100,000 any 1 fire
Medical expense	$10,000 any 1 person

3. Additional Insured: An Additional Insured endorsement **must** be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent consultants and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

   Except as to Workers' Compensation and Employers' Liability and Professional Liability Insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents, and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read: **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20250065 - Owners' Representative for Design-Build Project for New Water Treatment Plant and Related Improvements ."** Copies of the Additional Insured endorsements

shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Consultant shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

4. Business Automobile Liability Insurance: The Consultant shall agree to maintain Business Automobile Liability at a limit of liability not less than $1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event the Consultant does not own any automobiles, the Business Auto Liability requirement shall be amended allowing Consultant to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary and non-contributory basis.

5. Professional Liability Insurance: Consultant shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability, at a limit of liability not less than $2,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds $10,000, the City reserves the right, but is not obligated, to review and request a copy of Consultant's most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis, Consultant warrants that the retroactive date equals or precedes the effective date of this Contract. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Contract, Consultant shall agree to purchase a SERP with a minimum reporting period not less than four (4) years. If the policy contains an exclusion for dishonest or criminal acts, defense coverage for the same shall be provided.

6. Waiver of Subrogation: By entering into this Contract, the Consultant agrees to a Waiver of Subrogation for each required policy. When required by the insurer or should a policy condition not permit an Insured to enter into a pre-loss contract to waive subrogation without an endorsement, then Consultant shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

7. Deductibles: All deductible amounts shall be paid for and be the responsibility of the Consultant for any and all claims under this Contract. Where an SIR or deductible exceeds $5,000, the City reserves the right, but is not obligated, to review and request a copy of the Consultant's most recent annual report or audited financial statement.

   It shall be the responsibility of the Consultant to ensure that all independent consultants and/or subconsultants comply with the same insurance requirements referenced herein. It will be the responsibility of the Consultant to obtain Certificates of Insurance from all independent consultants and subconsultants listing the City as an Additional Insured without the language, "when required by written contract." If the Consultant, any independent consultants, and/or any subconsultants maintain higher limits than the minimums listed above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant/independent consultant/subconsultant.

The Consultant may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City, by and through its Risk Management Department, reserves the right, but is not obligated, to review, modify, reject, or accept any required policies of insurance, including limits, coverages, or endorsements, herein from time to time throughout the term of this Contract. All insurance carriers must have an AM Best rating of at least A:VII or better.

A failure on the part of the Consultant to execute the Contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

SECTION XII
ACTS OF GOD

The Consultant shall be responsible for all preparation of the site for Acts of God, including but not limited to: earthquake, flood, tropical storm, hurricane or other cataclysmic phenomenon of nature, rain, wind, or other natural phenomenon of normal intensity, including extreme rainfall. No reparation shall be made to the Consultant for damages to the Work resulting from these Acts. The City is not responsible for any costs associated with pre or post preparations for any Acts of God.

Emergencies - In the event of emergencies affecting the safety of persons, the work, or property, at the site or adjacent thereto, the Consultant, or his designee, without special instruction or authorization from the City, is obligated to act to prevent threatened damage, injury, or loss. In the event such actions are taken, the Consultant shall promptly give to the City written notice and contact immediately by phone, of any significant changes in work or deviations from the Contract documents caused thereby, and if such action is deemed appropriate by the City, a written authorization signed by the City covering the approved changes and deviations will be issued.

SECTION XIII
PROHIBITION AGAINST FILING OR MAINTAINING LIENS AND SUITS

Subject to the laws of the State of Florida and of the United States, neither Consultant nor any subconsultant, supplier of materials, laborer, or other person/entity shall file or maintain any lien for labor or materials delivered in the performance of this Contract against the City. The right to maintain such lien for any or all of the above parties is hereby expressly waived.

SECTION XIV
COMPLIANCE WITH LAWS

The Consultant shall give all notices required by and shall otherwise comply with all applicable laws, ordinances, and codes and shall, at his own expense, secure and pay the fees and charges for all permits required for the performance of the Contract. All materials furnished and works done are to comply with all federal, state, and local laws and regulations. Consultant will comply with all requirements of 28 C.F.R. §

35.151. Consultant and any subcontractors shall comply with section 119.0701, Florida Statutes. The Consultant and any subcontractors are to allow public access to all documents, papers, letters, or other material made or received by the Consultant in conjunction with this Contract, unless the records are exempt from Article I, section 24(a), Florida Constitution, and section 119.07(1)(a), Florida Statutes. Pursuant to section 119.10(2)(a), Florida Statutes, any person who willfully and knowingly violates any of the provisions of chapter 119, Florida Statutes, commits a misdemeanor of the first degree, punishable as provided in sections 775.082 and 775.083, Florida Statutes.

RECORDS

The City of Port St. Lucie is a public agency subject to chapter 119, Florida Statutes. The Consultant shall comply with Florida's Public Records Law. CONSULTANT'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to section 119.0701, Florida Statutes,

Consultant agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the City in order to perform the service.

1. The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government Agencies.
2. During the term of the Contract, the Consultant shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this Contract. The form of all records and reports shall be subject to the approval of the City.
3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the City. Consultant's records under this Contract include, but are not limited to, supplier/subconsultant invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Contract.
4. The Consultant agrees to make available to the City, during normal business hours all books of account, reports and records relating to this Contract.
5. A Consultant who fails to provide the public records to the City within a reasonable time may also be subject to penalties under section 119.10, Florida Statutes.

Upon request from the City's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

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 Contract term and following completion of the Contract if the Consultant does not transfer the records to the City.

Upon completion of the Contract, transfer, at no cost to the City, all public records in possession of the Consultant, or keep and maintain public records required by the City to perform the service. If the Consultant transfers all public records to the City upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871 5157
prr@cityofpsl.com

TRADE SECRETS

Any material submitted to the City that Consultant contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including chapter 119, Florida Statutes) ("Trade Secret Materials"), must be separately submitted and conspicuously labeled: "EXEMPT FROM PUBLIC RECORD PRODUCTION – TRADE SECRET." In addition, simultaneous with the submission of any Trade Secret Materials, the Consultant shall provide a sworn affidavit from a person with personal knowledge attesting that the Trade Secret Materials constitute trade secrets under section 688.002, Florida Statutes, and stating the factual basis to support the attestation. If a third party submits a request to the City of records designated by the Contract as Trade Secret Materials, the City shall refrain from disclosing the Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by the Consultant. Consultant shall indemnify and defend the City, its employees, agents, assigns, successors, and subcontractors from any and all claims, causes of action, losses, fines, penalties, damages, judgments, and liabilities of any kind, including attorney's fees, litigation expenses, and court costs, relating to the nondisclosure of any Trade Secret Materials in response to a records request by a third party.

SECTION XV
E-VERIFY

In accordance with section 448.095, Florida Statutes, the Consultant agrees to comply with the following:

1. Consultant must register with and use the E-Verify system to verify the work authorization status of all new employees of the Consultant. Consultant must provide City with sufficient proof of compliance with this provision before beginning work under this Contract.

2. If Consultant enters into a contract with a subconsultant, Consultant must require each and every subconsultant to provide the Consultant with an affidavit stating that the subconsultant does not employ, contract with, or subconsult with an unauthorized alien. The Consultant shall maintain a copy of each and every such affidavit(s) for the duration of the Contract and any renewals thereafter.
3. The City shall terminate this Contract if it has a good faith belief that a person or an entity with which it is contracting has knowingly violated section 448.09(1), Florida Statutes.
4. Consultant shall immediately terminate any contract with any subconsultant if Consultant has, or develops, a good faith belief that the subconsultant has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subconsultant of Consultant knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Consultant and order the Consultant to immediately terminate the contract with the subconsultant.
5. The City shall terminate this Contract for violation of any provision in this section. If the Contract is terminated under this section, it is not a breach of contract and may not be considered as such. If the City terminates this Contract under this section, the Consultant may not be awarded a public contract for a least one (1) year after the date on which the Contract was terminated. A contractor is liable for any additional costs incurred by the City as a result of the termination of a contract.
6. The City, Consultant, or any subconsultant may file a cause of action with a circuit or county court to challenge a termination under section 448.095(5)(c), Florida Statutes, no later than twenty (20) calendar days after the date on which the Contract was terminated. The parties agree that such a cause of action must be filed in St. Lucie County, Florida, in accordance with the Venue provision otherwise provided herein.

SECTION XVI
INSPECTION AND CORRECTION OF DEFECTS

In order to determine whether the required material has been delivered or the required work performed in accordance with the terms and conditions of the Contract documents, the Project Manager shall make inspection as soon as practicable after receipt from the Consultant of a Notice of Performance or delivery ticket. If such inspection shows that the required material has been delivered and required work performed in accordance with terms and conditions of the Contract documents and that the material and work is entirely satisfactory, the Project Manager shall approve the invoice when it is received. Thereafter the Consultant shall be entitled to payment, as described in Section VI. If upon such inspection the Project Manager is not satisfied, he shall as promptly as practicable inform the parties hereto of the specific respects in which his findings are not favorable. Consultant shall then be afforded an opportunity, if desired by him, to correct the deficiencies so pointed out at no additional charge to the City, and otherwise on terms and conditions specified by the Project Manager. Upon failure of the Consultant to perform the work in accordance with the Contract Documents, including any requirements with respect to the Schedule of Completion, and after five (5) days written notice to the Consultant, the City may, without prejudice to any other remedy it may have, correct such deficiencies. The Consultant shall be charged all costs incurred to correct deficiencies. All such costs incurred by the City, in the City's option, may be invoiced to the Consultant and/or may be deducted from payments due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract. Such examination, inspection, or tests made by the Project Manager, at any time, shall not relieve Consultant of his responsibility to remedy any deviation, deficiency, or defect.

Authority - The Consultant is hereby informed that City inspectors are not authorized to alter, revoke, enlarge, or relax the provisions of these specifications. They are not authorized to approve or accept any

portion of the completed work, or instructions contrary to the specifications. An inspector is placed on the project (or sent to the location of materials) to inspect materials being used in the work and to observe the manner in which the work is being performed and to report the progress of the work to the City. The inspector shall have the authority to reject defective materials or suspend any work that is being improperly done subject to the final decision of the City.

Notification - The Consultant shall be responsible to give twenty-four (24) hour notification to the City, when field observations are required.

Defective Work - All work and/or materials not meeting the requirements of these specifications shall be deemed as defective by the City, and all such work and/or material, whether in place or not, shall be removed immediately from the site of the work. All rejected materials that have been corrected shall not be used until the City has issued written approval to the Consultant. Without unnecessary delay and without any additional cost to the City, all work that has been rejected shall be remedied or removed and replaced in a manner acceptable to the City. If the Consultant fails to promptly remove and properly dispose of rejected materials and/or work then replaces same immediately after being notified to do so, the City may employ labor to remove and replace such defective work and/or materials. All charges for replacement of defective materials and/or work shall be charged to the Consultant and may be deducted from any moneys due to the Consultant or his Surety.

Repair or Replacement - Should any defect appear during the warranty period, the Consultant shall, at his own expense, have repaired or replaced such item upon receipt of written notice from the City of said defect. Said repair or replacement must be accomplished within fourteen (14) calendar days after receipt of notification from the City of the defect.

Deductions - In the event the City deems it expedient to perform work which has not been done by the Consultant as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Consultant as required in these Specifications, all expenses thus incurred by the City, in the City's option, will be invoiced to the Consultant and/or may be deducted from payments due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

SECTION XVII
SCRUTINIZED COMPANIES

By entering into this Contract with the City, Consultant certifies that it and those related entities of Consultant, as defined by Florida law, are not on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, and are not engaged in a boycott of Israel. The City may terminate this Contract if Consultant or any of those related entities of Consultant, as defined by Florida law, are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Notwithstanding the preceding, the City reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists or engaged in business operations in Cuba or Syria to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of one million dollars or

more, or may permit a company on the Scrutinized Companies that Boycott Israel List to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of any amount, should the City determine that the conditions set forth in section 287.135(4), Florida Statutes, are met.

SECTION XVIII
CONTRACT ADMINISTRATION

Amendments - The City and the Consultant agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the express intention of the Contract. The Contract may be amended in writing from time to time by mutual consent of the parties. All amendments to the Contract must be in writing and fully executed by duly authorized representatives of the City and the Consultant.

Fiscal Year - All reference to Fiscal Year shall mean the City's Fiscal Year. The City's Fiscal Year is from October 1st through September 30th.

Joint Venture - Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership or joint venture, or other association of any kind or agent and principal relationship, between the vested parties. Each party shall be deemed to be an independent consultant contracting for the services and acting toward the mutual benefits expected to be derived from the mutually agreed upon Contract. Neither Consultant nor any of Consultant's agents, employees, subconsultants or consultants shall become or be deemed to become agents or employees of the City. Consultant shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subconsultants, including but not limited to employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to the Contract.

Performance by Industry Standards - The Consultant represents and expressly warrants that all aspects of the Services provided or used by it shall, at a minimum, conform to the standards in the Consultant's industry. This requirement shall be in addition to any express warranties, representations, and specifications included in the Contract, which shall take precedence.

Permits, Licenses, and Certifications - The Consultant shall be responsible for obtaining all permits, licenses, certifications, etc., required by Federal, State, County, and Municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform with the requirements of said legislation. The Consultant shall be required to complete a **W-9 Taxpayer Identification Form,** provided with the City's Contract, and return it with the signed Contract and insurance documents.

Use of Name or Intellectual Property - Consultant agrees it will not use the name or any intellectual property, including but not limited to, City trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the City.

Waiver - Except as specifically provided for in a waiver signed by duly authorized representatives of the City and the Consultant, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Contract shall not be construed as affecting any subsequent right to require

performance or to claim a breach. Each waiver, if mutually agreed upon, shall be published as a Contract amendment.

SECTION XIX
ADDITIONAL REQUIREMENTS

In the event of any conflict between the terms and conditions, appearing on any purchase order issued relative to this Contract, and those contained in this Contract and the Specifications herein referenced, the terms of this Contract and Specifications herein referenced shall apply.

City's Public Relations Image - The Consultant's personnel shall at all times handle complaints and any public contact with due regard to the City's relationship with the public. Any personnel in the employ of the Consultant involved in the execution of work that is deemed to be conducting himself in an unacceptable manner shall be removed from the project at the request of the City Manager.

Cooperative Purchasing Agreement - This Contract may be expanded to include other governmental agencies provided a cooperative purchasing agreement exists or an inter-local agreement for joint purchasing exists between the City of Port St. Lucie and other public agencies. Consultant may agree to allow other public agencies the same items at the same terms and conditions as this Contract, during the period that this Contract is in effect. Each political entity will be responsible for execution of its own requirements with the Consultant.

SECTION XX
ASSIGNMENT

Consultant shall not delegate, assign, or subcontract any part of the work under this Contract nor assign any monies due him hereunder without first obtaining the written consent of the City. If Consultant sells all or a majority of its shares, merges with, or otherwise is acquired by or unifies with a third party, it shall notify the City within ten (10) days. If after such notice, the City determines in its sole discretion, it may terminate the Contract, without penalty.

SECTION XXI
TERMINATION

Termination for Cause - The occurrence of any one or more of the following events shall constitute cause for the City to declare the Consultant in default of its obligations under the Contract:

I. The Consultant fails to deliver or has delivered nonconforming services or fails to perform, to the City's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Consultant;
II. The Consultant fails to make substantial and timely progress toward performance of the Contract;
III. In the event the Consultant is required to be certified or licensed as a condition precedent to providing the Services, the revocation or loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect;

IV. The Consultant becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Consultant terminates or suspends its business; or the City reasonably believes that the Consultant has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;

V. The Consultant has failed to comply with applicable federal, state, and local laws, rules, ordinances, regulations, and orders when performing within the scope of the Contract;

VI. If the City determines that the actions, or failure to act, of the Consultant, its agents, employees or subconsultants have caused, or reasonably could cause, life, health or safety to be jeopardized;

VII. The Consultant has engaged in conduct that has or may expose the City to liability, as determined in the City's sole discretion;

VIII. The Consultant furnished any statement, representation, or certification in connection with the contract, which is materially false, deceptive, incorrect, or incomplete.

Notice of Default - If there is a default event caused by the Consultant, the City shall provide written notice to the Consultant requesting that the breach or noncompliance be remedied within the period of time specified in the City's written notice to the Consultant. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the City may:

I. Immediately terminate the Contract without additional written notice(s); and/or

II. Enforce the terms and conditions of the Contract and seek any legal or reasonable remedies; and/or

III. Procure substitute services from another source and charge the difference between the Contract and the substitute contract to the defaulting Consultant. Any such charge, in the City's option, may be invoiced to Consultant or deducted from sums due to the Consultant. Deductions thus made will not excuse the Consultant from other penalties and conditions contained in the Contract.

Termination for Convenience - The City may, at any time, with or without cause, or for its convenience, terminate all or a portion of the Contract upon thirty (30) days written notice to Consultant. Any such termination shall be accomplished by delivery in writing of a notice to Consultant. Following termination without cause, the Consultant shall be entitled to compensation upon submission of invoices and proper proof of claim, for services provided under the Contract to the City up to the time of termination, pursuant to Florida law.

Termination for Non-Appropriation - The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under the Contract, the City will have the right to terminate the Contract, without penalty, on the last day of the fiscal period for which funds were legally available.

SECTION XXII
LAW, VENUE, AND WAIVER OF JURY TRIAL

This Contract is to be construed as though made in and to be performed in the State of Florida and is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The

venue of any action taken to enforce this Contract, arising from this Contract, or related to this Contract, shall be in St. Lucie County, Florida.

The parties to this Contract hereby freely, voluntarily, and expressly, waive their respective rights to trial by jury on any issues so triable after having the opportunity to consult with an attorney.

SECTION XXIII
TRUTH-IN-NEGOTIATIONS

In accordance with the provisions of section 287.055, Florida Statutes, the Consultant agrees to execute a truth-in-negotiations certificate and agrees that the original Contract price and any additions may be adjusted to exclude any significant sums by which the City determines the Contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.

SECTION XXIV
CONFLICT OF INTEREST

The City hereby acknowledges that the Consultant may be performing professional services for private developers within the Treasure Coast area. Should a conflict of interest arise between providing services to the City and/or other clients, the Consultant shall terminate its relationship with the other client(s) to resolve the conflict of interest. The City Manager shall determine whether a conflict of interest exists. At the time of each Project Proposal the Consultant shall disclose all its Treasure Coast clients and related Scope of Work.

SECTION XXV
PROHIBITION AGAINST CONTINGENT FEES

The Consultant warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Contract 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 Consultant, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

SECTION XXVI
ATTORNEY'S FEES

Each party is responsible for its own attorney's fees for any event arising from or related to this Contract. Each party expressly waives its right to seek attorney's fees from the other party, regardless of the source of such right.

SECTION XXVII
CODE OF ETHICS

Consultant warrants and represents that its employees will abide by any applicable provisions of the State of Florida Code of Ethics in Chapter 112.311 et seq., Florida Statutes, and Code of Ethics Ordinances in Section 9.14 of the City of Port St. Lucie Code.

SECTION XXVIII
POLICY OF NON-DISCRIMINATION

Consultant shall not discriminate against any person in its operations, activities, or delivery of services under this Contract. Consultant shall affirmatively comply with all applicable provisions of federal, state, and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

SECTION XXIX
SEVERABILITY

The provisions of this Contract shall be deemed severable and if any portion of the Contract is found invalid or unenforceable, it shall not affect the validity or enforceability of the other provisions herein.

SECTION XXX
AUDITS

The Consultant shall establish and maintain a reasonable accounting system that enables the City to readily identify the Consultant's assets, expenses, costs of goods, and use of funds throughout the term of the Contract for a period of at least seven (7) years following the date of final payment or completion of any required audit, whichever is later. Records shall include, but are not limited to, accounting records, written policies and procedures; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.); all paid vouchers including those for out-of-pocket expenses; other reimbursement supported by invoices; ledgers; cancelled checks; deposit slips; bank statements; journals; original estimates; estimating work sheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence. The Consultant shall permit the City's authorized auditor or any authorized representative of the State, and where federal funds are involved, the Comptroller General of the United States, or any other authorized representative of the United States government, to access and examine, audit, excerpt and to make copies of all books, documents, papers, electronic or optically stored and created records or other records relating or pertaining to this Contract kept by or under the control of the Consultant, including, but not limited to, those kept by the Consultant, its employees, agents, assigns, successors, and subconsultants. Such records shall be made available to the City during normal business hours at the Consultant's office or place of business. The Consultant shall not impose a charge for audit or examination of the Consultant's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Consultant for the cost of the audit and appropriate reimbursement. Any adjustments and/or payments that must be made as a result of any such audit or inspection of the Consultant's invoices and/or records shall be made within a reasonable amount of time (not to exceed ninety (90) days) from presentation of the City's findings to the Consultant. Evidence of criminal conduct will be turned over to the proper authorities.

The Consultant shall ensure the City has these rights with Consultant's employees, agents, assigns, successors, and subconsultants, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Consultant and any subconsultants to the extent that those subcontracts or agreements relate to fulfillment of the Consultant's obligations to the City.

SECTION XXXI
ORDER OF PREFERENCE

In the case of any inconsistency or conflict among the specific provisions of this Contract (including any amendments accepted by both the City and the Consultant attached hereto), the E-RFP (including any subsequent addenda and written responses to bidders' questions), and the Consultant's Response, any inconsistency or conflict shall be resolved as follows:

(i) First, by giving preference to the specific provisions of this Contract.
(ii) Second, by giving preference to the specific provisions of the E-RFP.
(iii) Third, by giving preference to the specific provisions of the Consultant's Response, except that objections or amendments by a consultant that have not been explicitly accepted by the City in writing shall not be included in this Contract and shall be given no weight or consideration.

SECTION XXXII
CONSTRUCTION

The title of the section and paragraph headings in this Contract are for reference only and shall not govern, suggest, or affect the interpretation of any of the terms or provisions within each provision or this Contract as a whole. The use of the term "including" in this Contract shall be construed as "including, without limitation." Where specific examples are given to clarify a general statement, the specific language shall not be construed as limiting, modifying, restricting, or otherwise affecting the general statement. All singular words and terms shall also include the plural, and vice versa. Any gendered words or terms used shall include all genders. Where a rule, law, statute, or ordinance is referenced, it indicates the rule, law, statute, or ordinance in place at the time the Contract is executed, as well as may be amended from time to time, where application of the amended version is permitted by law.

The parties have participated jointly in the negotiation and drafting of this Contract and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Contract. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Contract shall be construed as if drafted jointly by the parties, and there shall be no presumption or burden of proof or persuasion based on which party drafted a provision of the Contract.

SECTION XXXIII
DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS

Consultant certifies that neither it nor any of its affiliates, as defined in the statutes below, have been placed on the discriminatory vendor list under section 287.134, Florida Statutes; the convicted vendor list under section 287.133, Florida Statutes; or the antitrust violator vendor list under section 287.137, Florida Statutes. Absent certain conditions under these statutes, neither contractors nor their affiliates, as defined in the statutes, who have been placed on such lists may submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies 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.

SECTION XXXIV
COOPERATION WITH INSPECTOR GENERAL

Pursuant to section 20.055, Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. Consultant understands and will comply with this statute.

SECTION XXXV
NON-EXLCUSIVITY

Consultant acknowledges and agrees that this Contract is non-exclusive.

SECTION XXXVI
FORCE MAJEURE

Any deadline provided for in this Contract may be extended, as provided in this paragraph, if the deadline is not met because of one of the following conditions occurring with respect to that particular project or parcel: fire, strike, explosion, power blackout, earthquake, volcanic action, flood, war, civil disturbances, terrorist acts, hurricanes and acts of God. When one of the foregoing conditions interferes with Contract performance, then the party affected may be excused from performance on a day-for-day basis to the extent such party's obligations relate to the performance so interfered with; provided, the party so affected shall use reasonable efforts to remedy or remove such causes of non-performance. The party so affected shall not be entitled to any additional compensation by reason of any day-for-day extension hereunder.

SECTION XXXVII
ENTIRE AGREEMENT

This Contract sets forth the entire agreement between Consultant and City with respect to the subject matter of this Contract. This Contract supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the parties. This Contract may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

(Balance of page left intentionally blank)

IN WITNESS WHEREOF, the parties have executed this Contract, the day and year first above written.

CITY OF PORT ST. LUCIE, FLORIDA

By: _____
Purchasing Agent

CONSULTANT

By: _____
Authorized Representative

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF FLORIDA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] online notarization, this _____ day of _____, 20___, by _____ who is [ ] personally known to me, or who has [ ] produced the following identification:
_____.

_____
Signature of Notary Public

_____
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires:

NOTARY SEAL/STAMP

Parent Sheet Set:5502RL-REPUMP Rev/Plot by:ROBERT L. LUPO Rev on:6/26/2009 8:29 AM Individual File Path:R:\PROJECTS\5502-RANGELINE_PHASE\DESIGN\DRAWINGS\FINALDESIGN\C-3.DWG

OFFSITE OUTFALL STRUCTURE (SEE SHEET C-5) GG

GRAVEL ENTRANCE ROAD (SEE SHEET C-5)

OFFSITE OUTFALL STRUCTURE (SEE SHEET C-5) II

OFFSITE OUTFALL STRUCTURE (SEE SHEET C-5) KK

N89°51'42"E – 642.15'

659.9'

39.4'

R=2000.0', L=508.66', Δ14°34'19"

N45°08'18"E 50.00'

10.0'

STOP SIGN 5 C-9

MOTORIZED GATE 1 C-10

POND OVERFLOW STRUCTURE FF

FUTURE DRIVEWAY

FUTURE PARKING

MANHOLE DD

STORMWATER INLET CC

175.7'

POND OVERFLOW STRUCTURE HH

POND OVERFLOW STRUCTURE JJ

N00°08'18"E – 362.50'

191.9'

FUTURE LOCATIONS ARE EXAMPLES ONLY. THIS IS NOT INTENDED TO REFLECT THE FINAL SITE PLAN.

POINT OF CONNECTION TO OFFSITE FORCE MAIN O

POINT OF CONNECTION TO TRANSMISSION MAIN N

24.2'

284.7'

PROJECT BENCHMARK SET IRC LB 7056 EL=30.41 (NAVD 1988) LL

STORMWATER INLET EE

DISCHARGE METER PAD EL. 31.0 K

5.4'

38.9'

10.0'

16.0'

BB

POSSIBLE FUTURE LIFT STATION FIN. FL. 31.0

STORMWATER INLET

HYDROPNEUMATIC TANK PAD EL. 31.0 J

17.3'

36.0'

15.7'

L

20.0'

57.7'

FP&L PAD EL. 31.0

62.0'

17.4'

MAIN BACKFLOW PREVENTER PAD

FP&L TRANSFORMER PAD (SEE E-12)

FUTURE OPERATION/PROCESS BUILDING FIN. FL. 31.0

10.0'

57.7'

F GEN. BLDG. FIN. FL. 31.0

G

H HIGH SVC. PUMP. BLDG. FIN. FL. 31.0

I

84.0'

DRIVEWAY

CHLORINE/ AMMONIA INJECTION VAULT

FUTURE CONCENTRATE GROUND STORAGE TANK (4.0 MG) FIN. FL. 31.0

FUEL

39.3'

E

STORMWATER INLET

FUTURE SPARE PARTS BLDG FIN. FL. 31.0

65.0'

R42.3'

AA

R32.0'

OUTFALL STRUCTURE

59.3'

STORMWATER INLET

45.4'

63.7'

U

V R25.0'

MANHOLE

X

Y

Z

FUTURE DRIVEWAY

FUTURE BULK CHEMICAL STORAGE

FUTURE DRIVEWAY

STORMWATER INLET W

15.0'

183.7'

93.2'

40.4'

POSSIBLE FUTURE LIFT STATION FIN. FL. 31.0

FUTURE CCC/DEGAS./ TRANSFER PUMPS FIN. FL. 31.0

ø145.0'

CHLORINE/ AMMONIA BLDG. FIN. FL. 31.0

65.3'

B

C

D

AMMONIA STORAGE TANK PAD EL. 31.0 A

(CENTER) POTABLE WATER GROUND STORAGE TANK (4.0 MG) FIN. FL. 31.0

19.5'

41.3'

FUTURE POTABLE WATER GROUND STORAGE TANK (4.0 MG) FIN. FL. 31.0

FUTURE POTABLE WATER GROUND STORAGE TANK (4.0 MG) FIN. FL. 31.0

EXISTING MONITORING WELL

10.0'

FUTURE DEEP INJECTION WELL PAD

STORMWATER INLET P

STORMWATER INLET Q

STORMWATER INLET R

TANK FILL ASSEMBLY M

168.9'

32.0'

40.0'

156.5'

357.3'

67.3'

10'

MANHOLE S

T

OUTFALL STRUCTURE

R=1925.0', L=303.5', Δ9°02'00", R.B.=N81°06'18"E

N89°51'42"E – 654.62'

R=2000.0'

TABLE OF COORDINATES

POINT	NORTHING	EASTING	ELEVATION
A	1061348.783	828538.440	31.0
B	1061407.321	828612.692	31.0
C	1061390.355	828630.460	31.0
D	1061390.355	828671.792	31.0
E	1061529.471	828740.083	30.5
F	1061624.030	828636.590	31.0
G	1061624.030	828694.249	31.0
H	1061626.370	828714.249	31.0
I	1061626.370	828776.249	31.0
J	1061654.931	828755.277	31.0
K	1061732.970	828778.277	31.0
L	1061658.958	828793.027	31.0
M	1061254.549	828309.474	31.0
N	1061708.438	828107.979	24.89 (C.L.)
O	1061718.436	828107.863	24.89 (C.L.)
P	1061249.415	828425.076	24.9 (Inv.)
Q	1061249.415	828651.805	24.2 (Inv.)
R	1061249.415	828856.022	23.6 (Inv.)
S	1061249.415	829047.506	23.1 (Inv.)
T	1061301.283	829099.374	20.0 (Inv.)
U	1061484.363	828594.419	23.2 (Inv.)
V	1061484.363	828704.249	22.9 (Inv.)
W	1061456.625	828811.081	25.5 (Inv.)
X	1061484.363	828811.081	22.6 (Inv.)
Y	1061484.363	828969.304	19.7 (Inv.)
Z	1061519.595	829001.827	18.5 (Inv.)
AA	1061504.267	828811.081	22.7 (Inv.)
BB	1061706.262	828811.081	23.3 (Inv.)
CC	1061819.754	828811.081	23.6 (Inv.)
DD	1061819.754	828697.052	23.9 (Inv.)
EE	1061747.523	828697.052	24.2 (Inv.)
FF	1061853.119	828310.517	23.0 (Inv.)
GG	1062009.428	828310.517	22.5 (Inv.)
HH	1061798.628	829183.489	20.0 (Inv.)
II	1062006.948	829183.489	19.5 (Inv.)
JJ	1061724.416	829342.371	23.0 (Inv.)
KK	1062005.001	829342.371	22.5 (Inv.)
LL	1061674.448	828526.660	30.410

EXEMPT FROM PUBLIC RECORDS
DO NOT COPY OR DISTRIBUTE THIS DOCUMENT
This Document is Exempt From Public Records Requests Per Florida State Statute 119.07(3)cc

REV	DATE	DESCRIPTION	BY
3	5/30/09	RECORD DRAWINGS	RLL

Record drawings indicate the approximate location and/or elevation of improvements. Much of the information used to produce record drawings is provided by others, including the general contractor. While this information is believed to be reliable, the Engineer assumes no responsibility for the accuracy of these record drawings or for any errors or omissions that may have been incorporated into the record drawings as a result of incorrect information provided to the the Engineer. Record drawings do not necessarily reflect as-built conditions unless specifically indicated as as-built.

Designed MKW/MAC
Drawn RLL
Checked LRL
Reviewed GJR
Approved
Reg. No.
Date 5/30/09

RANGELINE WTF PHASE I – WATER REPUMP STATION
PSLUSD PROJECT NO. 20050151

GEOMETRY PLAN

0L_____J1"◁THIS LINE REPRESENTS 1-INCH WHEN PRINTED FULL-SIZE

PROJECT NO.: 5502
SCALE: 1"=40'
REVISION: 3
DRAWING NO. C-3
SHEET NO.: 7 OF 120

REISS ENVIRONMENTAL, INC.
12001 RESEARCH PARKWAY
SUITE 228
ORLANDO, FLORIDA 32826
(407) 679-5358

City of Port St. Lucie
Procurement Management Division
121 SW Port St. Lucie Blvd,, Port St. Lucie, FL 34984
(772) 871-5223

QUESTION & ANSWER REPORT

RFP No. 20250065

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RESPONSE DEADLINE: March 11, 2025 at 3:00 pm

Wednesday, July 30, 2025

Approved, Unanswered Questions

Approved, Answers Provided

1. 3.3 Proposal Format, Tab 2 – Qualifications and Personnel Experience

Feb 17, 2025 4:31 PM

Question: Under 3.3 Proposal Format, Tab 2 – Qualifications and Personnel Experience, the RFP requests: The Proposal shall contain detailed qualifications of the Proposer and personnel with experience of both. Proposers shall respond in enough detail to clearly describe the firm's experience, capabilities, resources, and personnel. Include a brief history of the Proposer (years in business, annual volume of work over past five (5) years, company ownership, officers, etc.). Proposers are only allowed 2 pages maximum for this criteria in the section. Would the City consider increasing the page limit to allow the proposer to include more details about the firm and team's experience?

Feb 17, 2025 4:31 PM

Answered by Alaina Knofla: See addendum #2.

Feb 24, 2025 2:40 PM

2. No subject

Feb 17, 2025 4:15 PM

Question: On Page 17, in the Tab 3 section, it makes reference to a minimum of 5 projects that have been completed in the past 5 years. Since the prevalence of progressive design-build is really recent, not

make projects have been completed. Would the City consider projects that have been completed and/or on-going?

Feb 17, 2025 4:15 PM

Answered by Alaina Knofla: See addendum #2.

Feb 24, 2025 2:40 PM

3. No subject

Feb 17, 2025 4:16 PM

Question: There are requirements in the RFQ and contract that are related to the procurement of construction services (i.e. showing proof of bonding capacity, responsibility of obtaining permits, a Methodology/Approach section requesting information that would be requested of the design-builder). Please confirm that these sections would be what would have been requested for professional engineering services and the Methodology/Approach section should be regarding our team's approach to Owner's Representative services for design-build project.

Feb 17, 2025 4:16 PM

Answered by Alaina Knofla: See addendum #2.

Feb 24, 2025 2:40 PM

City of Port St. Lucie
Procurement Management Division
121 SW Port St. Lucie Blvd,, Port St. Lucie, FL 34984
(772) 871-5223

ADDENDA REPORT

RFP No. 20250065

Owner's Representative for Design-Build Project for New Water Treatment Plant and Related Improvements

RESPONSE DEADLINE: March 11, 2025 at 3:00 pm

Wednesday, July 30, 2025

Addenda Issued:

Addendum #1

Feb 24, 2025 2:32 PM

Please use the See What Changed link to view all the changes made by this addendum.

Addendum #2

Feb 24, 2025 2:40 PM

Please use the See What Changed link to view all the changes made by this addendum.

Addenda Acknowledgements:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
Hazen and Sawyer	X	Mar 4, 2025 9:22 AM	Julie Forgione
Colliers Project Leaders	X	Mar 4, 2025 5:01 PM	Oriana Padron
PMA Consultants LLC	X	Mar 11, 2025 11:50 AM	Kim Varghese

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
Hazen and Sawyer	X	Mar 4, 2025 9:22 AM	Julie Forgione
Colliers Project Leaders	X	Mar 4, 2025 5:01 PM	Oriana Padron
PMA Consultants LLC	X	Mar 11, 2025 1:01 PM	Kim Varghese

Agenda Summary

2025-662

Agenda Date: 8/11/2025 **Agenda Item No.:** 8.a

Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 25-39, an Ordinance Rezoning 8.31 Acres of Land, Located on the Northwest Side of the Enterprise Drive, from Industrial (IN) Zoning District to Warehouse Industrial (WI) For Property Legally Described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park (P25-087).

Submitted By: Cody Sisk, Planner III, Planning and Zoning

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Executive Summary (General Business): The City has received an application from Haley Ward, INC. , acting as the agent for TAV Port St. Lucie, LLC, the property owner, to rezone approximately 8.31 acres of land from the zoning designation of Industrial (IN) to Warehouse Industrial (WI). There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. The proposed rezoning is to allow for Warehouse Industrial uses on the property.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Council approves the ordinance.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the ordinance
2. Move that the Council not approve the ordinance and provide staff direction

Background: The Planning and Zoning Board recommended approval of the application on July 1, 2025.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: 760 NW Enterprise Dr

Business Impact Statement: Yes

Attachments:

1. Ordinance
2. Staff Report
3. Warranty Deed
4. Agent Authorization Letter
5. Application
6. Staff Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25183-06

Legal Sufficiency Review:
Reviewed by Carly Fabien, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

ORDINANCE 25-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 8.31-ACRES OF LAND, LOCATED NORTH OF NW ENTERPRISE DRIVE, FROM INDUSTRIAL (IN) ZONING DISTRICT TO WAREHOUSE INDUSTRIAL (WI) ZONING DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS ALL OF LOT 6, ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P25-087)

WHEREAS, Haley Ward, Inc, applicant ("Applicant"), on behalf of TAV Port St. Lucie, LLC, property owner ("Property Owner"), seeks to rezone approximately 8.31-acres of land located north of NW Enterprise Drive, and within the City of Port St. Lucie, from Industrial (IN) Zoning District to the Warehouse Industrial (WI) Zoning District; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on July 1, 2025, to consider the rezoning application (P25-087), notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on July 28, 2025, to consider the rezoning application (P25-087)**,** advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P25-087) based on substantial and competent evidence and the City Council has determined to rezone the property legally described as All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park, of the Public Records of St. Lucie County, Florida, as provided herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

ORDINANCE 25-

Section 1. Ratification of Recitals. The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

Section 2. The property is located north of NW Enterprise Drive, and legally described as All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park, of the Public Records of St. Lucie County, is hereby rezoned from Industrial (IN) Zoning District to the Warehouse Industrial (WI) Zoning District.

Section 3. Conflict. If any ordinance, or parts of ordinances, or if any sections, or parts of sections, of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. That this Ordinance shall become effective ten (10) days after its final adoption.

ORDINANCE 25-

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____ 2025.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Shannon M. Martin, Mayor

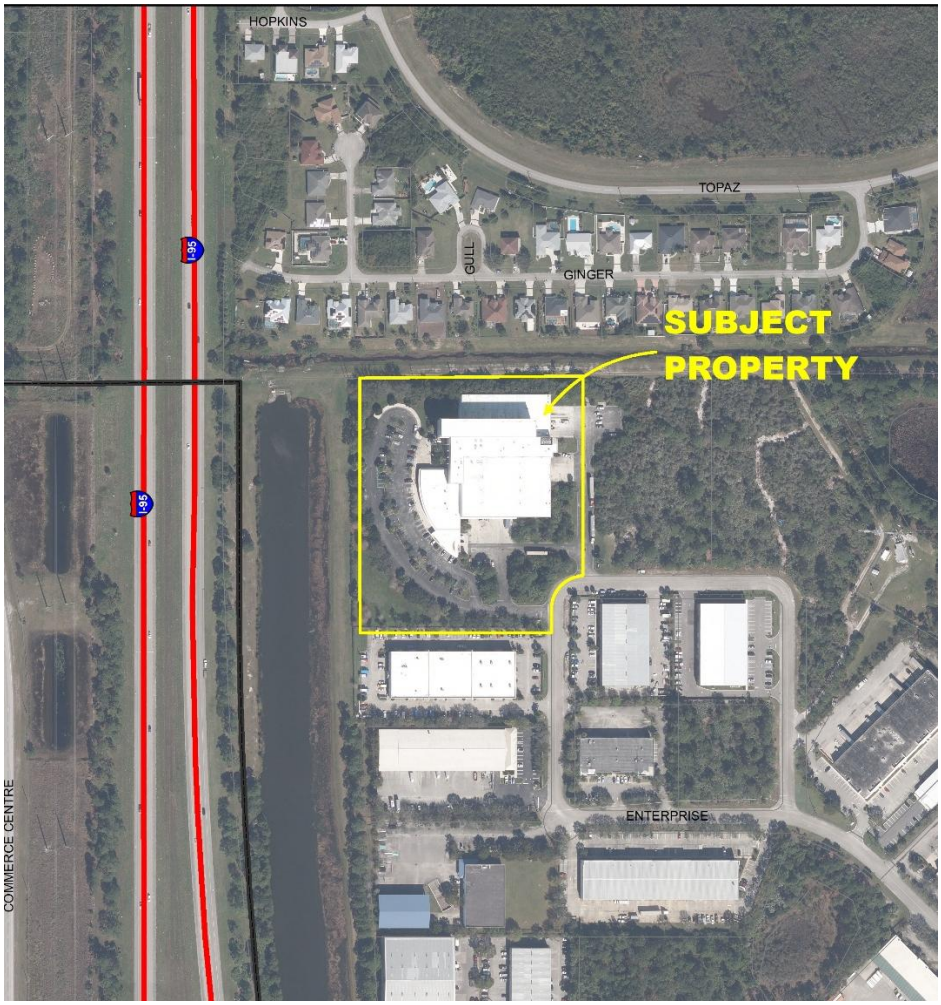
ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY:_____
Richard Berrios, City Attorney

SLW-TAV Port St. Lucie, LLC
Rezoning
P25-087



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District
Applicant:	Alejandro Toro, Haley Ward, Inc
Property Owner:	TAV Port St Lucie LLC
Location:	The property is generally located northwest side of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The applicant is requesting the rezoning of an 8.31-acre parcel, from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District. The property is legally described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park. The parcel's address is 760 NW Enterprise Drive, which is located north of NW Enterprise Drive. There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. The Applicant proposes to change the zoning district to potentially allow a different set of uses on the property.

Previous Actions and Prior Reviews

The Site Plan Review Committee approved a site plan amendment for the property, P02-359-A1 SLW-TLH, to remove Lot 5 from the P02-359 site plan. A new site plan was submitted and approved for the adjacent Lots 4 and 5 for proposed warehouses (P24-093).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the **July 1, 2025**, Planning & Zoning Board meeting.

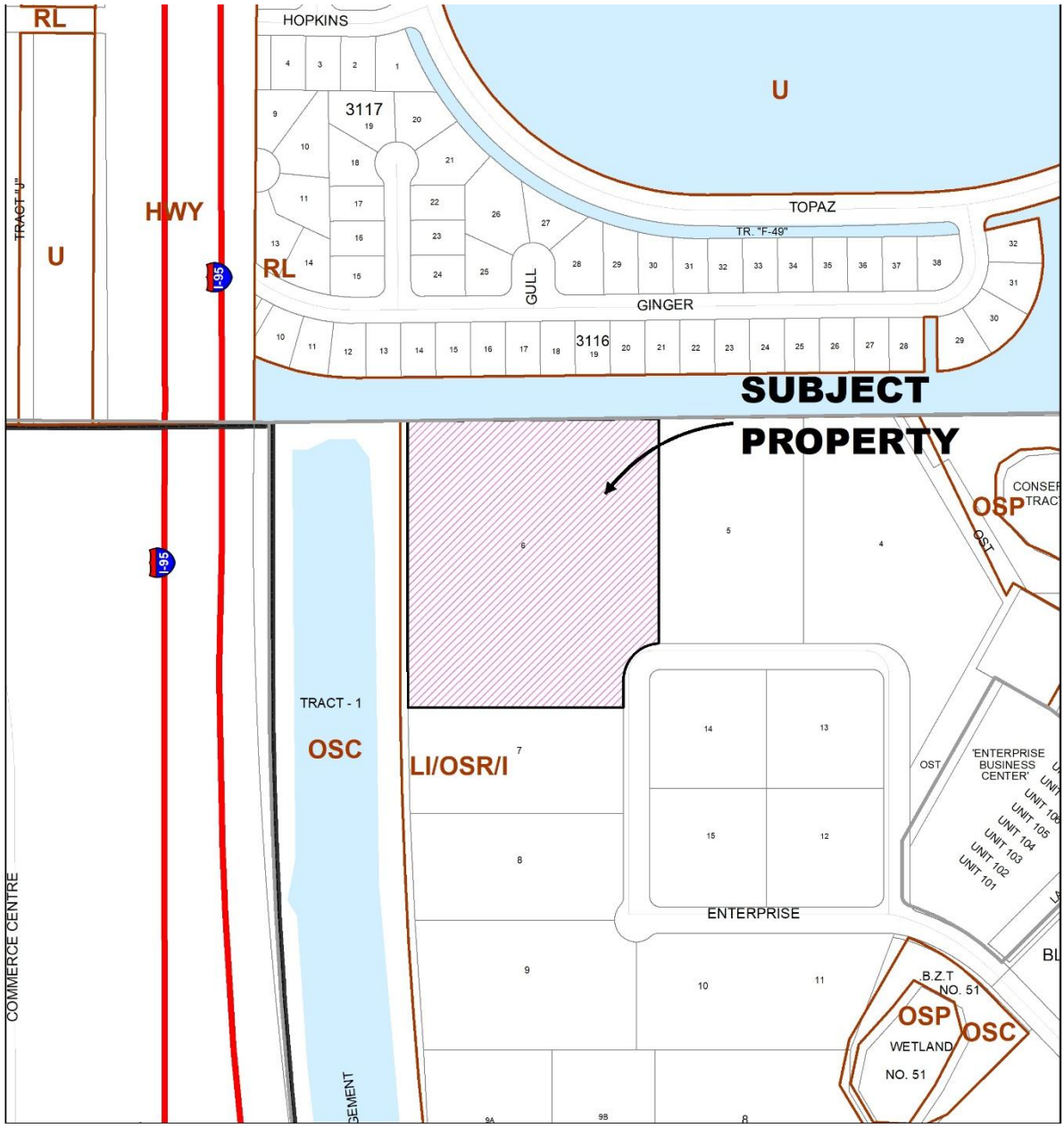
Location and Site Information

Parcel Number:	3323-947-0011-000-9
Property Size:	8.31 acres
Legal Description:	St Lucie West Plat #133 St Lucie West Industrial Park (PB 39-40) Lot 6
Future Land Use:	Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)
Existing Zoning:	Industrial (IN)
Existing Use:	Warehouse use per Approved Site Plan
Requested Zoning:	Warehouse Industrial (WI)
Proposed Use:	Use consistent with the WI zoning district

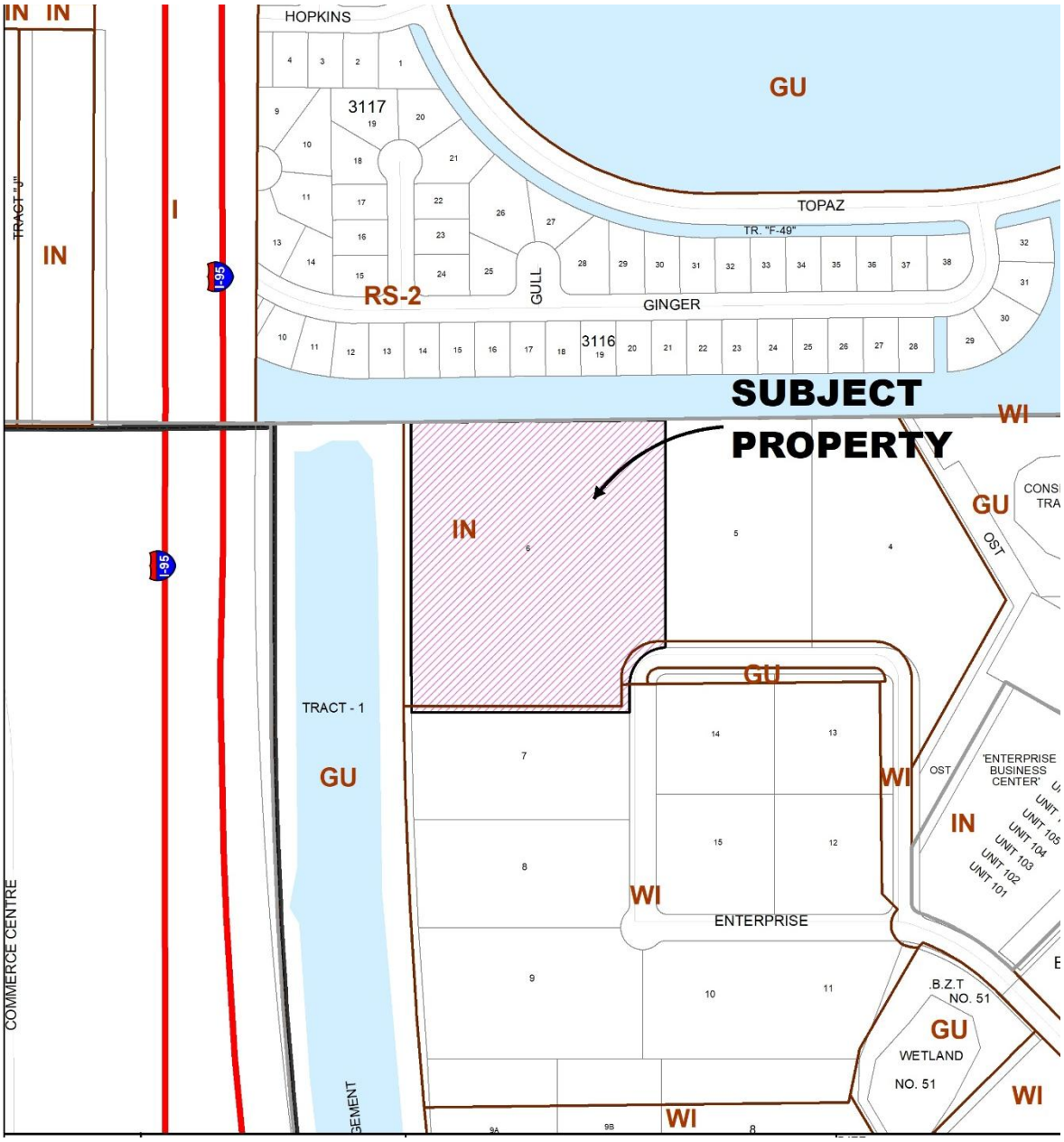
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Single Family Residential
South	IL/OSR/I	WI	Warehouse
East	IL/OSR/I	IN	Vacant
West	OSC	GU	Water Management Tract/I-95

CS-Service Commercial, RS-2-Single Family Residential, Warehouse Industrial (WI), Industrial (IN), General Use (GU), Light Industrial (IL), Open Space Recreational (OSR), Institutional (I), Open Space Conservation (OSC)



Future Land Use Map


IN
IN
HOPKINS
GU
3117
TOPAZ
TR. "F-49"
TRACT "J"
I
IN
I-95
RS-2
GULL
GINGER
3116
SUBJECT
PROPERTY
WI
GU
IN
I-95
TRACT - 1
GU
GU
WI
OST
'ENTERPRISE BUSINESS CENTER'
IN
WI
ENTERPRISE
B.Z.T NO. 51
GU
WETLAND
NO. 51
WI
WI
COMMERCE CENTRE

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Warehouse Industrial is compatible with Policy 1.1.4.13 and future land use classification of Light Industrial (IL).

ZONING REVIEW

Justification Statement: The property owner requested as a condition of the tenant on the lease agreement that the tenant will process a rezoning application to the WI Zoning District. The WI Zoning District has a larger variety of uses available. Additionally, all surrounding properties are zoned Warehouse Industrial.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Warehouse Industrial Zoning District (WI) is compatible with the Light Industrial (IL) future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

The site was previously cleared and is developed.

RELATED PROJECTS

P02-359-A1: SLW-TLH (fka Scripps Treasure Coast Publishing), Site Plan Amendment approved February 28, 2024

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

TAV PORT ST LUCIE LLC
300 Main ST
Stamford, CT 06901-3032

AGENT CONSENT FORM

Project Name: Raw Athletic Club - Rezone
Parcel ID: 3323-947-0011-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JACOB Goldman WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING: for TAV PORT ST LUCIE, LLC

I hereby give CONSENT to EDC a division of Haley Ward, Inc. to act on my behalf, to submit a rezoning application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14th day of MAY, 2025, by JACOB Goldman (Name of Person Acknowledging) FOR TAV PORT ST LUCIE LLC who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Skyler DeMaio
Printed Name of Notary

(Notary Seal)

June 30th, 2029
My commission expires

SKYLER A DEMAIO
Notary Public, State of Connecticut
My Commission Expires June 30, 2029

Owner's Signature

Jacob Goldman
Owner's Name

700 S. Rosemary Ave, Suite 204-680
Street Address

West Palm Beach FL 33401
City, State, Zip

201-675-8492 / jgoldman@twocitylake.com
Telephone / Email

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: atoro@haleyward.com

PROPERTY OWNER:

Name: Jacob Goldman -TAV PORT ST LUCIE LLC

Address: 300 MAIN ST STAMFORD, CT 06901

Telephone No.: 201-675-8492 Email jgoldman@tentylake.com

AGENT OF OWNER (if any)

Name: Alejandro Toro - Haley Ward, Inc

Address: 10250 SW Village Parkway Suite 201. Port St. Lucie, FL 34987

Telephone No.: 772-462-2455 x121 Email atoro@haleyward.com

PROPERTY INFORMATION

Legal Description: ST LUCIE WEST PLAT #133 ST LUCIE WEST INDUSTRIAL PARK (PB 39-40) LOT 6
(Include Plat Book and Page)

Parcel I.D. Number: 3323-947-0011-000-9

Current Zoning: Industrial (IN)

Proposed Zoning: Warehouse Industrial (WI)

Future Land Use Designation: LI/OSR/I Acreage of Property: 8.31

Reason for Rezoning Request:

The property owner requested a condition of the tenant on the lease agreement that the tenant will process a rezoning application to the WI Zoning district. The WI Zoning district has a larger variety of uses available. Additionally, all surrounding properties are zoned Warehouse Industrial

*Signature of Owner	Alejandro Toro (Authorized Agent) Hand Print Name	May 29, 2025 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5020724 OR BOOK 4804 PAGE 552, Recorded 04/06/2022 04:36:26 PM Doc Tax: $72100.00

THIS INSTRUMENT WAS PREPARED BY:
Anne Dyring Riley, Esq.
Anne Dyring Riley LLC
1130 Crosspointe Lane, Suite 10A
Webster, NY 14580
585.671.2160

Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL252111164JC

Tax Parcel ID No.: 3323-947-0011-000-9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed to be effective as of the 28th day of March, 2022, by **SCRIPPS NP OPERATING LLC**, a Wisconsin limited liability company, having an address of 175 Sully's Trail, Pittsford, NY 14534 ("Grantor") to **TAV PORT ST LUCIE, LLC**, a Delaware limited liability company, having an address of 300 Main Street, Stamford, CT 06901 ("Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel, or trace of land situate in Port Saint Lucie, Saint Lucie County, Florida, the same being more particularly described on the attached Exhibit A (hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances, including riparian rights, if any, therefor belonging or any anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that that Grantor has good right and lawful authority to sell convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO (i) real estate taxes and assessments for the year 2022 and thereafter; (ii) zoning and building ordinances; and (iii) those matters disclosed on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

SCRIPPS NP OPERATING, LLC,
a Wisconsin limited liability company

Signed, sealed and delivered in the presence of the following two witnesses:

By: Desk Spinco, Inc.
Its: Sole Member

By: _____
Mark Maring, SVP of Finance & Treasurer

_____
Signature of Witness

Melinda M. Boudreau
Printed Name of Witness

Deborah K Carpenter
Signature of Witness

Deborah K Carpenter
Printed Name of Witness

STATE OF NEW YORK

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 24 day of March, 2022 by Mark Maring, as Senior Vice President of Finance and Treasurer of Desk Spinco, Inc., the sole member of Scripps NP Operating, LLC, on behalf of the company who is personally known to me.

_____
Notary Public

ANNE DYRING RILEY
Notary Public, State of New York
No. 02RI4986950
Qualified in Monroe County
Commission Expires 4/30/2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

All of Lot 6, in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, According to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are a lien not yet due and payable.

2. Intentionally Omitted.

3. Intentionally Omitted.

4. Rights of tenants under unrecorded leases, with no option to purchase or right of first refusal..

5. Intentionally Omitted.

6. Intentionally Omitted.

7. Matters shown on the Plat of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, recorded in Plat Book 39, Page 40 and 40A through 40B, of the Public Records of St. Lucie County, Florida, and approximately shown on the survey by Bock & Clark Corporation an NV5 Company, originally dated February 7, 2022, under Job No. 02107486-001 (the "Survey").

8. Development of Regional Impact Agreement between Thos. J. White Development Corporation, a Florida Corporation; the Peacock Fruit and Cattle Corporation, a Florida Corporation and the Department of Community Affairs of the State of Florida, recorded in Official Records Book 483, Page 885, as affected by Modification of Development of Regional Impact Agreement, recorded in Official Records Book 503, Page 676, all of the Public Records of St. Lucie County, Florida.

9. The terms, provisions, and conditions contained in that certain Notice of Adoption of Development Order, recorded in Official Records Book 571, Page 833; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 616, Page 2718; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 627, Page 554; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 640, Page 176; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 703, Page 1189; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 840, Page 2326; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 1112, Page 1302; as affected by Notice of Adoption of the Modified Development Order for the St. Lucie West Development of Regional Impact, recorded in Official Records Book 2496, Page 1496, all of the Public Records of St. Lucie County, Florida.

10. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Industrial Association which contains provisions for a private charge or assessments, recorded in Official Records Book 572, Page 1493; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 611, Page 2277; as affected by Second Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 621, Page 2279; as affected by Third Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 628, Page 1991; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 634, Page 1103; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 678, Page 1387; as affected by Fifth Amendment to Declaration of Covenants,

Conditions and Restrictions for St. Lucie West Industrial Association (Corrected), recorded in Official Records Book 679, Page 2199; as affected by Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, Inc., recorded in Official Records Book 726, Page 2555; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 898, Page 1779; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2247; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1195, Page 1639; as affected by Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1225, Page 1722; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1588, Page 1357; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 2840, Page 2326; as affected by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 3232, Page 1852, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and Thos. J. White Development Corporation, a Florida corporation recorded in Official Records Book 573, Page 303; as affected by Second Agreement, recorded in Official Records Book 579, Page 2706; as affected by Third Agreement, recorded in Official Records Book 663, Page 2607; as affected by Fourth Amendment, recorded in Official Records Book 718, Page 1876; as affected by Interim Road Impact Fee Credit Agreement Number Five, recorded in Official Records Book 872, Page 555; as affected by Assignment and Assumption of Rights and Obligations under Road Impact Fee Credit Agreements, recorded in Official Records Book 898, Page 1796; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 898, Page 2684; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 899, Page 1945; as affected by Assignment and Assumption of Rights and Obligations Under Road Impact Fee Credit Agreement, recorded in Official Records Book 1016, Page 2297; as affected by Interim Road Impact Fee Credit Agreement Number Seven, recorded in Official Records Book 1211, Page 504; as affected by Road Impact Fee Credit Agreement Number Eight, recorded in Official Records Book 1259, Page 2766, all of the Public Records of St. Lucie County, Florida.

12. St. Lucie West Services District Commissioners Report, attached to the Final Judgment and Decree Approving Report of Commissioners recorded in Official Records Book 683, Page 2008; as affected by Connection Fee Guarantee Agreement recorded in Official Records Book 929, Page 662; as affected by Final Judgment recorded in Official Records Book 964, Page 1010; as affected by Final Judgment recorded in Official Records Book 1212, Page 786; as affected by Certificate of No Appeal recorded in Official Records Book 1219, Page 1005; as affected by Notice of Water and Sewer Utility Operating Policy recorded in Official Records Book 1285, Page 2156; as affected by Collection Agreement recorded in Official Records Book 1349, Page 2242, all of the Public Records of St. Lucie County, Florida.

13. Intentionally Omitted.

14. Intentionally Omitted.

15. Intentionally Omitted.

16. Intentionally Omitted.

17. Intentionally Omitted.

18. Intentionally Omitted.

19. Non-Exclusive Electric Utility Easement granted to Florida Power and Light Company recorded in Official Records Boo k 792, Page 72, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.

20. Restrictive Covenant recorded in Official Records Book 819, Page 2477; as affected by Consent recorded in Official Records Book 926, Page 549; as affected by Assignment of Declarant's Rights recorded in Official Records Book 1016, Page 2263; as affected by Consent to Use recorded in Official Records Book 1024, Page 345; as affected by Amendment to Consent to Use recorded in Official Records Book 1240, Page 1452, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

21. Intentionally Omitted

22. Restrictive Covenant recorded in Official Records Book 884, Page 2231; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2263, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

23. Assignment of architectural approval rights, recorded in Official Records Book 1016, Page 2278, of the Public Records of St. Lucie County, Florida

24. Intentionally Omitted.

25. Imposition of taxes and/or assessments by virtue of the Notice of Establishment of the St. Lucie West Services District, recorded in Official Records Book 1250, Page 1737, of the Public Records of St. Lucie County, Florida.

26. Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records Book 1301, Page 2302, of the Public Records of St. Lucie County, Florida.

27. Fire/EMS Impact Fee Credit Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and St. Lucie West Development Corporation recorded in Official Records Book 1470, Page 880, of the Public Records of St. Lucie County, Florida.

28. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1364, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

29. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1370, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

30. Non-Exclusive Access Easement granted to St. Lucie West Services District, recorded in Official Records Book 1666, Page 664, of the Public Records of St. Lucie County, Florida.

31. Utility Easement granted to St. Lucie West Services District, recorded in Official Records Book 1878, Page 617, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.

32. All matters contained in that certain Notice of Water and Sewer Utility Operating Policy, recorded in Official Records Book 3123, Page 1678, of the Public Records of St. Lucie County, Florida.

33. Assignment of Dedications and Reservations, recorded in Official Records Book 3660, Page 586, of the Public Records of St. Lucie County, Florida.

SLW-TAV Port St. Lucie, LLC

Rezoning
Project No. P25-087

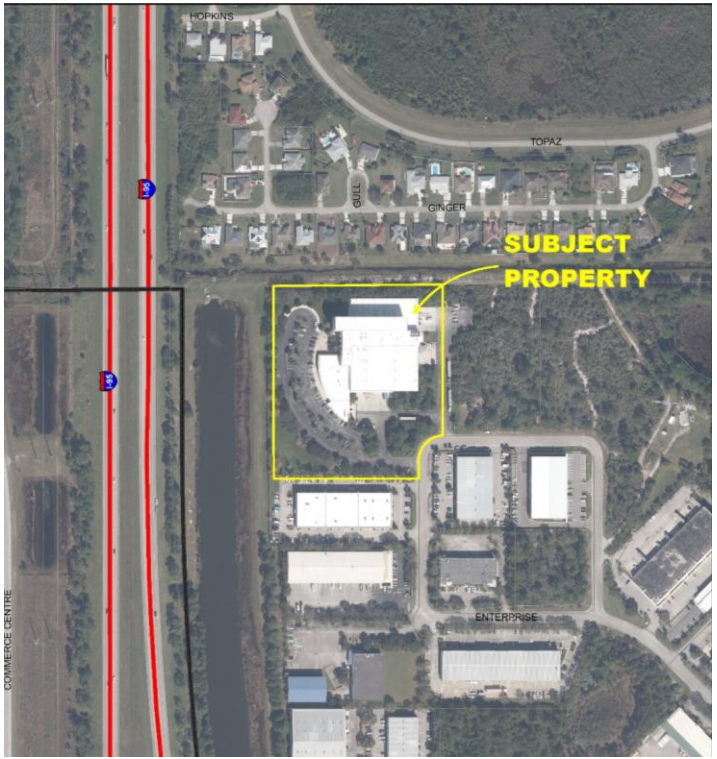
City Council
Cody Sisk, Planner III
July 28, 2025 and August 11, 2025

Request Summary

- Owner: TAV Port St Lucie LLC
- Applicant: Haley Ward, Inc.
- Location: 760 NW Enterprise Drive
- Request: The applicant is requesting the rezoning of approximately 8.31 acres from Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

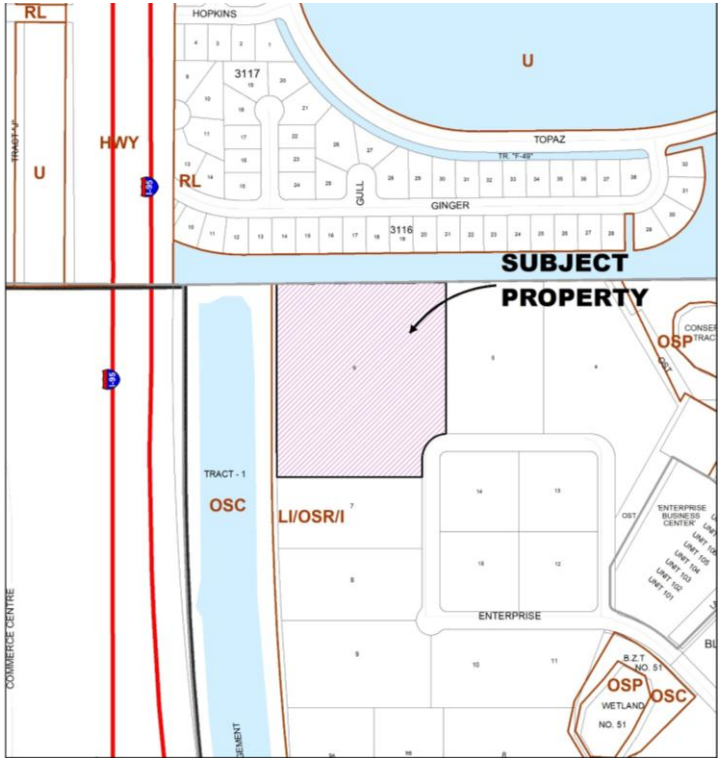
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	OSC	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



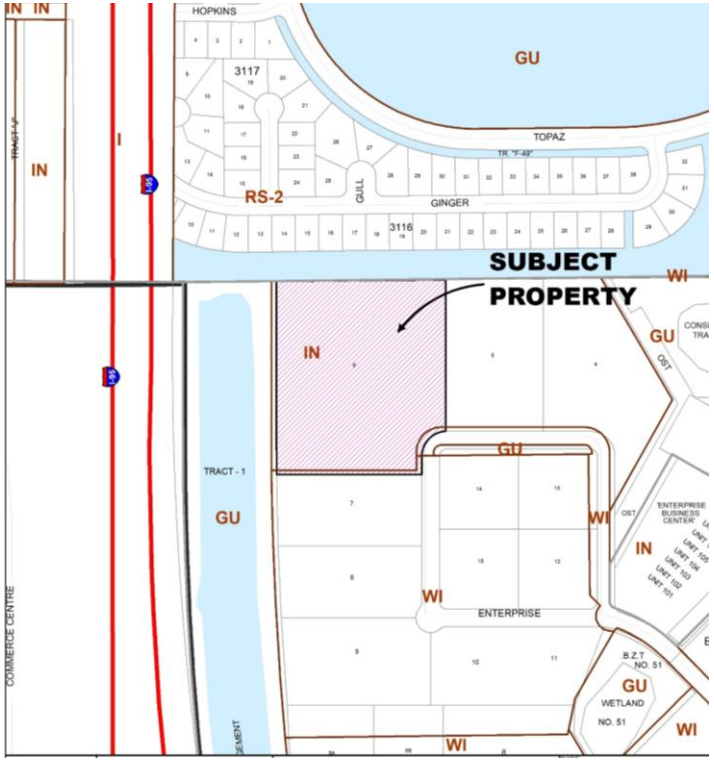
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	OSC	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	OSC	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The Warehouse Industrial (WI) Zoning District is listed as a compatible zoning district under the Light Industrial (LI), future land use classification.

Policy 1.1.4.13 Future land Use	
Future Land Use Classification	Compatible Zoning District
Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)	**WI**, GU, IN

Recommendation

The Planning & Zoning Board recommended approval of the rezoning on July 1, 2025.

Agenda Summary

2025-021

Agenda Date: 8/11/2025 **Agenda Item No.:** 10.a

Placement: First Reading of Ordinances / Quasi-Judicial Hearing

Action Requested: Motion / Vote

Ordinance 25-05, Quasi-Judicial, Public Hearing, an Ordinance to Approve an Amended Conceptual Plan for Approximately 1.2 Acres of Property Located Northwest of the Intersection of Port St. Lucie Boulevard and Southwest South Globe Avenue Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Globe Townhomes (P24-117).

Submitted By: Francis Forman, Planner III

Strategic Plan Link: The City's Goal of planning for a thriving future.

Executive Summary (General Business): The Applicant, Globe Ave, LLC, is requesting a change to the conceptual plan for a 1.2-acre site. Section 158.155(P) of the Zoning Code requires the plans to be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a 3,748 square foot restaurant with 1,172 square feet of the restaurant being outdoor seating area. The proposed conceptual plan is to amend the use for the purpose of constructing a 2-story, 8-unit multifamily building fronting on SW Port St. Lucie Boulevard and a 1-story, 5-unit multifamily building located on the western portion of the site for a total of 13 units.

Presentation Information: N/A

Staff Recommendation: Move that the Council table the ordinance to a date uncertain.

Background: The property has a future land use classification of Residential, Office and Institutional (ROI), and a zoning designation of Limited Mixed Use (LMD). The property request to amend the approved conceptual plan does not require the property to be rezoned from the LMD zoning district, therefore the current zoning is compatible with the existing land use.

Issues/Analysis: The proposed use of a 13-unit multifamily development is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(2). The applicant has provided preliminary building elevations and a landscape plan.

Financial Information: N/A

Special Consideration: N/A

Location of Project: The property is generally located between SW Noth and SW South Globe Avene, on the

west side of SW Port St. Lucie Boulevard.

Attachments:

1. Memo to Table

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 24339-05

Legal Sufficiency Review:
Reviewed by Carly Fabien, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

MEMORANDUM

TO: City Council Board Members

VIA: Mary Savage-Dunham, AICP, CFM, Director of Planning & Zoning

FROM: Francis Forman, Planner III

SUBJECT: Request to Table Application- Globe Townhomes (P24-117)

DATE: July 31, 2025

- Staff is requesting to **table this application to a date uncertain.**
- The application was advertised for the August 11, 2025, City Council.

Attachments:

1. Request to Table

Agenda Summary

2025-703

Agenda Date: 8/11/2025 **Agenda Item No.:** 10.b

Placement: First Reading of Ordinances / Public Hearing

Action Requested: Motion / Vote

Ordinance 25-43, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 69, Block 53, South Port St. Lucie Unit Five, as recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida.

Submitted By: Michelle Reid, Public Works

Strategic Plan Link: The City's Mission to be responsive to our community.

Summary Brief: The owners of 1198 SE Petunia Ave., Port St. Lucie, Florida, are requesting to abandon ten (10) feet of the existing twenty (20) foot wide rear utility and drainage easement for a pool, deck, and screen enclosure.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance abandoning ten (10) feet of the rear twenty (20) foot utility and drainage easement located at 1198 SE Petunia Ave., Port St. Lucie, Florida.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve to abandon ten (10) feet of the rear twenty (20) foot utility and drainage easement located at 1198 SE Petunia Ave., Port St. Lucie, Florida.
2. Move that the Council not approve the abandonment and provide staff direction.

Background: The real property located at 1198 SE Petunia Ave., Port St. Lucie, Florida, was platted with a rear twenty (20) foot wide utility and drainage easement. The owners desire to construct a pool, deck, and screen enclosure. Prior to construction, a ten (10) foot wide portion of the easement will need to be abandoned. The owners of the property have submitted a request for the abandonment to the City.

Issues/Analysis: The request to abandon a portion of the easement was evaluated by the Public Works Department, Utility Systems Department, and the Public Utility Companies (AT&T, FPL, Comcast, and Florida City Gas). The City Departments and Utility Companies have no objection to the abandonment of ten (10) feet of the twenty (20) foot rear easement at 1198 SE Petunia Ave., Port St. Lucie, Florida.

Financial Information: There will be no cost incurred by the City.

Special Consideration: N/A

Location of Project: The property is located at 1198 SE Petunia Ave., Port St. Lucie, Florida.

Attachments:

- Ordinance
- Exhibit “A” to Ordinance (Boundary Survey)
- Location Map
- Staff Memo from the City Attorney’s Office to Public Works

NOTE: All of the listed items in the “Attachment” section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25176-01

LEGAL SUFFICIENCY REVIEW:
Reviewed by Margaret M. Carland, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

ORDINANCE 25-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ABANDONING A PORTION OF A TWENTY (20) FOOT WIDE REAR UTILITY AND DRAINAGE EASEMENT AFFECTING LOT 69, BLOCK 53, SOUTH PORT ST. LUCIE UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 12, 12A THROUGH 12G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Bonnie Shild, requests approval for the abandonment of a portion of a twenty (20) foot wide rear utility and drainage easement affecting Lot 69, Block 53, South Port St. Lucie Unit Five, according to the plat thereof, as recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida, and more particularly described in the attached Exhibit "A" which is incorporated herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recital is hereby ratified and confirmed as true and correct and is hereby made a part of this Ordinance.

Section 2. That the portion of the twenty (20) foot wide rear utility and drainage easement described in the attached Exhibit "A" is hereby abandoned and any right, title, or interest of the public in and to that portion of the twenty (20) foot wide rear utility and drainage easement on any recorded map or plat is hereby renounced and reclaimed.

Section 3. The effect of this Ordinance is to abandon a portion of the twenty (20) foot wide above-described utility and drainage easement and to renounce or disclaim any right, title, or interest of the public in and to said utility and drainage easement.

Section 4. Recordation. The City Council hereby directs that this Ordinance be recorded in the public records of St. Lucie County, Florida.

Section 5. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 6. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida this ___ day of _____ 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

By:_____
Shannon M. Martin, Mayor

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By:_____
Richard Berrios, City Attorney

BOUNDARY SURVEY

EXHIBIT A Page 1of 2

LEGAL DESCRIPTION:
(ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the South side of Lot 69 in Block 53 of South Port St. Lucie Unit 5 according to the plat thereof as recorded in Plat Book 14 pages 12, 12A through 12G of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

The North 10.00 feet of the South 20.00 feet of said Lot 69 in Block 53, less and except the East 6.000 feet thereof. Containing 833 square feet, 0.019 acres.

SURVEYORS NOTES:
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE INDICATED.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0289 K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF PETUNIA AVENUE AS BEING N89°57'21"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE / PURPOSE OF THIS SURVEY IS POOL CONSTRUCTION. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

ABBREVIATIONS:
O = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
IR = 5/8 IRON REBAR
R/W = RIGHT OF WAY
(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
R = RADIUS OF CURVE
L = LENGTH OF CURVE
D= DELTA OF CURVE
FFE = FINISHED FLOOR ELEVATION
PVR = PAVERS
PCNR = PROPERTY CORNER
PLINE = PROPERTY LINE
PROP = PROPOSED
OH-OH-OH- = OVERHEAD WIRES
X-X-X- = CHAINLINK FENCE
-□-□-□- = PLASTIC FENCE
O-O-O- = WOOD FENCE
CONC = CONCRETE
CP = CONCRETE PAD
COV = COVERED

SYMBOLS:
□ = CATCH BASIN
E = ELECTRIC BOX
= FIRE HYDRANT
= FPL TRANFORMER
= GUY WIRE
= LIGHT POLE
= WOOD POWER POLE
= SEWER VALVE
= WATER METER
= WATER VALVE
W = WELL

PORT ST. LUCIE
HEART OF THE TREASURE COAST

CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPT.

APPROVED

By: jperez

Date: 06/24/2025 Time: 12:06:00 PM

Monna Homes
(772) 224-2803

LAST FIELD DATE: 5/23/25

SHEET 1 OF 2

1198 SE PETUNIA AVENUE	
SCALE: 1"=40'	**Atlantic Land Designs**
DATE: 5/27/25	of the Treasure Coast, LB7468
DRAWN: LW\JC	754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
2025-0365	Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958
	ALD5543@gmail.com (772) 398-4290
DATE:	REVISIONS
6/2/25	MAXIMIZE EASEMENT TAKING PER PUBLIC WORKS RECOMENDATION.
SKETCH DATE: 5/30/25	

Certified to: Bonnie Shild (LF EST)
CITY OF PORT ST. LUCIE FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

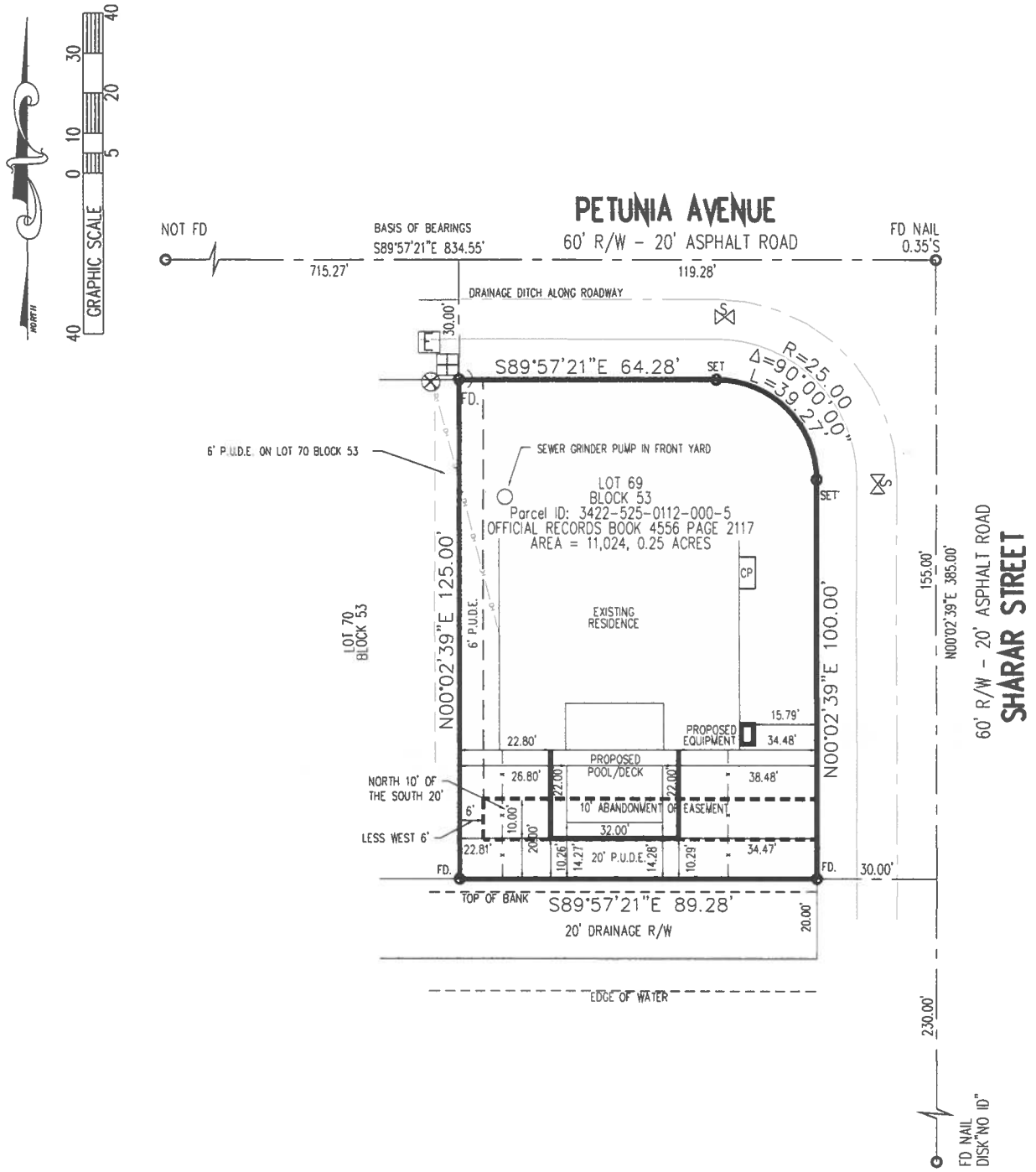
James A Cesiro Digitally signed by James A Cesiro Date: 2025.06.02 16:02:59 -04'00'

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

JIM CESIRO CERTIFICATE PSM 5543 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

BOUNDARY SURVEY

EXHIBIT A Page 2 of 2



SHEET 2 OF 2

1198 SE PETUNIA AVENUE	
SCALE: 1"=40'	Atlantic Land Designs
DATE: 5/27/25	of the Treasure Coast, LB7468
DRAWN: LW\JC	754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
2025-0365	Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958
DATE:	REVISIONS
	ALD5543@gmail.com (772) 398-4290
SKETCH DATE: 5/30/25	

Certified to: Bonnie Shild (LF EST)
CITY OF PORT ST. LUCIE FLORIDA

Monna Homes
(772) 224-2803

PSL Council Item Map



6/20/2025, 11:17:47 AM

Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Microsoft

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, SLC Property Appraiser's Office, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,

TO: Michelle Reid, Supervisor, Permitting Customer Service, Public Works

THRU: Rich Berrios, City Attorney

FROM: Margaret M. Carland, Senior Deputy City Attorney

Aref J Shehadeh

Digitally signed by Aref J Shehadeh
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000018F9B6775F7000B0808, cn=Aref J Shehadeh
Date: 2025.07.15 14:59:00 -04'00'

DATE: July 11, 2025

RE: Abandonment of Easement

Motion to Adopt Ordinance 25 -__, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 69, Block 53, South Port St. Lucie Unit Five, according to the Plat thereof, recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida.

The enclosed Ordinance has been reviewed and revised by the City Attorney's Office with respect to the request for an abandonment of a portion of a twenty (20) foot wide rear Utility and Drainage Easement affecting Lot 69, Block 53, South Port St. Lucie Unit Five, according to the Plat thereof, recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida. The owner has submitted the Abandonment of Easement Application.

The request for the abandonment of a portion of a Twenty (20) foot wide rear Utility and Drainage Easement affecting the subject property and all supporting documentation have been reviewed and approved as to legal form and sufficiency. As such, the attached Ordinance has been prepared for presentment to the City Council for review and approval.

This office has confirmed that the survey and legal description associated with the Abandonment of Easement Application has been reviewed and approved by the Public Works Department, the Utility Department, and certain Utility Companies. Upon information and belief, the request for the abandonment of the above-described utility and drainage easement has been reviewed and recommended for approval by the Public Works Department and the Utility Systems Department. The agenda item shall be prepared and presented to the City Council by the Public Works Department.

MMC/bb
Enclosures:
Agenda Item Memo
Proposed Ordinance
Intake 25176-01

Agenda Summary

2025-723

Agenda Date: 8/11/2025 **Agenda Item No.:** 10.c

Placement: Ordinance, Public Hearing

Action Requested: Motion / Vote

Ordinance 25-44, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Approving the Amendment and Extension of the Revised Original Community Redevelopment Area Plan to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

Submitted By: Jennifer Davis, Community Redevelopment Agency Director

Executive Summary (General Business): The City of Port St. Lucie City Council, which is the Community Redevelopment Agency's governing body, may approve upon recommendation of the Agency, the modification and extension of the Revised Original Community Redevelopment Area Plan. The Agency desires to recommend to the City Council the amendment and extension of the Revised Original Community Redevelopment Area Plan until June 11, 2055, so that redevelopment, as defined by the Redevelopment Act, can continue in accordance with the Revised Original Community Redevelopment Plan.

Presentation Information: Staff will provide a brief presentation, if requested.

Staff Recommendation: Move that the Council approve the Ordinance

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance
2. Move that the Council not approve and provide staff with additional direction

Background:

Pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended (the "Redevelopment Act"), the City of Port St. Lucie ("City) created the Port St. Lucie Community Redevelopment Agency ("Agency") to undertake redevelopment within the corporate limits of the City. In 2001, the City established the Agency with the adoption of Ordinance 01-01 to exercise redevelopment powers in community redevelopment areas established by the City pursuant to the Redevelopment Act. One of the areas identified by the City was the Original CRA ("Original Area").

On June 11, 2001, the City Council adopted Resolution 01-R27, which approved a community redevelopment plan for the Original Area in accordance with the Redevelopment Act (the "Original Plan"); The City Council also adopted Ordinance No. 1-23 establishing the Redevelopment Trust Fund ("Trust Fund") for redevelopment within the Original Area through the Original Plan and it also set forth the tax increment revenue ("TIF") to be deposited into the Trust Fund and applicable rates of such contributions by the

applicable taxing authorities, among other specifics.

On April 14, 2003, the City Council adopted Resolution 03-R30, which found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in the Lentz Grove Property, and that the Lentz Grove Property constituted a community redevelopment area as defined in section 163.340(10), Florida Statutes, and that the Lentz Grove Property should be added to the Original Area ("Revised Original Area"). The City Council adopted Resolution 03-R31 adopting an amendment to the Original Plan pertaining to the Lentz Grove Property ("Revised Original Area Plan"). The City Council also adopted Ordinance 03-76 providing for a modification to the Trust Fund to account for additional funding of the Trust Fund by the Lentz Grove Property's TIF revenue and it also set forth applicable rates of such contributions, among other specifics relating to TIF created by virtue of the Lentz Grove Property, so that the entirety of the Revised Original Area's TIF was accounted for by the Trust Fund. All taxing authorities applicable to the Revised Original Area shall appropriate to and cause to be deposited into the Trust Fund the TIF determined pursuant to the Redevelopment Act and the Trust Fund ordinances annually and continue to the extent permitted by the Redevelopment Act and so long as the Revised Original Plan was in effect. The area known as Lentz Grove is now known as East Lake Village.

An amendment to the Revised Original Plan has been prepared as depicted in Exhibit "A", attached to the Ordinance, as an amendment to the Original Plan to guide the redevelopment therein ("2025 Original Plan Amendment"). The purpose of the 2025 Original Plan Amendment is to extend the plan to June 11, 2055, and update and/or remove outdated data and text, clarify desired uses, add the Master Plan for Walton & One (formerly known as City Center) to the document, and other miscellaneous changes. A desired result of the 2025 Original Plan Amendment is that TIF revenue for the Revised Original Area will be deposited by the taxing authorities into the Trust Fund for an extended period consistent with section 163.387(2)(a), Florida Statutes. Florida Statute allows the City Council to amend and extend the Original Plan upon the recommendation of the Agency Board, public hearing on the proposed modification after public notice thereof in a newspaper of general circulation and proper notice to the taxing authorities, all of which have been achieved.

The Agency Board finds that many of the initiatives in the Revised Original Plan still need to be accomplished, more work and updates to the plan proposed by the 2025 Original Plan Amendment are also needed to implement the City's vision for the Revised Original Area and address the current needs and goals for the Agency. The Agency Board recommends and requests approval of the 2025 Original Plan Amendment by the City Council as it has determined adoption of the amendment to be in the best interests of the health, safety, and welfare of the residents and citizens of the City and the public at large so that redevelopment, as defined by Section 163.340(9) of the Redevelopment Act, can continue in a fashion that meets the current needs of the community.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: Companion items related to this agenda item include the following: Legistar ID 2025-720 (CRA Resolution Extending the Agency); ID 2025-721 (CRA Resolution Amending the CRA Plan); and ID 2025-722 (City Council Resolution to extending the Agency)

Location of Project: The Original Community Redevelopment Area is generally located along the US Highway One Corridor, from just north of Village Green Drive at the north down to Tickridge Road on the south, with Lennard Road forming the eastern boundary.

Attachments: 1. Ordinance 25-44; 2. Exhibit A to Ordinance: Amended Original CRA Plan; 3. Notices sent to Taxing Authorities; 4. Location Map

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25055-07

Legal Sufficiency Review:
Reviewed by Elizabeth L. Hertz, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

ORDINANCE 25-R44

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended (the "Redevelopment Act"), the City of Port St. Lucie ("City) created the Port St. Lucie Community Redevelopment Agency ("Agency") to undertake redevelopment within the corporate limits of the City; and

WHEREAS, in 2001, the City established the Agency with the adoption of Ordinance 01-01 to exercise redevelopment powers in community redevelopment areas ("CRAs") established by the City pursuant to the Redevelopment Act; and

WHEREAS, one of the areas identified by the City was the Original Community Redevelopment Area ("Original Area"); and

WHEREAS, on June 11, 2001, the City Council adopted Resolution 01-R27, which approved a community redevelopment plan for the Original Area in accordance with the Redevelopment Act (the "Original Plan"); and

WHEREAS, on June 11, 2001, the City Council also adopted Ordinance No. 1-23 establishing the Redevelopment Trust Fund ("Trust Fund") for redevelopment within the Original Area through the Original Plan and it also set forth the tax increment revenue ("TIF") to be deposited into the Trust Fund and applicable rates of such contributions by the applicable taxing authorities, among other specifics; and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R30, which found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in the Lentz Grove Property, and that the Lentz Grove Property constituted a community redevelopment area as defined in section 163.340(10), Florida Statutes, and that the Lentz Grove Property should be added to the Original Area ("Revised Original Area"); and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R31 adopting an amendment to the Original Plan pertaining to the Lentz Grove Property ("Revised Original Area Plan"); and

WHEREAS, on April 14, 2003, the City Council also adopted Ordinance 03-76 providing for a modification to the Trust Fund to account for additional funding of the Trust Fund by the Lentz Grove Property's TIF revenue and it also set forth applicable rates of such contributions,

among other specifics relating to TIF created by virtue of the Lentz Grove Property, so that the entirety of the Revised Original Area's TIF was accounted for by the Trust Fund; and

WHEREAS, the Ordinance 03-76 indicates that that all taxing authorities applicable to the Revised Original Area shall appropriate to and cause to be deposited into the Trust Fund the TIF determined pursuant to the Redevelopment Act and the Trust Fund ordinances annually and continue to the extent permitted by the Redevelopment Act and so long as the Revised Original Plan was in effect; and

WHEREAS, an amendment to the Revised Original Plan has been prepared as depicted in Exhibit "A", attached hereto and made a part hereof, as an amendment to the Original Plan to guide the redevelopment therein ("2025 Original Plan Amendment"); and

WHEREAS, the purpose of the 2025 Original Plan Amendment is to extend the plan to June 11, 2055, and update and/or remove outdated data and text, clarify desired uses, add the Master Plan for Walton & One (formerly known as City Center) to the document, and other miscellaneous changes; and

WHEREAS, one result of the 2025 Original Plan Amendment is that TIF revenue for the Revised Original Area will be deposited by the taxing authorities into the Trust Fund for an extended period consistent with section 163.387(2)(a), Florida Statutes; and

WHEREAS, section 163.361, Florida Statutes authorize the City Council to amend and extend the Original Plan upon the recommendation of the Agency Board, public hearing on the proposed modification after public notice thereof in a newspaper of general circulation and proper notice to the taxing authorities; and

WHEREAS, the Agency Board has considered the 2025 Original Plan Amendment and the local planning agency's comments and has recommended to the City Council that the amendment to the 2025 Original Plan Amendment be approved; and

WHEREAS, the City Council has held public hearing after notice to the public; and

WHEREAS, the City has provided proper notice to the taxing authorities of the proposed 2025 Original Plan Amendment pursuant to Section 163.346, Florida Statutes; and

WHEREAS, the Agency reported in writing to the taxing authorities pursuant to Section 163.361(3)(a), Florida Statutes, the proposed 2025 Original Plan Amendment; and

WHEREAS, the City Council finds that many of the initiatives in the Revised Original Plan still need to be accomplished, and the 2025 Original Plan Amendment is needed to implement the City's and Agency's vision for the Revised Original Area and address the current needs and goals for the CRA; and

WHEREAS, additionally the City Council deems approval of the 2025 Original Plan Amendment to be in the best interests of the health, safety, and welfare of the residents and citizens of the City and the public at large so that redevelopment, as defined by Section 163.340(9) of the Redevelopment Act, can continue in fashion that meets the current needs of the community.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Findings. The City Council hereby approves, after public hearing concerned the proposed 2025 Original Plan Amendment, a copy of which is attached hereto and made part hereof as Exhibit "A" including an extension of the Original Plan to June 11, 2055.

Section 3. Conflict. If any ordinances or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective immediately after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

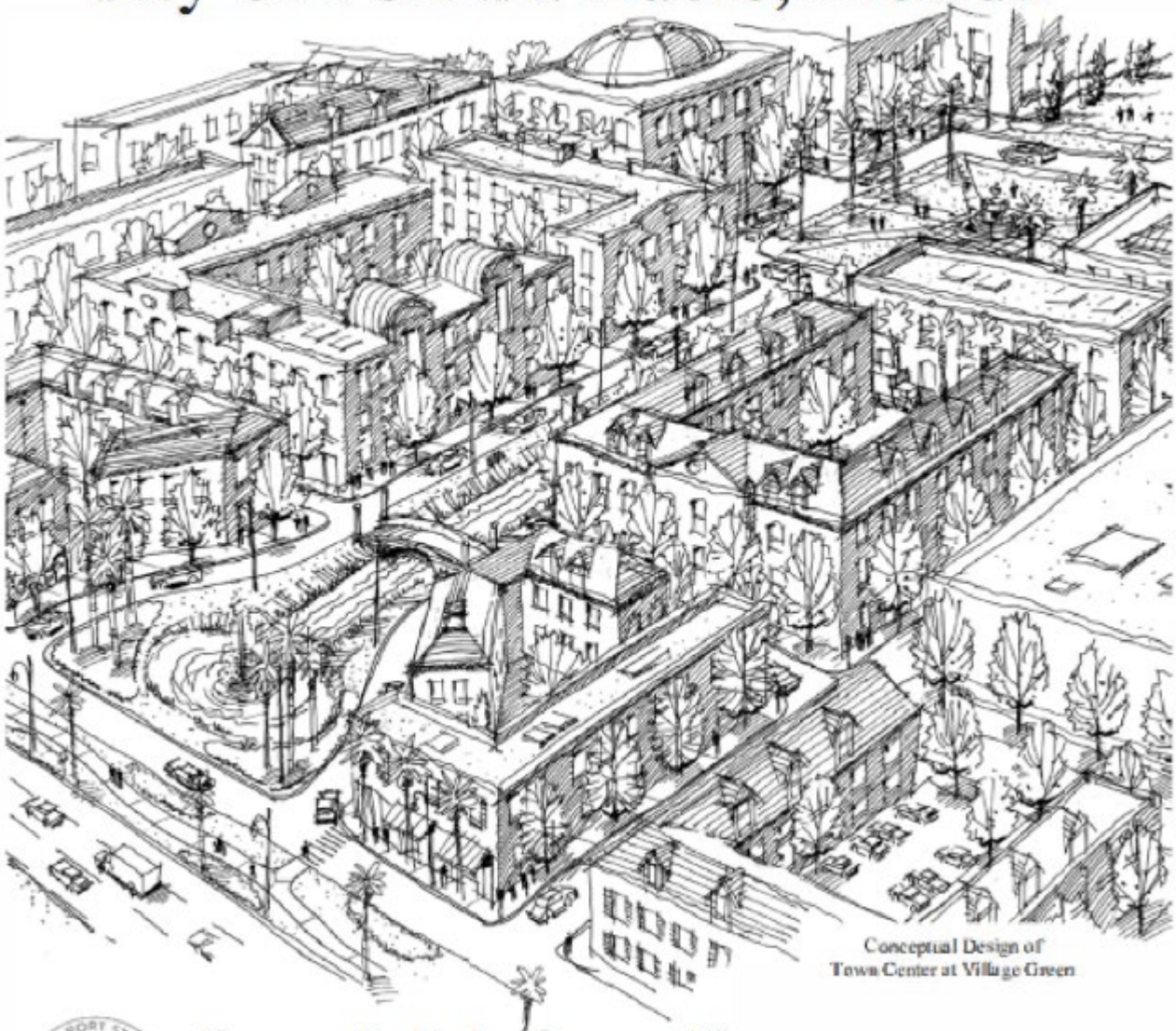
_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney

Exhibit "A"

City of Port St. Lucie, Florida



Conceptual Design of
Town Center at Village Green

Community Redevelopment Plan

April 2001

Prepared in conjunction with
The City of Port St. Lucie Planning and Zoning Department

EDAW

AMENDED – MAY 2025

Acknowledgements

City of Port St. Lucie City Council

Robert E. Minsky, Mayor
James E. Anderson, Vice Mayor
Patricia P. Christensen
Jack Kelly
Glenn H. Magrane

Special thanks to:

- St. Lucie County Board of County Commissioners for funding planning coordination support.
- City staff including: City Manager's office, Legal Department, and Planning & Zoning Department for project input, coordination and support.
- Parks & Recreation Department staff for support of meeting space.
- Participation from Planning & Zoning Board members and City Economic Growth Team members.
- St. Lucie County Property Appraiser's Office for assessment data.

Master Plan Consultants:

EDAW, Inc.
Holland & Knight

Amended in May 2025
Shannon M. Martin, Mayor
Jolien Caraballo, Vice Mayor, District 4
Stephanie Morgan, Council Member, District 1
David Pickett, Council Member, District 2
Anthony Bonna, Sr., Council Member, District 3

Special thanks to:

- St. Lucie County Board of County Commissioners
- Port St. Lucie Staff including City Manager's Office, Legal Department, Finance, Planning & Zoning, and Community Redevelopment Agency
- Planning and Zoning Board Members
- St. Lucie County Property Appraiser's Office
- Treasure Coast Regional Planning Council

Executive Summary

This is an important time for the City of Port St. Lucie. The City is facing tremendous growth pressure; the current population of 90,000 is projected to exceed 150,000 in the next 20 years and ultimately exceed 200,000. When the City was incorporated in 1961, the original city designers gave little consideration to the diversity of land uses needed to service a city of this size. As a result, most residents of the city work, shop and find entertainment outside of the City and the City has no established central core. This increases traffic, negatively impacts the City's tax base as well as the ability of the City to meet service demands from growth.

The formation of a Community Redevelopment Agency (CRA) was determined to be an effective tool to help solve some of these problems. The City adopted a Findings and Declaration of Necessity Report in January 22, 2001 (Resolution 01-R2) and created a CRA (Ordinance 01-01) in February 12, 2001. The CRA will guide the redevelopment and revitalization of a 1700-acre area straddling US 1 between Village Green Drive and the City limits in the south for the 20 year planning timeframe.

The CRA master plan marks the beginning of a comprehensive long-term master planning process for redevelopment. The master plan itself is meant to be a flexible development framework guiding future land use but with specific projects (detailed in Section 5) that implement the overall vision shown. This framework considers the existing and potential community fabric of Port St. Lucie, its culture, employment base, history, and town character.

The master planning process recognizes the importance of quality-of-life issues that will be affected by development as economic development expands and the population of the City continues to grow. The master plan addresses near-term and long-term development scenarios and options and identifies realistic projects for implementation based on the opportunities, needs, and fiscal resources of the community. The result is a plan that accounts for the needs of citizens and business interests, enhances the community, encourages preferred land use patterns, and acknowledges the realities of economic conditions in the region.

This CRA Master Plan is a summary of hundreds of hours of staff time, stakeholder and public input. The vision, goals, objectives, and policies developed through the public charrettes and meetings will guide the implementation of the Port St. Lucie CRA master plan. From the effort comes the following vision for the CRA.

> ***The City of Port St. Lucie's Community Redevelopment Area will be a central gathering place that creates an identity for the city as well as provides entertainment and economic opportunities. The area will include a variety of development districts and connective open space to better serve Port St. Lucie's current and future population.***

~~An important attribute of the redevelopment plan is its mixed-use approach to future development and redevelopment within the CRA, especially the creation of a town center at Village Green. This breaking of the suburban land use patterns of the original city developers will correct the strict separation of uses that has affected the city's traffic and growth patterns. The creation of a new "old downtown" for Port St. Lucie along US 1 as well as the proposed development guidelines, will create a "park-once" area for city residents and visitors. The "park-once" area will provide the opportunity to park the car and walk to a variety of offices, shops and entertainment.~~

~~This proposed reworking of the former shopping center will create for Port St. Lucie a central gathering place for the City, a place to shop and dine as well as work and live, all at a scale reminiscent of traditional Florida small towns. This new downtown will connect to a greenspace that provides alternative internal circulation routes on the interior of the CRA. Other district concepts are proposed to create a greater sense of unity and purpose to CRA development. The biggest change proposed is a new way of looking at the CRA, as a focal point for Port St. Lucie, not a jumbled strip of commercial uses.~~

This continues to be an important time for the City of Port St. Lucie. The City is facing tremendous and unprecedented growth; the current population exceeds 250,000 and is projected to exceed 400,000 in the next 20 years. When the City was incorporated in 1961, the original city designers gave little consideration to the diversity of land uses needed to service a city of this size. As a result, most City residents work, shop and find entertainment outside of Port St. Lucie and the City has no established central core. This increases traffic, negatively impacts the City's tax base as well as the ability of the City to meet service demands from growth.

The formation of a Community Redevelopment Agency (CRA) was planned to be an effective tool to help solve some of these problems. The City adopted a Findings and Declaration of Necessity Report on January 22, 2001 (Resolution 01-R2) and created a CRA (Ordinance 01-01) on February 12, 2001. The CRA was planned to guide the redevelopment and revitalization of a 1700-acre area straddling US Highway One between Crosstown Parkway / Village Green Drive and the City limits in the south for a 20-year planning timeframe.

The Original CRA Master Plan was adopted in a period of rapid growth and development of Port St. Lucie. The first 5 years of the plan were spent establishing an organizational structure and identifying parcels for the anticipated development of the Master Plan's "Town Center" District. In 2005, the CRA and City Council entered into a development agreement to develop the Town Center, formerly known as City Center, and recently rebranded as Walton & One. Failed developer actions, coupled with the great recession, froze a majority of parcels located in the Town Center for over a decade until the City was able to successfully acquire the parcels and initiate new visioning for the core district.

The Original CRA Master Plan embodies the comprehensive long-term master planning process for redevelopment. The Master Plan itself is meant to be a flexible development framework guiding future land use but with specific projects (detailed in Section 5) that implement the overall vision. This framework considers the existing and potential community fabric of Port St. Lucie, its culture, employment base, history, character, and identity.

The master planning process recognizes the importance of quality-of-life issues that will be affected by development as economic development expands and the population of the City continues to grow, ever so rapidly. The Master Plan addresses near-term and long-term development scenarios and options and identifies realistic projects for implementation based on the opportunities, needs, and fiscal resources of the community. The result is a plan that accounts for the needs of citizens and business interests, enhances the community, encourages preferred land use patterns, and acknowledges the realities of the changing economic conditions in the region.

This Original CRA Master Plan is a summary of hundreds of hours of staff time, stakeholder, and public input, over a series of years and has been updated over time. The vision, goals, objectives, and policies developed through the public charrettes and meetings will continue to guide the implementation of the Original CRA Master Plan as well guide the vision for Walton & One.

> *The City of Port St. Lucie's Original Community Redevelopment Area will be a central gathering place that creates an identity for the City as well as provides entertainment and economic opportunities. The area will include a variety of development districts and connective open space to better serve Port St. Lucie's current and future population.*

An important attribute of the redevelopment plan is its mixed-use approach to future development and redevelopment within the CRA, especially the creation of a midtown or downtown known as Walton & One. This breaking of the suburban land use patterns of the original city developers will correct the strict separation of uses that has affected the City's traffic and growth patterns. The creation of a new "old downtown" destination for Port St. Lucie along US Highway One as well as the proposed development guidelines, will create a "park-once" area for City residents and visitors. The "park-once" area will provide the opportunity to park the car and walk to a variety of offices, restaurants, retail, hotels, sports and entertainment venues.

The proposed reworking and new visioning of the former Village Square shopping center will create for Port St. Lucie a central gathering place, a place to shop and dine, as well as work and live, and be entertained all at a scale reminiscent of traditional Florida small towns. This new destination will connect to greenspace that provides alternative internal circulation routes on the interior of the entire CRA. This area will be known as Walton & One and a separate site-specific master plan was developed through the Treasure Coast Regional Planning Council and is attached hereto and incorporated herein, including additional projects identified specifically for that site.

Other district concepts are proposed to create a greater sense of unity and purpose to CRA development. The biggest change proposed is a new way of looking at the CRA, as a focal point for Port St. Lucie, not a jumbled strip of commercial uses as common along the US Highway One corridor.

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1.0 Introduction: Historical Perspective

The City of Port St. Lucie is located in St. Lucie County and is one of the largest incorporated areas in the State of Florida at approximately 80 square miles. The City was incorporated in 1961 by General Development Corporation and was designed primarily as a residential community. Over the years, land use changes have diversified land in the community, but it remains predominantly residential. The original city designers gave little consideration to the diversity of land uses needed to adequately service a city with a large and growing population. Recent census estimates for 2001 put the population for Port St. Lucie at 90,000 people, with a projected population to exceed 150,000 in the next 20 years, and ultimately surpassing 200,000.

The City of Port St. Lucie does not have an identifiable primary central business district or commercial town center. The result of the initial poor design of the City hinders the efficient use of city resources. The formation of a Community Redevelopment Agency (CRA) has been determined by city leaders to be an effective tool to plan for desired development projects and future improvements.

The City's current Comprehensive Plan recognizes the historical problems associated with the City's design and the need to remedy these problems. The formation of a Community Redevelopment Agency is one of several efforts underway by the City in taking appropriate actions to diversify land uses, enhance the tax base, and create a greater sense of place – a place for people to work, shop, and play.

In 1997, the City of Port St. Lucie began to study the need for forming a redevelopment area. This included various planning studies related to land use demand and projected population growth. The City considered the fiscal impacts of a redevelopment effort and examined four areas to determine the best location to focus redevelopment. It was determined that several of the study areas were not cost effective and were eliminated from consideration. The US-1 corridor was ultimately chosen as the preferred redevelopment area.

Previous efforts to diversify land uses in the city have had mixed results. The City initiated a land use conversion policy that allows for the transition of residential lots into commercial and office uses at certain locations on main arterial roadways. These conversion areas are shown on the Future Land Use Map adopted by the City. While this conversion process has had some success in allowing for the transition from residential lots to other land uses, it has also had many difficulties. One difficulty is the inability of the private sector to assemble the necessary lots into the required buildable area due to multiple land ownership patterns. The redevelopment effort allows the City to purchase and assemble properties for a particular goal, and then to resell them as one site, in conjunction with a master plan for a particular area.

The City has continued efforts to implement a new Community Redevelopment Agency. A CRA boundary was approved and the master redevelopment planning process started

~~in 2001. This included a series of meetings to obtain public input as well as formal public hearings leading up to final master plan adoption.~~

~~The intent of this Community Redevelopment Master Plan is broad and varied. The plan is the first major effort to redesign and redirect development along the US 1 corridor. It is intended to serve as a future guide for development and redevelopment. Its focus is on incentives and partnerships with developers and property owners in order to achieve its direction. It will also require implementation of specific programs and projects over time.~~

~~The plan includes a series of goals, objectives and policies. It is a long-range planning document intended to be flexible and implemented through a variety of planning strategies. Although it may require initial capital investments to serve as a catalyst for the CRA, it is also intended to be self-funding over time with revenues generated through a tax increment finance (TIF) mechanism. The district is intentionally large in order to capture improvement revenues (not new tax) from future developments and direct those funds back to the CRA for future projects. CRA improvements are intended to enhance the environment and increase property values over time.~~

~~The planning, project, and design concepts presented in this document provide a vision for what the City's future could become. They will not be implemented without public support and a commitment by the City to carry forward the concepts. It is a gradual process that will evolve one step or project at a time. It is a beginning and a guide for a more livable city – the future Port St. Lucie.~~

The City of Port St. Lucie is located in St. Lucie County and is one of the largest incorporated areas in the State of Florida at approximately 120 square miles. The City was incorporated in 1961 by General Development Corporation and was designed primarily as a residential community. Over the years, land use changes have diversified land in the community, but it remains predominantly residential. The original city designers gave little consideration to the diversity of land uses needed to adequately service a city with a large and growing population. Recent census estimates for 2024 put the population for Port St. Lucie at over 250,000 people, with a projected population to exceed 400,000 in the next 20 years.

The City of Port St. Lucie does not have an identifiable primary central business district or commercial town center. The result of the initial poor design of Port St. Lucie hinders the efficient use of city resources. The formation of a Community Redevelopment Agency (CRA) has been an effective tool to plan for desired development projects and future improvements.

The City's current Comprehensive Plan recognizes the historical problems associated with the City's design and the need to remedy these problems. The formation of a Community Redevelopment Agency was one of several efforts by the City in taking appropriate actions to diversify land uses, enhance the tax base, and create a greater sense of place – a place for people to work, shop, and play.

In 1997, the City of Port St. Lucie began to study the need for forming a redevelopment

area. This included various planning studies related to land use demand and projected population growth. The City considered the fiscal impacts of a redevelopment effort and examined four areas to determine the best location to focus redevelopment. It was determined that several of the study areas were not cost effective and were eliminated from consideration. The US Highway One corridor was ultimately chosen as the preferred original redevelopment area.

Previous efforts to diversify land uses in the city have had mixed results. The City initiated a land use conversion policy that allowed for the transition of residential lots into commercial and office uses at certain locations on main arterial roadways. These conversion areas are shown on the Future Land Use Map adopted by the City. While this conversion process has had some success in allowing for the transition from residential lots to other land uses, it has also had many difficulties. One difficulty is the inability of the private sector to assemble the necessary lots into the required buildable area due to multiple land ownership patterns. The redevelopment effort allows the City to purchase and assemble properties for a particular goal, and then to resell them as one site, in conjunction with a master plan for a particular area.

The City continued its efforts to implement a Community Redevelopment Agency. A CRA boundary was approved and the master redevelopment planning process started in 2001. This included a series of meetings to obtain public input as well as formal public hearings leading up to final master plan adoption.

The intent of the Original Community Redevelopment Master Plan was broad and varied. The plan was the first major effort to redesign and redirect development along the US Highway One corridor. It is intended to serve as a future guide for development and redevelopment. Its focus is on incentives and partnerships with key developers and property owners in order to achieve its direction. It will also require implementation of specific programs and projects over time.

The plan includes a series of goals, objectives and policies. It is a long-range planning document intended to be flexible and implemented through a variety of planning strategies. Although it may require initial capital investments to serve as a catalyst for the CRA, it is also intended to be self-funding over time with revenues generated through a tax increment finance (TIF) mechanism. The district is intentionally large in order to capture improvement revenues (not new tax) from future developments and direct those funds back to the CRA for future projects. CRA improvements are intended to enhance the environment and increase property values over time.

The planning, project, and design concepts presented in this document provide a vision for what the City's future could become and will be updated from time to time. They will not be implemented without public support and a commitment by the City to carry forward the concepts. It is a gradual process that will evolve one step or project at a time. It is a beginning and a guide for a more livable city – the future Port St. Lucie.

2.0 Description of Project Area

The Community Redevelopment Area (CRA) is approximately 1,700 acres or 2.7 square miles. The CRA boundary includes the US 1 highway corridor from just above Village Green Boulevard on the north end to Tickridge Road on the south end. Lennard Road forms most of the eastern boundary (see **Figure 2-1**). The legal description of the CRA is contained in the Appendix.

The planning process for the City of Port St. Lucie CRA involved citizens from throughout the community. Public participation was designed as a continuous process that included stakeholder interviews and public workshops. Stakeholders were identified as public officials, large property owners, citizens, and business interests who are active in the community. About 25 stakeholders were interviewed, while over 200 citizens attended three public workshops to discuss issues in and around the CRA. The workshops involved several presentations and exercises that allowed members of the community to act as citizen planners and express their views and preferences on their vision for the future Port St. Lucie. Public hearings were held on CRA plan adoption and Tax Increment Finance ordinance in June 2001. Additional stakeholder meetings and public input was sought as part of the development of the Walton & One Master Plan in 2023. The Walton & One Master Plan is attached as Section 12.0 to this report.

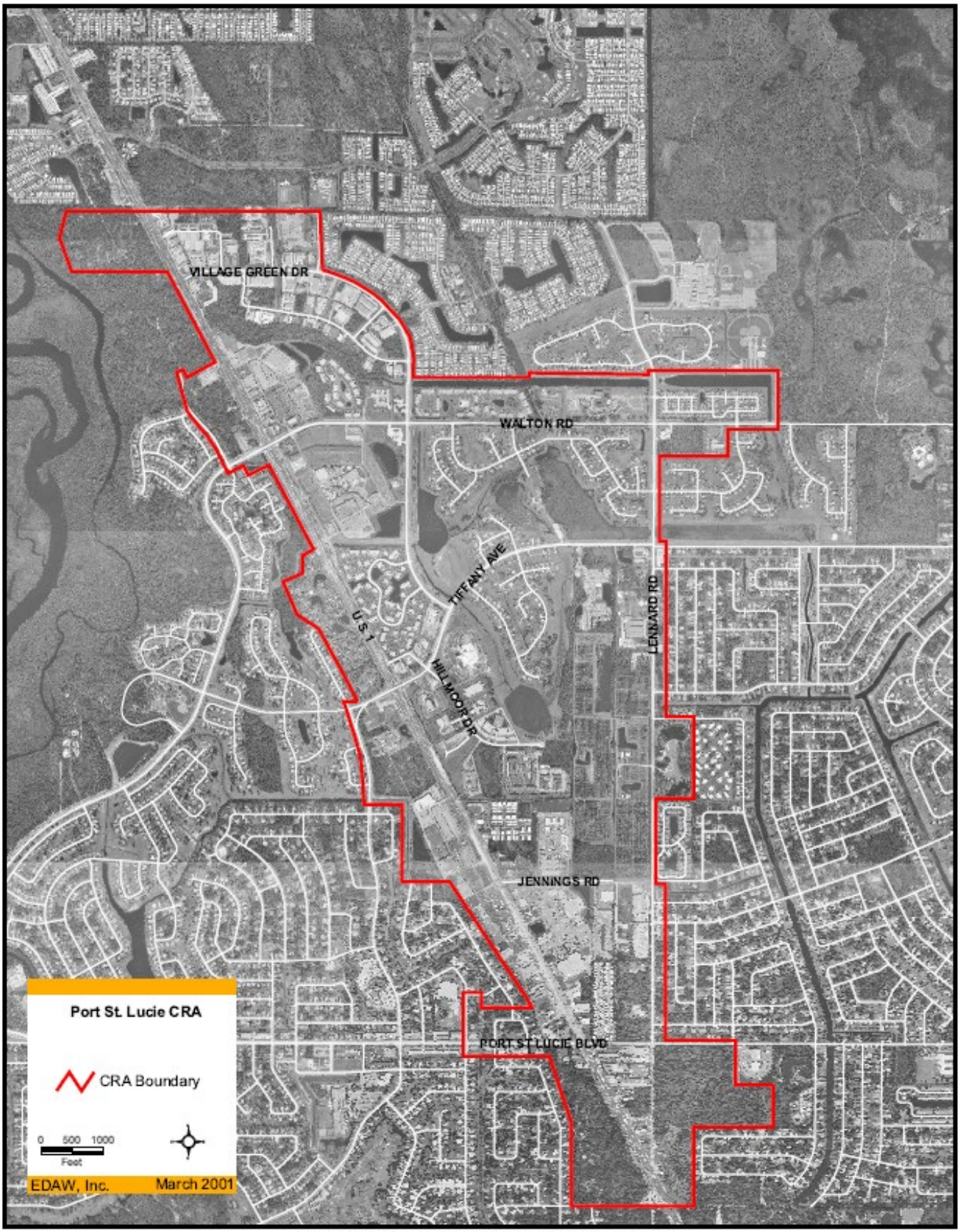


Figure 2-1: CRA Location Map and Boundary

3.0 Redevelopment Analysis: Goals, Objectives, and Policies

This section describes the existing conditions of the CRA and summarizes public input on important issues in the CRA. Existing conditions are described in terms of social conditions (demographics) and physical conditions (from existing planning documents, maps, and recent site visits). The existing conditions, along with stakeholder interviews and public meeting input, support the established redevelopment goals, objectives, and policies for the CRA outlined at the end of this section.

3.1 Social Conditions

The following is a comparison of five geographic areas: St. Lucie County, the cities of Port St. Lucie, Fort Pierce, Stuart and an approximate one-mile radius around the center of the CRA area. This allows an examination of how the CRA (approximated by the one-mile radius) compares with Port St. Lucie, St. Lucie and Martin Counties and the two closest cities. The demographic profile of an area includes information on population, household size, age, race, income, and home ownership. The 1990 data are from the US Census, while the year 2000 updates and 2005 projections are from CACI Marketing data. Population figures for the City of Port St. Lucie and St. Lucie County have been updated by City staff (see **Tables 3-1a and 3-1b**).

3.1.1 Demographic Profile

The one-mile ring (study area) covers an area slightly smaller than the CRA. Using the estimate for 2000, the population within the one-mile ring is 6,529. This area holds about 7.5 percent of the City's population and 3.5 percent of the County's population. ~~of 188,000.~~ In comparison to the City of Port St. Lucie, the cities of Fort Pierce and Stuart are smaller ~~with~~ populations ~~of 35,604 and 12,801, respectively~~.

Table 3-1a
Population, Household Size, and Age

	One-Mile Radius (study area)			City of Port St. Lucie			City of Ft. Pierce		
Year	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**
Population	4,927	6,529	7,085	55,866	86,000*	100,000*	36,830	35,604	35,772
Average HH Size	2.27	2.37	2.38	2.69	2.73	2.75	2.54	2.56	2.57
Median Age	41.6	44.3	45.1	35.3	37.7	38.9	34.4	36.8	38.3

Source: US Census 1990, CACI Marketing and City of Port St. Lucie, 2001.
*Local population figures modified by City staff based on current information.

Table 3-1b
Population, Household Size, and Age

	City of Stuart			St. Lucie County			Martin County		
Year	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**
Population	11,936	12,801	13,513	150,171	188,000*	196,815	100,900	120,220	130,662
Average HH Size	1.99	2.04	2.05	2.54	2.57	2.59	2.28	2.32	2.34
Median Age	48.1	51.5	53.1	37.9	40.5	42.1	44.5	46.9	48.7

Source: US Census 1990, CACI Marketing and City of Port St. Lucie, 2001.
*Local population figures modified by City Staff based on current information.

The City of Port St. Lucie maintains the highest average household size over time ~~with an expected increase from 2.69 in 1990 to 2.75 in 2005~~. ~~Stuart had the lowest average household size in 1990 and 2000 and is expected to remain the lowest in 2005.~~ Tracking changes in age has important implications for requirements for government services and attractiveness to businesses. ~~With a median age of 41.6 in 1990, the study area had a younger population than both Stuart and Martin County. Stuart's median age is 12.8 years older than the youngest median age in the area, which is Fort Pierce. Fort Pierce is projected to have the lowest median age in 2005.~~

The average household size and median age measures show the continuing trend of Port St. Lucie remaining popular with larger households and a younger population (families). However, the median age increases by 2005 show the increasing need for services for an aging population, such as alternative housing options, and health and transit services.

Tables 3-2a and 3-2b provide more detail on age structure for 1990 and 2000. The 45- 64 age group dominated in 1990 and 2000. In 1990, for each area except the study area, the largest category was age 45-64. In the study area, the 25-34 group was the largest in 1990. By 2000, however, the 45-64 group became the largest group. The City of Port St. Lucie experienced the greatest percent change in the 45-64 age group at 53.3 percent.

Table 3-2a
Age Groups as a Percentage of Total Population in 1990 and 2000

	One-Mile Radius (study area)			City of Port St. Lucie			City of Ft. Pierce		
Age Group	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***
<5	6.3%	5.9%	25.3%	7.6%	7.3%	37.4%	8.4%	8.1%	**-6.9%**
5-14	9.9%	11.4%	52.7%	13.8%	15.7%	63.7%	14.0%	16.0%	10.5%
15-19	5.1%	5.4%	40.4%	5.2%	5.6%	52.7%	6.6%	7.3%	7.2%
20-24	6.4%	6.0%	22.7%	4.8%	4.3%	29.3%	6.8%	5.9%	**-15.0%**
25-34	18.6%	12.5%	**-10.8%**	18.1%	12.6%	**-0.4%**	15.2%	10.2%	**-34.9%**
35-44	11.9%	13.4%	49.1%	14.4%	16.1%	59.7%	11.5%	12.9%	8.3%
45-64	17.1%	17.8%	38.1%	18.9%	20.3%	53.3%	18.4%	19.4%	1.7%
65-74	15.2%	13.9%	20.5%	12.3%	11.1%	29.9%	11.2%	9.6%	**-17.5%**
75-84	7.2%	10.1%	86.5%	4.2%	5.7%	92.1%	6.3%	8.0%	21.8%
85+	2.3%	3.6%	112.6%	0.6%	1.2%	165.9%	1.6%	2.6%	58.6%

Source: US Census 1990, CACI Marketing, 2001.
*Percent change between 1990 and 2000 is based on raw population numbers. While an age group may have increased in total number between 1990 and 2000, it may have decreased as a percentage of the total population.

Table 3-2b
Age Groups as a Percentage of Total Population in 1990 and 2000

	City of Stuart			St. Lucie County			Martin County		
Age Group	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***
<5	4.4%	4.1%	**-0.6%**	7.0%	6.6%	16.3%	5.1%	4.8%	10.7%
5-14	7.9%	9.0%	21.0%	12.6%	14.3%	38.6%	9.6%	10.8%	34.4%
15-19	4.3%	4.7%	18.1%	5.6%	6.0%	30.0%	4.7%	5.0%	25.0%
20-24	5.2%	4.2%	**-12.9%**	5.4%	4.6%	5.3%	4.9%	4.1%	**-0.6%**
25-34	14.2%	9.0%	**-31.7%**	15.3%	10.6%	**-15.0%**	13.6%	9.3%	**-18.6%**
35-44	11.2%	11.8%	12.9%	12.8%	14.4%	37.9%	12.7%	13.6%	27.3%
45-64	18.8%	20.7%	18.0%	20.2%	21.3%	29.2%	21.9%	24.2%	31.6%
65-74	15.6%	14.2%	**-2.6%**	13.7%	12.5%	12.1%	16.7%	15.1%	7.6%
75-84	14.1%	16.1%	22.4%	6.1%	7.8%	57.8%	8.8%	10.3%	39.5%
85+	4.3%	6.2%	56.4%	1.2%	1.9%	92.0%	1.9%	2.9%	79.3%

Source: US Census 1990, CACI Marketing, 2001.
*See note under Table 3-2a.

The 25-34 age group declined consistently in each area between 1990 and 2000. The study area showed a loss of 10.8 percent of those aged 25-34. Port St. Lucie lost the least of this age group with a 0.4 percent decrease. The cities of Stuart and Fort Pierce both had decreases of over 30 percent. St. Lucie County had a 15 percent decrease while Martin County had an 18.6 percent decrease in the 25-34 age group. While the 25-34 age group declined, the 85 and over age group increased the most in each of the areas. The two largest increases (over 100 percent) were in the study area and City of Port St. Lucie.

Race represents people's self-classification according to the race with which they most closely identify. Ancestry can be viewed as a person's nationality, lineage, or country of birth. Persons of Hispanic ancestry may be of any race. **Tables 3-3a and 3-3b** show the predominance of the white population in each area in 1990 and 2000, with the exception of the City of Fort Pierce. Fort Pierce has a more even distribution between the white and black population. Overall, the racial diversity in each area increased slightly as the white population declined as a total percentage of population. The study area and the City of Port St. Lucie had the greatest increases in all races, especially black, Asian or Pacific Islander (API), Other, and those of Hispanic ancestry.

Table 3-3a
Race as a Percentage of Total Population in 1990 and 2000

	One-Mile Radius (study area)			City of Port St. Lucie			City of Ft. Pierce		
Race	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.****	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***
White	91.8%	82.4%	19.0%	94.2%	89.4%	48.2%	53.7%	47.4%	**-14.6%**
Black	5.6%	13.0%	208.7%	3.8%	7.2%	195.5%	42.4%	47.4%	8.2%
API	1.3%	1.9%	100.0%	0.9%	1.3%	119.4%	0.5%	0.7%	27.3%
Other	1.4%	2.7%	153.6%	1.1%	2.0%	201.5%	3.4%	4.5%	26.2%
Hispanic Ancestry	4.7%	8.4%	134.6%	4.0%	7.6%	196.8%	6.4%	8.5%	28.1%

Source: US Census 1990, CACI Marketing, 2001, **US Census release 2000.
*Percent change between 1990 and 2000 is based on raw population numbers.
API=Asian or Pacific Islander, Percentages=100% without Hispanic Ancestry group, as persons may be of any race.

Table 3-3b
Race as a Percentage of Total Population in 1990 and 2000

	City of Stuart			St. Lucie County			Martin County		
Race	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***	**% of 1990 Pop.**	**% of 2000 Pop.**	**% Change 1990-2000***
White	83.4%	80.0%	2.8%	81.3%	77.7%	17.3%	91.3%	89.0%	16.2%
Black	15.1%	17.2%	21.7%	16.4%	19.0%	41.7%	6.0%	6.8%	36.3%
API	0.7%	1.0%	56.3%	0.7%	1.1%	96.4%	0.5%	0.9%	93.3%
Other	0.7%	1.8%	162.9%	1.5%	2.2%	75.6%	2.2%	3.3%	78.2%
Hispanic Ancestry	3.9%	7.6%	110.2%	4.0%	6.1%	89.6%	4.7%	7.2%	82.8%

Source: US Census 1990, CACI Marketing, 2001.
*See note under Table 3-3a.

Rising incomes in the region are important in creating demand for services and housing in the study area. **Tables 3-4a and 3-4b** show household income, per capita income, and home ownership rates. In 1990, Ft. Pierce had the lowest median household income of $18,913. That same year, the study area's median household income was $28,285 higher than both Stuart and Fort Pierce. The City of Port St. Lucie had the highest median household income of $32,553. In 2005, the study area is projected to have a lower household income than Port St. Lucie and St. Lucie County, but it is projected to surpass Stuart, Fort Pierce, and Martin County. Fort Pierce's per capita income was lowest in 1990 at $9,961. Martin County's $20,328 value was the highest of the five areas. St. Lucie County, Stuart and Port St. Lucie outperformed the study area with a higher per capita income. Martin County is projected to continue with the highest per capita income by the year 2005.

Table 3-4a
Income and Home Ownership

	One-Mile Radius (study area)			City of Port St. Lucie			City of Ft. Pierce		
Year	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**
Median Household Income	28,285	39,498	48,995	32,553	45,996	58,247	18,913	28,598	36,817
Per Capita Income	13,115	19,400	24,080	14,018	20,302	25,917	9,961	14,736	18,854
% Owner-occupied households	49.3%	50.8%	51.5%	76.4%	78.4%	79%	51.8%	54.3%	55.3%
% Renter-occupied households	50.7%	49.2%	48.5%	23.6%	21.6%	21%	48.2%	45.7%	44.7%

Source: US Census 1990, CACI Marketing, 2001.

Table 3-4b
Income and Home Ownership

	City of Stuart			St. Lucie County			Martin County		
Year	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**	**1990**	**2000**	**2005**
Median Household Income	26,233	33,962	37,328	27,710	40,599	51,590	31,760	41,915	45,960
Per Capita Income	16,125	24,185	26,151	13,387	20,133	26,833	20,328	29,662	33,897
% Owner-occupied households	64.5%	69.7%	70.7%	71.9%	74.9%	76%	76.9%	79.1%	80%
% Renter-occupied households	35.5%	30.3%	29.3%	28.1%	25.1%	24%	23.1%	20.9%	20%

Source: US Census 1990, CACI Marketing, 2001.

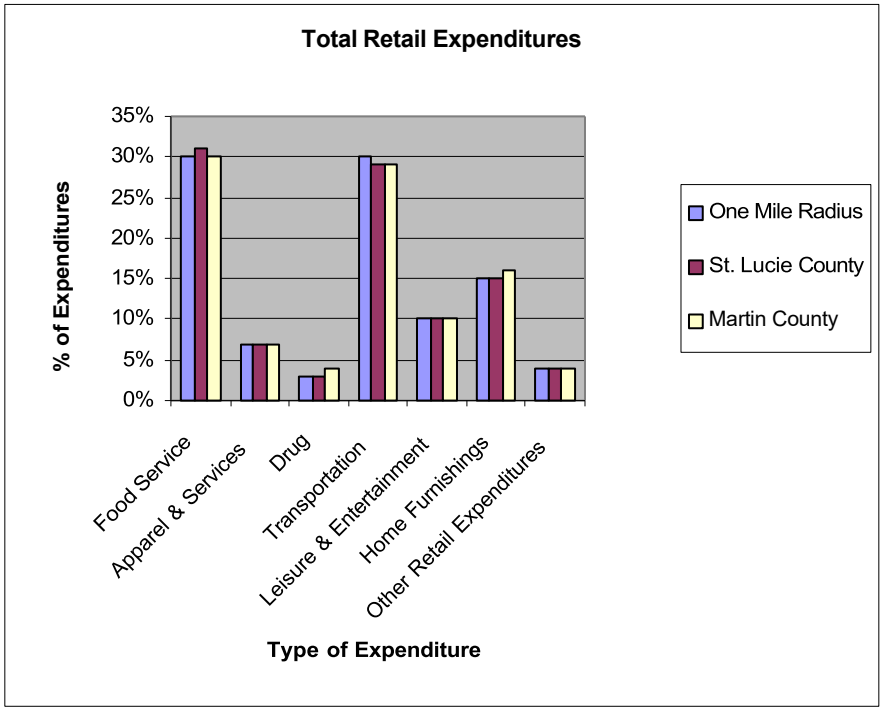
Martin County has consistently had the largest share of owner-occupied housing at a rate of 76.9 percent in 1990, 79.1 percent in 2000, and 80 percent in 2005. The study area has a significantly smaller proportion of owner-occupied housing. In 1990, over 50 percent of households were renter-occupied. That number is projected to decrease to 48.5 percent by 2005. Fort Pierce was only slightly higher than the study area with an owner- occupied housing rate of 51.8 percent in 1990.

With an increasing population and continuing trends of larger households, rising incomes, and increased home ownership in the study area and Port St. Lucie, the study area is positioned as an important potential source for services and housing to supply the region. Next, consumer behavior is analyzed to find out how households in the study area, St. Lucie County, and Martin County spend their money.

3.1.2 Consumer Behavior

Consumer spending data is calculated from the Bureau of Labor Statistics' Consumer Expenditure Interview Survey. The expenditures represent annual averages for the year 2000 compiled by CACI Marketing. Residents of the study area and the city of Port St. Lucie made most retail purchases in St. Lucie and Martin Counties. **Figure 3-1** shows the amount that consumers in each area spent on seven major retail categories.

Figure 3-1



The Food Services category includes dollars spent on dining out, groceries, and alcoholic beverages. Although each area spends almost the same proportion on this category, St. Lucie County spends 31 percent of its retail expenditures on food services compared to 30 percent for the study area and Martin County. The Apparel and Services group includes dollars spent on all apparel, footwear, jewelry, and other services. Each study area spent 7 percent of its retail expenditures on this category. The Drug category includes expenditures on prescription drugs and personal care products. In St. Lucie County and the study area, 3 percent of expenditures were spent on these items, while Martin County residents spent 4 percent.

Transportation expenditures include dollars spent on automotive services and products and travel. Transportation expenditures in the study area were 30 percent compared to 29 percent in the two counties. The Leisure and Entertainment category includes money spent on books and periodicals, pet care, sporting goods, children's toys, videos, and other equipment. Ten percent of expenditures were for this category in each area. Home Furnishings include major appliances, furniture, housewares, home improvement, and home services. Martin County's expenditures were 16 percent (one percent higher than St. Lucie County and the study area).

In general, residents in all of the areas spent the same proportion of their household income on goods and services. However, total retail expenditures at the household level were highest in the study area compared to St. Lucie and Martin Counties.

3.1.3 Industry Profile

Employment variables help evaluate the composition of the labor force in a particular market. The types of industry in a geographic area impact the economic conditions of an area. For instance, if an industry requires employees with higher education or technical skills, the types of worker that will most likely locate to the area demand different housing, services, and amenities than would lower-skilled, less educated workers. Also, each industry has a variety of complementary businesses or industries that locate nearby as a result. **Table 3-5** shows a comparison of employment by industry in the study area, the cities of Fort Pierce, Port St. Lucie, and Stuart, and St. Lucie and Martin Counties. The percentages are based on all employees 16 years of age and older.

Table 3-5
Employment by Industry - 1990

	One Mile-Study Area	Fort Pierce	Port St. Lucie	Stuart	Martin County	St. Lucie County
Agriculture, Forestry, Fishing	3.7%	9.8%	2.5%	2.4%	5.0%	5.4%
Mining	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%
Construction	12.9%	8.2%	12.1%	10.7%	11.2%	10.8%
Manufacturing	8.5%	7.1%	9.1%	8.4%	10.1%	8.1%
Transportation	1.7%	3.6%	2.9%	2.9%	3.2%	3.3%
Communications & Public Utilities	2.2%	3.4%	4.5%	3.6%	3.4%	4.1%
Wholesale Trade	4.2%	4.1%	3.4%	1.5%	2.9%	3.8%
Retail Trade	21.3%	21.0%	23.6%	22.0%	20.1%	22.0%
Finance, Insurance, Real Estate	11.0%	4.9%	7.9%	8.7%	7.8%	6.8%
Services (All)	31.3%	31.8%	29.5%	36.3%	33.1%	30.5%
Business and Repair	5.4%	3.9%	5.1%	4.8%	5.5%	4.9%
Personal	3.5%	5.2%	3.7%	4.0%	3.9%	4.1%
Entertainment and Rec.	2.5%	1.1%	2.0%	2.9%	3.1%	1.8%
Health	8.7%	8.9%	9.2%	10.8%	8.9%	8.4%
Educational	6.6%	8.2%	4.4%	8.3%	5.7%	6.2%
Other Professional	4.6%	4.5%	5.1%	5.5%	6.0%	5.1%
Public Administration	2.8%	6.1%	4.5%	3.2%	3.0%	5.0%

Source: US Census, 1990.

Overall, the Services sector is the dominant form of employment in the region. In each area, nearly 30 percent or more of employment is in the Services sector. Employment included in the Services sector include business and repair, personal, entertainment and recreation, health, educational, and professional and related. Of the Service sector employment categories, health services compose the largest percentage of the total at 8 to 10 percent for each area.

The next largest employment sector is Retail Trade. Retail Trade businesses employ over 20 percent of the workforce in each area. The industry ranges from 20.1 percent in Martin County to 23.6 percent in Port St. Lucie. The third largest employment sector is Construction. The one mile-study area has the largest proportion of this industry at 12.9 percent. Port St. Lucie is not far behind with 12.1 percent, while the area with the lowest percentage of construction employment is Fort Pierce.

3.2 Physical Conditions

3.2.1 Land Use

The physical conditions of the CRA were summarized from existing planning documents and maps, Port St. Lucie GIS database, as well as site visits and photographs. The CRA comprises about 1,700 acres, or just over 3 percent of the land area of the City of Port St. Lucie. About 300 acres (approximately 17 percent) is in unincorporated St. Lucie County. The land uses within the county mostly include residential, vacant property, and the 100-acre Lentz Grove. An interlocal agreement was created to deal with county land within the CRA. The CRA is about 3 miles long by 2 miles wide at its furthest points.

Existing zoning and future land use within the CRA were summarized using Port St. Lucie's GIS database. The existing zoning summary (**Table 3–6**) shows the predominance of residential land use within the CRA (53 percent), with single-family residential accounting for the majority (40 percent). Commercial land uses account for about 14 percent, while open space accounts for about 3 percent of the total land area.

Table 3-6
CRA Existing Zoning Summary as of 2001*

Zoning Category	Acres	Percent
Estate Residential	0.2	0.01%
General Commercial	227.5	13.2%
General Use	5.2	0.3%
Highway Commercial	7.0	0.4%
Industrial	1.9	0.1%
Institutional	88.7	5.2%
Limited Mixed District	1.5	0.09%
Mobile Home Residential	4.5	0.3%
Multi-Family Residential	211.0	12.3%
Neighborhood Commercial	5.0	0.3%
Open Space-Conservation	28.1	1.6%
Open Space-Recreational	25.7	1.5%
Planned Unit Development	75.7	4.4%
Professional	25.0	1.4%
Service Commercial	1.1	0.06%
Shopping Center Commercial	0.2	0.01%
Single-Family Residential	694.0	40.4%
Special Exception Use	6.4	0.4%
Warehouse Industrial	10.0	0.6%
Unincorporated St. Lucie County	299.4	17.4%
Unknown	1.1	0.06%
TOTAL	**1,719.2**	**100.0%**

Source: City of Port St. Lucie GIS.
*NOTICE: It is understood that, while the City of Port St. Lucie has no indication or reason to believe that there are inaccuracies or defects in information incorporated in the database, the City makes no representations of any kind, including but not limited to the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied, with respect to the information or data, furnished herein.

The future land use summary (**Table 3-7**) shows the City's desire to balance the variety of land uses within the CRA. Residential land use is expected to decrease to less than 35

percent of the total land area, while commercial land use is expected to increase to 23 percent when land uses are fully implemented. Open space and preservation categories account for about 11 percent of total land area in the CRA, according to the future land use plan. The proposed projects, as described later in the CRA plan, provide opportunities to increase the diversity of land uses beyond that shown in **Table 3-7**.

Table 3-7
CRA Future Land Use Summary as of 2001*

Future Land Use Category	Acres	Percent
Commercial General	387.3	22.5%
Commercial Service	8.1	0.5%
Institutional	50.4	2.9%
Open Space	24.3	1.4%
Preservation	159.5	9.3%
Residential	468.0	27.2%
Residential/Office/Institutional	134.0	7.8%
Utilities	62.6	3.6%
Warehouse/Industrial	108.0	6.3%
Unincorporated St. Lucie County	299.4	17.4%
Unknown	17.9	1.0%
TOTAL	**1,719.5**	**100.0%**

Source: City of Port St. Lucie GIS.
*NOTICE: It is understood that, while the City of Port St. Lucie has no indication or reason to believe that there are inaccuracies or defects in information incorporated in the database, the City makes no representations of any kind, including but not limited to the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied, with respect to the information or data, furnished herein.

3.2.2 Circulation

The street system in the CRA consists of mostly exterior streets that form the boundary of the area. These streets include US 1, Village Green Road, Walton Road, and Lennard Road. There are few interior streets within the CRA, but most serve as connections between US 1 and Lennard Road with the exception of Hillmoor Drive.

Streets are generally classified into four categories: primary arterial, minor arterial, collector, and local. The CRA is bounded on the west by one primary arterial street—US 1. US 1 forms five major intersections with other streets in the CRA-Village Green Drive, Walton Road, Tiffany Avenue ~~Road~~, Jennings Road, and Port St. Lucie Boulevard. Most of the other streets that enter the CRA or are within the CRA are classified as minor arterial or collector streets. There are very few local streets within the CRA.

The City of Port St. Lucie Comprehensive Plan Transportation Element addresses future projected needs and Level of Service improvements for streets in the CRA such as US 1 and Port St. Lucie Boulevard. Additional transportation corridors under study with potential traffic impacts on the CRA include the Walton Road Bridge over the Indian River and ~~West Virginia Drive~~ Crosstown Parkway. ~~West Virginia Drive~~ Crosstown Parkway includes a bridge over the North Fork of the St. Lucie River with ~~two possible connections~~a connection to US 1 at Village Green Drive ~~or Walton Road~~. A general list of current development activity in the CRA is included in the Appendix.

In terms of alternative transportation, bicycle lanes run the length of US 1 in the CRA, however few similar lanes exist on other streets. Sidewalks exist along most of the length of US 1 in the CRA, however they are infrequent along other streets. No traditional fixed-route public transit system exists within the City of Port St. Lucie, although there is a demand-based system of transportation provided through the Transportation Disadvantaged Program. A brief review of current transportation studies for the region showed the establishment of a fixed-route system along US 1 with the Village Green area serving as a transportation hub or multi-modal transit center.

3.2.3 Site Analysis

The objective of a site analysis is to create an inventory and description of the project area's resources and features, as well as to understand what currently exists on the site before recommending planning and design alternatives. Site inventories can include environmental as well as cultural features. From the site inventory, an interpretation or analysis of project features can be used in creating a master plan for the area. The CRA site analysis is described below and shown in **Figure 3-2**.

The CRA has both positive and negative features. The most noticeable negative feature of the CRA is that the US 1 highway corridor fails to give travelers a clear identity of Port St. Lucie; where the city begins and ends. Contributing to this identity problem is the location and auto-oriented nature of buildings along US 1. Most of the commercial buildings are set back hundreds of feet from the road right-of-way and are fronted by expanses of parking, creating a large void between the road and buildings. A good example of this void can be seen at the US 1 and Jennings Road intersection, where over 90 percent of the road frontage is devoted to parking.

A positive action on US 1 was the recent addition of bicycle lanes. However, the lanes appear to get little use, most likely due to the speed of auto traffic on US 1 and the relatively long distances between land uses. The sidewalks along US 1 also appear to get little use. Circles illustrating the distance a pedestrian could comfortably walk in 5 minutes and 10 minutes from two intersections - US 1 and Port St. Lucie Boulevard and Village Green Drive and Tiffany Avenue ~~Road~~ - are shown on the site analysis map. The entire CRA is too large to be a pedestrian-only district, however smaller areas within the CRA could accommodate safer pedestrian and bicycle circulation.

A positive feature of the CRA is the amount of existing open space. An informal greenway runs from the southernmost portion of the CRA to the northeast and northwest corners of the site. The open space is currently used in a variety of ways, such as a 100- acre citrus grove (the Lentz Grove), parks, drainage ponds, and canal systems. A recent expansion by the hospital across Tiffany Avenue ~~Road~~ has encroached on the existing open space. Areas to consider for aesthetic enhancement include the Tiffany Avenue ~~Road~~ park and drainage lake area, and the canal along the northeast edge. With a small investment in trails or trail easements, the greenway has the potential to become valuable passive and active recreation space.

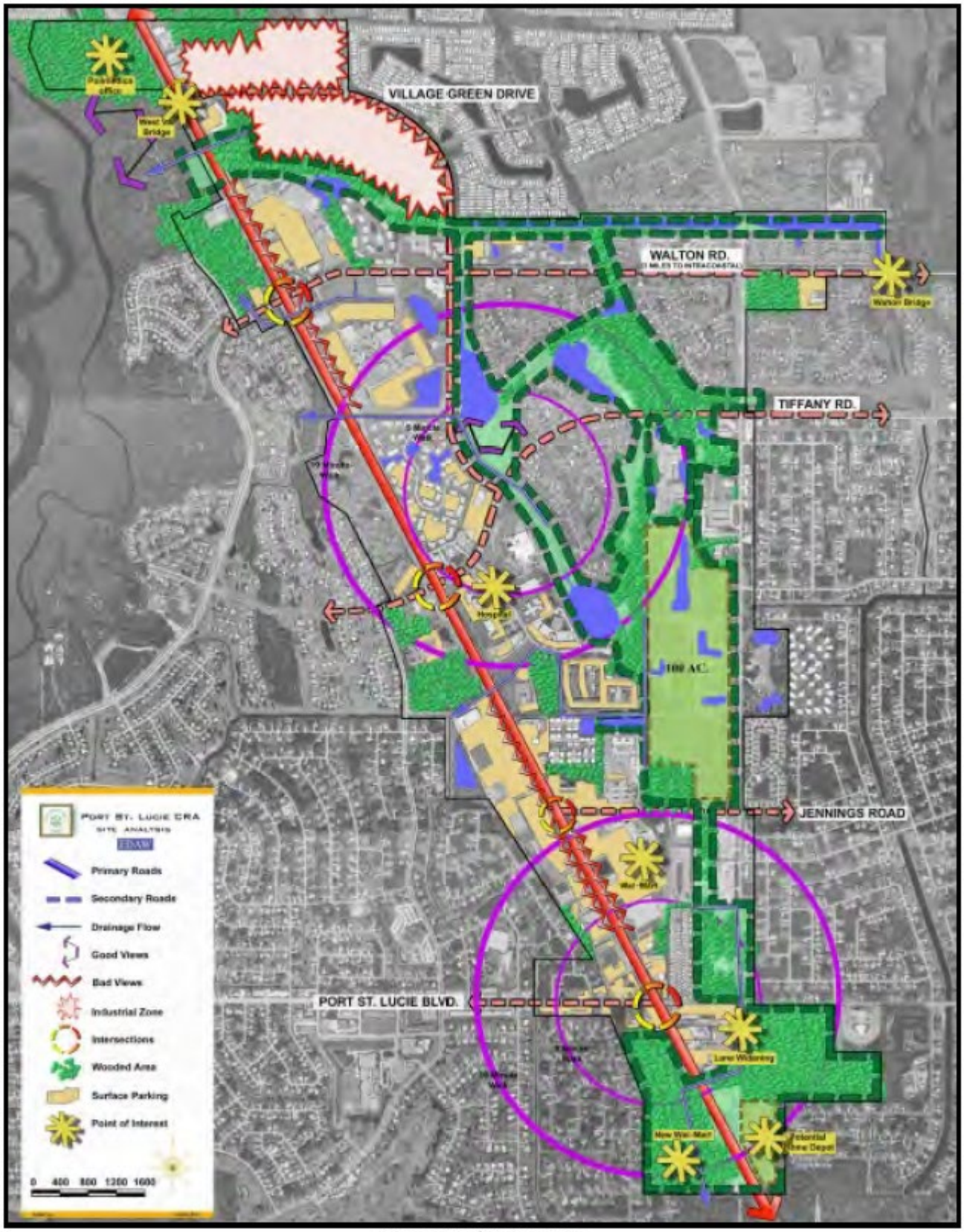


Figure 3-2: Site Analysis

The topography of the CRA is relatively flat and water drainage has been extensively modified. There are several large drainage ponds located in the northern portion of the CRA. For the most part, the CRA drains from east to west. Natural conveyance systems have been replaced by canals, culverts, and pumping stations. During heavy storms, some flash flooding occurs in the southern portion of the CRA according to the City. The drainage systems within the CRA will have to be studied and reworked to accommodate larger developments.

Residents have reported sandhill crane and wood stork sightings in the area. The sandhill crane is currently listed as threatened by the Florida Fish and Wildlife Conservation Commission (FFWCC). The wood stork is currently listed as endangered by the FFWCC. Before large-scale development occurs in the CRA, an on-site survey by a wildlife biologist should be conducted to determine possible effects on sandhill crane and wood stork habitat.

The major commercial areas in the CRA are along US 1 and include the Village Green, Towne Center, and Marketplace shopping centers. These commercial areas contain a variety of retail and office uses, from Wal-Mart to grocery stores to county government offices and a call center. Current development activity in the CRA is listed in the Appendix. Current projects include the ~~relocation of Wal-Mart from its current location to the southwest end of the CRA, the addition of a new PolyMedica office and warehouse on the northwest end along US 1, and~~ hospital expansion near the intersection of Tiffany Avenue ~~Road~~ and Village Green Drive.

Proposed transportation projects such as the potential Walton Road bridge and the ~~West Virginia Drive~~ Crosstown Parkway bridge will influence land use in the area around the US 1, Walton Road, and Village Green Drive intersections. With construction of the bridges, traffic along Walton Road will likely increase, making the Village Green shopping center area a highly visible commercial area with potential for redevelopment. Highly visible areas, such as the five major intersections with US 1 have the potential for becoming entrance markers or gateways for the City.

The construction of the ~~West Virginia Drive~~ Crosstown Parkway bridge will open up views to the North Fork of the St. Lucie River. Locations that could take advantage of existing and new views of natural features are shown with arrows on the site analysis map. Other areas in the CRA that have considerable redevelopment potential include the industrial area located in the north, the 100-acre citrus grove on the western edge, and vacant parcels located along the southern border.

3.3 Citizen Planners-Stakeholder Interviews

Although the site analysis contains the consultants' assessment of existing conditions and potential redevelopment areas, it is important to take advantage of local knowledge and experience regarding the positive and negative features of the CRA. The consultants, along with the City of Port St. Lucie planning staff, relied on one-on-one interviews and public workshops to obtain local knowledge about the CRA.

The consultant team conducted stakeholder interviews between January 29-February 1, 2001. This section summarizes the findings from 25 interviews. Stakeholders were identified from a list of active community representatives, political leaders in the city and county, and major landowners within the CRA. Interviews were conducted in person or by phone. The stakeholder survey is included in the Appendix. The survey contained questions pertaining to 10 broad planning categories that focused on the following major issues:

General Overview
Land Use
Urban Design
Parks/Open Space
Housing
Neighborhood
Transportation
Economic Development
Entertainment
Overall Vision

Most questions were open-ended, allowing the respondents to raise any issue of importance. Several questions were structured with scaled responses to permit direct comparison among participants. Below is a brief summary of each section.

3.3.1 General Overview

The majority of the respondents identified land use and transportation as the main issues facing the city. Respondents commented that a better mix and integration of land use is needed; currently there are not enough non-residential areas. Transportation issues consisted mostly of traffic and bad overall circulation.

Most respondents viewed the US ~~1~~ Highway One corridor as the biggest strength of the CRA. Available land was viewed as a great opportunity for new development. Respondents felt favorably about the hospital and medical-related growth in the area. Other strengths include the open space and recreation opportunities as well as the supply of commercial land. The appearance and layout of the Village Green shopping center was viewed as the biggest weakness of the CRA. Connectivity between areas was also a major concern as well as traffic. Respondents noted that the unincorporated areas within the boundary were a weakness. Many respondents said that the appearance of the low-density development was a detractor for the study area.

Respondents expressed both positive and negative feelings about current zoning. Most negative comments were that zoning was not strong enough. Suggestions to improve zoning included reducing the number of categories, stricter regulations, a quicker administrative process and architectural design standards. Respondents identified the lack of a "town center" and social public gathering place as an issue that the CRA plan needs to address. Another major issue is the lack of good employment opportunities for residents. Respondents also wanted design standards and the lack of quality retail businesses to be addressed. Respondents felt that current land use and design is too auto-oriented.

For the CRA plan to be a success, respondents believed that that ownership and support of the plan was most important—not just ownership by the city council and planning department, but by the community. Many stakeholders said the CRA plan should focus on redeveloping Village Green and vacant parcels. They felt that a mix of uses is important for the plan to be successful. This should include new entertainment opportunities, retail, housing and preservation and connectivity of greenways and open space.

3.3.2 Land Use

The majority of stakeholders commented that development in the hospital and medical area is very positive for the city. Some also stated that there was a good mix of uses throughout the CRA. Many respondents felt that current development lacked cohesion and was not dense enough. Most said that the Village Green shopping area was a priority for redevelopment. They commented that there was also too much strip development.
Finally, too much auto-oriented development is occurring.

With respect to the service mix, most respondents would prefer more upscale alternatives for shopping and dining out. Many said that there currently is a good mix of services overall. Respondents rated the following services/land uses on a scale of 1 to 5, with 5 representing the strongest interest in seeing more of the land use provided in the study area. **Table 3-8** shows the average score and ranking of service/land use types desired for the CRA. Interviewees showed a strong interest in adding entertainment, professional offices, and specialized retail. They were not as interested in seeing more large scale commercial and residential uses.

Table 3-8
Service or Land Use Desired for the CRA

Service/Land Use	Ranking	Average Score
Entertainment	1	4.5
Business/Professional Offices (accountants, banks, lawyers)	2	4.2
Specialized Retail (novelty, antique shops)	3	4
Personal Services (hair salon, dry cleaning)	4	2.9
Residential	5	2.9
General, Larger Scale Commercial (grocery & drug store)	6	2.4

3.3.3 Urban Design

When asked to identify a feature of the CRA that gives a positive sense of place, most could not identify any. A few respondents noted the Lentz Grove property provided some identity.

Respondents believed that the existing buildings need to be renovated. Many suggested improving design standards and then renovating existing buildings to the new standards. New development should fit in with the existing development. Some also suggested better connections between uses. Strip development was noted as the biggest appearance problem in the CRA. Respondents also mentioned a lack of landscape enforcement. Other issues noted as appearance problems were the Village Green shopping center and large parking lots and building setbacks.

Interviewees rated the following four development types on a scale of 1 to 5, with 5 representing the strongest interest in seeing more of the development type provided in the CRA. **Table 3-9** shows the average score and ranking of development alternatives preferred for the CRA. Respondents expressed the strongest support for new office and professional buildings along with mixed-use developments. They also favored converting the existing strip centers to other uses.

Table 3-9
Preferred Development Types for the CRA from 2001

Development Type	Ranking	Average Score
New office/professional buildings	1	4.4
Mixed-use developments (combine retail and housing)	2	4.4
Conversion of existing buildings (strip centers into other uses)	3	4.2
Traditional Neighborhood Design	4	3.4

3.3.4 Parks/Open Space

A large majority of respondents wanted to see more parks, open space or trails of some kind in the CRA. Many commented that it would be great to connect neighborhoods and existing open spaces such as the Savannas Preserve with a bike network throughout the CRA.

3.3.5 Housing

There were many characteristics noted about the current housing stock. Many people replied that the homes were too small and lacked variety, a bad mix of housing stock. Many people also mentioned the deteriorated conditions of some of the houses and the lack of landscaping. Some felt this was due to the high number of rentals with absentee owners. To improve this condition, they suggested rehabilitating existing housing using new design standards and offering incentives to homeowners to achieve this goal.

Most respondents noted that there was an imbalance in the supply of owner housing and rental housing. Overall, they thought that there was too much rental housing. Interviewees rated the following five alternative housing types on a scale of 1 to 5, with 5 representing the strongest interest in seeing more of the housing type offered in the CRA. **Table 3-10** shows the average score and ranking of desired housing alternatives.

Table 3-10
Preferred Housing Alternatives for the CRA in 2001

Housing Type	Ranking	Average Score
Townhomes	1	3.6
Condominiums	2	3.1
Duplexes	3	2.3
Multi-family rental complexes	4	2.2
Single-family detached homes	5	2.1

Stakeholders would prefer to see more townhomes in the area. They also heavily favored condominiums. The least desired housing type is the single-family detached home.

3.3.6 Neighborhood

The majority of the respondents did not think there were any neighborhoods that have problems related to noise, traffic, or light caused by nearby commercial or industrial activity. Some did mention that the homes along Walton Road might have this problem. Many respondents said that what gives a neighborhood a special character is a good mix of ages and the people—people who bond in the community. They also mentioned that appearance and landscaping give a neighborhood character.

3.3.7 Transportation

The majority of the stakeholders cited lack of connectivity as a transportation obstacle. The disconnected nature of roads within the boundary forces long trip times. Suggestions for improvement include adding and widening roads as well as providing public transit opportunities. Interviewees rated the following five alternative transportation modes on a scale of 1 to 5, with 5 representing the strongest interest in seeing more of the transportation type offered in the CRA. **Table 3-11** shows the average score and ranking of preferred transportation modes.

Table 3-11
Alternative Transportation Modes for the CRA in 2001

Transportation Mode	Ranking	Average Score
Walking	1	4.5
Bicycling	2	4.4
Bus	3	3.7
Carpooling/Park-n-ride lot	4	3
Light rail (trolley/streetcar)	5	2.9

Most respondents would like to see development that would allow residents to walk and bike. The least valued mode of transportation is light rail. Many interviewees did not think that traffic was a problem in their neighborhood. However, the ones that responded expressed concern over traffic speeds. One reason cited for high speeds was roadway design. They also suggested creating more internal connections. Almost all respondents

believed there was adequate parking in the study area. A few commented that there are parking needs near the hospital.

3.3.8 Economic Development

Responses to threats to business viability included the fact that Port St. Lucie is not a shopping destination and not a demographic pull for businesses. Access to and connectivity between business locations was seen as problematic. Stakeholders suggested that incentives to businesses would be the greatest asset to investment in the CRA. They also believed strongly about providing diverse shopping opportunities. Respondents said that a clean, attractive environment would attract shoppers and businesses.

The most requested new commercial use was entertainment. Restaurants were also mentioned frequently. Many respondents stated there was a need for more office and professional businesses. The majority of stakeholders identified the Village Green shopping center as a focus for redevelopment. Another site, the Lentz Grove property, was also mentioned as a focus area.

3.3.9 Entertainment

The most desired form of entertainment for the CRA is a movie theater. Many respondents suggested an IMAX theater. Respondents also felt strongly about adding restaurants to the area. Several people also stressed the need for entertainment for different age groups and families.

3.3.10 Overall Vision for the CRA and City

When asked to define what should be the city's first priority in making improvements to the CRA, most participants focused on the Village Green shopping center. They stated that this area should be redeveloped first. When envisioning the city in the future, respondents frequently mentioned the following:

- Nice looking homes
- Diversity of land uses in the city
- Attract higher income individuals
- Easy access
- Planned growth
- Enhanced city image

When asked how respondents would like Port St. Lucie to change over the next 20 years, respondents replied:

- More centralized services
- No sprawl
- New houses
- Increase in income level
- Improved roads
- Self-sufficient community
- Pedestrian-oriented/multi-modal transit

Specific responses from the stakeholder interviews are included in the Appendix.

3.4 Citizen Planners-Public Meetings

Public meetings were held on February 1-2 and March 5, 2001. Opportunities for input at the February public meetings included a preference survey regarding the existing and desired character of the CRA, general comments received during the meeting, and a visioning exercise to describe the CRA area and the community of Port St. Lucie ten years into the future. From the stakeholder interviews and the workshop exercises, the planners translated ideas and comments onto paper to create two alternative planning concepts for the CRA. Participants were able to see the planning concepts evolve before them at the meeting.

At the March meeting, the public was brought up to date on the input received since February. All of the information and materials presented at the February meetings were displayed for public reaction and comment. In addition, the participants were invited to prioritize projects to jump start redevelopment in the CRA. Input from the public meetings is summarized below.

3.4.1 Preference Survey

The preference survey was conducted as a red dot-green dot exercise. First, the participants viewed a series of photographs of existing development in the CRA. Individuals placed red dots on the places or types of development that they disliked and green dots on places or development they preferred. Next, the participants viewed a series of photographs of other communities. The photographs were organized by design elements with pictures of town centers, roadway designs, streetscape elements, landscape lighting styles, and site furnishings. Again, individuals placed red dots on places or development that they disliked and green dots on places or development they preferred.

The results of the preference survey are shown in **Figures 3-3 to 3-10**. Green dots were recorded as a "yes" ("yes, I like the image or character of the place or development shown"). Red dots were recorded as a "no" ("no, I do not like the image or character of the place or development shown").

Photographs of existing development in the CRA were divided into three zones. Zone One images covered the area adjacent to the US ~~1~~ Highway One corridor. Zone Two images covered areas around the periphery of the CRA, including Village Green Road to Lennard Road to the Port St. Lucie-US-Highway One-Lennard Road intersection. Zone Three images covered interior areas of the CRA (see **Figures 3-3 to 3-5**).

The most preferred image in Zone One shows a pedestrian space with sidewalk and landscaping. The least preferred image was an older, typical commercial sign followed

closely by a wide road expanse. The most preferred image in Zone Two shows water and open space. The least preferred images included many of the commercial developments. Finally, in Zone Three, the most preferred images were those of open space and trees. The least preferred image shows a roadway design.

Preferred and non-preferred design elements for town centers, roadway designs, streetscape elements, landscape lighting, and site furnishings are shown in **Figures 3-6 to 3-10**. Many of these design elements were rated as favorable, with a few exceptions. These character preferences will guide decisions for specific design projects within the CRA.











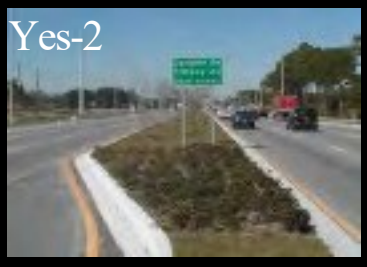




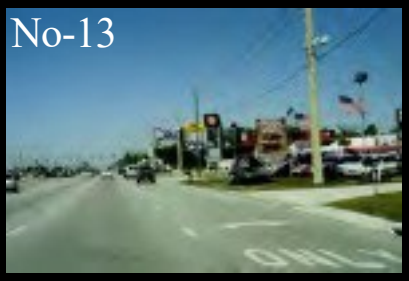




Zone One













EDAW



Figure 3-3: Preference Survey-Zone One

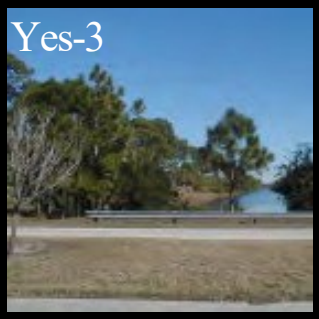


















Zone Two











EDAW

Figure 3-4: Preference Survey-Zone Two

















Zone Three













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Figure 3-5: Preference Survey-Zone Three

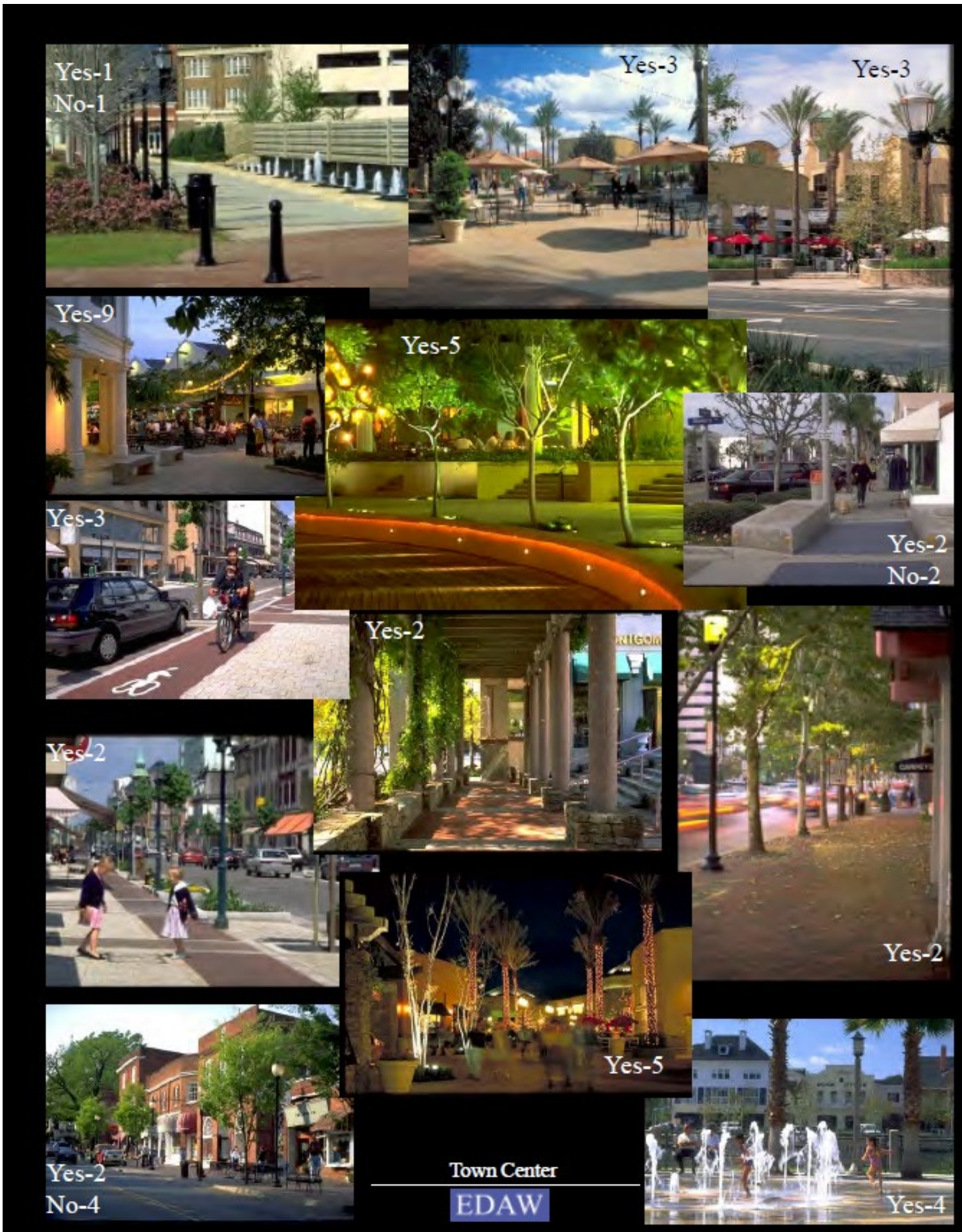


Figure 3-6: Preference Survey-Town Centers



Figure 3-7: Preference Survey-Roadway Design

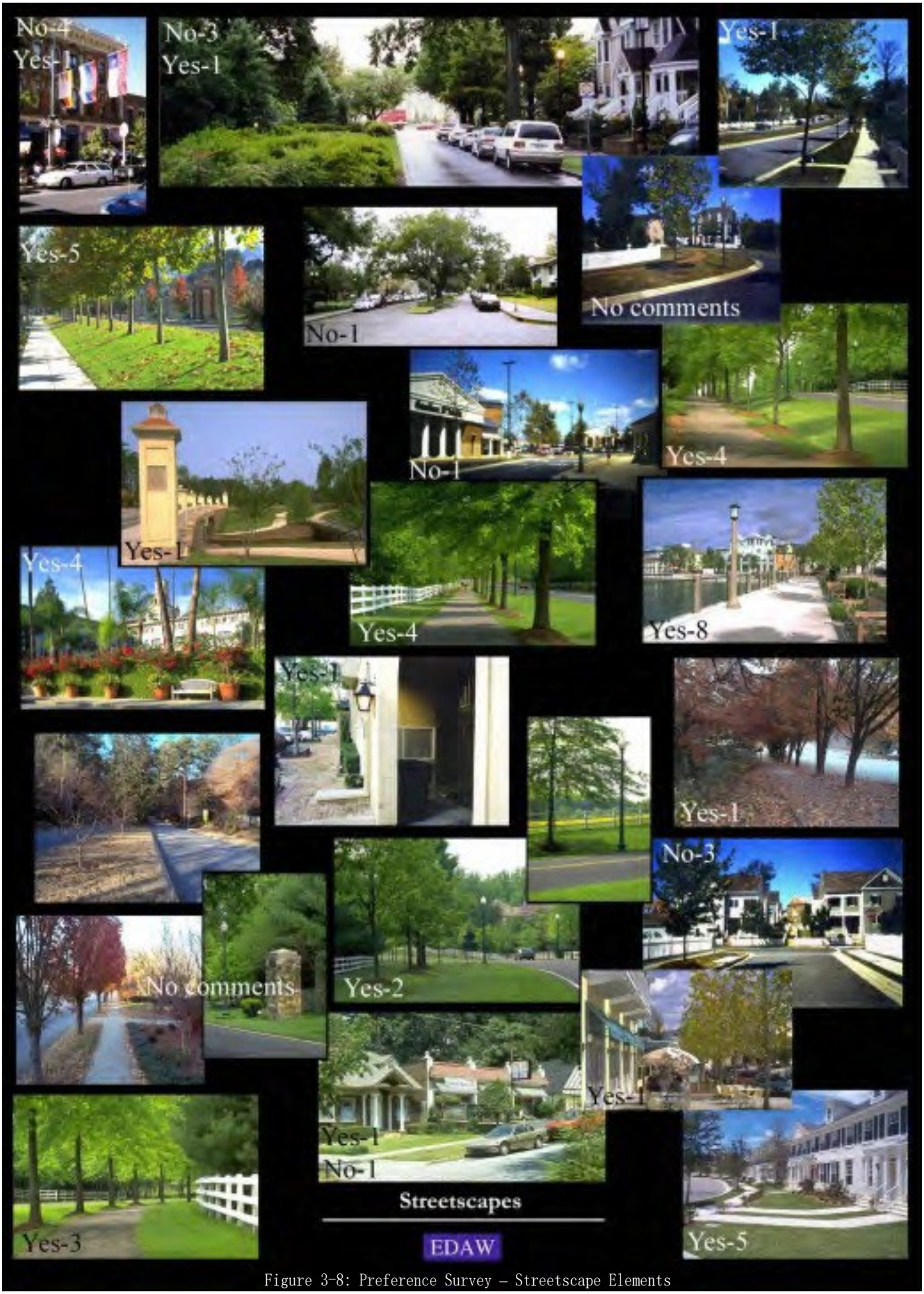


Figure 3-8: Preference Survey – Streetscape Elements

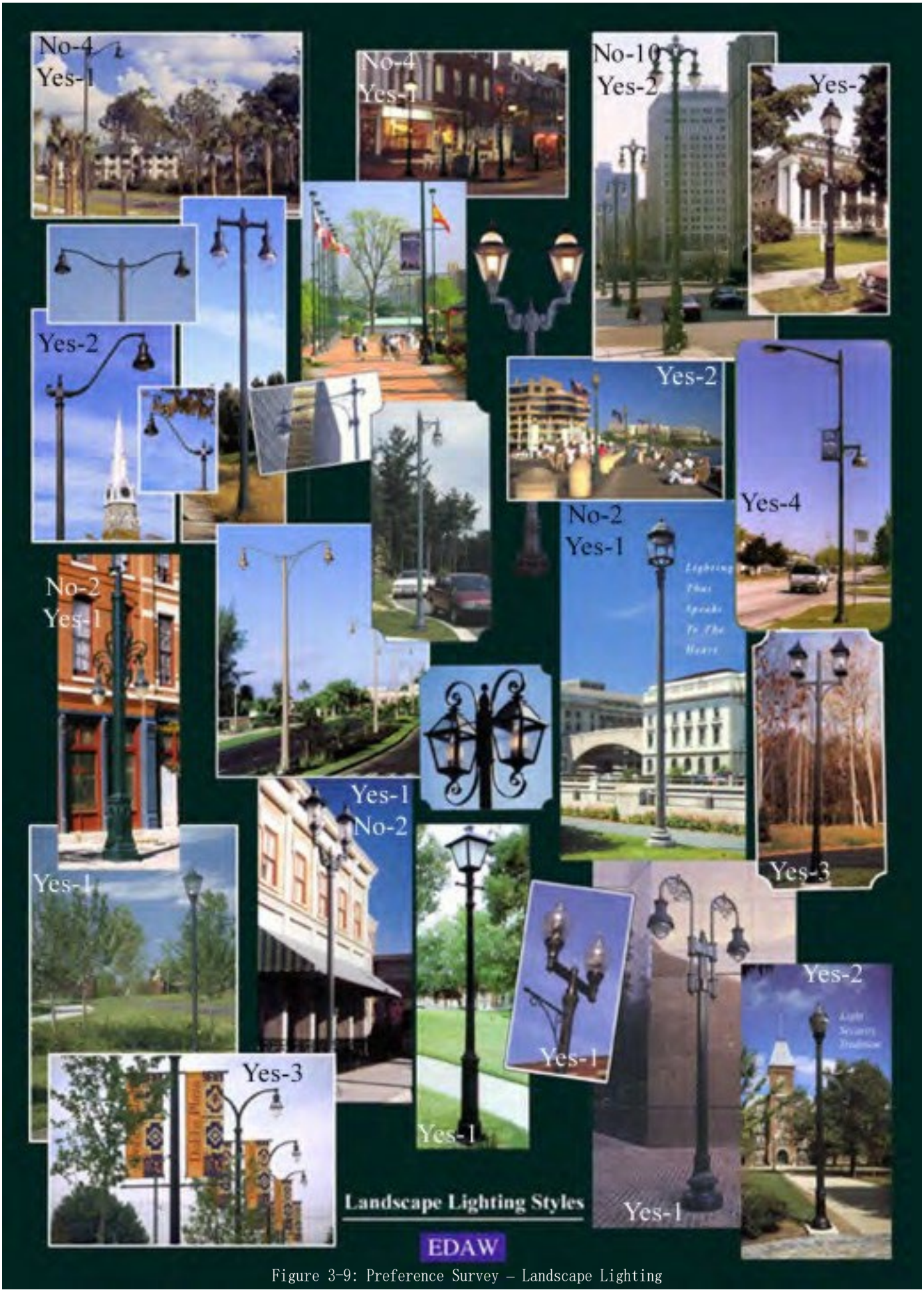


Figure 3-9: Preference Survey – Landscape Lighting

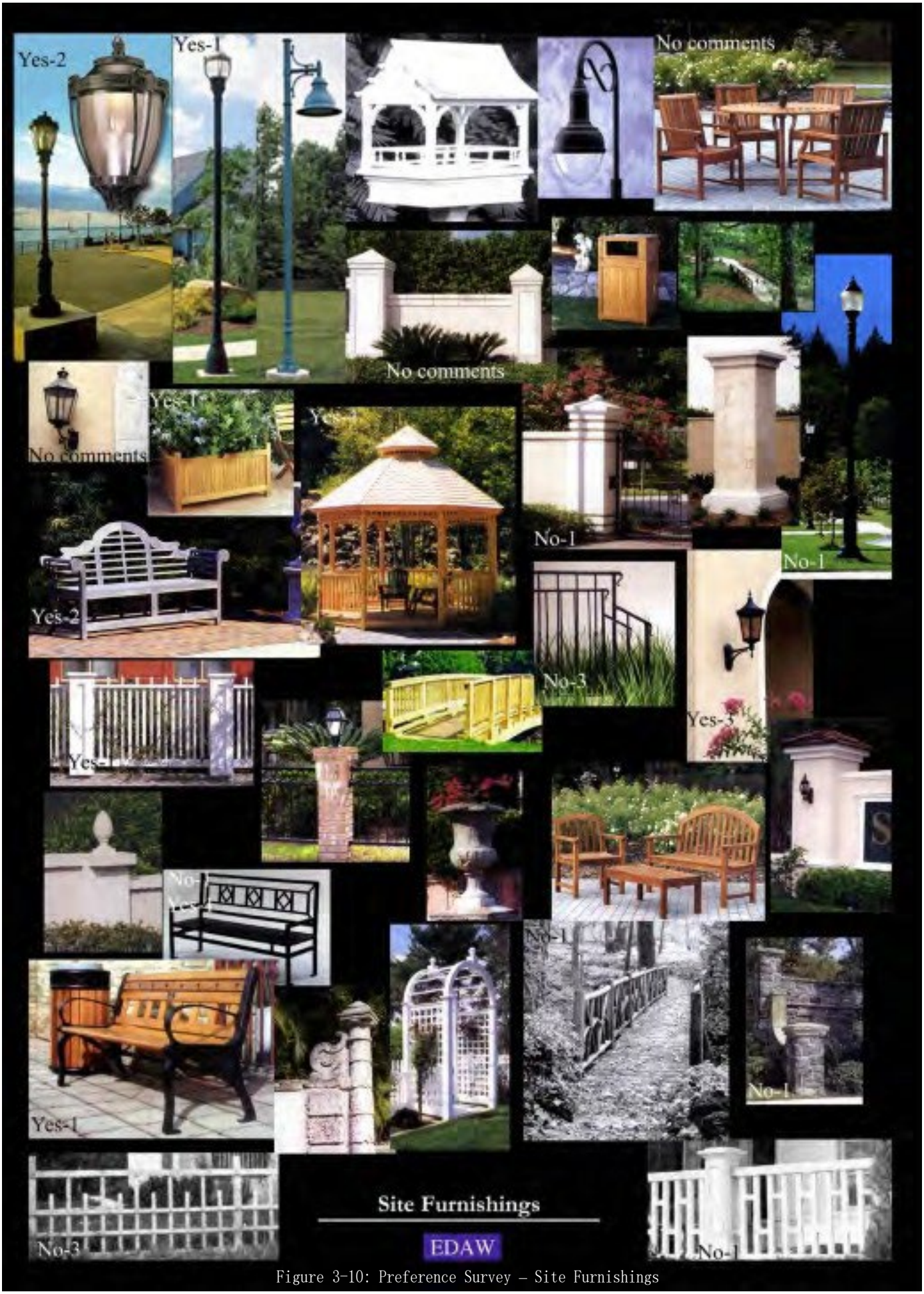


Figure 3-10: Preference Survey – Site Furnishings

3.4.2 Visioning Exercise

For the visioning exercise, citizens were asked the following question:

"Picture yourself talking to a friend who moved away from Port St. Lucie. It is ten years in the future and the CRA has been a success. How would you describe your community to them?"

The responses to the visioning exercise were both general and specific. Comments included making the City of Port St. Lucie truly a city for all ages to now having a downtown that contains a variety of cultural, entertainment, and recreation options. Some of these options included a performing arts center, restaurants, coffee shops, big retailers, sports fields, and parks. All of the responses to the visioning exercise are included in the Appendix. Next, two alternative concepts for the CRA were distilled from the public comments and visioning exercise and presented to the public.

3.4.3 Alternative CRA Concepts

The initial drawings of concepts A and B are shown in **Figures 3-11 and 3-12**. The major elements of concepts A and B are presented below, followed by additional public comments about each. The main difference between the two concepts involves the location of the town center or pedestrian district.



Figure 3-11: CRA Charette – Concept A

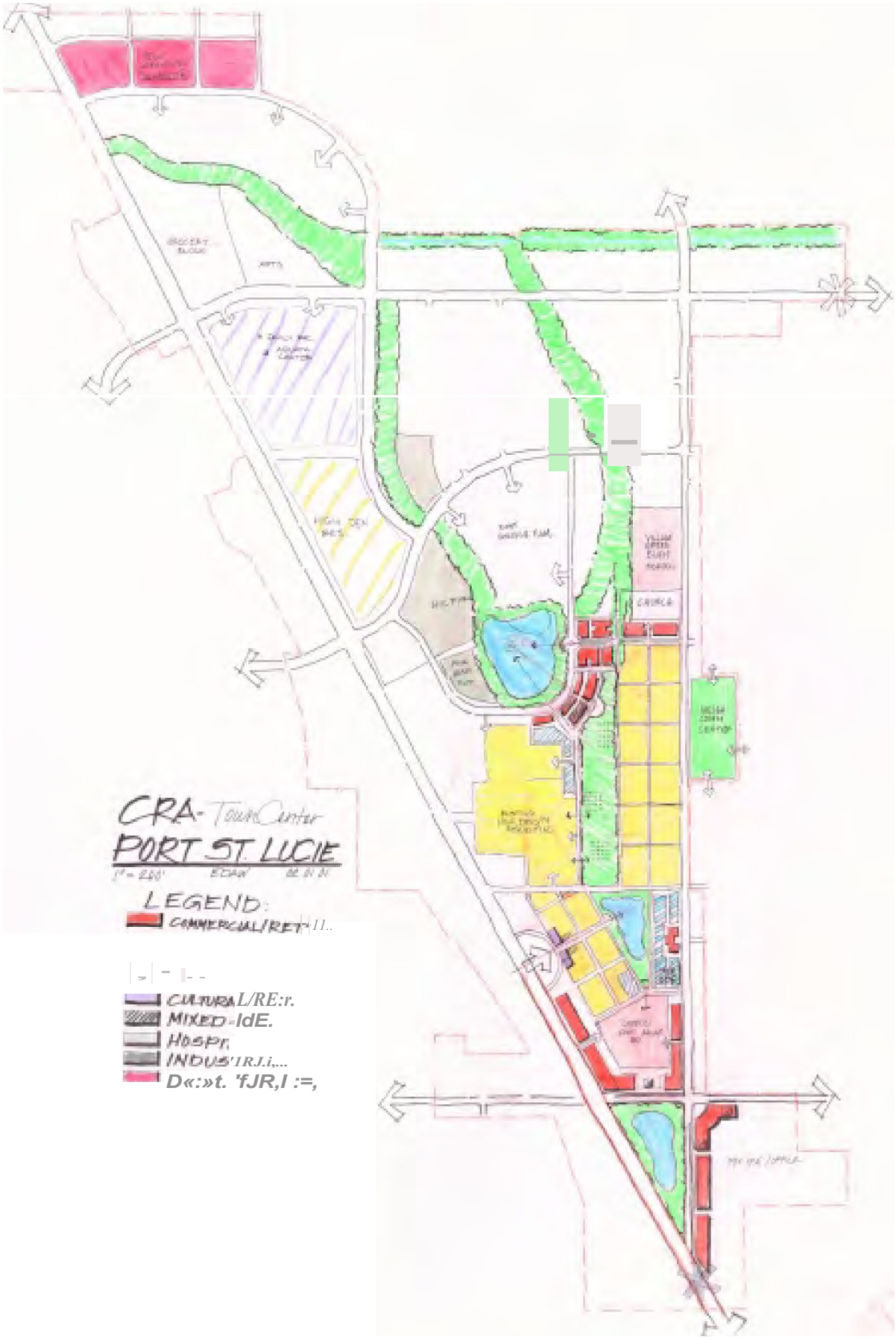


Figure 3-12: CRA Charette – Concept B

Concept A Description

- Shopping in south, commercial "big box" retail district
- Pedestrian walking district in north (town center)
- Commercial, retail, office, and multi-family in the south
- Bring new Wal-Mart development to street and add small retailers in front with parking on sides and in back.
- Greenway to link shopping in the south to the pedestrian district in the north
- Expand medical district to straddle both sides of US 1 to include existing hospital and new 10 acres in the east.
- Civic community center in east central part
- Residential development south of pedestrian district on US 1. This will give residents the opportunity to walk to the pedestrian district.
- Ability to view the town center from three places
- Cultural arts center, hotel with conference center
- Neighborhood and housing revitalization
- Incubator for businesses artisan live-work area (industrial area in north)

Comments on Concept A

- Create a shuttle bus between north and south ends of district (along US 1)
- Need place in the plan for kids to go
- Make the town center safe, secure, and accessible
- Add seating areas and more landscaping around drainage features (lake) similar to City of Fort Lauderdale
- Trolley bus that makes a US 1 and Riverwalk loop
- Sidewalks
- Stoplight at Rushing and Walton Roads
- No metered parking in the town center

Concept B Description

- Town center located next to the elementary school and hospital area
- Shows an entrance to Port St. Lucie from Port St. Lucie Boulevard and US 1
- Town center is focused within hospital area
- Continuing education and mixed-use developments
- Higher density housing
- Connect residential neighborhood and families with the elementary school
- Greenway connecting south to north
- Family recreation opportunities in the north

Comments on Concept B

- Make town center livable
- Instill pride of community
- Schools
- Draw Martin County residents in
- Create/allows direct turnpike access

3.4.4 Comment Cards

In addition to the exercises above, cards were available for submitting written comments about the CRA and the planning process. The comments from both the February and March public meetings are included in the Appendix. Many of the comments concerned traffic congestion on the southern and eastern boundary of the CRA. Others suggested ideas about appropriate land uses in the CRA and those uses that should be the focus of a town center. A performing or cultural arts center was a popular item among residents, but they said that there should be a variety of entertainment options for all ages.

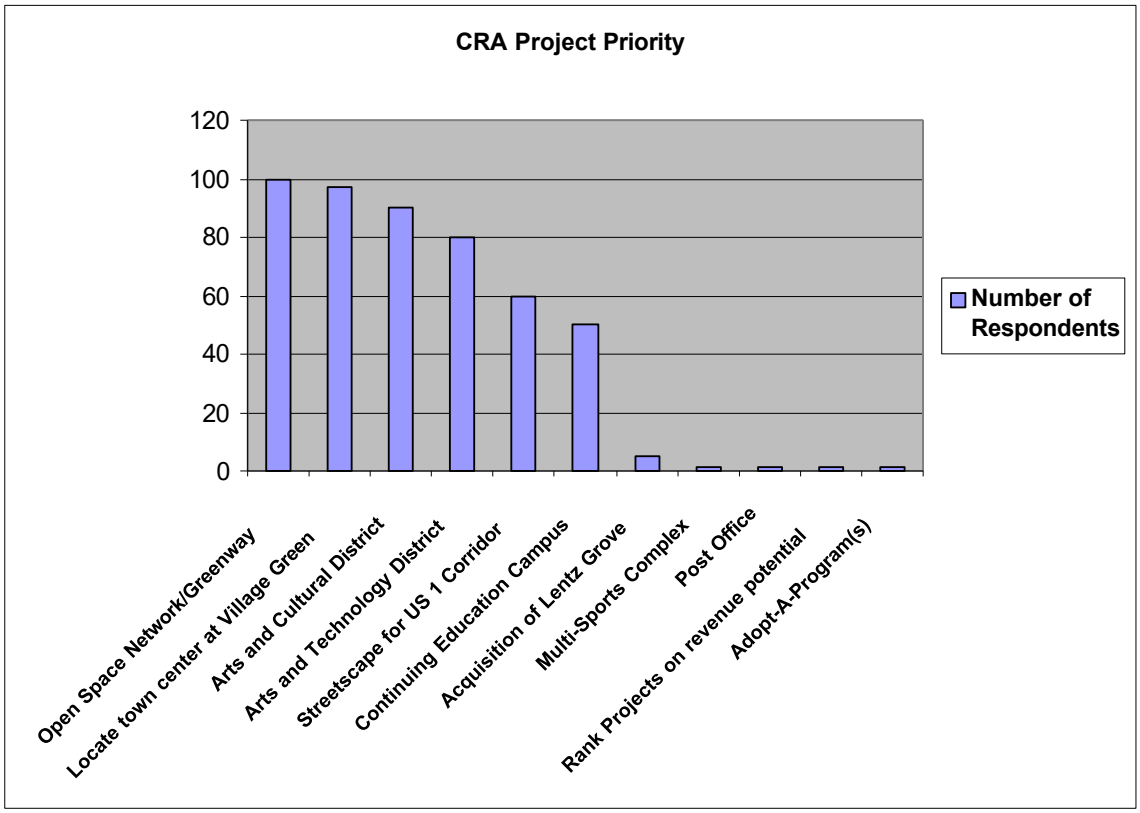
Some residents expressed concerns about vacant and underutilized properties as well as the displacement of existing residential areas. The Village Green area was mentioned frequently as a starting point for redevelopment and as an appropriate location for the town center. Other comments concerned clarification of the CRA legal issues such as condemnation power and funding for redevelopment.

3.4.5 Additional General Comments

Additional general comments were recorded at all the public meetings. These comments are also included in the Appendix. Road improvements to solve traffic congestion and the amount of traffic that would be generated by the CRA continued to be a main concern. Additional issues involved the implementation of the CRA plan such as management responsibility, property condemnation, the city-county interlocal agreement, and funding sources. The preservation of green space and the reliance of wildlife like the wood stork on the drainage ponds in the CRA were noted environmental issues. The ultimate success of the plan was noted as relying heavily on business owner, landowner, and resident support of the project.

An informal poll was taken at the March 5, 2001 public meeting to begin the process of ranking CRA ideas and projects. Out of over 100 persons in attendance, most felt the highest priorities included: 1) the location of the town center at the existing Village Green shopping center, 2) the creation of an open space network/greenway, and 3) the addition of an arts and/or cultural center or district as a main attraction of the town center. Other projects and ideas were desired but ranked lower. These included an arts and technology district, the continuing education campus, and streetscape for the US 1 highway corridor. **Figure 3-13** shows the results of the poll.

Figure 3-13



Concepts A and B were refined and updated throughout the planning process as more information and comments were obtained. Concepts A and B were then combined into one plan using the most desired elements from each concept. The evolution of Concepts A and B are shown in **Figures 3-14 and 3-15**. The concepts were also posted on the City of Port St. Lucie web site for public access.

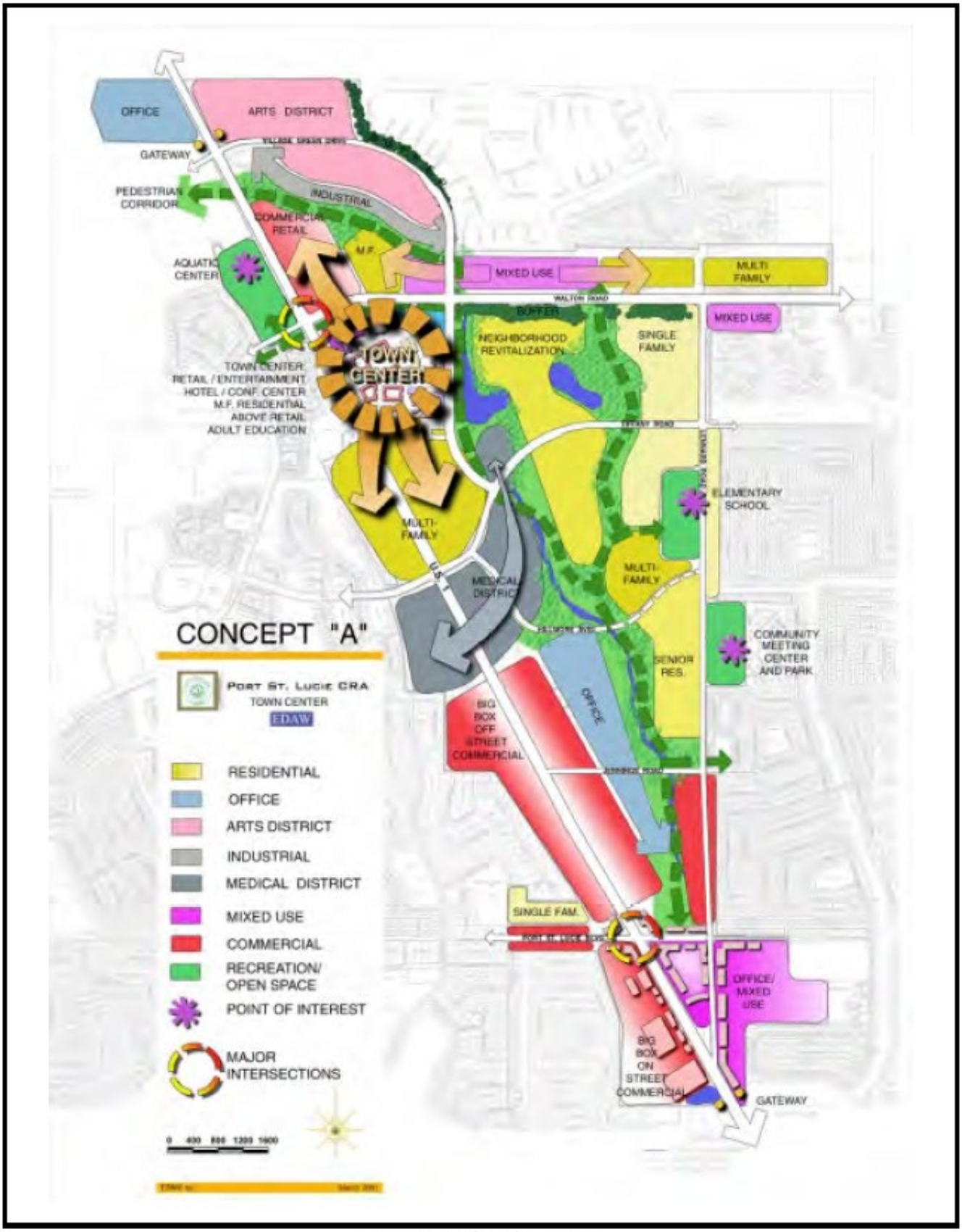


Figure 3-14: CRA Concept A

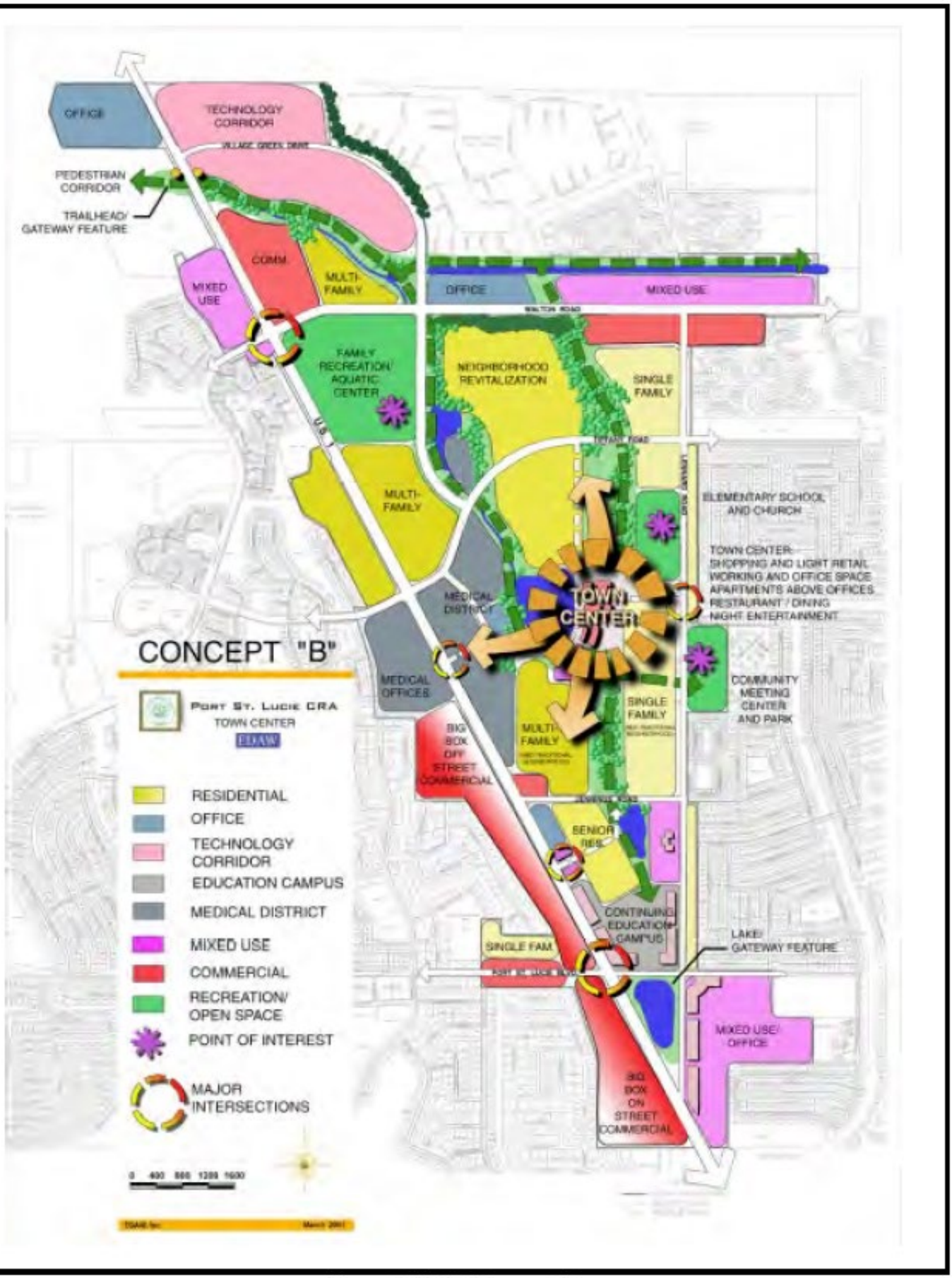


Figure 3-15: CRA Concept B

3.5 Vision

Creating a vision statement and the goals, objectives, and policies to attain that vision involved distilling stakeholder interviews and public input into a focused planning document and master plan for the CRA. The master plan for the CRA is discussed in the next section. The overall vision for the revitalization of the CRA is:

> ***The City of Port St. Lucie's Community Redevelopment Area will be a central gathering place that creates an identity for the city as well as provides entertainment and economic opportunities. The area will include a variety of development districts and connective open space to better serve Port St. Lucie's current and future population.***

To achieve this vision, more detailed goals, objectives, and policies were summarized from stakeholder interviews, planning staff work sessions, and public meetings. Ten major goals were identified from this input. The objectives are more measurable than the goals and the policy statements identify ways to implement the goals and objectives.

GOAL 1: **Promote and support the creation of a mixed-use development area that contains office, commercial, and housing uses. This area will serve as both an identifiable town center and regional attraction for the City of Port St. Lucie.**

Objective: The CRA will take specific actions to promote local and regional attractions or entertainment including uses such as arts and cultural facilities, shopping, institutional, medical and recreation-related office and industries and diverse housing types within the Community Redevelopment Area.

Policies: Market the CRA master plan to attract quality developer(s) and create partnerships to develop desirable office and commercial space.
Development will be timed in conjunction with the provision of supporting infrastructure and community facilities.

Implement land development regulations to encourage mixed-use developments in designated areas of the Community Redevelopment Area.

Consider public-private partnerships or other incentives to create mixed-use projects in appropriate areas in order to diversify development patterns.

This goal is consistent with the goals, objectives, and policies described in Section 1, the Future Land Use Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 2: Promote and support the creation of entertainment venue(s) for all ages.

Objective: Identify appropriate areas for a variety of entertainment venues to provide space and opportunities for local and regional groups to participate in free or pay events. The entertainment venues should include space for passive and active events such as shopping, dining, art and cultural festivals, or sporting events.

Policies: Support design concepts in the Community Redevelopment Area Master Plan that promote entertainment venues and community interaction.

Consider cost sharing efforts in the design and infrastructure that results in entertainment related development. Additional effort should include event programming for public spaces and partnerships with private corporations and individuals to bring events to the entertainment venues.

Make code changes to limit uses that do not support the vision of the CRA Master Plan per the design ideas and district concepts in the plan.

This goal is consistent with the goals, objectives, and policies described in Section 8, the Economic Development Element, and Section 1, the Future Land Use Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 3: Establish and coordinate the creation of an open space network within the Community Redevelopment Area that connects land uses such as parks, commercial, and residential via pedestrian, bicycle, and transit access.

Objective: Connect new open spaces within the CRA to surrounding land uses, open spaces, and trails. Land uses should be accessible to all alternative transportation modes such as pedestrian, bicycle, and transit.

Policies: Develop programs and fund projects for open space improvements within the Community Redevelopment Area to meet requirements established in the City of Port St. Lucie Comprehensive Plan.

Consider incentives and regulations to provide open space in conjunction with development projects.

Develop an overlay zoning district to integrate open space and development in accordance with the CRA master plan vision.

Seek input from and partner with the water management district to incorporate new drainage infrastructure as part of open space network.

This goal is consistent with the goals, objectives, and policies described in Section 7, the Recreation and Open Space Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 4: Improve access and visibility for the Port St. Lucie town center by upgrading exterior traffic circulation around the CRA and establishing interior circulation.

Objective: Designate and program specific improvements related to traffic circulation, access and urban design. Perform necessary traffic studies for improvements.

Policies: Connect Hillmoor Drive to Lennard Road as a future transportation improvement in relation to a mixed-use project on the Lentz property.

Designate urban design, lighting, streetscape and entry feature design improvements at major gateways in the CRA.

Consider parking lot design that encourages pedestrian activities near mixed-use developments such as on-street parking, parking structures or multiple (but smaller) parking areas.

This goal is consistent with the goals and objectives described in Section 2, the Transportation Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 5: Promote and support the development of a variety of housing types within the CRA.

Objective: Designate specific locations in which to diversify the existing housing stock to provide a pedestrian presence within the CRA.

Policies: Encourage mixed-use and traditional neighborhood developments and conversion of existing buildings at key locations in the CRA.

Encourage mixed-use developments at the Village Green and Lentz Grove property to diversify land uses.

Provide a variety of housing types near the hospital and medical facilities to promote people living near workplaces.

Develop incentives for the revitalization of single-family neighborhoods within the CRA to improve appearances and increase taxable value of properties.

Encourage the redesign of existing multi-family housing developments for better multi-modal access and integration with the CRA.

Develop a relocation housing assistance plan (including State Housing Initiatives Program and Community Development Block Grants) if necessary to implement specific future projects for redevelopment.

This goal is consistent with the goals, objectives, and policies described in Section 3, the Housing Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 6: Promote and support the creation of "use districts" or enhance existing use districts by attracting related businesses.

Objective: Designate the following districts in the CRA Master Plan: medical, arts and technology, town center, office, mixed-use, commercial, and recreation. Each district should have a distinct character but maintain connections between districts or allow mixing of compatible uses.

Policies: Provide and program future infrastructure improvements related to the various districts within the CRA Master Plan.

Provide incentives to encourage voluntary redevelopment of appropriate areas within the districts.

Target future land use changes needed to carry out the use district concept.

Develop a zoning overlay to allow for development and design ideas that support each district.

Enhance existing use districts such as the medical district by providing room for business growth.

This goal is consistent with the goals, objectives, and policies described in Section 8, the Economic Development Element, and Section 1, the Future Land Use Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 7: Plan and support transportation connections to future regional transit routes on major corridors such as US Highway 1.

Objective: Designate future programs that may serve possible alternative transportation modes.

Policies: Coordinate with Community Transit services to designate areas for future transit services.

Promote opportunities and development designs that encourage people to walk to places after they arrive at the CRA.

Consider future transit services such as buses or trolleys to and within the CRA to reduce traffic congestion.

Encourage complementary development such as a hotel and conference center adjacent to restaurants and entertainment areas to reduce the need for multiple automobile trips.

This goal is consistent with the goals, objectives, and policies described in Section 2, the Transportation Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 8: Support and coordinate property code enforcement in the CRA.

Objective: Identify and document code enforcement needs in residential neighborhoods and commercial areas to prevent declines in property values.

Policies: Encourage the creation of neighborhood associations for code enforcement policies and property enforcement issues.

Monitor code violation areas and advise code enforcement division.

Support city policies related to strong code enforcement in the CRA.

This goal is consistent with the goals, objectives, and policies described in Section 3, the Housing Element, of the City of Port St. Lucie Comprehensive Plan.

GOAL 9: Provide administrative and financial mechanisms that direct development to achieve the vision and goals of the CRA Master Plan.

Objective: Determine various means related to financial and program development needs.

Policies: Support staffing needs and budgeting for proper management of the CRA.

Consider initial start-up funds in the city capital budget for specific improvement projects.

Implement a tax increment finance district to capture development improvement revenues for use in the CRA.

Research and apply for federal and state grants to fund or leverage projects within the CRA.

Consider opportunities for cost sharing with developers to achieve the desired improvements in the CRA.

GOAL 10: Promote land uses that support concepts expressed in the Community Redevelopment Area Master Plan.

Objective: Develop measures and mechanisms to diversify land uses to implement the vision of the plan.

Policies: Purchase small or strategic properties within the CRA in order to consolidate these properties into larger more desirable parcels (the creation of signature building sites, for example).

Implement future land use plan and zoning changes to support the desired development patterns within the CRA.

Encourage renovation and redevelopment of older strip commercial areas or vacated sites per the direction of the plan.

Consider land use changes related to future transportation development including the West Virginia Corridor and possibly the Walton Road Bridge as they relate to gateways into the CRA.

4.0 Master Plan Redevelopment Initiatives

As established through public input and previously stated in the plan, the vision for the City of Original CRA is:

> ***The City of Port St. Lucie's Community Redevelopment Area will be a central gathering place that creates an identity for the city as well as provides entertainment and economic opportunities. The area will include a variety of development districts and connective open space to better serve Port St. Lucie's current and future population.***

Every program, project and action undertaken by the CRA should keep this vision in mind.

The big idea for this master plan is the revitalization of the former Village Green shopping center into a Town Center concept, a more traditional downtown with a mix of uses including residential, office, retail, hotels, sports and entertainment. This proposed reworking of the former shopping center will create for Port St. Lucie a destination gathering place, a place to shop and dine as well as work and live, all at a scale reminiscent of traditional Florida small towns. This new ~~downtown~~ destination will connect to a greenspace that provides alternative internal circulation routes on the interior of the CRA. Other district concepts are proposed to create a greater sense of unity and purpose to CRA development. The biggest change proposed is a new way of looking at the CRA, as a focal point for Port St. Lucie, not a jumbled strip of commercial uses as often seen along the US Highway One corridor.

The vision, goals, objectives, and policies developed in the previous section will guide the implementation and update of the Original CRA Master Plan. The CRA master plan marks the ~~beginning~~ continuation of a 30-year master planning process for redevelopment. The master plan itself is meant to be a flexible development framework guiding future land use but with specific projects (detailed in the next section) that implement the overall vision shown in **Figure 4-1**. This framework considers the existing and potential community fabric of Port St. Lucie, its culture, employment base, history, and town character.

The master planning process recognizes the importance of quality-of-life issues that will be affected by development as economic development expands and the population of the City continues to grow. The Master Plan addresses near-term and long-term development scenarios and options. The Master Plan seeks to identify realistic projects for implementation based on the opportunities, needs, and fiscal resources of the community. The result is a plan that accounts for the needs of citizens and business interests, enhances the community, encourages preferred land use patterns, and acknowledges the realities of economic conditions in the region.

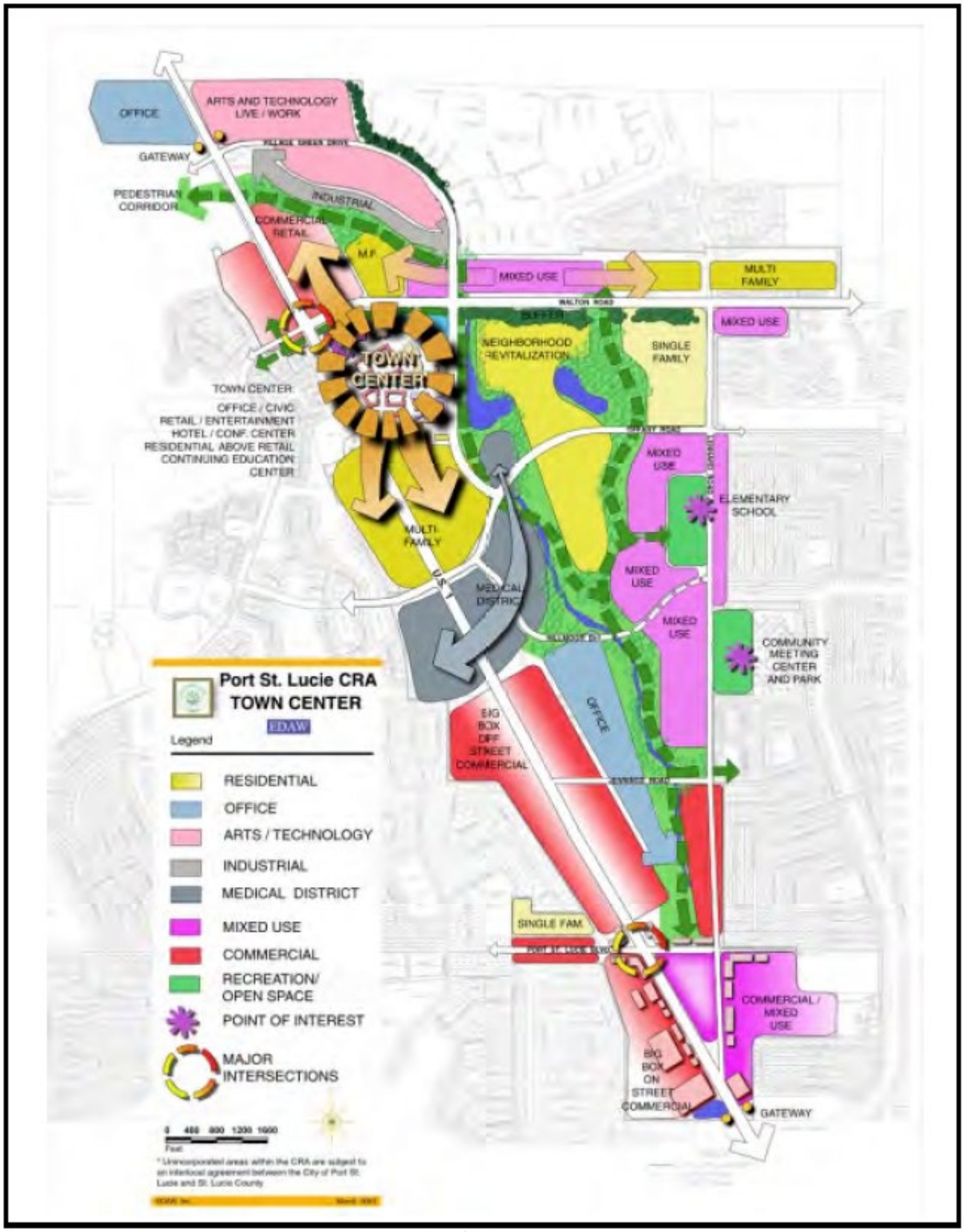


Figure 4-1: CRA Master Plan

4.1 Master Plan

This section describes the town center and district concepts as shown on the Master Plan in **Figure 4-1**.

4.1.1 The Town Center

When looking at the CRA site and planning for future growth and expansion, the first step was to determine a location for a town center, a central gathering place that will function as the heart of the Port St. Lucie community. This area should be large enough to support a multitude of uses including office, civic/institutional, retail, sports, entertainment, and residential. It is also important to define its edges, which will increase the prominence of the town center and create an identity for Port St. Lucie.

Many areas in the CRA were considered for the town center, but the area ~~currently~~ formerly occupied by the Village Green shopping center stood out as a favorable choice based on location and public input. The location is highly visible from ~~US 1~~ its presence at the southeast corner of US Highway One and Walton Road, and is expected to draw business from local residents and travelers going north and south along the US Highway One corridor. The site is also accessible from within the CRA at Village Green Drive and Tiffany Avenue ~~Road~~, making it possible to enter or exit the town center from all directions. Plus, as in other urban areas, these streets will create a definite edge for the town center. The town center will have connections between it and the surrounding land uses through interior streets, sidewalks, bicycle lanes, and an open space network.

As part of the overall identity creation for the City of Port St. Lucie, the plan locates many design features such as gateways, banners, architectural elements, landscaping, street lighting, and median treatments throughout the CRA. Development of the gateways should be reinforced through the use of unique district signs and landscape elements signaling to visitors and residents alike that they have entered a special place. The following elements and guidelines should be used to further detailed gateway design based on each gateway's unique location and character.

Graphics, Banners, Signs, and Public Art
Graphics, banners, signs, and public art are opportunities for expressions. These elements should be used as a lineal expression of the gateway experience, giving people a clear understanding that they have "arrived." The city logo or other city-adopted graphic should be used as a permanent minor icon either as a stand-alone element on pedestrian scale standards or in conjunction with larger lighting and banner standards.

Vertical Icons
Vertical icons should be used as opportunities to introduce architectural elements as part of the gateway. Their design, form, and materials should have significant historical or contextual relevance. Vertical icons are items such as art, columns, piers, statuary, fountains, icon lighting and shade structures. Vertical icons should occur as a single element or group of elements functioning as the dominant focal element at intersections or to define view corridors.

Architecture
While less easily manipulated than most other gateway elements, buildings should be manipulated at an urban design scale to define the entire spatial sequence of the gateways into the city. Building designs at these gateways should use scale and massing to contribute to the gateway design.

Landscape
Plants should be used to soften and define the gateways from a vehicular and pedestrian point of view. Seasonal plantings (for color) and flowering trees should be used as focal elements in the landscape in conjunction with vertical icons, signs and along planted medians. Street trees should be used along the full length of the gateways. The cadence of regularly spaced street trees will heighten the feeling of entering a special place.

Lighting
Lighting is an integral part of accentuating most of the other elements that define the gateways. Appropriate pedestrian-scale light standards should be used. Light standards could incorporate City symbol graphics and banners. Light spacing should be coordinated with street tree plantings. Uplighting should be used to accentuate single and grouped trees as well as to highlight vertical icons. On-street lighting should be consistent with City standards.

Median Treatments
Where possible the addition of a landscaped median helps in several ways to enhance the gateways. Medians allow space for additional landscaping (color, texture and spatial definition) and street-tree planting to further reinforce the sense of corridor and help to bring the space a more comfortable human scale. Medians also provide central focal points for the location of vertical icons and signs.

4.1.2 The District Concept

The Master Plan defines several character districts. These include a medical district, arts and technology district, retail and shopping district, mixed-use neighborhood district, large commercial development district, and recreation district. Each district is meant to have a distinct character and connections with other districts. These areas of semi-specialized activity are found away from the town center, but where possible they would maintain a connection to the town center. Although these areas do not contain the diversity of uses found in the town center, they are not strictly single-use districts.

All district development should be compatible with the design guidelines established for Port St. Lucie. These design guidelines can be found in the City of Port St. Lucie Citywide Design Standards. These standards address issues of façade, roof pitch, and signs as well as suggested architectural styles. As specifically stated in the document, “these design standards are not intended to stifle imagination nor curtail variety, but to promote a more attractive and unified pattern of growth.” This is particularly true for the town center development and any new construction in the CRA. However, retrofitting of existing development should also be considered to complete the visual cohesiveness of the CRA district. Additional design standards may be adopted during the development process after careful consideration by the CRA Board and staff.

4.1.3 Medical District

The medical district has an already established core around the hospital. The medical district expansion could include a variety of uses including the heart center, doctors' offices, continuing care residential units, uniform shops, pharmacies, and open space where employees and visitors could enjoy the outdoors. The medical district is growing as an important economic driver for the CRA.

This district in integrally linked to the recreation district, allowing for a secondary circulation pattern. Visitors and patients can take advantage of the open space to walk or just enjoy the view. The master plan shows the anticipated expansion of the existing hospital across Tiffany Avenue as well as linking across US Highway One. ~~to the new retirement community.~~

4.1.4 Arts and Technology District

The arts and technology district can respond to requirements for similar spaces and environments. Arts uses could include anything from performing arts spaces to commercial artist studios. Artist studios generally require more industrial-type warehouse space with high ceilings and uninterrupted spaces. Technology uses could include anything from general industrial technology to hi-tech. Technology uses in the district can take advantage of the proposed fiber optic cable installed along the US Highway One corridor.

Live-work buildings allow artists or businesses to live above or next to their places of work. The industrial area remains south of the arts and technology district. Many of these current uses are not incompatible with the new uses. Zoning overlays and incentives would be used to allow and promote the arts, technology, and industrial character of the district by attracting similar uses and businesses.

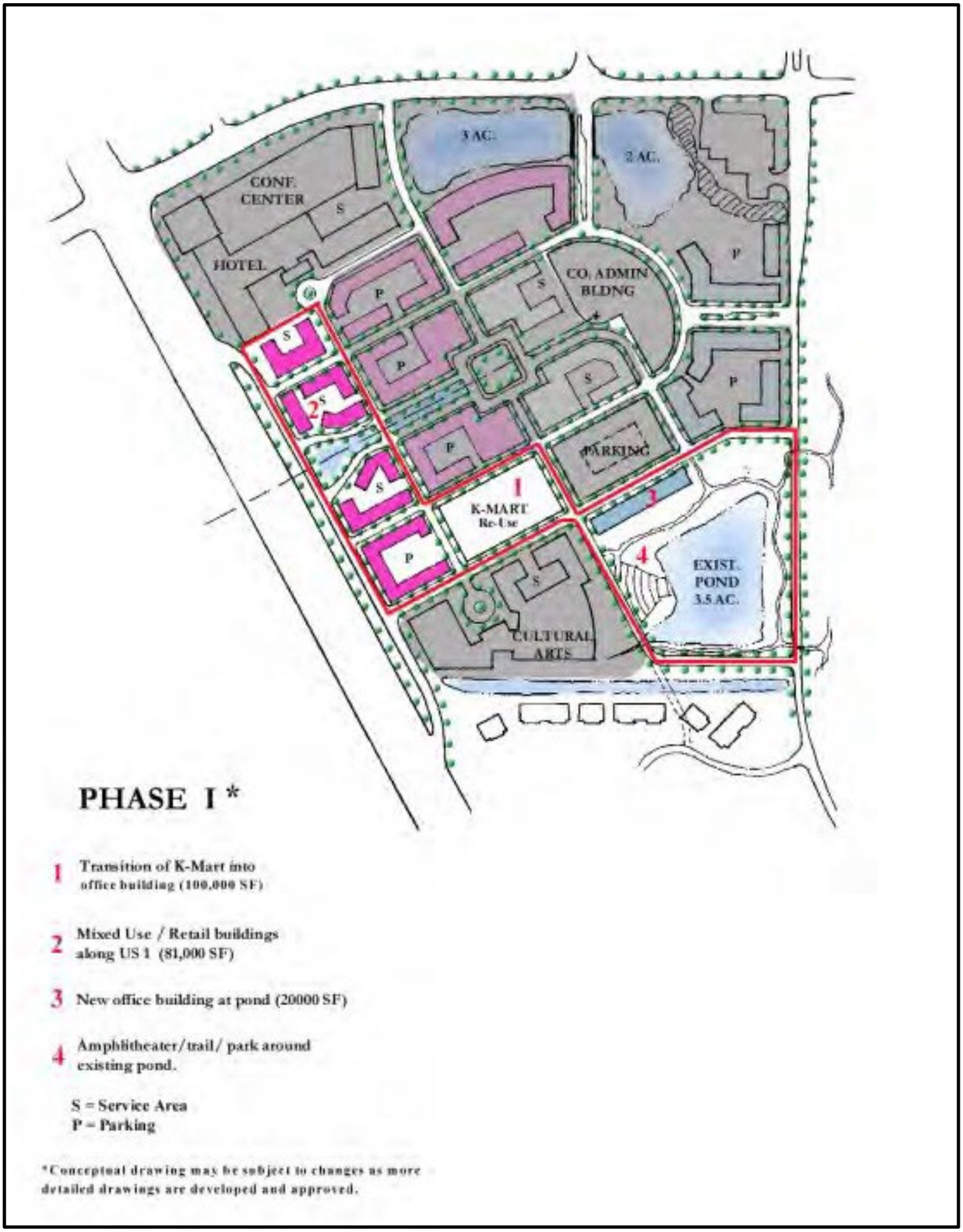
4.1.5 Town Center District

The town center would include the liveliest mix of uses promoting 24-hour use of this district. Suggested uses include shopping, sports, entertainment, civic, office and dining, the traditional uses found in a town center. Other uses that could be included as the CRA matures and the market develops are a hotel and conference center, an arts center, a continuing education center, a sports and entertainment venue, and multi-family residential above retail and office space. A more detailed discussion of the town center district and development phases is discussed in Section 5.0.

The town center character drawing and a series phasing studies are shown in **Figures 4-2 through 4-6**. The studies consider how the town center could be developed over ~~three~~ phases, allowing for CRA funds to accumulate and retail and office demand to increase. The final study considers development that could occur in any phase, so long as the projected uses are feasible.



Figure 4-2: Town Center Character Sketch



PHASE I *

1 Transition of K-Mart into office building (100,000 SF)

2 Mixed Use / Retail buildings along US 1 (81,000 SF)

3 New office building at pond (20000 SF)

4 Amphitheater/trail/ park around existing pond.

S = Service Area
P = Parking

*Conceptual drawing may be subject to changes as more detailed drawings are developed and approved.

Figure 4-3: Town Center Plan Phase I

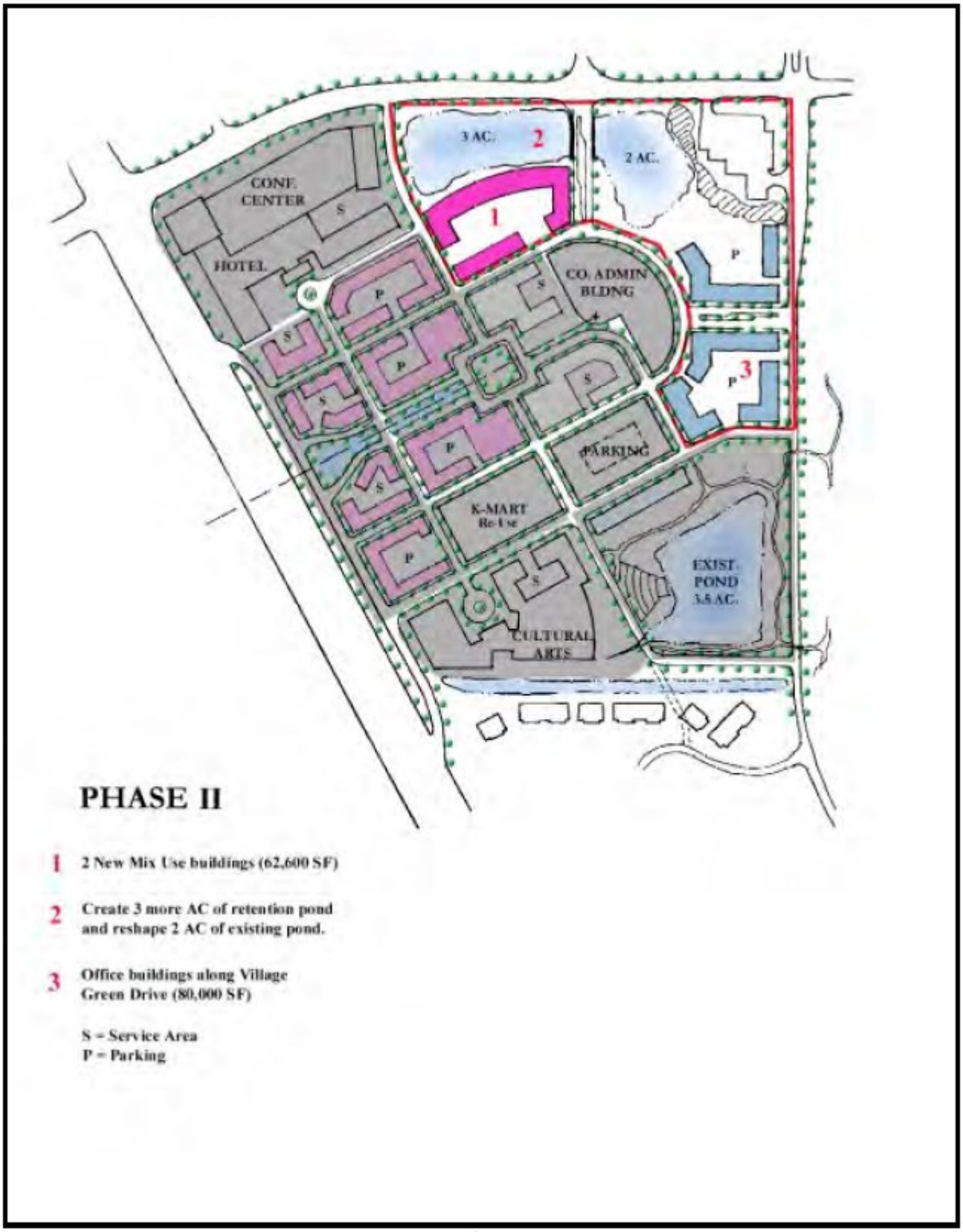


Figure 4-4: Town Center Plan Phase II

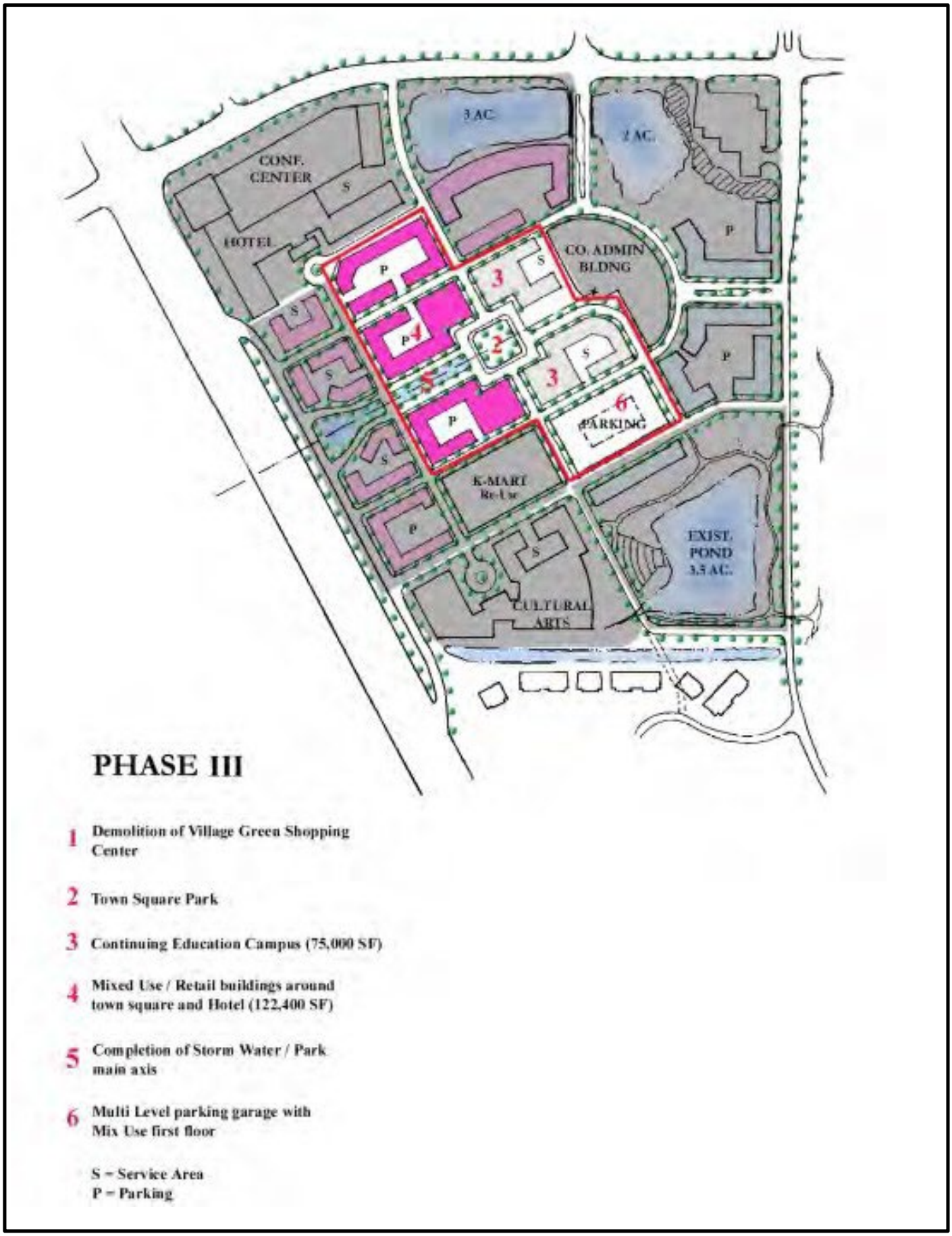


Figure 4-5: Town Center Plan Phase III

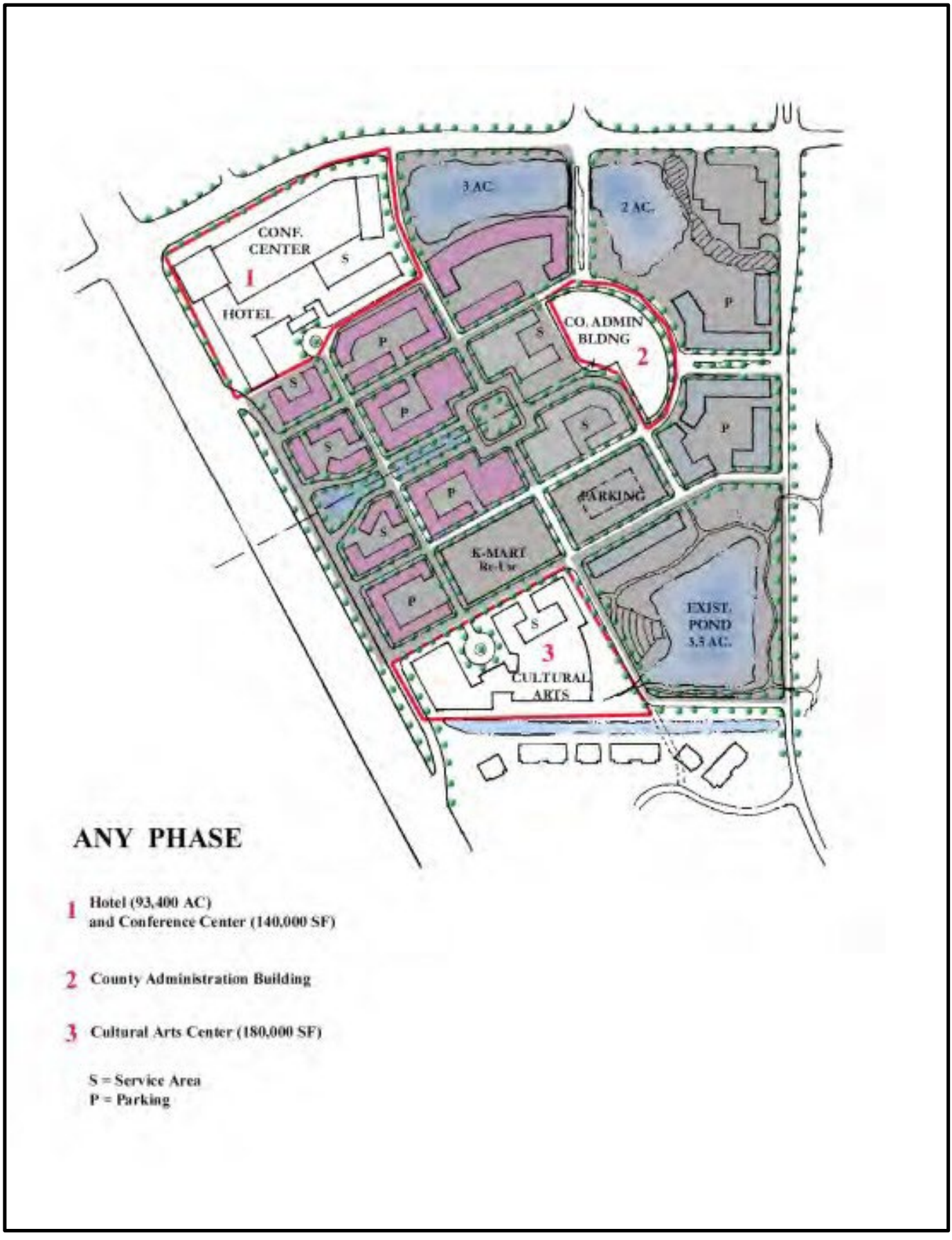


Figure 4-6: Town Center Plan - Any Phase

4.1.6 Office Districts

Office uses are planned throughout the CRA, particularly in the town center. The office classification on the master plan refers to both existing level of offices as well as a more intensive office development than currently found in Port St. Lucie. This denser office development would occur as the market demands. It would increase the supply of available traditional office space for higher paying office employment (finance, insurance real estate, investment, legal, etc.). Current job trends in Port St. Lucie show that many residents travel outside of the city for employment. Assuming that economic development activity draws businesses to Port St. Lucie, then these office districts would provide space for increasing office uses.

~~The office area located in the northeast portion of the CRA is already planned as an office and warehouse development for PolyMedica. The office area shown between Hillmoor Drive and Jennings Road would include new office space in addition to the existing uses.~~

~~Office space would also occur in the following mixed-use districts.~~

4.1.7 Mixed-Use Districts

The mixed-use districts would include office, commercial, retail, residential, recreation, sports and entertainment venue and other related uses. The area at the south end of the CRA includes a heavy commercial presence. The purpose of these mixed-use districts is to prevent segmentation of uses and design more integrated facilities providing options for working, shopping, dining and living.

To create the character desired for these districts building facades would be more closely related to the street with parking behind the buildings. As the market allows, some residential units could be located on the upper levels of the buildings. Again, these areas would be connected to surrounding land uses through the open space network. Specific plans for each of these mixed-use districts would be required. The mixed-use district in the southern part of the CRA (at US ~~1~~ Highway One and Port St. Lucie Boulevard) is a potential location for signature building development that would indicate an entrance into the City of Port St. Lucie (see **Figure 4-7**).

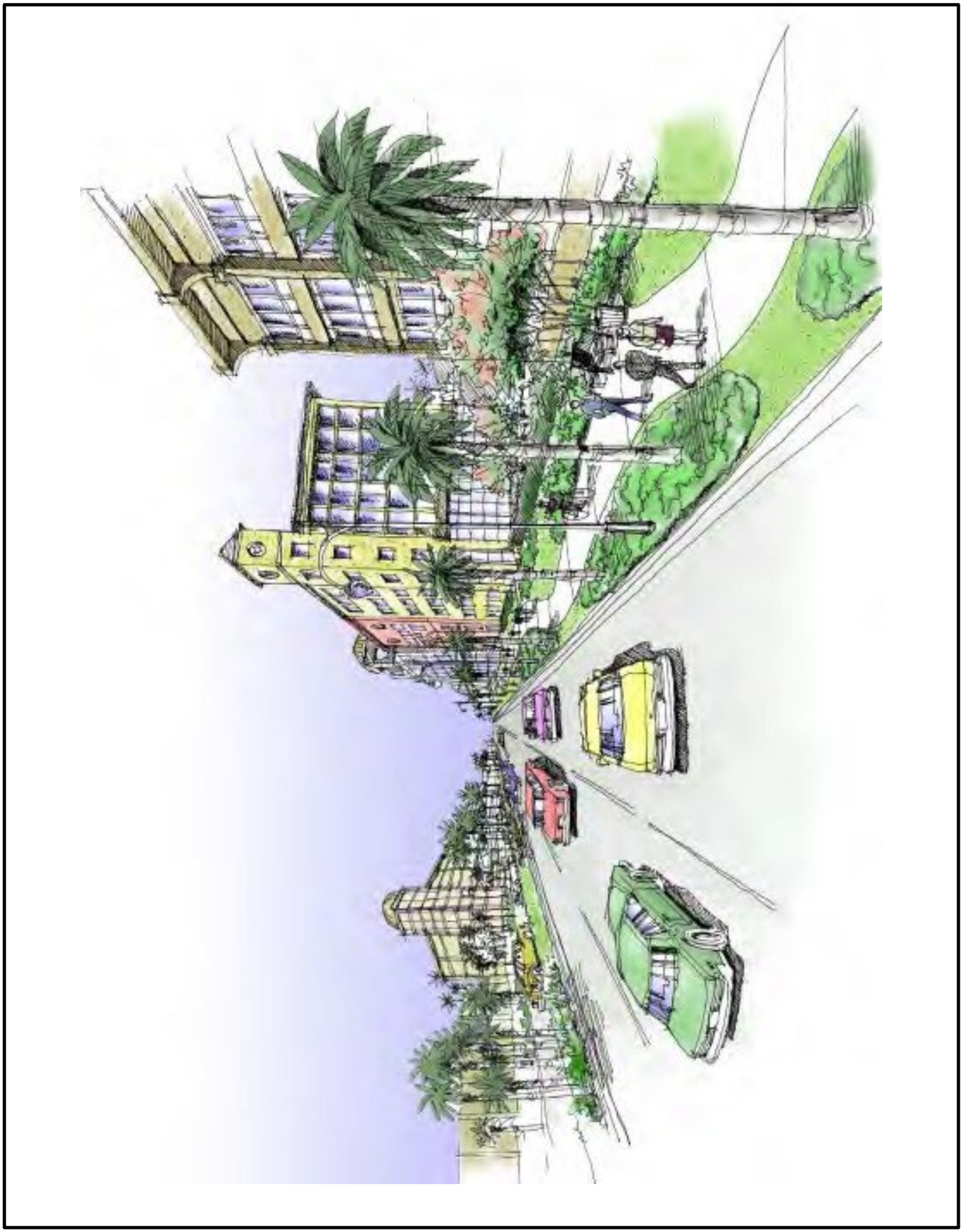


Figure 4-7: US Highway One at Port St. Lucie Blvd (Signature Buildings)

4.1.8 Commercial Districts

There are three types of commercial districts designated on the Master Plan. These include Commercial-Retail, "Big Box" Commercial (Off-Street), and "Big Box" Commercial (On-Street). The Commercial-Retail district in the northern portion of the site would provide room for smaller chain specialty stores or uses like a grocery store. These districts are focused on the US ~~1~~ Highway One corridor because they will require the most in and out traffic, they already exist there in numbers and because developers and owners usually require that high level of visibility.

The "Big Box" Commercial (Off-Street) district provides space for stores such as Home Depot and Wal-Mart. These uses currently exist in the area. No land use changes are suggested for this area. Specific site plans for these commercial uses should consider reducing or breaking up the amount of surface parking fronting US ~~1~~ Highway One to improve the area's appearance. Parking should be provided at the sides as well as the front of buildings along with additional landscaping to reduce the visual impact of these large commercial areas.

In the "Big Box" Commercial (On-Street) district, however, special urban design guidelines such as minimal setbacks, parking configuration, and smaller buildings fronting the street would be proposed to help narrow the expanse of space along US ~~1~~ Highway One (see **Figure 4-8** which depicts the US ~~1~~ Highway One and Jennings Road intersection). As shown on the Master Plan, buildings would front US ~~1~~ Highway One and parking is placed at the sides and back of buildings. Building facades should be varied and interesting as well as reflect the local Florida vernacular. This arrangement of minimal setbacks and expressive building facades helps to create a sense of place in this district.



Figure 4-8: US Highway One at Jennings Road (Commercial District)

4.1.9 Recreation District

The recreation district is shown on the Master Plan as Recreation/Open Space. This recreation district not only functions as a connector between districts, but it also serves as a public recreational amenity, a buffer between uses, and a drainage way for the CRA. East of the town center, the open space and buffer areas help define the edge of the town center, enhance the aesthetics of Village Green Drive, and serve as a non-vehicular connection from other districts and residential areas to the town center. The recreation district corridor runs the entire length of the CRA and connects the northeast and northwest portions to the south. The corridor also provides pedestrian access from residential areas to the elementary school and church located on Lennard Road. The character of the Recreation District is pictured in **Figure 4-9**. The enhancement of drainage areas along Village Green Drive and links to the future town center are depicted.

~~An early project for the CRA should be the drainage master plan for the CRA. The recreation district will house most of the retention facilities in the form of lakes and ponds and channeled streams. It is important that the redesign of the drainage and retention system for the CRA keep recreation and open space in mind to fulfill the recreation and open space district requirements.~~



Figure 4-9: Recreation District Character Sketch (Linking open space and town center)

4.1.10 Residential Areas

Finally, there are three residential classifications noted on the plan. These areas include single family, neighborhood revitalization, and multi-family. Single family housing includes any type of single family detached dwelling units. Any new single family dwelling units would most likely have a traditional neighborhood design character.
Multi-family residential areas would include any of the following residential types: semi-detached houses, townhouses, courtyard apartments or condominiums, mid-rise apartments or condominiums, and apartments above retail or office developments. The East Lake Village (formerly Lentz Grove) property provides an opportunity for a variety of housing types near the medical district.

The area designated as neighborhood revitalization is an existing residential area that will most likely be influenced by the proximity to the new town center. Infrastructure improvements are likely to occur, with the goal of better connecting the public activity and buildings to the street while enhancing private spaces and making them more usable.

The design approach shown on the Original CRA Master Plan offers a viable option for the revitalization of this area of Port St. Lucie. The suggestions made by the plan account for the needs of the citizens of Port St. Lucie, enhance the community, and acknowledge the realities of economic conditions. The plan incorporates a town center for the City, use districts with distinctive characters, residential areas that offer choices in housing types, and an open space and recreation corridor that visually enhances and integrates the community with the town center.

4.2 Land Uses

An overview of the mix of land uses in the CRA for master plan implementation is shown in **Table 4-1**. The master plan shows uses for the entire 1,700 acres within the CRA boundary. However, there are unincorporated county enclaves inside the CRA boundary and they are not officially a part of the CRA. Unincorporated areas within the CRA are subject to an interlocal agreement between the City of Port St. Lucie and St. Lucie County.

This land use mix is approximate based on the master plan diagram as drawn. There will likely be a shifting of the mix and percentage of land uses as actual projects are proposed and constructed. A more detailed discussion of land use and consistency is found in Section 9.0.

Table 4-1
CRA Master Plan Land Use Summary from 2001
(including unincorporated areas)

Land Use Category	Acres	Percent
Arts and Technology	88.5	5.1%
Civic/School	23.2	1.3%
Commercial	290.7	17.0%
Community	18.2	1.1%
Open Space/Greenway	187.6	10.9%
Industrial	14.8	0.9%
Medical District	92.4	5.4%
Mixed-Use	246.3	14.3%
Multi-Family Residential	134.0	7.8%
Office	107.9	6.3%
Single-Family Residential	145.4	8.4%
Street ROW	370.5	21.5%
TOTAL	**1,719.5**	**100.0%**

Source: EDAW, Inc.

4.3 Regulatory Mechanisms and Incentives

For the CRA Master Plan to be successful, the CRA intends to use a variety of regulatory mechanisms and incentive-based programs to direct and achieve the desired development. Regulatory mechanisms include legal tools such as zoning. Incentives are generally monetary or have some value in the development process. The CRA shall have the authority to implement the proposed regulatory and incentive-based mechanisms described below.

- **Changes in land use and zoning** – initiate land use and zoning applications on behalf of property owners where significant development would occur in accordance with the plan.

- **Assemble properties** – initiate discussions and purchases of properties in order to consolidate sites to be developed in accordance with the plan. The use of eminent domain to acquire strategic sites must be authorized by the City Council.

- **Partnering on development costs** - share in the costs of development by coordinating and planning infrastructure-related improvements such as parking, water management systems, or landscaping.

- **Fund separate improvements** - plan and program strategic improvements within an area to serve as an incentive for future private sector development. This may include improving open space and recreational facilities.

- **Pay development-related fees on specific projects** - consider paying development-related fees for specific projects in order to reduce development costs to provide for more cost-effective but desired development.

- **Assist in expedited review process** - assist in expedited reviews of projects by providing technical assistance. The assistance may include hiring consultants for specific work.

- **Overlay zoning district** – develop an overlay zoning district that would consider ways to allow for desired development patterns.

- **Annexation incentives** – consider incentives for annexation such as offsetting the costs of service delivery fees allowing for desired development on specific properties.

- **Beautification projects and code enforcement** - develop beautification projects and code enforcement monitoring as a way to ensure that development maintains a high quality appearance.

- **Develop marketing materials -** develop marketing materials to achieve economic development goals for the district. For example, soliciting businesses to locate within the CRA district and programming community spaces.

5.0 Specific Plans and Improvements, Costs and Timeframe

To achieve the vision set out in this redevelopment document, specific actions must be taken. This section sets out the major projects, their relative priorities and specific actions.

A redeveloped US ~~1~~ Highway One corridor has great potential to become a focal point for Port St. Lucie. The revised Original CRA Master Plan and TIF District Trust funds are important ~~first~~ steps in the process of redevelopment. ~~They are only a first step, however.~~ The process of preparing and executing the plan involved the community and set the stage for future partnerships, ~~the next step is to develop~~ and specific annual work plans will identify partners: people and special interest groups that can assist in achieving the desired redevelopment.

Immediately high visible improvements are popular; however the recommended approach is incremental and will not produce instant dramatic change because initial funding will be limited and the redevelopment will take place over ~~two~~ several decades. The renewal process will take time and requires strong development leadership. Public improvements are a kick-start for private investment but careful attention must be paid to the underlying economics and market realities.

Organization is of primary importance in community redevelopment. To be completely effective a redevelopment area must move away from a scattershot approach and create a coordinated strategy for revitalization. Successful redevelopment is not a series of capital projects, it is an ongoing management program that includes capital projects.

5.1 Specific Plans

5.1.1 Administration

Successful community redevelopment is not possible without capitalizing on all local resources. Partnering with existing businesses as well as attracting new investors and entrepreneurs will allow the CRA to flourish ~~from the beginning~~. Leveraging funds from other local, regional, state and federal agencies can increase the money available for projects requiring public dollars to kick start investment. Leveraging CRA funds is very crucial to the plan's success and especially critical in the early years, when TIF funds are lowest and local experience with the CRA is still limited.

It is critical to secure staff, preferably dedicated full-time, to implement the plan by forging partnerships, introducing investors, entrepreneurs and new residents to the area, managing programs and continuing to build support from the rest of the city and surrounding area for businesses, programs and projects within the CRA.

~~With the basics of the plan established (shown in Section 4.0) the CRA should consider hiring an experienced development manager to oversee the redevelopment program.~~ A community redevelopment agency team should be in place to oversee the redevelopment program. Ideally these professionals would devote all of their time to

the planning and activities of the Port St. Lucie CRA. ~~This person should be of an entrepreneurial bent and be familiar with the concepts of the national Main Street program. For, while Port St. Lucie is too large to gain Main Street status, their four-part approach to redevelopment has proved very effective. (For more information on the Main Street program, see www.mainstreet.org.)~~

Action: Hire an experienced CRA Manager and team

Action: Based on the research and public input in this document, prepare a one-year and five-year work plan identifying programs that can be accomplished, persons who will be involved, time frames for tasks, funding partners, etc. The programs and projects selected should include short-range as well as longer-range projects so that the CRA can achieve some swift successes as well as lay the foundation for robust future growth.

Action: Commit staff and program start-up funds as a part of city budget process.

5.1.2 Town Center ~~at Village Green~~

The Town Center concept received an overwhelming majority of support in both public meetings and private interviews. As is to be expected, it is therefore both the largest project and the project that will take the longest amount of time to accomplish. However, by partnering with the existing property owners, and phasing the projects, there is a way to approach the ~~redevelopment of Village Green that can~~ revisioning of the Town Center area into Walton & One that can show early successes while TIF funds are still low and support the longer-term vision. ~~Because the city owns property in the block (the drainage canals and retention areas), they can bring some equity to the deal in the form of land. Assuming this project is proceeding in conjunction with the second project (greenway and drainage plan for the CRA) then the city's properties become a valuable piece of the larger Village Green Town Center project. By partnering with the major landowner of the block, the CRA can assemble enough property to begin the infrastructure work for the first phase of the project. **Figures 4-4 to 4-7** show the preliminary phased master plan for the site.~~

~~Phase I projects include a transition of existing buildings – like the adaptive re-use of the former K-Mart building – to new uses. The addition of new buildings would include mixed-use office and retail along US 1 and near the existing drainage pond on the southeast end of the site as well as the construction of a building owned by St. Lucie County for administrative offices. The addition of an amphitheater and landscaping adjacent to the existing pond would start the cultural and recreational component of the town center. Most importantly, the first phase will set the design standard for the redevelopment. Underground utilities, an appropriate sophisticated landscape, correct density, and a mix of uses will establish the standard for this new "old downtown."~~

~~The preliminary phase must recognize the market realities of Port St. Lucie. At the time this plan was being written, rents for traditional office space are approximately $10 per square foot. However there is a large supply of obsolete retail space that is being rented~~

~~as office space, dragging down retail rents. For example, former retail space in the Village Green shopping center is renting as office space for under $5 per square foot. Inline small retail spaces are renting for about $10 per square foot, and stores over 10,000 SF are renting for about $6 per square foot. At these rental prices new construction is not economically feasible – it costs too much to build compared to rents. With this in mind, the town center must be carefully phased and developed. This means that public spaces and infrastructure must be carefully paced with private development.~~

Because the City owns property at Walton & One the City brings equity to the deal in the form of land and infrastructure. **Figures 4-4 to 4-7** show the preliminary concept plans for the area now known as Walton & One. The detailed Walton & One Master Plan is attached in Section 12.0 of this report.

Several uses have been suggested for the long-term buildout of ~~the town center~~ Walton & One. In addition to office space (government as well as private), hotel, retail, restaurants, residential, sports and entertainment, there was compelling support for a cultural arts space and educational facilities.

Action: Establish legal operating agreement with property owners and the CRA, including roles and responsibilities for public-private redevelopment.

~~**Action: Partner with existing landowners and prepare a phased design master plan for the entire block of the Village Green Shopping Center master plan.**~~

~~**Action: Partner with other local governments to offer space in the reconfigured town center. There has been interest in the project from St. Lucie County offices as well as the school board administration. This type of use should be strongly encouraged and included in the mix of uses of the town center.**~~

~~**Action: Develop design for phase one and begin infrastructure construction. Phase one should retain as much existing usable space while beginning to create the smaller-scale village feel. Work with all partners, especially government offices to have the first phase designed to fit their time frame, so as not to lose potential anchor tenants.**~~

Action: ~~Prepare a market study~~ Analyze and evaluate market studies for feasibility of additional uses such as ~~arts center and educational~~ hotel and sports and entertainment uses. The studies should provide the basis for future construction phases.

Action: As the market calls for additional phases, carefully commit CRA Funds to support ~~the town center's redevelopment~~ Walton & One.

5.1.3 Open Space Network and Drainage Plan

The CRA area and surrounding neighborhoods lack adequate open space and recreational opportunities, especially on the east side of US ~~1~~ Highway One given the hospital's recent expansion ~~plans~~. In addition, the CRA has some issues with proper drainage and retention. We suggest combining the requirements of drainage and retention with an agreeable plan for open space.

It is important to upgrade and maintain both the drainage system for the entire CRA district as well as provide open and greenspace amenities. As an example, by providing appropriate and adequate shade trees and green spaces within the CRA, opportunities exist for residents to walk or bike, year-round in comfort to shops and offices throughout the CRA. This greenspace therefore provides recreational opportunities and also establishes a secondary transportation network.

Retention/detention ponds provide needed storage and treatment of stormwater runoff to protect natural water bodies from contamination. Unfortunately, retention ponds are typically designed with minimal consideration for aesthetic appeal. New ponds may need to be created for the development levels proposed and have the potential to either become another maintenance and aesthetic issue for the community or a major asset. By investing in infrastructure and studying retention and drainage across the CRA, larger lakes can be created to serve as public amenities instead of several small ponds.

Study funding and construction grants may be available for this project through partnership with the South Florida Water Management District and other regional, state and federal agencies.

Action: Develop an integrated, enhanced water management, recreation, and green space master plan and partner with regional, state and federal agencies for funding of the plan.

Action: Coordinate future development plans with timing and implementation of master drainage and greenway plan

Action: Encourage the enhancement of existing retention areas at the time of redevelopment by requiring retrofitting of existing ponds into visual amenities.

Action: Partner with surrounding neighborhood associations, property owners and business owners to help raise awareness for drainage and recreation plan.

Action: Construct required facilities (new drainage channels, boardwalks, landscape, site furnishing, etc.)

Action: Program open spaces as appropriate, e.g. nature walks.

5.1.4 Gateways, Streetscapes and District Signs

The creation of the CRA is in effect the creation of a downtown destination for Port St. Lucie. This destination's main entry points need to be clearly delineated in a way that announces, "you have arrived." Because the CRA covers US ~~1~~ Highway One as well as smaller scale neighborhoods, gateway and streetscape treatments may vary. The type of treatment required for US ~~1~~ Highway One would be out of scale and therefore different than an entry on Village Green ~~Road~~ Drive or Tiffany ~~Road~~ Avenue.

Action: Prepare and adopt revised streetscape design standard.

Action: Design and construct appropriate gateway treatments.

Action: Develop design standards for Commercial, Residential and Mixed-Use Districts in CRA

Action: Develop appropriate district sign and wayfinding system.

Action: Consider increased maintenance costs for new streetscape and gateway treatments.

5.1.5 Arts and Technology District

The concept of an arts and technology district along the Village Green Drive corridor in the district addresses two problems: 1) the current illegal or unsightly commercial uses in the industrial district, and 2) the need to support arts in the Port St. Lucie area. This project also requires little money from the CRA, just the encouragement of a variety of uses. This could be accomplished by changing land use and zoning (or adding overlay districts) to allow for a diversity of uses. In addition, the arts and technology district area has become more accessible and visible with the ~~planned West Virginia Bridge~~ completion of Crosstown Parkway over the St. Lucie River connecting at Village Green Drive and US ~~1~~ Highway One. To be truly successful, the CRA may need to consider economic development programs or other capital projects for the District once a critical mass of demand has been achieved.

Action: Create required overlay district to allow for desired mix of uses.

Action: Work with telecom industry to lay fiber optic lines to assure district is wired.

Action: Publicize the availability of this new technology in Port St. Lucie's CRA.

5.1.6 Mixed-Use Districts

The master plan calls for several new mixed-use districts. Much of this land is available for development and just needs the demand to materialize for development to occur. These areas offer a real opportunity for appropriately scaled mixed-use neighborhoods. The CRA should partner with existing owners or perhaps acquire land and work with a developer to encourage desired uses.

East Lake Village (formerly Lentz Grove Property)

By far the largest developable tract within the CRA boundaries is a 100-acre grove site on the west side of Lennard Road. ~~As it is~~ It was located in the unincorporated county part of the CRA, ~~it is subject to an interlocal agreement between the City of Port St. Lucie, St. Lucie County, and the CRA.~~ but was annexed into the City shortly after the creation of the Original CRA. ~~The Lentz Grove site should be considered crucial to the overall development of the CRA.~~ The mix of residential housing types within East Lake Village has been reasonably successful over the years, with only mixed-use commercial development still being sought.

Action: Partner with property owner to finalize development within the site. ~~produce a master plan for the site.~~ The resulting project should be in keeping with the goals of the CRA redevelopment plan. It should contain a mix of uses, be connected to the open space greenway, and be an asset to the community.

~~**Action: Connect Hillmoor Drive and Lennard Road through the grove property to create an additional east west corridor.**~~

Port St. Lucie Boulevard and US ~~1~~ Highway One Intersection

This intersection continues to be one of the most congested in the city. It is a main portal into the CRA from the west side of Port St. Lucie. Currently plans to relieve traffic congestion are being considered. ~~A special assessment district is being established to complete Lennard Road past Port St. Lucie Boulevard/Mariposa south to US 1. In addition the County has plans to widen Lennard Road to four lanes within the next five years. Future plans for the parcels surrounding the intersection should be monitored as development pressures increase.~~

Action: Work closely with the county to monitor development in the unincorporated areas to assure development timing and road capacity are concurrent and design consistent with CRA program and policy.

Action: Consider and promote opportunities to consolidate small lots and parcels into larger development sites.

Action: Promote higher-story signature buildings to identify the CRA and mark entrances into Port St. Lucie.

5.1.7 Commercial Districts

The commercial districts are located in the southern part of the CRA along or near the US ~~1~~ Highway One corridor. Many of the existing or planned "big box" uses north of Port St. Lucie Boulevard will not change. However, as these uses are vacated each should be studied and considered for adaptive re-uses that would serve the community such as indoor recreation or sports facilities.

In the commercial district south of Port St. Lucie Boulevard, the "big box" developers will be encouraged to move buildings towards the street. Design standards will be amended, if

necessary, to allow smaller infill commercial development close to the street and reducing parking standards. These design standards will help create a more enclosed sense of space along US ~~1~~ Highway One to create an entrance feeling or the sense of having arrived in Port St. Lucie. The areas close to the Port St. Lucie Boulevard and US ~~1~~ Highway One intersection are potential locations for higher-story signature buildings to help add to that entrance feeling as well. The commercial districts should be compatible and relate to the mixed-use districts. Uses that are not compatible will be transitioned to commercial or mixed-use areas.

Action: Analyze design standards for commercial infill, adaptive re-use and promotion of higher-story signature buildings in commercial or mixed-use areas.

Action: Implement design improvement projects to enhance appearance of the district.

5.1.8 Medical District

This district already exists. The hospital and ancillary uses are an economic engine for the city and draw patients and customers from at least two counties. The hospital ~~has just acquired 10 acres of open space in the CRA and~~ is expected to continue to expand medical offices and ancillary facilities. As the hospital expands there will be demand for additional services. This district needs little encouragement to grow, although it should be considered a partner in the redevelopment of the entire CRA.

Action: Work closely with property owners in the district to make sure they understand the CRA's design goals and objectives.

Action: Partner with existing businesses in the district to attract and expand other compatible tenants and employers to the area.

Action: Consider senior housing opportunities in the medical district.

Action: Integrate future medical development with recreation and open space amenities.

5.1.9 Residential Districts

The CRA does include some completely residential neighborhoods and the plan is structured to keep the neighborhoods intact and enhance their values with some public improvements. Streetscape improvements for residential neighborhoods are included in the gateway, streetscape and sign action list.

Action: Insist on housing code compliance

Action: Connect neighborhoods to new greenway

Action: Develop new programs or coordinate with existing city housing improvement programs for residential areas.

5.1.10 Other Projects

This redevelopment plan lays out the first steps for the CRA; there are many other areas within the 1700-acre CRA that are ripe for redevelopment. These projects should be considered as they come along as contributors to the overall plan. This plan should be reconsidered every five years or whenever a major event occurs which makes the plans recommendations and projections inaccurate.

5.2 Funding Sources

Table 5-1 summarizes the action items under each specific project. Funding sources—public, private or grant potential—are also noted. Some projects require changes in regulations or staff time and not an actual expenditure of funds. For these projects we have noted were the effort resides on the chart. In some cases a public effort could be assisted by a private expenditure of funds or vice versa. Both expenses and efforts are noted in the following chart.

The schedule and estimates for costs by project are found in Section 10. This section includes the projected TIF revenues as well. Order of magnitude costs for capital and program expenses as well as an estimated schedule of project delivery by five-year phase are found in **Table 10.2**.

Table 5-1
Projects, Actions and Funding Sources as of 2001

	Public Funds	Private Funds	Possible Grant
Administration			
Hire Administrator	X		X
Develop one-year plan	X		
Develop five-year plan	X	X	
Fund first year's budget	X		
Town Center at Village Green			
Establish partnership agreement	X	X	
Prepare phased master plan	X	X	X
Partner with local agencies to lease space	X		
Design & construct first phase	X	X	X
Prepare feasibility study for additional phases	X	X	X
Construct additional phases	X	X	X
Open Space and Drainage Master Plan			
Partner/apply for grants for study	X	X	X
Coordinate future plans with study	X	X	
Encourage enhancement of existing retention areas into visual amenities	X	X	X
Partner w/surrounding landowners to raise awareness	X	X	X
Construct required facilities	X	X	X
Program open space as appropriate	X	X	X
Gateways, Streetscapes and District Signs			
Prepare, adopt and construct revised streetscape standards	X	X	
Design and construct appropriate gateway treatments	X	X	X
Develop design standards	X	X	
Develop/implement district signs	X	X	
Budget increased maintenance	X	X	
Arts & Technology District			
Create zoning overlay district	X		
Coordinate with utility provider	X	X	
Publicize district	X	X	

Table 5-1 Continued
Projects, Actions and Funding Sources

	Public Funds	Private Funds	Possible Grant
Mixed-Use Districts			
Lentz Grove Property			
Produce master plan for site	X	X	
Hillmoor Drive extension	X	X	X
Port St. Lucie Boulevard-US 1 Intersection			
Monitor development-infrastructure concurrency	X		
Promote opportunities to consolidate property	X	X	
Commercial Districts			
Analyze design standards for commercial infill and adaptive re-use of vacated properties	X	X	
Design improvement projects to enhance appearance	X	X	
Medical District			
Encourage design guidelines	X		
Partner with existing businesses for business attraction		X	
Consider senior housing in medical district		X	
Integrate future construction into open space/recreation plan		X	
Residential District			
Code Compliance	X		
Tie neighborhoods into greenway plan	X	X	
Develop new or work w/existing housing improvement programs	X	X	X

6.0 Community Redevelopment Agency Composition and Activity

The Community Redevelopment Agency is necessary to carry out and effectuate the purpose and provisions of the Community Redevelopment Act of 1969. The authority of the City of Port St. Lucie Redevelopment Agency (CRA) was provided for in Ordinances 01-1 and 01-2 as adopted by the City Council on February 12, 2001.

6.1 Agency Composition

The Community Redevelopment Board consists of five members, serving without compensation as appointed by the City Council. The City Council has appointed itself as the board with the option to appoint two additional members to the agency. The City Council has reserved the right to change the composition of the board in the future if it so desires once the agency has become fully operational. Member terms are consistent with the City Council terms at this time.

The agency is required to form and adopt by-laws and these were adopted in March 2001. The agency is required to elect a Chairman and Vice Chairman of the board. Public notice of all meetings is required and they shall be open to the public. A quorum is required to conduct business. The CRA shall maintain public records and meet at a minimum of once per quarter per year. Official minutes shall be kept by the City Clerk's office. The public may have the right to address the CRA board on issues not scheduled by the CRA upon approval of the agency.

The CRA shall have the right to appoint agency subcommittees as needed. The CRA shall have full- and/or part-time staff members, as appropriate and applicable to the work being done under the plan. The direct liaison between the agency Chair and the City Council shall be the CRA Director. ~~the Director of Planning and Zoning as per the approved by-laws.~~ The Legal Department as legal counsel to the agency. The ~~Planning and Zoning Department~~ CRA Director shall set and publish the agenda and provide materials as needed to conduct the meeting. Official actions of the board shall be kept and recorded in the permanent minutes by the City Clerk.

6.2 Activities and Authority

The function and authority of the City of Port St. Lucie CRA shall include the ability to analyze economic conditions and changes within the Community Redevelopment Area boundary including factors that influence growth. The agency shall have the right to formulate short and long-range development plans and programs. It shall make recommendations to the City Council regarding actions deemed most appropriate to carry forward the Community Redevelopment Agency Master Plan. The agency shall have the authority to participate in implementation and execution of a Community Redevelopment Area Master Plan and associated programs as within the law including the endorsement of goals, objectives, and policy directives of the plan. The CRA Master Plan may also

provide direction to initiate land use changes in the future for any area of the plan that may be inconsistent with the City's approved Comprehensive Plan. For any area of inconsistency, the CRA board will not have authority for implementing future projects or programs until such time the City's land use map or text is changed to make it consistent with the direction of the CRA Master Plan.

The CRA board has authority to amend by-laws and review and consider other matters related to the agency and its activities and the authority to initiate and fund improvements within the district provided they comply with all applicable City codes and development regulations.

The CRA was granted all of the authority specified in Section 163.370, Florida Statutes. The following authority was reserved to the City Council:

1. To tax property
2. Approve the CRA exercise of the power of eminent domain
3. To determine a slum or blighted area
4. Grant final approval of a Community Redevelopment Master Plan
5. Prior to an amendment to the adopted redevelopment plan, acquire or dispose of property
6. Approve community policing programs
7. Make final land use and zoning approvals
8. Vacate or change street configuration

For consistency in design and development, the CRA Master Plan provides direction for several properties that are currently within the County's jurisdiction but considered to be enclaves within the CRA master planning area. For these areas, the CRA has no direct authority. In order to have uniform planning it is intended to include these areas in the plan, even though they are technically not adopted as a part of the CRA boundary. An interlocal planning agreement between the City of Port St. Lucie, St. Lucie County, and the CRA provides direction for planning coordination and project review of these areas in order for County officials to consider the recommendations of this plan as related to those lands. The plan recognizes that the best solution for planning consistency is to annex these areas into the City. The CRA should consider developing property owner incentives to achieve this goal.

The agency shall file an annual report of activities and make it available for public inspection.

7.0 Property Disposition and Development

7.1 Community Redevelopment Agency Authority

This plan will be undertaken in accordance with the provisions of the Community Redevelopment Act of 1969 as amended. The City and the CRA may use any and all methods of achieving revitalization of the Redevelopment Area as authorized by law. The following sections generally describe the available development actions.

7.1.1 Property Acquisition

The Act authorizes the City and the Redevelopment Agency to acquire real property in the redevelopment area by purchase, condemnation, gift, exchange or other lawful means in accordance with this plan. The City and CRA may acquire real property within the redevelopment area as may be necessary for public improvements and the assemblage of property for the subsequent disposition to developers for residential and commercial development.

These acquisitions will provide sites for public facilities, eliminate unsafe conditions, remove non-conforming uses, or overcome diversity of ownership and faulty lot layout which prevent redevelopment and contribute to the perpetuation of blight in the area.

Whenever possible, the designated property will be acquired through negotiation with current owners. The property will be acquired through standard Community Redevelopment Agency procedures. In those instances where negotiation does not result in a mutually satisfactory agreement, the properties may be acquired by eminent domain proceedings and just compensation awarded in accordance with Chapter 170, Florida Statutes subject to the City's approval.

7.1.2 Relocation Procedures

Relocation of residents and businesses displaced as a result of property acquisition by the CRA will follow procedures which fulfill the intent of the law and objectives stated below, as well as the procedures used by the City of Port St. Lucie (See Section 8.0). The CRA may adopt a separate relocation policy from time to time for a specific project. The CRA will assume responsibility for reasonable moving expenses and financial assistance required under these procedures.

- To adequately inform affected persons and/or businesses regarding benefits policies and procedures.
- To provide displaced persons and/or businesses with uniform and consistent services.
- To make available to displaced persons, within a reasonable period of time prior to development, decent, safe and sanitary replacement dwellings and/or business establishments.

- To make replacement housing and/or commercial structures available in the same range of choices to all displaced persons regardless of race, color, religion or national origin.
- To provide fair and reasonable payments and assistance to residential or commercial displacees.
- The CRA relocation procedures (See Section 8.0) may be amended from time to time.

7.1.3 Demolition, Site Preparation and Public Improvement

The City and the CRA may each demolish, clear or move buildings, structures and other improvements from any real property in the redevelopment area which it has acquired and as may be necessary to carry out the purpose of this plan. In addition, the City and/or the CRA may construct or cause to be constructed streets, sidewalks, curbs, utilities, lighting, open space, plazas, landscaping, water elements, and other urban infrastructure and amenities deemed necessary to implement this plan.

The City and CRA may change portions of the redevelopment area to be devoted to public uses, public improvements and infrastructure.

7.1.4 Property Disposition and Development

The CRA is authorized under the Act to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the CRA is authorized to dispose of real property by negotiated sale or lease. All real property acquired by the CRA in the redevelopment area shall be sold or leased for development for the fair value to further the purpose of this plan and as determined pursuant to 163.380 (2) Florida Statute.

The CRA may reserve such powers and controls through disposition and development documents with the purchasers or lessees of real property from the CRA as may be necessary to ensure that development begins within a reasonable period of time and that such development is carried out pursuant to the purpose of this plan.

Interested developers will submit proposals in accordance with Section 163.380, Florida Statutes. Selected developers will be required to execute binding disposition agreements with the CRA that will safeguard that the provisions of this plan be implemented. The property may be transferred for fair value subject to the disposition agreement and other conditions or covenants necessary to ensure that the purpose of redevelopment will be effectuated.

7.1.5 Duration, Modification, Extension and Severability of the Plan

The plan shall be effective for 30 years from the date of adoption by City Council. From time to time during the term of this plan, the CRA may amend, modify or extend this plan.

~~Although the statute allow for up to 30 years, it is the intent of the CRA to initiate and complete all projects and activities by the twentieth anniversary from the date of adoption of this plan, provided that the term of any financing or the expenditure of any funds for such projects and activities may extend to the thirtieth anniversary of the adoption of this plan. The CRA reserves the authority and flexibility to extend the initiation, implementation, development, construction, installation, and completion of any project or activity contemplated by this plan in the years 21 through 30 from the date of adoption of this plan as circumstances may warrant from time to time as determined by the CRA in its discretion.~~

It is the intent of the CRA to initiate and complete all projects and activities prior to the completion of the original plan period.

The CRA reserves the authority and flexibility to extend the initiation, implementation, development, construction, installation, and completion of any project or activity contemplated by this plan as circumstances may warrant from time to time as determined by the CRA in its discretion.

The Original CRA Master Plan was adopted in a period of rapid growth and development of the City of Port St. Lucie. The first 5 years of the 30-year plan were spent establishing an organizational structure and identifying parcels for the anticipated development of the Master Plan's Town Center District, now known as Walton & One. In 2005, the CRA and City Council entered into a development agreement with DeGuardiola Properties to develop the Town Center (named the City Center by DeGuardiola). By the time DeGuardiola and the City reached an agreement for development of the property, the local and national economy was cooling. Port St. Lucie was greatly impacted by the Great Recession and starting in 2008, property values plummeted by over 50%, thus new private development envisioned in the CRA never materialized. DeGuardiola sold its Port St. Lucie assets to Lily Zhong. Ms. Zhong was anticipated to assume the rights, liabilities and assets specified in the DeGuardiola Development Agreement. Ms. Zhong was raising capital through the EB-5 Foreign investment program. Unfortunately, the U.S. Securities and Exchange Commission ("SEC") determined that Ms. Zhong was engaged in fraudulent activities. After seizing all of Ms. Zhong's assets, including the properties owned in City Center, the SEC controlled the management and disposition of the properties in City Center. No development activities were initiated in the Town Center during the period of SEC oversight. In 2022, the City and the CRA negotiated the acquisition of the property from the SEC. After nearly two decades of inactivity, the CRA is now seeing the potential for substantial development of the eastern side of Port St. Lucie. Investment incentives offered by the CRA are a valuable tool used to spur potential new development.

In accordance with Florida law, the Community Redevelopment Plan adopted in April of 2001 shall be extended for a period of 30 years, starting in June 2025 and concluding in June 2055.

The provisions of this plan are severable, and it is the intention of the City and the CRA to confer the whole or any part of the powers, goals, objectives and actions herein provided for and if any of the provisions of this plan or any action implementing any provision of this plan shall be held unconstitutional, invalid or void by any court of competent jurisdiction, the decision of said court shall not affect or impair any of the remaining provisions of this plan. It is hereby declared to be the intent of the City and the CRA that this plan would have been adopted and implemented had such unconstitutional, invalid or void provision or action not been included herein.

8.0 Relocation and Displacement/Neighborhood Impact

This section addresses the impact of redevelopment on the CRA and surrounding neighborhoods in accordance with Section 163.362 (3) of the Florida Statutes. The purpose of this section is to ensure that advance consideration is given to the possible effects of redevelopment on neighborhoods in the CRA.

The CRA plan is not anticipated to adversely affect neighborhood residents in terms of relocation, traffic circulation, environmental quality, effect on school population, and other matters affecting the physical and social quality of the neighborhood. In general, neighborhood and city residents will benefit from the substantial public and private improvements proposed in the CRA plan.

8.1 Residential Population

Although the residential population within the CRA is ~~over 6,500 people~~ relatively stable, new redevelopment activities should have few negative effects on the existing residents. Any negative impacts, specifically construction activity, should be short-term. However, should displacement and relocation of residents become necessary, the CRA will develop a specific policy to address relocation and assist area residents. The CRA will consider payment or financial assistance for relocation. The detailed policy will by approved by the CRA board prior to implementation of a relocation assistance program.

8.2 Nearby Residents

The redevelopment will have significant positive effects on the CRA as well as surrounding neighborhoods, the City of Port St. Lucie, and the region as a whole. Nearby residents will benefit from redevelopment in several ways. Transportation access is likely to improve along with civic uses, open space, and public services. Open space network and greenway improvements will serve as both recreation areas and alternative transportation access to CRA development. In addition, increased activity in the CRA will help make the core of Port St. Lucie a more livable place for all ages and attract more residents. Residential development will also help the City meet projected housing demands as determined in the City's Comprehensive Plan.

8.3 Traffic Circulation

If proposed road improvements by FDOT, St. Lucie County, and the City of Port St. Lucie Comprehensive Plan are completed, heavier volumes of traffic should be accommodated due to improved circulation patterns, new interior streets in the CRA, alternative transportation facilities, land use changes, and parcel consolidations. Traffic congestion and safety will be improved as a result of the proposed roadway improvements and public infrastructure improvements.

8.4 Neighborhood Preservation

Neighborhoods within and around the CRA will be strengthened by the successful commercial and residential revitalization in the area and by the new cultural, recreational, and employment opportunities made possible by redevelopment projects. There are no historically significant neighborhoods within or surrounding the CRA.

The City offers housing assistance through the State Housing Initiatives Partnership (SHIP). This program provides for down payment and closing cost assistance for eligible families. The program offers deferred loans for housing repairs. The Community Services Division of the City will work closely with and coordinate efforts with the CRA to develop and expend housing assistance. Future use of Community Development Block Grant (CDBG) funds may also be considered to aid housing improvements in the CRA.

8.5 School Population

Redevelopment activity will significantly add to the economic stability and desirability of residential neighborhoods in the CRA. Neighborhood revitalization includes replacement of existing housing stock, encouragement of more mixed-income units, and meeting market demands for a variety of households without school-age children (singles, young professionals, and empty-nesters). Additional households with families are not expected to add a significant burden to neighborhood schools. In addition, the redevelopment activity in the CRA will add to the educational opportunities for all ages in the City, a concern expressed by those who participated in the CRA Master Plan development.

8.6 Public Facilities

Existing public facilities and infrastructure (such as drainage, sewer systems, and water systems) will be upgraded to accommodate the level of development necessary to ensure successful economic revitalization of the CRA.

9.0 Proposed Land Use and Development Consistency

An important attribute of the redevelopment plan is its mixed-use approach to future development and redevelopment within the CRA, especially the creation of a town center at ~~Village Green~~ US Highway One and Walton Road. This breaking of the suburban land use patterns of the original city developers will correct the strict separation of uses that has affected the city's traffic and growth patterns.
The creation of a new "~~old~~ downtown" or destination for Port St. Lucie along US ~~1~~ Highway One as well as the proposed development guidelines, will create a "park-once" area for city residents and visitors. The "park-once" area will provide the opportunity to park the car and walk to a variety of offices, shops, sports and entertainment venues. Local residents will be able to shop for groceries, work in offices, carry out government business, meet for coffee, have dinner, or just stroll around and window shop without driving or fighting traffic.

~~As the CRA plan is implemented, it will be coordinated with several on-going studies and plans at the local, regional, and state level. These studies and plans include the Comprehensive Plan for the City of Port St. Lucie, the future Riverwalk Area Master Plan, the Midport DRI development order, the Treasure Coast Regional Land Use Study, and the Port St. Lucie/Southern St. Lucie County Transit Routing and Scheduling Study. Below is a discussion of the CRA plan's consistency with these studies and plans as each~~

~~was recognized as essential to CRA implementation.~~

9.1 Land Use and Consistency

The current Comprehensive Plan for Port St. Lucie was adopted in 1998 and is a general revision of the previous 1990 plan. The proposed Community Redevelopment Plan is consistent with the 1998 Comprehensive Plan. However, several areas may require changes to the City's future land use map and zoning regulations to fully implement the CRA plan. These include the mixed-use areas and the Arts and Technology District. Land use changes would allow for the transition to diversity that is desired for these areas. The existing land uses are compatible with the CRA master plan, but changes would implement the preferred direction of the master plan.

As discussed in Section 3.0 of this document, the redevelopment plan supports and furthers specific goals from the city's Comprehensive Plan. In addition, the position of the City Council serving as the Community Redevelopment Agency and retaining the authority to approve the final Community Redevelopment Plan plus any amendments to the City's Comprehensive Plan guarantees this consistency. Specific CRA projects, as discussed in Section 5.0, will be planned in concurrence with the necessary infrastructure improvements.

An existing DRI development order, referred to as the Midport DRI development order, covers the Village Green and Walton Road area. The DRI expires in 2002 and may need to be amended, terminated or a new DRI developed—in conjunction with the property

owners—in order to implement fully the intent of the CRA Plan at that location. This could serve as a major incentive for private sector investments and should be considered among early CRA activities.

The City's ~~future Riverwalk~~ Port District Master Plan should also consider complementary uses to the CRA Plan and opportunities for future connections and program or project consistency between the two similar efforts to establish activity centers for the city.

A comparison of the city's Future Land Use map (part of the city's Comprehensive Plan) with the CRA plan (discussed in Section 4.0) reveals that the CRA plan is generally consistent with the desired future land use for the city of Port St. Lucie with exceptions as noted. The CRA plan takes advantage of the current flexible zoning. The CRA plan encourages mixed-use development within certain areas of the CRA. Proposed uses in the CRA plan often have a residential component to provide for a variety of housing options and dissolve the segregation between residential and other land uses. Overall, this is in keeping with the goals and objectives of the Port St. Lucie Comprehensive Plan, which calls for an appropriate mix of land uses to meet the needs of current and future residents. Unincorporated areas within the CRA are subject to an interlocal agreement between the City of Port St. Lucie, St. Lucie County, and the CRA. A more detailed description of each of the master plan elements is discussed considering the consistency with current zoning and the future land use plan for the City of Port St. Lucie.

Noted inconsistencies between the CRA Master Plan and the City's Comprehensive Plan will not be implemented pursuant to the CRA Master Plan until the Comprehensive Plan has been amended.

9.1.1 The Town Center

The current zoning in the proposed town center area is General Commercial and Planned Unit Development. The future land use shows the area as Commercial General / Residential High Density / Institutional. The proposed town center would contain a mix of uses including: cultural and recreational, civic and institutional, sports and entertainment, commercial and retail, office, and residential. The retail and shopping district is a main element of the town center and contains similar uses. Some of the permitted uses and structures currently allowed by the General Commercial Zoning District are not likely to fit well with the town center concept. An overlay zone may need to be created to allow for a greater diversity of residential types than currently allowed by zoning. Any proposed mixed-use zoning may also require future land use map changes to allow a diversity of uses. The mixed-use areas should be closely examined in the development of any new zoning districts.

9.1.2 Medical District

The Medical District is located along US Highway One, between Hillmoor Drive and Tiffany ~~Road~~ Avenue. Currently, there is a mixture of zoning categories for the parcels in this area. The zoning categories include General Commercial, Institutional, Open Space Conservation, Planned Unit Development (PUD), and Professional. The Future Land Use map designates these parcels as Residential/Office/Institutional (ROI), Preservation, Commercial General, and Institutional. The Medical District is intended to focus on medical-related facilities and services centered on the hospital. Related facilities and services include doctor's offices, continuing care residential units, uniform shops, pharmacies, and open space for employee and visitor use. These uses are consistent with the existing zoning and future land use.

A specific example of a zoning overlay district that may be appropriate for the Medical District is a senior citizen overlay component. The purpose of allowing senior citizen related uses overlay is to provide for development of land for senior citizen housing with standards that reflect the unique requirements of senior living. Examples of these requirements include minimum floor areas for residential units, parking standards, availability of public transportation, and proximity of facilities and services to the site. Some of these requirements such as access to public or alternative transportation and proximity of facilities and services to residential areas are already characteristic features of the CRA.

9.1.3 Arts and Technology District

The current zoning designates the parcels in the Arts and Technology District as Warehouse/Industrial. The future land use map refers to the area as Light Industrial and Commercial Services, along with some Commercial General on US ~~1~~ Highway One. In order to accommodate the live-work component of the district, the Warehouse/Industrial zoning category will have to be amended or changed to include the residential element and associated design guidelines. Another way to accommodate the residential element would be to create an Industrial/Residential (SLR) Mixed Use District or a Service Light Industrial/Residential (SLR) Mixed Use District. This district is designed to maintain and facilitate the growth and expansion of small-scale light industrial uses, business services, wholesale distribution, arts production and performance/exhibition activities, while encouraging the development of on-site mixed live-work types of housing and work space at a compatible scale and density. The industrial area south of the Arts and Technology District remains an industrial use.

9.1.4 Mixed-Use Districts

The mixed-use districts would include office, commercial, retail, residential, sports, recreation, and other related uses. Specific plans for each of these mixed-use districts would be required. The ~~Lentz Grove area~~ East Lake Village area near Lennard Road and the Walton Road area should be considered for mixed-use projects. ~~The Lentz Grove~~ East Lake Village offers and opportunity for a diversity of uses that is connected and integrated with adjacent medical facilities and provides an open space link to adjacent residential areas. As with all properties located in the unincorporated county part of the CRA, it is subject to an interlocal agreement between the City of Port St. Lucie, St. Lucie County, and the CRA.

9.1.5 Commercial Districts

In the Commercial Districts, most of the existing and planned land uses are currently commercial uses. No land use changes are suggested for the "Big Box" Commercial (Off-Street) District. However in the "Big Box" Commercial (On-Street) District, special urban design guidelines such as minimal setbacks, parking configuration, and smaller buildings fronting the street are proposed. Specific In-fill development design studies may be needed to illustrate how these areas could take on a more urban development form. The Commercial-Retail district in the northern portion of the site would provide room for smaller chain specialty stores or uses like a grocery store. Design guidelines that examine these relationships and potential infill projects should be considered to create a better urban environment.

9.1.6 Recreation District

The Future Land Use Map shows that most of the greenway and open space areas in the CRA are consistent with the Recreation District. Specific parcels that are not zoned as Open Space, but are designated as part of the district by the CRA plan may have to be rezoned, purchased fee simple, or purchased as conservation easements on the existing property. Examples of these areas include commercial parcels located near the intersection of Lennard and Jennings Roads and east of Lennard Road shown as a community meeting and park area. A parcel-by-parcel examination is needed to determine future open space networks.

9.1.7 Residential Areas

A majority of the single-family residential areas within the CRA that are currently zoned as Single-Family Residential will remain single-family residential uses. Similarly, the Future Land Use Map shows no changes to these areas. The residential areas closest to the proposed town center will likely see infrastructure improvements to connect the residential areas to the town center by pedestrian, bicycle, transit, and vehicular access.

Similarly, a majority of the multi-family residential areas within the CRA that are currently zoned as Multiple Family Residential will remain that use. However, the CRA plan recognizes the need for transition areas between these residential areas and areas like the town center and the medical district. Transition areas will have a more mixed-use character rather than single-use character. The mixed-use areas will help to buffer as well as better connect and integrate the single and multi-family areas with the town center and medical district. These connections will include street, streetscape (lighting, trees, site furniture, etc.), and greenspace improvements. The improvements, as stipulated on the plan, will help to create incentives for investing in homes located in the CRA.

Next, the CRA plan is analyzed in the context of regional land use and transportation plans. These plans include a regional land use study by the Treasure Coast Regional Planning Commission and a transit routing and scheduling study by the Florida Department of Transportation and St. Lucie County's Community Transit.

9.2 Transportation and Consistency

9.2.1 Treasure Coast Regional Land Use Study

The Treasure Coast Regional Planning Council (TCRPC), an agency whose mission is to

address and define policy issues with impacts that extend beyond county and municipal boundaries, is the lead coordinating agency for the Regional Land Use Study for Martinand St. Lucie Counties. This study is an effort to evaluate alternative land use and transportation options so that road widenings to US Highway One in the two counties can be minimized or even avoided. This cooperative effort includes study partners from Martin and St. Lucie Counties, the cities of Stuart, Port St. Lucie and Fort Pierce, the Florida Department of Transportation, the Department of Community Affairs and the TCRPC.

Consistent with the Eastward Ho! Initiative in the region, the Regional Land Use Study seeks to provide alternative development patterns that can create a more balanced transportation and land use system with improved travel choices. Land use development patterns in the 180-square mile study area result in many long cross-county trips, particularly in peak commuting hours (7-9am and 4-6pm).

The mixed-use areas proposed in the CRA plan can help shorten commute times and alleviate the need for a number of cross-county trips. By providing concentrating opportunities for more dense office and retail development as well as supplying housing choices beyond single-family quarter-acre lots, the CRA plan offers an alternative to the usual development forms, allowing for alternative transit options. Therefore the CRA plan supports the letter and the spirit of the Regional Alternative Land Use Plan while helping to create a center for the city of Port St. Lucie. As with any planning study, implementation is an important component and the study results should be reviewed and monitored to be consistent with the CRA plan.

9.2.2 Port St. Lucie/S. St. Lucie County Transit Routing and Scheduling Study

The Florida Department of Transportation (FDOT) is the lead agency conducting a transit routing and scheduling study for the City of Port St. Lucie and southern St. Lucie County. The purpose of the study is to examine how to extend the existing resources of the current community transit system and move from the current demand-response system to a point-deviation system.

The point-deviation system is meant to be a flexible route system with minimal deviations from established routes. The point-deviation system would have defined transit zones with higher service frequencies. Passengers would have to transfer buses to travel between zones. However, the higher service frequencies and better scheduling in the transit zones would create a more viable option for using the transit service as a form of work transportation.

In the longer-term, the flexible route system would potentially operate along Port St. Lucie Boulevard and US ~~1~~ Highway One in the CRA. The Village Green area would serve as a transfer facility between transit zones. The concentration of uses in the town center at the Village Green area as described in the CRA plan works well with the concept of a transit destination or transfer facility that would bring people into the area for employment, business, educational, sports and entertainment purposes.

10.0 Methods of Finance and Budgeting

A viable financing program for redevelopment requires a strong commitment from the public and private sector. The key to implementing the public actions called for in our plan is attracting private market investment and the additional ad valorem tax revenue it produces. To carry out redevelopment, the Community Redevelopment Agency will use all available sources of funding from local, state and federal government and the private sector.

It should be noted that the following financial plan is intended as a guide for funding redevelopment activities in the redevelopment area. Flexibility is essential. The timing, cost and tax revenue impact of private investment is, at best, a projection based upon existing knowledge. Interest rates, construction costs, and national economic conditions will vary and cause revisions in investment decisions.

The Port St. Lucie CRA has ambitious long-term plans for the redevelopment area, taking advantage of the 30-year planning period, as may be extended. In the early years, the plan calls for more of a partnership approach to redevelopment and private investment since CRA funds will be small.

10.1 Funding Sources

10.1.1 Tax Increment Financing

As provided for under the Community Redevelopment Act of 1969, the principal source of funding for the Redevelopment Agency will be through the mechanism of Tax Increment Financing.

Tax Increment Financing (TIF) realizes the incremental increase in property tax revenues resulting from redevelopment, and uses it to pay for improvements needed to support and encourage new development. TIF is designed to allow local government to finance, over a term of years, front-end costs involved in the redevelopment of blighted areas. By using this tool a local government can develop and adopt a redevelopment plan, repave or reroute streets, provide other public improvements and open space, provide housing, provide redevelopment assistance or incentives and acquire property within the redevelopment area for redevelopment. Eligible activities, under current law, include but are not limited to, the acquisition of land and improvements, relocation of displaced residents, demolition of deteriorated structures, site preparation, infrastructure improvements plus housing and commercial development and other activities implementing this plan.

A Redevelopment Trust Fund has been established for the purpose of funding redevelopment projects within the redevelopment area. All funds deposited into the trust fund are available to the Redevelopment Agency for any lawful purpose as provided in the Act to further the provisions of this plan in the CRA.

The greatest single source of funding for the Community Redevelopment Agency will come from tax increment revenues determined by growth in certain real property tax revenues within the Redevelopment Area. For the purpose of calculating the amount of tax increment revenues, the base value for the purpose of calculating tax increment in the redevelopment area was established as of January 1, 2000.

Funds appropriated by "taxing authorities" (as defined by the Act) in the amount of 95% of the ad valorem taxes assessed against real property values generated by private investment in the Redevelopment areas for each fiscal year subsequent to the base year will be deposited in the Redevelopment Trust fund for use by the Redevelopment Agency to finance redevelopment projects identified in this plan.

The projected tax increment has been calculated to reflect the current tax increment base plus the increment projected from the current and anticipated construction activity. ~~To be conservative, we have only estimated new construction for the next five years and have not included potential redevelopment of the Village Green. Projected construction assumptions include:~~

~~ Two new 200,000 SF retail stores, one Super Wal-Mart well into the development process and an additional large retailer.~~
~~ A 112,000 SF office warehouse for PolyMedica, and their planned expansion of an additional 100,000 SF. An assumed tax abatement of 50% over 10 years was applied to this projected development.~~
~~ The current Hospital expansion of 35,000 SF and an additional 50,000 SF new medical office building on their newly acquired 10-acre site~~
~~ An estimated 84,150 SF of multi-family and 100,000 SF of general commercial in currently available development areas.~~

~~In addition, a 2.5 percent annual appreciation rate in the overall assessed valuation has been calculated, based upon the average increase in value for the past two years. The grand totals in **Table 10.1** provide the anticipated tax increment revenues that will flow to the Redevelopment Trust Fund. Estimated increment calculations show that in the first five years of the TIF, cumulative income is approximately $3.5 million dollars.~~

Table 10-1
Estimated Increment Analysis

Year	District Taxable Value	Tax Base Value	Increment Above Base Year	Increment Millage Rate	Annual Tax Increment Revenue	Cumulative Tax Increment Revenue
2000	231,641,924	231,641,924	0	14.192	0	
2001	237,432,972	231,641,924	5,791,048	14.192	82,187	82,187
2002	264,213,873	231,641,924	32,571,949	14.192	462,261	544,448
2003	286,352,670	231,641,924	54,710,746	14.192	776,455	1,320,903
2004	299,927,386	231,641,924	68,285,462	14.192	969,107	2,290,010
2005	319,171,482	231,641,924	87,529,558	14.192	1,242,219	3,532,229
2006	327,150,769	231,641,924	95,508,845	14.192	1,355,462	4,887,691
2007	335,329,538	231,641,924	103,687,614	14.192	1,471,535	6,359,225
2008	343,712,777	231,641,924	112,070,853	14.192	1,590,510	7,949,735
2009	352,305,596	231,641,924	120,663,672	14.192	1,712,459	9,662,194
2010	361,113,236	231,641,924	129,471,312	14.192	1,837,457	11,499,651
2011	370,141,067	231,641,924	138,499,143	14.192	1,965,580	13,465,231
2012	383,993,815	231,641,924	152,351,891	14.192	2,162,178	15,627,409
2013	397,700,107	231,641,924	166,058,183	14.192	2,356,698	17,984,106
2014	407,642,610	231,641,924	176,000,686	14.192	2,497,802	20,481,908
2015	417,833,675	231,641,924	186,191,751	14.192	2,642,433	23,124,341
2016	428,279,517	231,641,924	196,637,593	14.192	2,790,681	25,915,022
2017	438,986,505	231,641,924	207,344,581	14.192	2,942,634	28,857,656
2018	449,961,168	231,641,924	218,319,244	14.192	3,098,387	31,956,043
2019	461,210,197	231,641,924	229,568,273	14.192	3,258,033	35,214,076
2020	472,740,452	231,641,924	241,098,528	14.192	3,421,670	38,635,746

Source: St. Lucie Tax Assessor's Office, EDAW, April 2001.
* Millage rate is based upon various taxing authority rates as approved in City TIF ordinance

Table 10-1
Estimated Increment Analysis

Year	Distrcit Taxable Value		Increment Above Base Year		Increment Millage		Annual Tax Increment		Total Annual Tax Increment
	County	City	County	City	County	City	County	City	
2000	231,826,024	231,826,024	-	-	0.00000	0.00000	-	-	-
2001	239,330,269	239,330,269	7,504,245	7,504,245	0.00720	0.00406	54,034	30,464	84,498
2002	273,336,594	273,336,594	41,510,570	41,510,570	0.00720	0.00438	298,894	181,661	480,555
2003	306,825,247	306,825,247	74,999,223	74,999,223	0.00720	0.00469	540,027	351,964	891,991
2004	351,421,394	351,421,394	119,595,370	119,595,370	0.00707	0.00446	845,595	532,846	1,378,441
2005	394,820,144	394,820,144	162,994,120	162,994,120	0.00688	0.00351	1,121,476	571,360	1,692,837
2006	480,365,264	480,365,264	248,539,240	248,539,240	0.00632	0.00327	1,570,430	812,203	2,382,633
2007	497,654,554	504,507,763	265,828,530	272,681,739	0.00586	0.00306	1,556,916	833,408	2,390,325
2008	461,440,975	468,762,261	229,614,951	236,936,237	0.00586	0.00306	1,344,819	724,158	2,068,977
2009	370,979,368	373,063,532	139,153,344	141,237,508	0.00586	0.00350	815,000	494,652	1,309,651
2010	339,659,480	341,274,200	107,833,456	109,448,176	0.00650	0.00409	700,763	448,115	1,148,878
2011	320,988,876	322,052,986	89,162,852	90,226,962	0.00655	0.00428	583,785	386,543	970,328
2012	314,653,519	315,799,817	82,827,495	83,973,793	0.00655	0.00419	542,305	351,776	894,081
2013	318,529,778	319,740,433	86,703,754	87,914,409	0.00655	0.00419	567,684	368,284	935,968
2014	330,615,563	331,856,842	98,789,539	100,030,818	0.00669	0.00419	661,296	419,041	1,080,337
2015	344,127,134	345,430,240	112,301,110	113,604,216	0.00703	0.00514	789,178	583,826	1,373,004
2016	354,741,429	356,292,311	122,915,405	124,466,287	0.00702	0.00502	863,103	624,406	1,487,508
2017	382,412,502	384,110,573	150,586,478	152,284,549	0.00718	0.00492	1,081,727	749,494	1,831,220
2018	412,795,596	414,634,837	180,969,572	182,808,813	0.00718	0.00483	1,299,981	882,357	2,182,338
2019	428,613,372	432,523,584	196,787,348	200,697,560	0.00716	0.00480	1,409,606	963,743	2,373,349
2020	440,280,830	442,246,333	208,454,806	210,420,309	0.00707	0.00473	1,473,378	995,638	2,469,017
2021	461,559,428	463,603,162	229,733,404	231,777,138	0.00683	0.00464	1,569,216	1,074,673	2,643,889
2022	525,539,840	527,530,420	293,713,816	295,704,396	0.00659	0.00449	1,935,646	1,328,944	3,264,590
2023	565,505,615	567,601,766	333,679,591	335,775,742	0.00665	0.00447	2,219,476	1,501,057	3,720,533
2024	614,115,040	616,152,433	382,289,016	384,326,409	0.00660	0.00445	2,524,644	1,708,971	4,233,615
2025	629,467,916	631,556,244	397,641,892	399,730,220	0.00673	0.00427	2,677,453	1,705,581	4,383,034
2026	645,204,614	647,345,150	413,378,590	415,519,126	0.00673	0.00427	2,783,413	1,772,949	4,556,363
2027	661,334,729	663,528,779	429,508,705	431,702,755	0.00673	0.00427	2,892,023	1,842,002	4,734,025
2028	677,868,097	680,116,998	446,042,073	448,290,974	0.00673	0.00427	3,003,347	1,912,781	4,916,128
2029	694,814,800	697,119,923	462,988,776	465,293,899	0.00673	0.00427	3,117,455	1,985,330	5,102,785
2030	712,185,170	714,547,921	480,359,146	482,721,897	0.00673	0.00427	3,234,415	2,059,692	5,294,107
2031	729,989,799	732,411,619	498,163,775	500,585,595	0.00673	0.00427	3,354,300	2,135,914	5,490,213
2032	748,239,544	750,721,910	516,413,520	518,895,886	0.00673	0.00427	3,477,181	2,214,041	5,691,222
2033	766,945,533	769,489,957	535,119,509	537,663,933	0.00673	0.00427	3,603,135	2,294,121	5,897,255
2034	786,119,171	788,727,206	554,293,147	556,901,182	0.00673	0.00427	3,732,237	2,376,203	6,108,440
2035	805,772,150	808,445,387	573,946,126	576,619,363	0.00673	0.00427	3,864,567	2,460,337	6,324,904
2036	825,916,454	828,656,521	594,090,430	596,830,497	0.00673	0.00427	4,000,205	2,546,574	6,546,779
2037	846,564,365	849,372,934	614,738,341	617,546,910	0.00673	0.00427	4,139,234	2,634,968	6,774,202
2038	867,728,475	870,607,258	635,902,451	638,781,234	0.00673	0.00427	4,281,739	2,725,571	7,007,310
2039	889,421,686	892,372,439	657,595,662	660,546,415	0.00673	0.00427	4,427,807	2,818,439	7,246,246
2040	911,657,229	914,681,750	679,831,205	682,855,726	0.00673	0.00427	4,577,526	2,913,629	7,491,155
2041	934,448,659	937,548,794	702,622,635	705,722,770	0.00673	0.00427	4,730,988	3,011,199	7,742,187
2042	957,809,876	960,987,514	725,983,852	729,161,490	0.00673	0.00427	4,888,287	3,111,208	7,999,495
2043	981,755,123	985,012,201	749,929,099	753,186,177	0.00673	0.00427	5,049,518	3,213,717	8,263,235
2044	1,006,299,001	1,009,637,506	774,472,977	777,811,482	0.00673	0.00427	5,214,780	3,318,789	8,533,569
2045	1,031,456,476	1,034,878,444	799,630,452	803,052,420	0.00673	0.00427	5,384,173	3,426,488	8,810,661
2046	1,057,242,888	1,060,750,405	825,416,864	828,924,381	0.00673	0.00427	5,557,802	3,536,879	9,094,681
2047	1,083,673,960	1,087,269,165	851,847,936	855,443,141	0.00673	0.00427	5,735,771	3,650,030	9,385,801
2048	1,110,765,809	1,114,450,894	878,939,785	882,624,870	0.00673	0.00427	5,918,189	3,766,010	9,684,199
2049	1,138,534,954	1,142,312,167	906,708,930	910,486,143	0.00673	0.00427	6,105,168	3,884,890	9,990,057
2050	1,166,998,328	1,170,869,971	935,172,304	939,043,947	0.00673	0.00427	6,296,821	4,006,741	10,303,562
2051	1,196,173,286	1,200,141,720	964,347,262	968,315,696	0.00673	0.00427	6,493,265	4,131,638	10,624,904
2052	1,226,077,618	1,230,145,263	994,251,594	998,319,239	0.00673	0.00427	6,694,621	4,259,658	10,954,279
2053	1,256,729,559	1,260,898,895	1,024,903,535	1,029,072,871	0.00673	0.00427	6,901,011	4,390,879	11,291,890
2054	1,288,147,798	1,292,421,367	1,056,321,774	1,060,595,343	0.00673	0.00427	7,112,560	4,525,380	11,637,940

* Variance between County and City increment above base year due to additional county homestead exemption for persons 65 and older
**Years 2020-2024 are actuals, remaining are estimates
*** FY 2024 St Lucie County Millage Rate - County General Fund 4.2222 and County Fine & Forfeiture 2.7294

Assumptions:
1. The District Taxable Value is estimated to increase at a rate 2.5% annually after 2024 (this is the rate used in the original estimate in 2000)

10.1.2 Other Funding Sources

To make the most effective use of Tax Increment Revenues, the CRA and the City will use other City, State and Federal funding sources as appropriate and available to carry out the provisions of this plan. The financial plan assumes that funds for the public expenditures identified in the redevelopment plan will be obtained from several sources in addition to Tax Increment Financing. The following are some of the major funding sources and programs that the CRA proposes to use in financing the redevelopment projects. These include, but are not limited to:

- Community Development Block Grant
- Capital Improvement Program
- Federal Aid
- Gas Tax
- General Fund
- Wastewater Impact Fees
- Transportation Impact Fees
- Revenue Bonds
- State Aid
- Special Assessments
- Stormwater Utility
- Tourist Development Tax
- HUD, SHIP & HOME

10.2 Proposed Development Projects: Costs and Schedule

The Redevelopment plan anticipates public intervention and investment in redevelopment projects by the Redevelopment Agency. While the planning period for the CRA is 30 years, it is almost impossible to accurately project income and expense costs out that far in the future. Many Florida CRAs use a 20-year timeline to project cost estimates and revenues. Therefore, we will use the Florida accepted practice of a 20-year funding timeframe knowing that the CRA should be re-evaluating the plan's costs and revenue estimates on a more frequent basis.

Specific TIF funded projects have been identified below ~~(2001-2020) are identified~~ in **Table 10-2**. ~~The total cost of the public improvement program for the duration of this plan (2001-2020) is estimated to be $30.9 million. To offset these public improvement costs the CRA is projected to receive cumulative revenues of approximately $38.6 million.~~

Table 10-2
Tax Increment Funding by Project and Phase

Suggested Phasing	2001-2005	2006-2010	2011-2015	2016-2020	Total
Capital Costs					
Town Center Phase 1	$3,962,708				$3,962,708
Town Center Phase 2		$1,770,000			$1,770,000
Town Center Phase 3			$1,600,000		$1,600,000
US 1 Streetscape	$3,228,169	$3,228,169			$6,456,338
Secondary Streetscape		$8,135,009			$8,135,009
Neighborhood Revitalization Streetscape		$2,991,886			$2,991,886
Greenway (Amenities and Landscape)		$1,922,700			$1,922,700
Drainage		$200,000			$200,000
Hillmoor Road Extension		$418,238			$418,238
Subtotal capital costs	$7,190,877	$18,666,002	$1,600,000		$27,456,878
Program Costs					
CRA Administration	$750,000	$750,000	$750,000	$750,000	$3,000,000
Phased Construction Master Plan for Town Center	$150,000				$150,000
Greenway and Drainage Master Plan	$150,000				$150,000
Master Plan for Lentz Grove Property			$100,000		$100,000
Subtotal Program costs	$1,050,000	$850,000	$750,000	$750,000	$3,400,000
Grand Totals by five year phases	**$8,240,877**	**$19,516,002**	**$2,350,000**	**$750,000**	**$30,856,878**

Source: City of Port St. Lucie, EDAW

Table 10-2
Tax Increment Funding by Project (estimate)

	Estimated Capital Cost
Walton & One Recreation Center	50,000,000
Project DuBey	27,500,000
Village Green Drive Streetscape and Open Space Enhancements	15,000,000
Walton & One Streetscape and Open Space Enhancements	10,000,000
Walton & One Stormwater enhancements	5,000,000
Walton & One Property Acquisitions, Renovations / Enhancements	8,000,000
US Highway One Corridor - Business Façade Enhancements	3,000,000

The basic premise of the financial plan is that tax increment revenues will provide the necessary revenues to service short-term and long-term debt incurred by the Community Redevelopment Agency to construct the public improvements plus fund other projects and programs identified in the plan. It's possible to include in the revenue projection funds borrowed by the CRA, with Tax Increment Funds pledged to the repayment.

The time period and amount for each type of capital improvement are estimates as of the time this plan was adopted and extended. It is possible, and, in fact, likely, that some projects may for a variety of factors extend into one or more time periods before completion or may be accelerated and moved up into a more recent time period. The Community Redevelopment Agency shall have the authority and discretion to make such adjustments to the amounts in each time period as deemed necessary and appropriate to best implement the provisions of this plan.

10.3 Advances and Loans

The Community Redevelopment Agency shall have the power to borrow money and accept advances from any source, public or private, including the City of Port St. Lucie, for any lawful purpose in connection with the redevelopment program. Tax Increment Revenues or any other funds deposited into the Redevelopment Trust Fund, which are not otherwise obligated, shall be available for repayment of such loans or advances. Any money that is borrowed or advanced to the Community Redevelopment Agency from the City of Port St. Lucie shall be authorized by the City Council.

10.4 Tax Increment Revenue Bonds

When authorized by the City Council, the CRA may issue redevelopment revenue bonds, notes or other obligations to finance the undertaking of any community redevelopment project activity, including the payment of principal and interest upon any loans and retirement of bonds or other obligations previously issued. The security for such bonds may be based upon the anticipated tax increment revenues and such other revenues as may be legally available.

11.0 Appendix

Community Redevelopment Agency Boundary

CACI Demographic Report Methodology

Current Development Activity in 'the CRA

Stakeholder Interview Form

Stakeholder Comment Matrix

Public Comments

COMMUNITY REDEVELOPMENT AGENCY BOUNDARY

City of Port St. Lucie, Florida

A parcel of land located in parts of Sections 1,2,11 &12, Township 37 South, Range 40 East, Sections 35 & 36, Township 36 South, Range 40 East, Section 31,Township 36 South, Range 41 East and Sections 6 & 7, Township 37 South, Range 41 East being more particularly described as follows:

Begin at the Southeast corner of Section 12, Township 37 South, Range 40 East; thence N 89°46'20"W along the south line of said Section 12 to a Point of Intersection with the east line of South Port St. Lucie Unit Six as recorded in Plat Book 14 at Page 14 of the Public Records of St. Lucie County, Florida, extended southerly; thence N 0°10'18"E on a projection of said east line of South Port St. Lucie Unit Six to the south line of Tract "A" of said South Port St. Lucie Unit Six; thence S70°22'28"W along the said south line to the west line of said Tract "A"; thence N19°37'32"W along said west line to the southeast corner of Lot 1, Block 51 of said South Port St. Lucie Unit Six; thence N 89°56'49"W to the southwest corner of Lot 6, Block 51 of said South Port St. Lucie Unit Six, also being the east right-of-way of Delano Road; thence continue N 89°56'49"W on a projection of the south line of said Lot 6, Block 51, crossing Delano Road, to the southeast corner of Lot 1, Block 50 of said South Port St. Lucie Unit Six; also being the west right-of-way of Delano Road; thence N 89°49'42"W along the south line to the southwest corner of said Lot 1, also being the east line of a drainage right-of-way; thence northwesterly across said drainage right-of-way to the southeast corner of Lot 1, Block 182 of South Port St. Lucie Unit Fourteen as recorded in Plat Book 16 at Page 29 of the Public Records of St. Lucie County, Florida; thence N 89°49'42"W to the southwest corner of said Lot 1, also being the east right-of-way of Gowin Drive; thence continue N 89°49'42"W on a projection of the south line of said Lot 1, crossing Gowin Drive, to a Point of Intersection with the west right-of-way of Gowin Drive; thence N 0°10'18"W along said west right-of-way to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 9, Block 192 of said Port St. Lucie Unit Fourteen, thence continue on a projection of said west right of way, crossing Port St. Lucie Boulevard (a.k.a. Cane Slough Road) to a Point of Intersection with the north right-of-way of said Port St. Lucie Boulevard; thence northeasterly and northerly along the west right-of-way of Gowin Drive to a Point of Intersection with the north right-of-way of Dion Avenue extended westerly; thence S 89°56'49"E on a projection of said north right-of-way, crossing Gowin Drive, to a Point of Curvature of a curve concave to the northeast at the southwest corner of

Lot 22, Block 113 of South Port St. Lucie Unit Four as recorded in Plat Book 13 at Page 11 of the Public Records of St. Lucie County, Florida; thence continue S 89°56'49"E to the southeast corner of Lot 22, Block 113 of said South Port St. Lucie Unit Four, also being the west line of a drainage right-of-way; thence continue S 89°56'49" E along said north right-of-way to the southwest corner of Lot 26 of Block 114 of said South Port St. Lucie Unit Four, also being the east line of said drainage right-of-way; thence S 0° 10'18"W on a projection of said east line of a drainage right-of-way, crossing Dion Avenue, to the northwest corner of Lot 13, Block 110 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dion Avenue; thence continue S 0° 10'18"W to the southwest corner of said Lot 13, Block 110, also being a Point of Intersection of a drainage right-of-way; thence S 89°56'49"E along the north line of said drainage right-of-way to the southeast corner of Lot 11, Block 110 of said South Port St. Lucie Unit Four, also being the west right-of-way of Flanders Road; thence continue S 89°56'49"E on a projection of said north line of a drainage right-of-way, crossing Flanders Road, to the southwest corner of Lot 5, Block 115 of said South Port St. Lucie Unit Four, also being a Point of Intersection with the east right-of-way of Flanders Road and the north line of a drainage right-of-way; thence continue S 89°56'49"E along the north line of said drainage right-of-way to the southeast corner of said Lot 5, also being a Point of Intersection of a drainage right-of-way; thence northwesterly along the west line of said drainage right-of-way to the north corner of Lot 12, Block 115 of said South Port St. Lucie Unit Four, also being a Point of Intersection of said drainage right-of-way; thence N 61°14'46"E to the east corner of Lot 13, Block 115 of said South Port St. Lucie Unit Four; thence N 33°51'22"W to the northeast corner of Lot 24, Block 115 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dittmar Avenue; thence N 89°57'13"W along said south right-of-way to the Point of Tangency of a curve concave to the southeast at the northwest corner of Lot 23, Block 115 of said South Port St. Lucie Unit Four; thence continue N 89°57'13"W on a projection of said south right-of-way line, crossing Gidding Road, to a Point of Curvature of a curve concave to the southwest at the northeast corner of Lot 1, Block 117 of said South Port St. Lucie Unit Four, also being the south right-of-way of Dittmar Avenue; thence continue N 89°57'13"W along said right-of-way to a Point of Tangency of a curve concave to the southeast at the northwest corner of Lot 10, Block 117 of said South Port St. Lucie Unit Four; thence continue N 89°57'13"W on a projection of said south right-of-way line to the east line of Lot 1, Block 114 of said South Port St. Lucie Unit Four, also being the west right-of-way line of Abcor Road; thence N 9°41'57"E along said west right-of-way to a Point of Intersection of Lot 1, Block 114 of said South Port St. Lucie Unit Four, also being the southeast corner of the Southwest ¼

of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida; thence N 0°14'29"E along the east line of said Southwest ¼ of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, also being the east line of South Port St. Lucie Unit Four, to the northeast corner of said Southwest ¼ of the Southwest ¼ of Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, also being a point of intersection of a drainage right-of-way; thence S 89°58'08"W along the north line of said drainage right-of-way to a Point of Intersection with the east right-of-way of Morningside Boulevard; thence continue S 89°58'08"W on a projection of the north line of said drainage right-of-way, crossing Morningside Boulevard, to a Point of Intersection with the west right-of-way line of said Morningside Boulevard; thence N 1°16'26"E along said west right-of-way line to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 20, Block 196 of South Port St. Lucie Unit Fifteen as recorded in Plat Book 16 at Page 42 of the Public Records of St. Lucie County, Florida; thence continue northerly on a projection of said west right-of-way line, crossing Avanti Circle, to a Point of Compound Curvature of a curve concave to the northwest at the southeast corner of Lot 12, Block 195 of said South Port St. Lucie Unit Fifteen; thence continue northwesterly along said west right-of-way to a Point of Compound Curvature of a curve concave to the southwest at the northeast corner of Lot 7, Block 195 of said South Port St. Lucie Unit Fifteen; thence continue on a projection of the said west right-of-way, crossing Avanti Circle, to a Point of Curvature of a curve concave to the northwest at the southeast corner of Lot 6, Block 196 of said South Port St. Lucie Unit Fifteen; thence N 19°18'06"W along said west right-of-way to a Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 1, Block 196 of said South Port St. Lucie Unit Fifteen; thence continue N 19°18'06"W on a projection of said west right-of-way line to a Point of Intersection with the north right-of-way line of Lyngate Drive; thence easterly and northeasterly along said north right-of-way line to the southeast corner of Lot 1, Block 217 of South Port St. Lucie Unit Sixteen as recorded in Plat Book 16 at Page 43 of the Public Records of St. Lucie County, Florida; thence N 28°09'21"W to the northeast corner of Lot 13, Block 217 of said South Port St. Lucie Unit Sixteen; thence N 57°51'09"W a distance of 371.30'; thence N 53°05'17"W a distance of 43.53'; thence N30°11'29"W a distance of 33.16'; thence N 22°35'05"W a distance of 552.04; thence N 67°24'55"E a distance of 333'; thence N 4°38'03"E a distance of 301.10'; thence N 62°04'29"E a distance of 200' to a Point of Intersection with the southwesterly right-of-way of U.S. Highway No.1; thence N 27°55'31"W along said right-of-way of U.S. Highway No.1 to a Point of Intersection with the centerline of Corvair Circle extended northeasterly; thence

S 62°04'29"W along said centerline to a Point of Intersection with the centerline of Hatfield Court; thence N 28°04'49"W along said centerline to a Point of Intersection with the south line of Tract "G-2" of the First Replat in South Port St. Lucie Unit Sixteen as recorded in Plat Book 22 at Page 15 of the Public Records of St. Lucie County, Florida; thence S 61°55'12"W along said south line to the northwest corner of Lot 20, Block 252; thence S 28°04'29"E to the northeast corner of Lot 1, Block 252 of said First Replat in South Port St. Lucie Unit Sixteen; thence N 83°55'31"W to the northwest corner of said Lot 1, Block 252, also being the east right-of-way line of Colchester Circle; thence continue N 83°55'31"W on projection of the north line of said Lot 1, Block 252 to a Point of Intersection with the west right-of-way line of Colchester Circle; thence northeasterly, northerly and northwesterly along said west right-of-way line to a Point of Tangency of a curve concave to the southwest at the northeast corner of Tract "G-3" of said First Replat in South Port St. Lucie Unit Sixteen; thence northwesterly, westerly and southwesterly along said curve to a Point of Curvature, also being the south right-of-way line of Midport Road; thence northwesterly, crossing Midport Road, to a Point of Reverse Curvature of a curve concave to the northwest at the southeast corner of Tract "A-5" of South Port St. Lucie Unit Sixteen as recorded in Plat Book 16 at Page 43 of the Public Records of St. Lucie County, Florida, also being the north right-of-way line of Midport Road; thence northeasterly, northerly and northwesterly along said curve to a Point of Curvature, also being the west right-of-way line of Highpoint Drive; thence N 28°04'49"W along said right-of-way to Point of Tangency of a curve concave to the southwest at the northeast corner of Lot 1, Block 224 of said South Port St. Lucie Unit Sixteen, thence continue N 8°04'49"W, crossing Oakmont Lane, on a projection of said west right-of- way to a Point of Curvature of a curve concave to the northwest at the southeast corner of Tract "A-6" of said South Port St. Lucie Unit Sixteen; thence northwesterly along said west right-of-way line to a Point of Compound Curvature of a curve concave to the southwest at the northeast corner of Tract "A-6"of said South Port St. Lucie Unit Sixteen; thence continue northwesterly, crossing Buckingham Terrace, on a projection of said west right-of-way line to a Point of Reverse Curvature of a curve concave to the northwest at the southeast corner of Lot 46, Block 224 of said South Port St. Lucie Unit Sixteen; thence continue northwesterly, northeasterly and southeasterly along the right-of-way of Highpoint Drive to a Point of Intersection with the north line of a parcel identified by the St. Lucie County, Florida Property Appraiser as Parcel Number 343513300010001 extended southwesterly; thence northeasterly along north line of said Parcel to a Point of Intersection with the southwesterly right-of-way of U.S. Highway No.1; thence northwesterly along said southwesterly right-of-way of U.S. Highway No.1 to a Point of Intersection with the south line of a parcel identified by the St. Lucie County, Florida Property Appraiser as

Parcel Number 343512200010007; thence westerly, northwesterly, northeasterly along the boundary of said Parcel to a Point of Intersection with the north line of Section 35, Township 36 South, Range 40 East; thence N 89°56'16"E along the north line of said Section to a Point of Intersection with the southwesterly right-of-way of U.S. Highway No.1; thence easterly along the north line of said Section 35, crossing U.S. Highway No.1, to the northwest corner of Lot 1, Block 14 of the First Replat of Port St. Lucie Industrial Park Unit One as recorded in Plat Book 23 at Page 6 of the Public Records of St. Lucie County, Florida; thence continue N 89°56'16"E along the north line of said Section 35 to the north quarter corner; thence N 89°54'35"E along said north line to the northwest corner of Section 36, Township 36 South, Range 40 East, also being the west right-of-way of Brandon Circle; thence S 88°04'25"E along the north line of Section 36 to a Point of Intersection with the east right-of-way of Brandon Circle extended northerly; thence S 2°13'55"E on a projection of said east right-of-way to a Point of Curvature of a curve concave to the southeast at the northwest corner of Lot 10, Block 4 of Port St. Lucie Industrial Park Unit One as recorded in Plat Book 16 at Page 27 of the Public Records of St. Lucie County, Florida; thence southerly and southwesterly along said east right-of-way to a Point of Curvature of a curve concave to the northeast the southwest corner of Lot 7, Block 4 of said Port St. Lucie Industrial Park Unit One; thence southeasterly along said curve to a Point of Reverse Curvature of a curve concave to the southwest, also being the north right-of-way line of Village Green Drive; thence southeasterly along said north right-of-way line to a Point of Curvature of a curve concave to the north at the south corner of Lot 5, Block 4 of said Port St. Lucie Industrial Park Unit One; thence continue southeasterly on a projection of said north right-of-way line, crossing Brandon Circle, to a Point of Reverse Curvature of a curve concave to the northeast at the southwest corner of Lot 8, Block 5 of said Port St. Lucie Industrial Park Unit One; thence continue along said north right-of-way line to a Point of Curvature of a curve concave to the northwest at the southeast corner of Lot 7, Block 5 of said Port St. Lucie Industrial Park Unit One; thence continue on a projection of said north right-of-way line, crossing Industrial Boulevard, to a Point of Reverse Curvature of a curve concave to the east at the west corner of Lot 1, Block 12 of said Port St. Lucie Industrial Park Unit One; thence continue southeasterly along said north right-of-way line to a Point of Intersection with the north line of a drainage right-of-way; thence S 89°51'27"E along said drainage right-of-way to a Point of Intersection; thence N 0°08'33"E along said drainage right-of-way to a Point of Intersection with the south line of Block 3328 of Port St. Lucie Section Fifty One as recorded in Plat Book 22 at Page 18 of the Public Records of St. Lucie County, Florida extended westerly, said line also being the north line of a drainage right-of-way; thence S 88°58'14"E along the south line of said Block 3328 to a Point of Intersection with the west

right-of-way of Lennard Road; thence north and northwesterly along said right-of-way line to a Point of Intersection with the south line of Block 3340 of Port St. Lucie Section Fifty Three as recorded in Plat Book 22 at Page 20 of the Public Records of St. Lucie County, Florida extended westerly, said line also being the north line of a drainage right-of-way; thence N 89°48'41"E along the north line of said drainage right-of-way to a Point of Intersection with the east right-of-way of Scenic Park Street; thence S 0°18'57" W along the east right-of-way of said Scenic Park Street to a Point of Intersection with the north right-of-way line of Walton Road; thence continue S 0°18'57"W on a projection of said east right-of-way line to the south right-of-way line of Walton Road; thence N 89°53'51"W along the south right-of-way of said Walton Road to a Point of Tangency of a curve concave to the southeast at the northwest corner of Tract "G-3"of Port St. Lucie Section Fifty Two as recorded in Plat Book 22 at Page 19 of the Public Records of St. Lucie County, Florida; thence continue N 89°53'51"W on a projection of said south right-of-way line, crossing Rainier Road, to a Point of Curvature of a curve concave to the southwest at the northeast corner of Tract "G-4" of said Port St. Lucie Section Fifty Two; thence continue N 89°53'51"W along said south right-of-way line to a Point of Intersection with the west line of Block 3329 of said Port St. Lucie Section Fifty Two extended northerly; thence S 0°06'09"W along said west line to the southwest corner of Lot 5, Block 3329 of said Port St. Lucie Section Fifty Two; thence N 89°53'51"W along the south line of Tract "B" of said Port St. Lucie Section Fifty Two, also being the south line of the First Replat in Port St. Lucie Section Fifty Two as recorded in Plat Book 25 at Page 34 of the Public Records of St. Lucie County, Florida, to a Point of Intersection with the east right-of-way of Lennard Road; thence S 0°18'57"W along said right-of-way to a Point of Tangency of a curve concave to the northeast at the southwest corner of Tract "G-1" of said Port St. Lucie Section Fifty Two; thence continue S 0°18'57"W on a projection of said east right-of-way, crossing Rainier Road, to a Point of Curvature of a curve concave to the southeast at the northwest corner of Tract "G-2" of said Port St. Lucie Section Fifty Two; thence continue S 0°18'57" W along said east right-of-way line to a Point of Intersection with the north right-of-way of Tiffany Avenue; thence S 89°56'35"E along said right-of-way to a Point of Intersection with the east line of Lot 3, Block 1510 of Port St. Lucie Section Twenty Nine as recorded in Plat Book 14 at Page 8 of the Public Records of St. Lucie County, Florida extended northerly; thence S 0°03'25"W on a projection of the east line of said Lot 3, crossing Tiffany Avenue, to a Point of Intersection with the northeast corner of said Lot 3, Block 1510, also being the south right-of-way of Tiffany Avenue; thence continue S 0°03'25"W along said east line of Lot 3 to a Point of Intersection with the north line of Lot 2, Block 1510 of said Port St.

Lucie Section Twenty Nine; thence S 89°56'35"E along said north line to the northeast corner of said Lot 2, Block 1510, also being a Point of Intersection of a drainage right-of-way; thence S 0°03'25"W along the west line of said drainage right-of-way to the southeast corner of Lot 1, Block 1510 of said Port St. Lucie Section Twenty Nine, also being the north right-of-way of Avalon Road; thence S 0°03'25"W on a projection of the east line of said Lot 1, Block 1510, crossing Avalon Road, to the northeast corner of Lot 22, Block 1502 of said Port St. Lucie Section Twenty Nine, also being the south right-of-way of Avalon Road and the northwest corner of a drainage right-of-way; thence continue S 0°03'25"W along the west line of said drainage right-of-way to the southeast corner of Lot 47, Block 1502 of said Port St. Lucie Section Twenty Nine, also being the southwest corner of said drainage right-of-way and the north right-of-way of Grand Drive; thence continue S 0°03'25"W on a projection of the east line of said Lot 47, Block 1502, crossing Grand Drive, to the northeast corner of Lot 1, Block 1537 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida, also being the south right-of-way of Grand Drive and the northwest corner of a drainage right-of-way; thence continue S 0°03'25"W, along the west line of said drainage right-of-way; to the southeast corner of Lot 4, Block 1537 of said Port St. Lucie Section Thirty, also being the north right-of-way of Blossom Road; thence S 89°47'27"E along said right-of-way to a Point of Intersection with the west line of Lot 6, Block 3 of Plat No.1 St. Lucie Gardens By The Indian River subdivision in Section 6, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida extended northerly; thence southerly on a projection of the west line of Lot 6, Block 3 of said Plat No.1 St. Lucie Gardens by the Indian River subdivision, also being the west line of Camelot Gardens (a condominium), crossing Blossom Road, to the north line of Lot 6, Block 3 of said Plat No.1 St. Lucie Gardens by the Indian River subdivision, also being the south right-of-way of Blossom Road; thence continue southerly along the west line of said Lot 6, Block 3 to the north line of a drainage right-of-way in Block 1538 of said Port St. Lucie Section Thirty; thence westerly along the south line of Lot 8, Block 3 of said Plat No.1 St. Lucie Gardens By The Indian River subdivision to a Point of Intersection with the east right-of-way of Lennard Road; thence S 0°00'10"E along said right-of-way line to a Point of Intersection with the north right-of-way of Maslan Avenue; thence N 89°54'37"E along said right-of-way to a Point of Intersection with the east line of Lot 23, Block 1541 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida extended northerly; thence S 0°00'10"E on a projection of said east line of Lot 23. Block 1541, crossing Maslan Avenue, to the northeast corner of Lot 21, Block 1541 of said Port St. Lucie Section Thirty, also being the south right-of-way of Maslan Avenue; thence continue

S 0°00'10"E to the southeast corner of said Lot 21, Block 1541, also being the southwest corner of a drainage right-of-way and the north right-of-way of Master Avenue; thence continue S 0°00'10"E on a projection of the east line of Lot 21, Block 1541, crossing Master Avenue, to the northeast corner of Lot 23, Block 1542 of said Port St. Lucie Section Thirty, also being the south right-of-way of Master Avenue and the northwest corner of a drainage right-of-way; thence continue S 0°00'10"E along the west line of said drainage right-of-way to the southeast corner of Lot 21, Block 1542 of said Port St. Lucie Section Thirty, also being the north right-of-way of Melaleuca Boulevard; thence continue S 0°00'10"E on a projection of west line of said drainage right-of-way, crossing Melaleuca Boulevard, to the Northeast corner of Lot 44, Block 1543 of said Port St. Lucie Section Thirty, also being the south right-of-way line of Melaleuca Boulevard; thence continue S 0°00'10"E along the west line of said drainage right-of-way to the southeast corner of Lot 16, Block 1543 of said Port St. Lucie Section Thirty, also being a Point of Intersection of said drainage right-of-way; thence N 89°51'11"W to the northeast corner of Lot 17, Block 1543 of said Port St. Lucie Section Thirty; thence S 0°08'49"W to the southeast corner of said Lot 17, Block 1543, also being the north right-of-way of Longhorn Avenue; thence southwesterly, crossing Longhorn Avenue, to the northeast corner of Lot 16, Block 1545 of said Port St. Lucie Section Thirty, also being the south right-of-way of Longhorn Avenue; thence S 0°08'49"W to the northeast corner of Lot 15, Block 1545 of said Port St. Lucie Section Thirty, thence S 89°51'11"E to the northeast corner of Lot 1, Block 1545 of said Port St. Lucie Section Thirty, also being the west right-of-way of Maize Street; thence continue S 89°51'11" to a Point of Intersection with the west line of Lot 4, Block 3 of Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, extended northerly; thence southerly along a projection of said west line to the south right-of-way of Mariposa Avenue; thence continue along said west line to a Point of Intersection with the north line of Lot 2, Block 3 of said Plat No.1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East extended westerly, thence easterly along a projection of said north line to the northwest corner of Lot 2, Block 3 of said Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East; thence southerly along the west line of Lot 2, Block 3 of said Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East to a Point of Intersection with the north line of a drainage right-of-way in Block 1581 of Port St. Lucie Section Thirty as recorded in Plat Book 14 at Page 10 of the Public Records of St. Lucie County, Florida; thence S 89°44'44"E along the north line of said drainage right-of-way to the west line of Block 1581 of said Port St. Lucie Section Thirty, also being

the northeast corner of Lot 9, Block 3 of Plat No. 1 St. Lucie Gardens By The Indian River subdivision in Section 7, Township 37 South, Range 41 East as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida; thence S 0°0'09"31"W along said west line to a Point of Intersection with the south line of Section 7, Township 37 South, Range 41 East; thence N 89°38'10"W to the southeast corner of Section 12, Township 37 South, Range 40 East and the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

SECTION 1, TOWNSHIP 37 SOUTH, RANGE 40 EAST

All of Lots 3, 4, 13, 14, and 16 of Block 1 and all of Lots 1, 2, 3, 4, 15, and 16, and the North half (1/2) of Lots 13 and 14 of Block 4 lying West of the Right-of-Way of Lennard Road of "PLAT No. 1 ST. LUCIE GARDENS BY THE INDIAN RIVER" subdivision as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida

SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST

All of Lots 14 and 15, the East half (1/2) of Lots 1 and 2, and the South half (1/2) of Lots 12 and 13 of Block 1, and all of Lot 1and part of Lots 2, 3, 4, 15, and 16 of Block 4 all lying Easterly of the Right-of-Way of U. S. Highway No. 1 and West of the Right-of-Way of Lennard Road, and part of Lots 2, 3, 4 of Block 4 lying West of the Right-of-Way of U.S. Highway No. 1 of "PLAT No.1 ST. LUCIE GARDENS BY THE INDIAN RIVER" subdivision as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida. Also, all of that parcel of land described as Parcel I and Parcel II in Official Record book 938 at Page 923 of the Public Records of St. Lucie County, Florida.

SECTION 6, TOWNSHIP 37 SOUTH, RANGE 41 EAST

All of Lots 6 and 7 of Block 3 lying East of the Right-of-Way of Lennard Road of "PLAT No.1 ST. LUCIE GARDENS BY THE INDIAN RIVER" subdivision as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida

Said parcel containing 1511 acres, more or less

The bearings herein are based on the respective subdivisions as recorded in the Official Records of St. Lucie County, Florida.

CACI Demographic Report Methodology

Demographic Update Methodology

Forecasts are prepared initially for counties and census tracts or block numbering areas (BNAs) in non-tracted counties. From the county database, forecasts are aggregated to metropolitan areas, Nielsen's Designated Market Areas (DMAs), states, or higher levels. From the tract/BNA database, forecasts are retrieved for ZIP Codes, places, county subdivisions (MCDs or CCDs), or block groups. Demographic and income forecasts can also be derived for any user-defined site, circle, or polygon.

Forecasting change in the size and distribution of the population begins at the county level with the latest estimates, 1991-1996, and extensive analysis. Testing after the 1990 census covered the rules of thumb on projection accuracy such as the effects of population size, rate of change, and length of projection interval. County testing also featured another rule of thumb -- the unlikely continuation of extreme rates of change -- and emphasized the importance of assumptions regarding the likely course of future change. One way or another, the population at a future date must be extrapolated from the past. The future may be projected simply as an illustration of a past trend or base line, such as population change from 1980 to 1990. Or the most likely course of change may be plotted from a review of the past.

Forecasts of subcounty population trends are built from an analysis of current (1990-96) and past (1980-90) change. Current trends are measured from local estimates and time series' analysis of the changes in residential delivery statistics from the U. S. Postal Service. Past trends are assessed from 1980 and 1990 census counts.

Income Update Methodology

To estimate household income, CACI uses several governmental and independent data sources, including: (i) the Bureau of Economic Analysis (BEA), U.S. Department of Commerce; (ii) the National Planning Association Data Service (NPA Data Service), Washington D.C.; (iii) the U.S. Bureau of the Census' Current Population Survey (CPS); and (iv) the 1980 and 1990 Censuses of Population and Housing.

CACI first estimates county income distributions and then the distributions for tracts/BNAs. The 1997 county income forecasts are the result of a three-step process. The first step applies the lognormal probability distribution to represent the distribution of income within each county. This technique is a modification of the method presented by Fonseca and Tayman. The model is calibrated against the 1990 census income distribution.

The second step calculates rates of change in per capita personal income and in median household income. Using NPA Data Service's forecasts of personal income, CACI derives a rate of change for every county in the U. S. These rates are adjusted by the historical relationship between change in per capita personal income and change in median household income and then applied to generate a preliminary distribution of income.

The third and final step combines results to derive the predicted distributions. Results are compared to the income reported from the March 1996 Current Population Survey. The CPS is used to check and adjust the income estimates, producing the income distributions for every county. CPS income data ensure the inclusion of current trends in labor markets, industry, and the economy.

To estimate the income distributions for tracts/BNAs, CACI employs the rates-of-change approach, as for the counties. The lognormal probability model is not used for tracts/BNAs since this method is more appropriate for geographic areas with more households or families. The resulting tract/BNA estimates are adjusted via iterative proportional fitting to match the county income distributions.

Retail Methodology

CACI's consumer spending data are calculated from the Bureau of Labor Statistics' Consumer Expenditure Interview Survey (CEX). CACI extracted demographic and economic data for households from the CEX Interview Surveys, 1993-1994, to construct a conditional probability model. The model links the spending of consumer units or households surveyed in the CEX to all households with similar socioeconomic characteristics. Spending patterns are further differentiated by geography--region of the U. S., urban v. rural, and metropolitan v. nonmetropolitan--and updated to current prices using the annual Consumer Price Index. Expenditures represent annual averages or total expenditures. CACI's database is organized into 20 files with about 400 items representing a variety of goods and services collected from the CEX survey.

Employment Methodology

The business database is extracted from information licensed from American Business Information (ABI). ABI's marketing information base contains data on approximately 11 million businesses and includes such important information as Business Name, City, State, ZIP+4,Type of Business (SIC Code), Number of Employees, Estimated Sales Volume, Franchise/Brand Information, and Professional Specialties. American Business Information has been compiling business information since 1972. Information coverage extends to 5,200 phone directories, annual reports, 10K's, SEC information, government publications, trade journals, business magazines, newsletters, and top newspapers. America Business Information is the only business listing that telephone verifies each of its lists, a task involving 65,000 telephone calls each day. The 16 million verification calls placed each year ensure the accuracy of ABI's records and information.

Source: CACI Marketing, 2001.

Current Development Activity in the CRA

Development Projects

Project	Developer/Agency Responsible	Time Frame	Status
Wal-Mart vacating current site on US 1. New Super Wal-Mart to be built on vacant site in southwest area of CRA at US 1.	Private		
Marketplace commercial strip center development adjacent to current Wal-Mart site	Private		
RV Park east of current Wal-Mart site	Private		
Life Care Center (ACLF) on Jennings Road	Private		
Merrill Gardens on US 1	Private		
Two apartment buildings on Walton Road	Private		
Vacant site on east side of US 1 is committed to big box retail (possibly Home Depot).	Private		
PolyMedica office and warehouse to be built on vacant site in northwest area of CRA at US 1.	Private		
County branch offices moving from Village Green Mall into new building. County is considering 38-acre Azzi site at the southeast corner of Lennard and Mariposa.	St. Lucie County		Pending
Hospital is expanding on existing site. Recently acquisition of 10-acre vacant site at Tiffany and Village Green intersection for future expansion of medical offices. Temporary uses may include a parking lot. Future plans include building a helicopter landing pad. Drainage systems in area will need to be reworked to accommodate new development.	Private/Hospital		

Transportation Projects

Project	Developer/Agency	Time Frame	Status
Lennard Road and Walton Road widening to 4 lanes	St. Lucie County	6-7 years	Funded
West Virginia Bridge over North Fork of St. Lucie River connecting to Village Green Drive and US 1			Planned, no permits issued
Walton Road Bridge to the beach over Indian River Lagoon connecting at Walton Road			Planned, no permits issued

Other Development-Related Projects

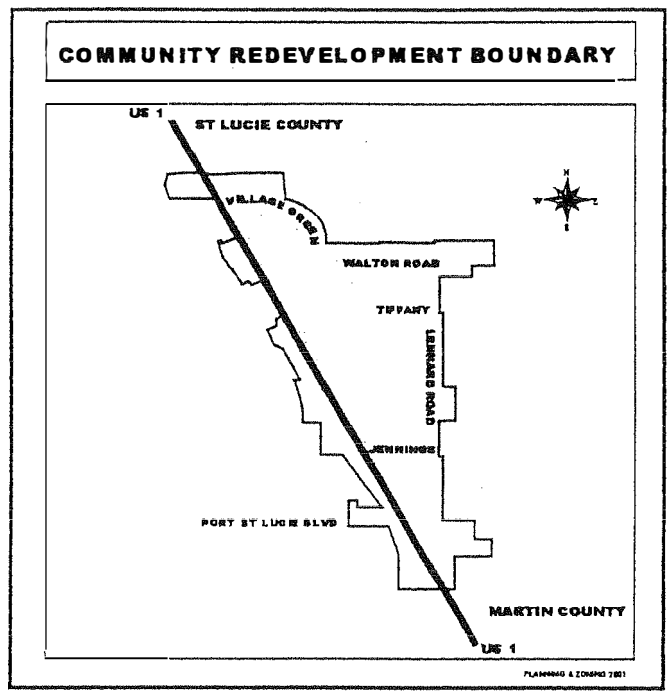
Project	Developer/Agency	Time Frame	Status
Special assessment district for Lennard Road expansion south of Cane Slough and Mariposa Road and Cane Slough expansion from US 1 to the Lennard and Mariposa Roads intersection. District was formed to allow new large developments on adjacent vacant tracts.		2001	
Drainage improvement project for triangle area south of Cane Slough and Mariposa/Port St. Lucie Boulevard			
Midport Road DRI development order covering Village Green and Walton Road area expires in 2002. Order will need to be revised or terminated.			

Source: City of Port St. Lucie

Stakeholder Interview Form

Hello, my name is _____. I work for EDAW, a planning firm working for the City of Port St. Lucie to develop a master plan for a new Community Redevelopment Agency area.

The CRA straddles US-1 from just above Village Green Boulevard in the north to Tickridge in the south.



I am speaking with you because the city asked us to talk with community stakeholders. Your responses are very important to our research and to the plan. We want to get insight and ideas from people who are active in the community.

As we conduct the interview, I will take some general notes. Your answers to the interview questions will eventually be summarized as part of a final report given to the city. The city will use this information to set goals, identify important issues, and develop recommendations. Strict confidentiality will be maintained. We will not identify names or report your specific responses.

Name:_____

Date/Time:_____

Location:_____

General Questions

1. In your opinion, what is the main issue facing the city?
2. What do you think are the major strengths of the CRA area?
3. What do you think are the major weaknesses of the CRA area?
4. Do you feel that current city policies for zoning and development are working well? What changes would you recommend?
5. What important social, economic or development issues do you think should be addressed in the plan?
6. In your opinion, what would make the plan successful?

Land Use Questions

7. What do you like about current development in the CRA?
8. What do you dislike about current development in the CRA?
9. Do you like the current mix of services available in the CRA?

10. I'm going to read several types of services. Please tell me whether you would like to see more of the service offered in the CRA. I'm using a scale of 1 to 5, with 5 being the highest level of support/interest in the service and 1 being the least.

	Low				High
Residential	1	2	3	4	5
General, larger scale commercial (grocery store, drug store)	1	2	3	4	5
Specialized retail (novelty, antique shops)	1	2	3	4	5
Personal services (hair salon, dry cleaning)	1	2	3	4	5
Entertainment (restaurants, bars, theaters)	1	2	3	4	5
Business/professional offices (accountants, banks, lawyers)	1	2	3	4	5
Other _____	1	2	3	4	5

Urban Design Questions

11. Are there certain areas of the CRA—particular streets, neighborhoods, intersections—that you think work especially well or have a strong, positive sense of place?

12. How should redevelopment or new development fit in with existing buildings and land uses in the CRA?

13. What appearance problems, if any, do you see in the CRA?

14. I'm going to read several types of development alternatives. Please tell me whether you would like to see the type of development offered in the CRA. Again, I'm using a scale from 1 to 5, with 5 being the highest level of support/interest and 1 being the least.

	Low				High
Traditional Neighborhood Design (neighborhoods like Abacoa)	1	2	3	4	5
Mixed-use developments (combine retail and housing)	1	2	3	4	5
Conversion of existing buildings (strip centers into other uses)	1	2	3	4	5
New office/professional buildings	1	2	3	4	5

Parks/Open Space Question

15. Would you like to see more parks, open spaces or trails available in the CRA? Where?

Housing Questions

16. Are you aware of problems with the condition of existing housing in the CRA?

17. What needs to be done, if anything, to make housing in the CRA more attractive?

18. Do you think that there is a good balance between the supply of rental housing and owner housing in the CRA?

19. I'm going to read several types of housing development alternatives. Please tell me whether you would like to see more of the type of housing made available in the CRA. The scale is from 1 to 5, with 5 being the highest level of support/interest and 1 being the least.

	Low				High
Condominiums	1	2	3	4	5
Multi-family rental complexes	1	2	3	4	5
Duplexes	1	2	3	4	5
Townhomes	1	2	3	4	5
Single-family detached homes	1	2	3	4	5

Neighborhood Questions

20. Are you aware of residential neighborhoods in the CRA that have problems, such as traffic, noise, or light, caused by nearby commercial or industrial activity?

21. What do you think needs to be done, if anything, to make neighborhoods in the CRA more attractive?

22. What qualities, either physical or social, do you think give a neighborhood special character?

Transportation Questions

23. In your opinion, what are the obstacles, if any, to moving cars and people through the CRA?

24. What do you think needs to be done, if anything, to improve the movement of people through the CRA and adjacent areas? (where should this occur?)

25. I'm going to read several types of alternative transportation modes. Please tell me which of the following kinds of alternative transportation would you like to see in the CRA. The scale is from 1 to 5, with 5 being the highest level of support/interest and 1 being the least.

	Low				High
Walking	1	2	3	4	5
Bicycling	1	2	3	4	5
Car-pooling/ park-and-ride lot	1	2	3	4	5
Buses	1	2	3	4	5
Light rail (trolley/street car)	1	2	3	4	5

26. Is traffic a problem in your neighborhood? If so, is it a problem with the speed or volume of traffic? What would you recommend as a solution?

27. Is there adequate parking in the CRA?

Economic Development Questions

28. What are some of the biggest threats to the viability of existing businesses in the CRA?

29. What would help attract more investment and shopper interest in CRA businesses?

30. What types of new commercial uses or business activity would you like to see?

31. Are there particular areas of the CRA that you think should be the focus of redevelopment efforts or redevelopment incentives?

Entertainment Questions

32. What type of entertainment is needed or would work here in PSL?

Overall Vision Questions

33. What should be the city's top priority in making improvements to the CRA?

34. What building or piece of property should be redeveloped first?

35. What overall future vision do you have for Port St. Lucie, especially the CRA?

36. Overall, how would you like to see the entire City of Port St. Lucie change over the next 20 years? Are there other communities that you would like Port St. Lucie to be like?

Thanks for answering our questions. The planning process should take about four months. There will be other opportunities to participate; we encourage you to stay involved throughout the process.

Stakeholder Comment Matrix
Respondents 1-8

Question	Response (1)	Response (2)	Response (3)	Response (4)	Response (5)	Response (6)	Response (7)	Response (8)
1. Main issue	No identity	Lack of focus; uses are mixed and auto-oriented	Growth. Revenue. Community-maintaining quality of life. Parks/rec/transportation - capacity. Private recreation opps. - movies, restaurants, etc. Not meeting our needs "borders poaching"	Clean industry into the city. Improve road infrastructure. Happy balance btwn development and green space.	City lacks a cultural gathering place. Lacks a cohesion. Transportation problems - children getting to rec. center. No nationalism for the city.	Traffic movement - capacity of WV corridor.	Lack of commercial sector.	Transportation, economic development, PSL Blvd., Prima Vista. Crossing the river is a bottleneck. Environmental concerns crossing the river. High percentage of residential land use. Community transit funded through the state. Long range transit plan - MPO. Laid out like a rural area.
2. Strengths	N/A	Location on US1; high density housing interlinked;bunch of openspace, greenways, vacant land potential	Potential for jobs. US1 is prime N/S arterial. Sufficient large tracts to do something.	Village Green intersection. Infrastructure along US1, .	Two large transportation corridors on either side. Walton Rd. bridge - big entrance. Hospital complex.	Location of US1, Lennard, and Walton rds. Center of everything we have planned for the next 20 years. Beginning of the city.	US1 part of commercial corridor of PSL; areas ripe for development - Village Green and Lennard Rd. triangle.	US1 & medical facility. PSL - expansion upon expansion. HCA - privately held - good relationship. West of Turnpike - is where growth will be (new regional mall possible at I-95.
3. Weaknesses	Village Green	Declining values; SF, MF & Comm. Disconnect internally & externally, overall ugly design of Village Green, no sense of place	Residential housing - opposition NIMBY	Do not use CRA to develop the Riverwalk.	Village Green is major weakness. Housing is low cost - high crime area.	County-owned property. NIMBY syndrome.		Not enough big developable land. Lentz Grove is 100 acres (Treasure Coast Mall - 140 acres)
4. Does zoning work	N/A	Zoning not strong enough	Practical matter - don't think so.	No changes, constant process.	No future vision for the area.			Too many zoning categories. Assessments have been going down but millage rates have been going up; red flag to developers. Martin County has lower millage rate. Higher taxes in city.
Improve zoning	N/A	Possible with PUD as long as consistent with comp plan	Look at south Lennard Rd.					Reduce zoning categories.
5. Plan issues addressed	N/A	low to mid inc per capita and HH; housing relocation; attracting jobs; lack of retail; building height	Jobs/property tax issue from everybody else. Create standard of conduct to improve true neighborhoods to the east. They have potential to decline. Nice to be near the town.	Food, entertainment and shopping. Time for PSL citizens to spend money in PSL.		Make a town center, make unique. Should not be a Walgreen, McDonald signature area for the city - need a sense of place.		Nature of population - senior citizens. Community is fragmented. Young families not actively voting. The average age is the high 30s.
6. Plan success	N/A	Community support, heart or a center for the city, show CRA will generate revenue	If the plan is practical. Cannot be a planner's document. Keep funding sources in mind. Dream, but not too much. Reflect PSL, not another community.	Pedestrian friendly, exquisite taste - details of design.	Commercial and upscale housing. Attractions in the area.	Indigenous to PSL - unique. Should include a hotel - meeting rooms (for 300-400 people). Attract businesses to stay and enjoy golf, IMAX theaters.	Like the idea of looking at area surrounding CRA.	Commercial and medical development east US1. West US1 - Wal Mart - possibly Home Depot.
7. Like current development	Homes behind hospital have improved		Plan for PSL is difficult; money, political will. Imposition of commercial establishment. Neighborhood opposition to limited commercial.		Nothing - condo development and hospital complex.			
8. Dislike current development	Village Green should be torn down		Village Green - cheap design, not maintained. Town center - Liberty Medical. Enormous waste of opportunity.		Village Green			Nonfunctional housing - Ravensmill Windmill.
9. Like mix of services	Need more nice restaurants for dinner.			No more drug stores	Current mix not too bad. (Liberty Medical, Winn-Dixie)			
Residential		3		1	1	5	2	1
General, large scale		1			6	1	5	4
Specialized retail		5	4	5	2	5	4	5
Personal Services		3	4	1	4	2	3	3
Entertainment		5	5	6	5	5	3	1
Business/Professional		4	5	1	5	4	1	4
Other		Recreation, medical (5)		Arts, culture (5)		IMAX/Hotel (5)		5
11. Positive sense of place		Corridor west of Lentz, 24 acre park site			Jenkins and US1 not bad.	Village Green bulldozed - 100% corner.		Grove lends opportunity.
12. Context	Town center needs to be fixed up;parking lots too big	Careful reuse of Wal Mart; Hillmoor connected to Lennard;Town center, must do something about the back;Residential between Hosp. & VG; landscaping and signs; bike route; residential;bridge connects will affect weird industrial; Mellonics(7) & Lennard	Start new - except hospital district. Perhaps a new façade.	Develop a town center - Hutchinson Island Bridge. Bulldoze Village Green.			Don't want to see East Port feel isolated. More uniform concentrated commercial corridor.	

Stakeholder Comment Matrix
Respondents 1-8

Question	Response (1)	Response (2)	Response (3)	Response (4)	Response (5)	Response (6)	Response (7)	Response (8)
13. Appearance Problems	Village Green							
Traditional Neighborhood Design		4				5	4	1
Mixed Use Development		5	5			5	3	4
Conversions		5	3			4	5	3
New Office		5	5			5	2	4
15. More parks, open space, trails	Yes, walking trails	Use what we have and create a pedestrian spine.	Yes, trails and open space. Visual effect, creating an image.	Walking trail and bike path. Design that's greenspace friendly.	Yes, more parks.	More trails. Pedestrian-friendly - live walk, bike to everything we need.		No more parks in CRA.
Park location	Southern pond is nice			Don't know if it is a good fit in the CRA.				
16. Existing housing problems			Conditions are low.	Declining value of homes.		Sewer system is not up to par. Reconsider infrastructure stormwater problem on lower Lennard Rd.		
17. Improve housing			No - too many renters w/absentee owner	Small homes - not owner occupied.			Strip of housing along Tiffany not attractive.	
18. Rental imbalance						Too much rental property - estimate 30% of SF are rental.		Rentals are a problem.
Condos			1	1	4	2	3	3
Multi-family			1	1	1	1	2	1
Duplex			1	1	1	3	3	2
Townhome			1	1	4	5	4	3
Single-family detached			5	5	2	4	4	1
20. Incompatibility		Sandpiper & St. Lucia West						Old GDC homes. Building the power plant - lots of rental mark.
21. Improve neighborhoods								
22. Special character								
23. Transportation obstacles			Not enough internal roadways. City needs to take control of their own role. County needs to increase turning times.	Walton Rd. & Lennard Rd. - control needs to shift from county to city.	Traffic improvements planned will take care of N/S.	Not set up for public transportation. WV corridor is important.	Lenanrd Rd/Mariposa. Lennard Rd is worst problem.	
24. Transportation solutions					Midport Rd. - wider. Village Green Dr. - wider.			
Walking			1	5	4	5	3	4
Bicycle			1	5	4	5	3	3
Carpools/Park 'n Ride			1	5	2	2	1	1
Bus			1	5	4	3	5	5
Right rail			1	5	2	5	1	1
26. Neighborhood traffic problems			Peak hour problems, PSL/Mariposa. All major intersections. Lennard Rd. is in poor condition, open ditches, poor drainage, bad signs, pedestrian unfriendly. No pedestrian circulation in CRA.					
Speed or Volume			1		1			
Neighborhood traffic solutions								
27. Adequate parking	Hospital needs more spaces		Poorly located. Hospital does not have enough parking.	Less parking, more development.	Yes.		Currently.	
28. Threats to business viability		Jobs	Small businesses - under capitalization. Big boxes changing demographic.	No valid drivers licenses/registration.	Doing nothing will threaten.	Traffic and convenience.	No nice restaurants or specialty stores or movies.	
29. Attract investment			More attractive; convenience. Not enough variety, better signs.	Shopper interests - businesses are attracted by incentives.	Eliminate Village Green, better architecture & design.	Sell public our plan that this is going to be good PR.		
30. New uses		Civic uses - performing arts theater. County offices in Village Green Mall. Entertainment. Community design standards	Better than average restaurant (Hops, Outback), institutional/ county courthouse, Medical office building, office with rest./bar on bottom, youth-oriented (Chuck E. Cheese), video game emporium. Aquatic center, service rds need to help circulation.	Do a better job in attracting high-tech jobs. There is no food and entertainment.				
31. Redevelopment focus								

Stakeholder Comment Matrix
Respondents 1-8

Question	Response (1)	Response (2)	Response (3)	Response (4)	Response (5)	Response (6)	Response (7)	Response (8)
32. Entertainment	Nice movie theater	Movies, restaurants, discount theater, brew chuman, bars, family entertainment, Dave & Busters, outdoor sporting goods, wave tank - surfing, city pool.		Live theater, like lyric plays.	Modern technology movie theaters within the next 5 years. Theaters similar to the Sunrise in Ft. Pierce and the Lyric in Stuart. Also, a performing arts center. Mid-class, nationally advertised restaurant. Casino - gambling.	Hotel nightclub, amphitheater, nightlife, restaurants (Mama Leone's, etc.), small area for kids miniature golf, children's amusement park. Like Lake George in New York. Place for parents to bring their kids - factories - chocolate. Things that are unique - if you build it they will come.		Nighttime restaurants, movie theaters - new screens at St. Lucie West and the Mall. Small bowling alley. Smaller theaters to serve a neighborhood. Mets spring training annexed into city.
33. Top plan priority			Increase density, create some incentives. Outparcel east part of Vistlga Green/Town Center.			Increase value of the property - Village Green area.	Village Green then the triangle area	Doubts for CRA, we own so little.
32. Redeveloped first					Village Green outparcel.			Trailer park off Mariposa. PSL Blvd. Intersection with US1. WalMart/Home Depot.
33. Future vision	Lots of big Oak trees, good development with nice looking homes, VG removed					PSL is a goldmine. Everything in PSL is undeveloped. Opportunity to make investments and make them grow.		
34. Changes in 20 years	Walton Rd. Bridge, underground power line, look like Vero Beach, US1 like US1 in Martin Co.	Don't want PSL to be like any other city, distinguished.	Change in community size. CRA will be properly redone. No longer a laissez-faire annexation policy. Use power of imminent domain.	Increase commercial base. Pretty, unique place - affordable community. People move here so they can stay. Improve roads within district, sidewalks.	Developed into cross-sectional city - villages unto itself.		Two centers for the city. Gatlin area also could be another core. Basic residential will not change; more defined land use.	Small mainstreet; neighborhood commercial (series of).

Stakeholder Comment Matrix
Respondents 9-18

Question	Response (9)	Response (10)	Response (11)	Response (12)	Response (13)	Response (14)	Response (15)	Response (16)	Response (17)	Response (18)
1. Main issue	Land use is too much residential. Shopping and employment opportunities. Livability.		Can't make larger out of smaller pieces. Buildout of US1 is MF Residential, older diverse establishment hard to redevelop.	No vision for the future	Revitalization of the eastern downtown part, better utilization of this part of CRA. Lentz Grove area	Lack of vision. 1/3 buildout, major role of CRA that is undeveloped	Land use, traffic, stay within city for entertainment	Economic development, transportation, and land use	Mix and integration of land uses not good	No downtown or place to meet/greet. Major traffic problems (US1). Mass transit not possible without focus
2. Strengths	Friday fest. West fest.		Centrally located, pop. Density, large tracts of land ripe for development (Lentz Grove)	Walton Rd. Vacant parcels, commercial, schools positive, drop off kids, work there	US1 access, traffic flow to support businesses	Cost associated with it, getting community to understand it.	Redevelopment of Village Green	Ability to raise capital, TIF funding for reinvestment	Hospital, some shopping, potential focal point along US1	Available land, water & sewer
3. Weaknesses	Not enough density.		Not the most affluent section of town. No buying power	Lennard Rd., develop rds along with development	Concerns - developed property in underreported area, ensure those properties. Not enough commercial that the city needs (uses now in Martin Co.)	Village Green, older vacant buildings, Winn Dixie office space	Open space/green space usable for recreation, Village Green, US1 congestion.	Lack of connectivity	Uses are built for auto transit, parking lots, are large, vacant parcels	Wasted space, citizen long range vision is not for the good of the city, short sighted
4. Does zoning work	Current policies seem to encourage sprawl not smart growth.		Yes.		Not sure what problems developers face in terms of regulations	Improved.	No	No	Best guess - lack of targeted policies for area	Yes
Improve zoning			Very cooperative inside, outside the CRA ~~provide~~ commercial encroachment of residential	Vacant property - buy property to put it together, Village Green refurbishment, incentives		Architectural standards for City and County, no spot zoning	Bad city design, less roads, buying property to do plan for commercial within city	Do not support strip type of development		Work with developers, building design standards, be flexible
5. Plan issues addressed	Social, public open spaces. Its needs of the elderly. Diversify tax base		Riverwalk, upscale shopping area not successful, restaurant turnover	Vision, no history of Ft. Pierce downtown (cultural & rec. vs. office high end vs. medical complex)	Classifying areas as being blighted, SF homes will be affected	Traffic issues, mix of housing and commercial to reduce trips, entertainment/theater	Mass transit, hub for destination	Emphasis on higher paying jobs, re-use of existing vacant buildings	Increasing width of roadway makes difficult to focus on pedestrian friendly, cultural center, restaurants, passing, problems with Riverwalk	Conflict with Riverwalk, arts &
6. Plan success	Connection by the community		Village Green redevelopment, not all land within the city, proper development of vacant areas, redevelopment of old	Public (city and county)/private cooperation. Fortitude and flexibility for change if something doesn't work out.	Support from the community, those within it, those outside it, for benefit of whole city	Money, developer understanding of issues.	Village Green redevelopment into and commercial people friendly, Green space -open space -, active recreation, aesthetics.	Design standards, urban development not suburban, upscale, high density housing. Traffic solutions - Lanneret Rd. widening, Hillandor Dr. extension from Medical center, public transit. High density housing, job centers	Be very precise about design, integrating parking, signage, landscaping. Incentives. Potential mix of office/retail/residential, public/private investment.	Getting public support.
7. Like current development			Like Polymedica, Liberty Medical		Wal Mart, Home Depot, the medical facility growth is positive	Nothing	Little potential for open space connection, preserve in NW	Good mix of uses.	Grocery, video, restaurant, hospital	Not much
8. Dislike current development	Higher density needed.		Strip - Lennard Rd/US1 - Village Green, # of apartments, Sam's - wetland area tradeoff US1 north of Aegis	Too much of a mixture, no coordination - land use conflict. Seventh Rd. area and Village Green Dr.	Village Green retail turned into office. No true design standards, hodge-podge of design convention. No more industrial uses like along Village Green	Vacant properties, layout, maze, confusing.	Too much strip mall development, cut off from neighborhood.	Not connected uses, too auto-oriented, strip centers, vacant retail	Sprawling, low density, car oriented	Wasted space, parking lots, trailer park, Village Green
9. Like mix of services			No. Need nice restaurants, not fast food. No shopping, except discount. Look at tenant mix - Jennings Rd. Move center of gravity, people who want to shop here, move here.	Don't like blend. Lack of proximity of services to another. Give guidance to land owners. Change mindset of driving everywhere.	No.	No	No	More professional/Office use	Yes. More entertainment and full range of office/commercial	No, social/entertainment/living mix, ~~missing. Like replace community~~
(10) Residential	5			5	2	1			3	4
General, large scale										
Specialized retail										
Personal Services										
Entertainment										
Business/professional										
Other	Public open space (5)	Services, schools, police (5)	Government (1)	Open space recreation on east side (4)	Industrial (1)			Government/institutional (4)	Arts, culture, museum (4)	
11. Positive sense of place			No	PSL/Prima Vista intersection - beginning/historically Jensen Beach Blvd	No	No	No	No	No	No
12. Context			Totally different/renovation, work around what's there	Don't ~~compete~~ with Stuart to Ft. Pierce - create our own look	Decide on new and renovate old to look like new	New style & architecture standards, signage setbacks, landscape important	Connection, locally different, TND, attractive, arch. Standards, theme, landscaping, signage	Take advantage of existing buildings, density, connections	Integrate what is good about current with the new	Salvage Village Green, get rid of mobile home park
13. Appearance Problems			50s/60s style strip development, deteriorated condition. Village Green industrial area not of much value. Mobile home park.	Neglected buildings, streetscape, initiatives for improvement, no program to define priorities.	Scody's, Aegis Communications, strip centers in County, mobile home park, no design standards.	Old run of the mill buildings	Strip shopping ctr. Character, architecture, lack of landscaping. Too much concrete.	Lack of cohesive design for sense of place, box retail, bland	Large setbacks and parking lots	Simplify sprawl. Parking lots. Ugly buildings
(14) Traditional Neighborhood Design	5			3	2	1	5	5	5	4
Mixed Use Development										
Conservation										
New Office										
15. More parks, open space, trails	Parks and open space turnout. Eastern city residents feel that they are short changed		Yes	Yes	No	Yes	Yes	Yes	Yes	No
Park location	Consider crossing intersection of Midport Rd. and Walton and US1		Lentz site	Focus out by Walton Rd. Open space network to Savannah Wild area.	Riverwalk is where open space will go.	Connecting neighborhoods	Potential in North Fork, Savannah Preserve.	Residential greenways connected to bike network (Walton Rd., Hutchinson Island, Leonard Rd.)	North Fork St. Lucie River, connect existing open spaces, but maybe not right location for trails.	
16. Existing housing problems	Put housing in 24-7 city		Aging stock of housing, apts./condos are dominant	Walton Rd., gone downhill	Yes	Too small, minimum square footage requirements	No	Typical small GDC houses, old housing stock	Yes, aging mobile home parks	Yes, home rehab required, mobile home ~~park eliminated~~

Stakeholder Comment Matrix
Respondents 9-16

Question	Response (9)	Response (10)	Response (11)	Response (12)	Response (13)	Response (14)	Response (15)	Response (16)	Response (17)	Response (18)
17. Improve housing			Painting and reconditioning	Incentives to buy home, fix up homes, landscape	Not a whole lot unless money for improvements	Architectural standards - min. sq. footage req.	Arch standards, landscaping, mixed housing in Village Green, Bike/ped Trail - Walton Rd. to Savannahs an North Fork and to new mall	TND type product. TIF money for rehab	Not unattractive, focus on new mixed use housing. 3-4 story bldg. Increase max. and affordability	New urbanist, multi family, senior housing, no SF residential
18. Rental Imbalance			No, rental housing is dominant	Not sure, lot of rental	No. Mostly rentals, get rid of housing altogether	No, too much rental. Pursue owner occupied	Not sure	Rental housing appearance, no balance	Not sure	Yes, good balance
[18] Condos	5		5	5	5	4	5	2	4	3
Multi-family	5		5	5	5	4	5	2	4	3
Duplex	5		5	5	5	4	5	2	4	3
Townhome	5		5	5	5	4	5	2	4	3
Single family detached	5		5	5	5	4	5	2	4	3
20. Incompatibility			No	Walton Rd traffic, Lyngate Tiffany traffic, mark w/County Lennard Rd improvements	No	No	No	No	Not aware	No
21. Improve neighborhoods			Upkeep, landscaping	Build neighborhood pride with city investments, landscaping, streetlights, involvement of neighborhood programs	Remove fix-up houses, landscaping, code enforcement is weak	See previous	See previous	See previous	See previous	See previous
22. Special character			No	All family, all retired - special bond	Landscape, lighting, sidewalks, parks, improve passive park, Youth center,	Highly maintained, arch. Style, good demographic mix	Appearance, stable owner/occupied population, open space, rec proximity to shopping and entertainment, arch. & landscaping	Appearance, community center, gathering places, events	A center or focal point, buildings green, pedestrian friendly. Not exclusively residential	Appearance, design, landscaping, parking shielded by office buildings
23. Transportation obstacles	Future - stay away from bigger arterials. Redundant, 2 lane and slow moving.		No	No set public transit. Lennard Rd too far out/capacity limited.	No traffic congestion on Mariposa	US1 intersection improvements	Shear volume	Long commute trips, lack of connectivity	No great street network, congestion problems	Not through, but going people travel. Mass transit hub, parking facility St. Lucie West, Gatlin Blvd, Walton Rd., Green River Pkwy Connection
24. Transportation solutions			Connector through citrus grove	Set public schedules, school children being, medical area parking	Mass transit in future, MPO covers St. Lucie County - doesn't see feasibility (Medical facility node, WalMart, Aegis Liberty Medical, Polymedica, new office)		Mass transit, bike & ped. PSL Blvd./US1 and Village Green & US1.	W. Virginia corridor, Walton Rd. bridge, Gilmore Dr. grade and, extend PSL east to Green River Pkwy	Interconnectivity among streets & uses, transit as a reasonable future alternative	Widening of Walton Rd., Lennard Rd., PSL Blvd. Taking place
[25] Walking	5		5	5	5	5	5	5	5	5
Bicycle	5		4	5	5	5	5	4	4	5
Carpool/Park 'n Ride	5		3	4	5	5	4	5	5	5
Bus	5		4	4	4.5	5	4	3	3	5
light rail	5		3	3	5	5	3	3	3	5
26. Neighborhood traffic problems			No	Yes, school related. Inconsistent road lanes, 4-2	Yes	No	No	Yes.	Yes	Yes
Speed or Volume			No		High speeds			Speed	Speed	Speed
Neighborhood traffic solutions			Nothing		Cut through to get out of bus zone. No medians in neighborhood			Widen Blvd. Median turning onto residential streets	Street design encourages high speed	Speed enforcement
27. Adequate parking	Probably too much.		Yes	Yes, but not at Hospital	Yes, currently. Depends on use of City Place parking deck.	Yes, Village Green	Yes	Yes, too much	Yes, shortages in some places	Yes
28. Threats to business viability			Demographics, little or no value as a destination, shopping area	No blending with new businesses	Not having ancillary supporting businesses, bulk volume types not supported or wanted	Transit property taxes are higher than in Martin County. Lack of visibility, mixed use	Lack of access, traffic, haphazard development compared to commercial areas in Jensen Beach	Anchor tenant vacating shopping center	Competition from Martin Co. in South	Neglected properties, vacant, competition from newer businesses
29. Attract investment			Incentives for developers to vacate the early years	Charette, public excitement.	More restaurants and retail (OutBack, Chili's)	Stabilization of property taxes, business incentives	More public investment, infrastructure	A destination attraction.	Pleasant experience and opportunity to recreate	Working with investors, transportation improvements (2005 bridge completion)
30. New uses			Height restrictions on buildings. Attract professionals to spend money on lunches	No, go with the existing flavor	More restaurant choices, retail. Not tourist attraction but enhancement for residents of city	Entertainment, retail, professional offices	Modern theater, bookstore, specialty retail	Professional offices	Office, employment centers, additional residential, 24 hour use, entertainment and cultural opportunities	Office space, medical research, retail, multi family/senior housing, arts center, entertainment & business in town center
31. Redevelopment focus			Village Green and Lentz site.	Walton Rd., Incentives	SF homes, if can't be moved then County strip center. Village Green - unworkable	Village Green	Village Green	Village Green, Town center - US1 hospital area/medical district, Green Rd., Delano Rd. area - residential	Walton Rd./US1 node, PSL Blvd./US1 - part in city, part in County	Village Green
32. Entertainment	IMAX		Nice restaurant	Mix, to attract retired residents, young people, and middle aged.	Movie theater? Nice bars, restaurants, music and entertainment, cultural arts center - Riverwalk Midport Rd. connection	Movie theaters, restaurant mix, specialty shopping	See previous, skating rink	Cultural facilities	Theaters, restaurant variety, outdoor cafes	Swimming facility, ball fields not necessarily in CRA. Small conference, convention hotel
33. Top plan priority	Public open space should be first.	City needs to deal with social issues, seniors, minorities, and working class.	Village Green anchor on major intersection.	Define and focus on what they want.	Village Green. SF houses, Village Green Dr. industrial area facades.	Attractive investment option, de right standards.	Full service YMCA, 1st class retail, residential, entertainment complex.	Redevlop shopping center failures.	More dense, integrated street network, and landscaping.	Good planning, follow through.
34. Redeveloped first	Village Green - completely redo.		Village Green	Walton Rd. area - oldest infrastructure. Don't mix medical en entertainment.	Scotty's, Village Green.	Village Green.	Village Green.	Village Green.	Village Green redevelopment.	Village Green.
35. Future vision			None.	Want it to be successful. US1 corridor good idea - most viable.	Turn it into what we envision & have it be successful, accepted and supported by citizens.	Accomplish through planning objectives.	Retrofitted city with 1st class services & entertainment.	Self - sufficient community provides all - housing, jobs, entertainment, shopping.	Full-use city.	Attract higher income individuals, bridge crossing, E/W corridor easy access, employment base.

Stakeholder Comment Matrix
Respondents 9-18

Question	Response (9)	Response (10)	Response (11)	Response (12)	Response (13)	Response (14)	Response (15)	Response (16)	Response (17)	Response (18)
M. Changes in 20 years	Sustainable tax base - must be done through fed use. Build up communities for people not cars		Chattanooga, mass transit, downtown development	No, develop our own identity - keep uniqueness	Too late to be like St. Lucie West or other planned communities. PSL Blvd. - main blvd. From one end of city to the other - Residential, too many strip centers. Lights, noise, garbage dumpster smell. To PSL Blvd. In CRA - 2 lots deep = strip centers. Bayshore.	Address traffic with multi-model transp and development	Not expand city limits to the west, but redevelopment of existing. Create commercial, entertainment, residential within the city	Self sufficient	No	Boca Raton, Naples

Stakeholder Comment Matrix
Respondents 19-25

Question	Response (19)	Response (20)	Response (21)	Response (22)	Response (23)	Response (24)	Response (25)
1. Main issue	Development ahead of infrastructure, city layout.	Increased traffic, W. VA improvements, education of people of need for city improvements.	Traffic, US1 corridor, W&E access.	Trying to find a soul, center of city, services of downtown are important.	Patterns of development. Reduce future need to widen US1. Retrofit neighborhoods.	Too much housing	Create a unique community
2. Strengths	Location, possibilities.	Providing increase in economic development for city.	City's effective planning process.	Location, accessibility, US1 major road for Treasure Coast Lennard Rd. expansion.	Proximity to river, natural areas, recreatio opportunities.	good, commercial area	
3. Weaknesses	Sprawl, not continuity.	Annexation of enclaves.	Public perception, process.	Existing land uses.	Congestion, US1.	Developments that need help	
4. Does zoning work		Yes.	Yes, room for improvement though.		Yes.	Yes.	
Improve zoning	Stricter ordinances on development. Planning staff, council, city mgr. review lightening.	New design criteria, keep encroachment to a minimum, public opposition.	Limited ot how designed & layout.		Flexibility in existing code.		Expedite review process (administrative approval in two weeks)
5. Plan issues addressed	Cultural facilities, outdoor amphitheater, multi-purpose uses.	Arts, multi-use.	Attract high quality of life, upscale housing, shopping, residential.	No more dense housing types, courthouses, post offices needed.		Community center, public space, shopping centers are not vibrant. Wal Mart.	
6. Plan success	Community participation, acceptance	High-rise parking garage - use up less space, multi-family.	Good public relationship with council.	Focus on Village Green, flexibility.	Creating neighborhood.	Funding, not taxpayers - TIF.	US1 redeveloped at a higher residential density. Radial, not just linear, development. Market study of the area.
7. Like current development	Nothing.	Town Center okay.	No.	Mixed bag is good.	Nothing.	Not bad, centers not utilized, no connection between residential and commercial.	
8. Dislike current development	Village Green, poor layout, vacant lots reflect poorly on city.	Village Green, vacant properties, empty parking lots.	Hodge-podge.	Haphazard.	Quality of architecture, landscaping.	Architectural styles.	
9. Like mix of services	Yes, but different development.	Yes, adequate.	Yes, maintain mixed use.	Yes, grocery, stores, school, hospital.	Yes.	No more call centers	
(10) Residential	3	2	3	5		1	
General, large scale	5	1	2	5		1	
Specialized retail	3.5	5	4	5		4	
Personal Services	1	2	4	5		3	
Entertainment	4.5	5	5	5		4	
Business/Professional	4.5	5	4	5		5	
Other	5						
11. Positive sense of place	No.	No.	No.	US1 & Walton Rd./US1 & PSL		No.	
12. Context	Aesthetic & cultural standards, redesign old to fit with the new, or recently new to fit with CRA.	Modification of existing, use of new design criteria.	Try something new.	MF near commercial/office, SF as transition.		Improve the area.	
13. Appearance Problems	Litter problems, neglected properties.	Older buildings.	Lack of uniform, comprehensive standard of aesthetic design.	Village Green.		Landscape enforcement, parking lot screening.	
(14) Traditional Neighborhood Design	5	5	1	1		2	
Mixed Use Development	5	3	4	5		5	
Conversions	5	5	3	4		4	
New Office	5	5	3	5		5	
16. More parks, open space, trails	Yes.	No.	Yes.	Yes.	No.	No.	

Stakeholder Comment Matrix
Respondents 19-25

Question	Response (19)	Response (20)	Response (21)	Response (22)	Response (23)	Response (24)	Response (25)
Park location	Connect neighborhoods with commercial. Fit open space into network with development.	Connect the walking areas.	Incorporate into central theme in CRA.	Behind hospital, connect with green spaces (destination spaces).		enhance connection of existing	
16. Existing housing problems	Older, deteriorating rental homes with absentee ownership.	Yes, GDC homes are not the best quality.	Yes.	No.		Yes, over whole city.	
17. Improve housing	Renovation.	Better developments, design criteria, variety of types.	Revitalization of existing housing.	Attractor is development, then residents move in.	Tax assisted housing.	Supply & demand - 80,000, enforcement, CDBG.	
18. Rental imabalance	Most housing is rental.	No, too much rental.	No more rental.	Yes.	No, not much rental property.	Not sure.	
(19) Condos	4	3	4	5		1	
Multi-family	2.5	1	1	6		1	
Duplex	3.5	4	1	3		1	
Townhome	4	5	3	4		1	
Single-family detached	1	5	1	1		1	
20. Incompatibility	No, but screened homes along Walton are close to road, forsee a problem.	No.	Yes, traffic light at US1.	Yes, Walton Rd.		No, but sure.	
21. Improve neighborhoods							
22. Special character	People (mixed-age, neighborhood pride, accountability.)	People, upkeep of properties.	Ability of neighborhood purpose/place to come together to interact.	The right amenities, parks, green space, cultural center, shopping, entertainment.		Not sure, some buy-in, assoc. groups.	
23. Transportation obstacles	Traffic congestion, elderly drivers.	Inadequate roads.	Yes.	Yes.			Trips are long and do not stay in PSL. No connectivity, streets are serpentine. Auto-oriented, few sidewalks, no trees
24. Transportation solutions	Accessible, affordable transportation options; user-friendly tram buses - keep out auto-oriented	Widen the roads.	Add ingress/egress issues, public transit, US1.	4-lane Lennard Rd			Focus on new connections. Alcoso, Becker & PSL all should be widened. Measure the performance of the road system differently
(25) Walking	5	5	5	5		5	
Bicycle	5	5	5	5		5	
Carpool/Park 'n Ride	4	5	2	2		1	
Bus	5	2	4	2		1	
light rail	5	1	1	2		1	
26. Neighborhood traffic problems	No.	No.	No.	No.		No.	
Speed or Volume	No.	No.					
Neighborhood traffic conditions	No.	No.					
27. Adequate parking	Yes.	Yes.	Yes.	Yes, empty, vacant shopping centers.		Yes.	
28. Threats to business viability	Not a strong company/store presence.	Megastores like Wal Mart.	Qualified, competent labor pool, impact fees assessed to new construction (too high), quality of schools.	Bad design and accessibility.		Wal Mart, vacant properties, not easy to re-use.	
29. Attract investment	Anchors.	Diversity of shops to overcome megastores, anchor stores.	Marketing, good sense of quality of life.	Design, welcome feeling, clean.		More disposable income.	Impact fee reduction/waivers
30. New uses	Light/clean industrial, family attractions, Belk's, lunch/dinner at restaurants.	Entertainment, office buildings, hospital-related.	Specialty retail, professional service/business, entertainment, restaurant.	More office mix with cultural, a reason for people to be and stay there.		Theater	

Stakeholder Comment Matrix
Respondents 19-25

Question	Response (19)	Response (20)	Response (21)	Response (22)	Response (23)	Response (24)	Response (25)
31. Redevelopment focus	Wal Mart vacation of retail space, tie in new development w/old, mobile home park.	Village Green, US1 Corridor.	Village Green, Lennard Rd , Lentz property.	Village Green and Lentz property.	No, land to build neighborhood, 500 acres - greenfield.	Village Green	
32. Entertainment	Theater, family-oriented entertainment, multi-purpose day & night, youths 13-21, community bands, Clematis St. fountains, skating rink.		IMAX, upscale restaurant.	Stadium seating theater.		Places for kids, teenagers.	
33. Top plan priority	Bring money into city, convince public of merit of CRA.	Acquiring developer for viable development, local transportation.	Village Green, develop area to attract residents and non-residents to enjoy PSL.	Transportation, roads in order.		Village Green	
32. Redeveloped first	South end, mobile homes and Wal Mart.			Village Green.		Village Green	
33. Future vision	Good planned growth. More of a tight, caring community.	Enhancement of city image, need person of vision accepted by people.		Give it a heart.		Make money, be successful, improve viability more than looks.	
34. Changes in 20 years	Tighten up ordinances, prevent sprawl, NPU sponsorship of public meetings.	More centralized services, business & entertainment & light industrial close to residential.	PSL will be model, keep up existing housing stock, road improvements. City Place is a good example.	Any services that can be added.	Increase in job income level, recruit more employment in systematic way, increase disposable income, airport and entertainment.	New houses.	

Public Comments

Comment Cards

General comments from the February 1-2 and March 5, 2001 public meetings are listed below. The comments are from the comment cards distributed at the public meetings for soliciting input on presentations on the CRA planning process and CRA plan.

February 1-2, 2001

1. Include a performing arts center in the city's plan.

2. Make the nucleus of the CRA a theater district.

3. The CRA should contract big business to see if they want to be part of the plan. They should plan the buildings according to the businesses coming there.

4. What happens when Wal-Mart moves and there is another vacant building like K-Mart? The old K-Mart building has been vacant for years. Start at Village Green Mall and redevelop that first.

5. Are the Midport II condos in the way of these grand plans? What do you plan to do with these homes? Are these part of a blighted area? Also, what about the homes and properties down Mariposa Avenue? With the church, elementary school, and high school generating heavy traffic - it is next to impossible travel quickly on Mariposa and is nearly the only way to get back to this area. I am all for progress, but the planning to this point has been terrible. Will this continue as business as usual? Or is it a new day for planning?

6. I'd like to see all ages have entertainment options such as live music, clubs where local performers and major acts can perform, maybe poetry readings, a computer cafe, inside and outside activities, maybe in a park or bandshell area and a boardwalk area like Daytona Beach.

7. Lennard Road must be changed at Mariposa to US 1. No businesses should be allowed in this area since traffic doesn't move at times. Action must be taken to allow safety vehicle access. With the school, church, and commuter traffic, no new high density building construction should be allowed.

8. Parkings lots should all be in back of the malls and landscaping should be done on US 1. Relocate the mobile homes at corner of Mariposa and US 1. Extend Lennard Road to US 1 at the fruit stand, but no left turn onto US 1.

9. Mariposa is a traffic bottleneck now. We don't need a gas station at Lennard Road. The present gas station on US 1 needs to be upgraded. Used-car lots are a poor use for an entrance to Port St. Lucie.

10. A toll bridge from Walton Road to the beach is questionable? Will people use a toll road when Jensen Beach Boulevard is so close and free?

11. Use Village Green area as a Town Center. Tear down the two interior buildings and make a center square.

12. Mariposa and Lennard Roads are heavily traveled now. If they are made into 4-lane roads, it will only increase the traffic congestion.

13. The gas station planned at the corner of Mariposa and Lennard Roads does not go with the concept we are trying to create in the CRA.

14. How will you be able to buy up property that is in the path of the redevelopment? By condemnation?

15. The redevelopment of the CRA should start with the redevelopment of Village Green shopping area. There should be at least one 5-story building of modern design that includes uses like motor vehicle department, chamber of commerce, veterans administration, federal and state agencies, and a Merrill Lynch. There should be retail stores with apartments on top. There should be big name restaurants like Hops, the Cheesecake Factory, and a Houston's. There should be lantern-type lighting and brick walkways, a double-layer fountain with statuary, and benches for people to sit on. There should be a trolley-type buses to shuttle people from one shopping center to another making a continuous loop from Walton Road along US 1 to St. Lucie Boulevard, along St. Lucie Boulevard to Midport Road and Riverwalk. All this should be carefully planned with commitments to occupy stores and buildings before they are built.

March 5, 2001

1. The CRA plans are not consistent with our development plans and discussions with the city – we would like more input.

2. Much more thought has to go into this whole CRA plan. There is some good, but there is too much that is bad. Traffic will be terrible.

3. We need a concert hall building in the town center and a bandstand-type shell at Riverwalk boardwalk.

4. We need green space for wildlife, animals, culture, and open spaces.

5. The CRA needs a children's or science museum, an art library, and an amphitheater for arts and culture.

6. West of US 1, north of Port St. Lucie Boulevard, the single-family home area needs to be commercial as well.

7. I would like more discussion on the residential area by US 1 and Port St. Lucie Boulevard with the possibility of commercial re-zoning.

8. What attraction is in place to attract all ages?

9. Make city center the first priority. No shotgun approach. Port St. Lucie needs a city center now.

10. What is density of housing? Are there any plans for low-income housing?

11. What about funding? Who will pay for redevelopment?

12. Put the CRA on the west side of Port St. Lucie. There is enough traffic on US 1 now.

13. The medians get too many trees plus businesses block views. They need too much maintenance. Some color at intersections is enough, plus adopt-a-street works well. We have a wealth of retired and semi-retired artists in the Treasure Coast area. We need an art center that will pay off.

14. Plan B for the downtown off US 1 is preferred as Stuart's downtown is off the main drag. These people are hating Village Green, not envisioning it gone and "green."

15. You need winners early. Locate the town center at Village Green – it will be easier to redevelop, everyone can see it now. Groves are vacant – easy to make a winner. Please find a winning use (like an aquatic center).

Visioning Exercise

For the visioning exercise, citizens were asked the following question:

"Picture yourself talking to a friend who moved away from Port St. Lucie. It is ten years in the future and the CRA has been a success. How would you describe your community to them?"

Public responses to the visioning exercise question follow.

1. We have places for everyone to go, cyber cafes, music festivals, operas, Port St. Lucie is the town for culture.

2. City for all ages.

3. Four things: natural, Florida, flavor, family.

4. You made a mistake to move away.

5. We now have a downtown – we don't have to go to West Palm Beach.

6. Village Green has been redeveloped.

7. There are parks, adequate transportation, shops that service everyone's needs.

8. Implemented the Port St. Lucie West downtown plan.

9. Performing arts center surrounded by restaurants (like the Kravitz Center or City Place in West Palm Beach).

10. Assistance and incentives to people that live here (for small business development).

11. Film venue (for local independent filmmakers)

12. Big retailers

13. We no longer lose tax dollars to the City of Stuart and surrounding areas.

14. We have a nucleus of the kinds of stores similar to the Treasure Coast Mall.

15. City and county buildings are within the CRA.

16. Satellite educational campuses

17. Community library

18. Coffees shops

19. Place for kids to go, sports fields, and recreation opportunities.

20. Skating rink (roller), games, etc.

21. Attract people from tri-city area (Port St. Lucie, Fort Pierce, and Stuart) to the CRA to spend their money.

22. Aquatic Center

23. Lennard Road is now four lanes with landscaping and sidewalks. Enhancement of lakes and removal of no trespassing signs.

24. Architectural design guidelines for development

25. Keeping prime land for open space and recreation, not giving it away to businesses like the hospital for development.

Additional general comments were recorded throughout the public meetings on February 1-2 and March 5, 2001. These comments are in response to presentations by the

consultants or responses to other public questions or concerns. These comments are listed below.

Additional General Comments – February 1-2, 2001

1. Concerned about displacing people (with eminent domain)
2. Questions about who pays for housing revitalization
3. Need intelligent design in pedestrian district (Concept A) to protect pedestrians from natural elements (sun and heat, provide shade)
4. Will this harm business or be competition for business north of CRA?
5. Three groups need to be more involved: business owners, landowners, and tenants/renters, plus the rest of the residents in Port St. Lucie (those not in the CRA boundary)
6. Residents and media must be behind project for it to succeed in the long term
7. More activities for young people, preferably non-alcoholic
8. Focus of redevelopment should be placed on Village Green
9. The town needs an identity that can be agreed upon on so that people in years to come will know Port St. Lucie for that identity
10. Have a community contest to give the town center an identity
11. Suggest "Port St. Lucie Town Center" as the identity, however it doesn't exclude or define anything in particular
12. Concentrate development
13. Need for culture and the arts (orchestra, opera, etc.)
14. Create a Village Green Arts theater
15. Move performing arts from Riverwalk project to the CRA. (Riverwalk would not be building a performing arts center for a long time, if ever, but the CRA would be a good way to accomplish its development)
16. Set design standards
17. Further engage property owners in planning process by sending notification of planning meetings

18. Why isn't Winn Dixie, (unincorporated) north of the CRA study boundary in the study area?

19. In Concept A, there is concern about having two nucleuses-avoid having two areas because if they go bad then there are two bad areas

20. No cultural center in Port St. Lucie – a performing arts theater would be great asset

21. Need more public outreach about the CRA plan

22. There's no big change on this plan, is that good or bad?

23. Concerned about southern entrance to the city – is it going to be too expensive to create open space?

Additional General Comments – March 5, 2001

1. Questions about who has management responsibility for the CRA

2. Concerned about north-south traffic movement and congestion

3. Open space should be programmed for multiple uses

4. Clarify CRA funding sources (grants, TIF, bonding, etc.)

5. Lentz Grove property should be a priority

6. Include character sketches of proposed architecture in CRA

7. Traffic concerns around CRA and traditional neighborhood development

8. Should spend money to make money-investments in the community are required for success

9. Concerned about the zoning of residential and commercial uses at Port St. Lucie Boulevard and US 1

10. Village Green master plan, timing, and partnership with water management authority should be priority

11. Road improvements should be a priority

12. Concerned about the increase in multi-family housing

13. Type of employers attracted should be for higher-paying jobs

14. Will the CRA block the expansion of existing land uses within the CRA through zoning changes?

15. Need clarification of TIF use and city-county interlocal agreement

16. Provide financial help for small businesses not just large corporations

17. Clarify neighborhood revitalization issues

18. Provide access to CRA planning process information (concept plans) via the web or hard copy

19. Provide for non-alcoholic entertainment venues in plan

20. Necessary to establish community support for CRA plan for it to be successful

21. A new town center should be a priority connected by open space network

22. Concept A should incorporate the continuing education campus of Concept B

23. Prefer Concept B, but with town center location in Concept A

24. Concept A should include less commercial due to traffic increases at Port St. Lucie Boulevard and Mariposa

25. Question the "highest and best use" of the drainage area/lake in Concept B

26. Concerned about increase in commercial area at Lennard Road and Mariposa which will increase traffic

27. Add the continuing education center to Concept A

28. Suggest additional uses such as an amphitheater and a major library

29. Concept B's continuing education center doesn't fit with the commercial nature of surrounding uses

30. Research EPA funds for studying wildlife and green space preservation

31. Preference for fine art institutions

32. Include performing arts venues

33. Don't segregate the arts uses from the technology corridor

34. Concerned that the town center will cause more traffic congestion for the southern area of the CRA that has an existing church and school

35. Maintain green space in the CRA

36. Map existing drainage basins and features in CRA, concerned about whether these areas will disappear

37. There are threatened and endangered species (wood storks) in the current retention ponds

38. Keep county government uses in the Village Green area

Section 12.0 Walton and One Master Plan

(to follow as separate attachment)

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

George Landry, County Administrator
St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing St. Lucie County ("County") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the County with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the County with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF PORT ST. LUCIE EXTEND THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

A Public Hearing will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Any interested person may attend the Public Hearings mentioned herein and be heard on any respective resolution and/or ordinance. The proposed resolutions and/or ordinances may be inspected by visiting the City's website at https://www.cityofpsl.com/Government/Your-City-Government/Departments/City-Clerk/Agendas-Meetings or by visiting the City Clerk's Office on Wednesday, Thursday, Friday, or Monday before City Council or CRA Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public preview.

Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the County as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Jeff Lee, Fire Chief
St. Lucie County Fire District
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983

Dear Chief Lee,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County Fire District ("Fire District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the Fire District with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the Fire District with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF PORT ST. LUCIE EXTEND THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

A Public Hearing will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the Fire District as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Dr. Jon R. Prince, Superintendent
St. Lucie County School District
9461 Brandywine Lane
Port St. Lucie, Florida 34986

Dear Dr. Prince,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County School District ("School District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the School District with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the School District with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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A Public Hearing will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the School District as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Sean Boyle, Chief Executive Officer
Children's Services Council
546 NW University Blvd., Suite 201
Port St. Lucie, Florida 34986

Dear Mr. Boyle,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Children's Services Council ("CSC") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the CSC with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the CSC with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Janet Zimmerman, Executive Director
Florida Inland Navigation District
600 State Road 707, Unit C
Jupiter, Florida 33469

Dear Ms. Zimmerman,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Florida Inland Navigation District ("FIND") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing FIND with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing FIND with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Chauncey Goss, Chairman
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

Dear Mr. Goss,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the South Florida Water Management District ("SFWMD") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the SFWMD with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the SFWMD with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF PORT ST. LUCIE EXTEND THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

A Public Hearing will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Any interested person may attend the Public Hearings mentioned herein and be heard on any respective resolution and/or ordinance. The proposed resolutions and/or ordinances may be inspected by visiting the City's website at https://www.cityofpsl.com/Government/Your-City-Government/Departments/City-Clerk/Agendas-Meetings or by visiting the City Clerk's Office on Wednesday, Thursday, Friday, or Monday before City Council or CRA Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public preview.

Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

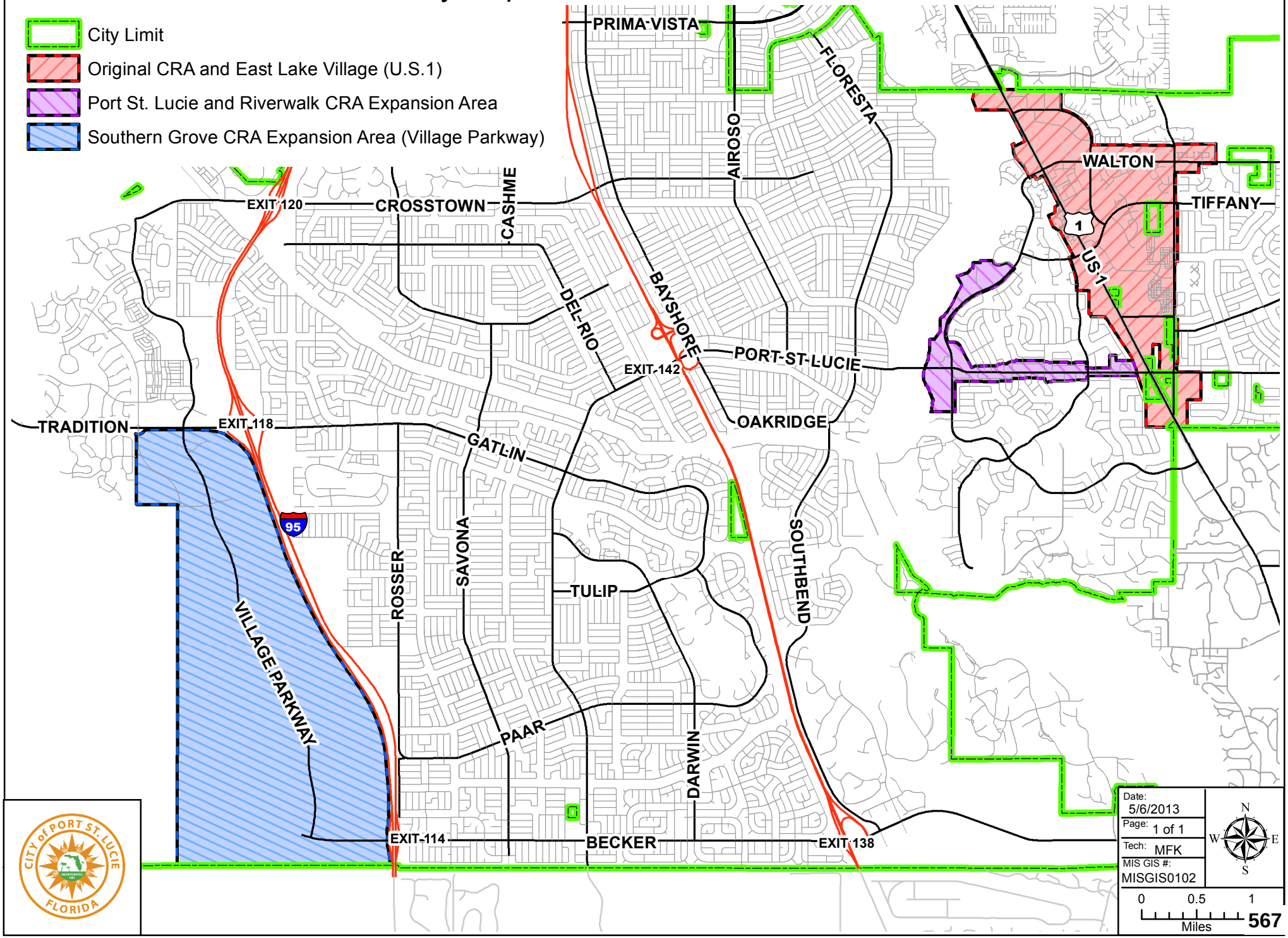
Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

CRA Boundary Map - U.S.1, Riverwalk, & Southern Grove



Agenda Summary

2025-726

Agenda Date: 8/11/2025 **Agenda Item No.:** 10.d

Placement: First Reading of Ordinances / Public Hearing

Action Requested: Motion / Vote

Ordinance 25-45, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property from St. Lucie County Described as Tract K, Port St. Lucie Section Sixty-One, According to the Plat thereof, as Recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida, and Authorizing the Conveyance of a Lease Agreement to St. Lucie County for Said Real Property; Providing for Conflict; Providing for Severability; Providing an Effective Date.

Submitted By: Jennifer Davis, Community Redevelopment Agency Director

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Summary Brief (Agreements/Contracts only)

1. Prepared by: Jennifer Davis, Community Redevelopment Agency
2. Parties: City of Port St. Lucie (Buyer / Lessor) and St. Lucie County (Seller / Lessee)
3. Purpose: As the City and its government continues to grow, the City has the need for additional space for use and development. Having the opportunity to purchase a well-maintained building versus new construction allows this goal to be achieved in a shorter period and with less cost associated. It also allows for much needed growth and expansion for the main city hall complex while moving various City departments to locations necessary in the eastern development of Port St. Lucie.
4. New/Renewal/Modified: New
5. Duration: Pursuant to the Purchase and Sale Agreement, the Inspection Period is ninety (90) days, with a Closing Date thirty (30) days thereafter.
6. Benefits to Port St. Lucie: As the Buyer, the City of Port St. Lucie is securing ownership of real property located at 1664 SE Walton Road. This acquisition will provide for a variety of departments and services to be accessed on the eastern side of Port St. Lucie, as well as provide for much needed office space for City Staff.
7. Cost to Port St. Lucie (Annual and Potential): The Purchase and Sale Agreement allows for a Purchase Price of $4,372,695.20, which is just above the Fair Market Value ($4,200,000) as determined by an independent appraisal in July 2024. In addition, at Closing, the Buyer will pay an additional $427,304.80, which represents the amount agreed upon by both parties as part of the City Center Settlement Agreement. This payment settles any further obligation the City has to the County as part of the City Center Settlement Agreement. Cumulative, the total amount paid by the Buyer to the Seller will be $4,800,000.

Presentation Information: Staff will provide a brief presentation, if requested.

Staff Recommendation: Move that the Council approve the Ordinance.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance.
2. Move that the Council not approve the recommendation.

Background:

In 2002, the County acquired, designed and constructed a building known as the Dorothy Jo Conrad Annex / St. Lucie County Tax Collector Building at 1664 SE Walton Road. This building was constructed within the general area formerly known as City Center, now known as Walton & One, and was completed just ahead of the City's construction completion of the event center, parking garage, plaza and overall site infrastructure, all of which anticipated additional development to soon follow. Development of the overall City Center property was put on hold due to failed development obligations by third parties. However, in early 2022, the City acquired a majority of the overall site parcels and was able to move forward with master development of the site. The Walton & One Master Plan was recently adopted by City Council and plans are underway regarding Project DuBey on a portion of the site.

The Tax Collector building is currently occupied not only by the St. Lucie County Tax Collector, but also the St. Lucie County Veterans Services Department. The County expressed interest in acquiring a site that would better meet the growing needs of their agency. In June 2025, they purchased a building located at 8881 U.S. Highway One, with intentions of relocating the Tax Collector and the Veterans Services Department to that site. The County has estimated that it will take up to eighteen (18) months to renovate their new building.

In April 2025, the County entered into discussions with the City about the City's interest in acquiring the property at 1664 SE Walton Road. County and City staff were able to negotiate a proposed Purchase and Sale and Leaseback of the building so that the Tax Collector and the Veterans Services Department can remain in the building, once sold, until the new building at 8881 U.S. Highway One is ready for their occupancy. A copy of the Purchase and Sale Agreement and Lease Agreement are attached to this agenda item for the Council's review and consideration. These terms and respective agreements, in substantial final form, were approved by the St. Lucie County Board of County Commissioners at their regular meeting on July 22, 2025.

A brief description of the terms associated with the Purchase and Sale Agreement and Lease Agreement are as follows:

<u>Purchase and Sale Agreement</u>
Property is being sold "as is". The Agreement also provides for the City, at its option, to perform inspections and due diligence during a ninety (90) day Inspection Period. The closing would then take place thirty (30) days after the expiration of the Inspection Period. Pursuant to the Purchase and Sale Agreement, at closing, the City would be responsible for paying:

- Agreed upon Purchase Price of $4,372,695.20
- City Center Settlement Agreement obligation of $427,304.80

- One-half of the cost of any documentary stamps or other transfer tax
- One-half of the cost of recording the Deed
- One-half the costs of the title search fees and the premium for the insurance of an owner's policy of title insurance to the City
- One-half of the closing or escrow fees of the Closing Agent
- Cost of the Title Commitment
- Cost of the Survey

The Purchase and Sale Agreement also provides for a Lease Agreement for the property to the County for a period of eighteen (18) months, for a total rent of $1.00. During the Lease term, the County is responsible for all repairs and maintenance of the property.

Issues/Analysis: N/A

Financial Information: The Purchase and Sale Agreement allows for a Purchase Price of $4,372,695.20, which is just above the Fair Market Value ($4,200,000) as determined by an independent appraisal in July 2024. In addition, at Closing, the Buyer will pay an additional $427,304.80, which represents the amount agreed upon by both parties as part of the City Center Settlement Agreement. Cumulative, the total amount paid by the Buyer to the Seller is $4,800,000. Pursuant to the Lease Agreement, the County shall pay the City $1.00 for the term of the Agreement, with the County assuming all responsibility for the building and site.

Special Consideration: N/A

Location: The subject property is best identified as 1664 SE Walton Road, and is located at the southeast corner of SE Event Center Place and SE Walton Road. It is located adjacent to the MidFlorida Event Center.

Attachments:

1. Ordinance 25-45
2. Exhibit A to Ordinance - Purchase and Sale Agreement and related Exhibits
3. Exhibit B to the Ordinance - Lease Agreement
4. Location Map

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25098-01 (Purchase and Sale Agreement) and 25142-05 (Lease Agreement)

Legal Sufficiency Review:
Reviewed by Margaret M. Carland, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

ORDINANCE 25-45

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM ST. LUCIE COUNTY DESCRIBED AS TRACT K, PORT ST. LUCIE SECTION SIXTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AUTHORIZING THE CONVEYANCE OF A LEASE AGREEMENT TO ST. LUCIE COUNTY FOR SAID REAL PROPERTY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie's City Manager's Office recommends the acquisition of real property described as Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida (the "Property"), for the future expansion of the City's Main City Hall Complex ("City Hall"); and

WHEREAS, the City of Port St. Lucie ("City") and its government have steadily grown over time and is expected to continue to grow, and as a result, City Hall is in need of expansion to accommodate the expected future growth of the City and its government; and

WHEREAS, the City Manager's Office recommends the acquisition of the Property so that various City departments and staff may be relocated to accommodate the City's expected future growth; and

WHEREAS, planning in advance for future growth of the City and its government requires the expansion of City Hall in order to meet the anticipated needs of this perpetually growing community; and

WHEREAS, the Property is located at 1664 SE Walton Road, within the overall Walton & One development; and

WHEREAS, St. Lucie County, Florida (the "County"), is the fee simple owner of the Property and has agreed to sell the Property to the City pursuant to the terms and conditions set forth in the Purchase and Sale Agreement attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the County agreed to sell the Property to the City contingent upon the parties entering into a Lease Agreement wherein the City agrees to the lease the Property to the County following the City's acquisition of the Property; and

WHEREAS, the City desires to lease the Property to the County for a period of eighteen (18) months and subject to the terms and conditions set forth in the Lease Agreement attached hereto and incorporated herein as Exhibit "B"; and

WHEREAS, acquiring the Property for the future expansion of City Hall is in the public interest, for a public purpose, and necessary for the public's health, safety, and welfare; and

WHEREAS, after considering the factors set forth above, the City Council has determined that the fee simple acquisition of the Property for the future expansion of City Hall is a public necessity and constitutes a public purpose for which public funds may be expended; and

WHEREAS, the City Manager, or his designee, or the Mayor, or her designee, are hereby authorized and directed to take any and all appropriate action, including but not limited to executing and entering into the Purchase and Sale Agreement attached hereto and incorporated herein as Exhibit "A", and to accomplish the acquisition of the Property in fee simple on behalf of the City of Port St. Lucie, Florida; and

WHEREAS, the City Manager, or his designee, or the Mayor, or her designee, are hereby authorized and directed to take any and all appropriate action, including but not limited to executing and entering into the Lease Agreement attached hereto and incorporated herein as Exhibit "B", and to accomplish the lease of the Property to the County.

NOW THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Authorization. The City Council hereby authorizes the acquisition of the Property from the County and further authorizes the Mayor or the City Manager, or their designee, to execute and enter into the Purchase and Sale Agreement in substantially the same form as attached hereto as Exhibit "A". The City Council further authorizes the lease of the Property to the County and authorizes the Mayor or the City Manager, or their designee, to execute and enter into the Lease Agreement in substantially the same form as attached hereto as Exhibit "B".

Section 3. Execution. The Mayor or the City Manager, or their designee, are hereby authorized and directed to execute any and all documents necessary to complete the acquisition of the Property from the County, pursuant to the provisions of the Purchase and Sale Agreement, as well as

authorized and directed to execute any and all documents necessary to lease the Property to the County as provided for in the Lease Agreement.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its final adoption after second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida this ___ day of _____ 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

_____
Richard Berrios, City Attorney

PURCHASE AND SALE AGREEMENT

between

St. Lucie County, Florida

("Seller")

and

City of Port St. Lucie

("Buyer")

See Exhibit “A”

(“Land”)

Port St. Lucie, Florida

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made on the date on which the last party has executed this Agreement ("Effective Date"), between St. Lucie County, Florida, a political subdivision of the State of Florida ("Seller"), and the City of Port St. Lucie, a Florida municipal corporation ("Buyer") pursuant to Section 125.38, Florida Statutes.

1. Exhibits. The following Exhibits are attached to this Agreement and are hereby made a part of this Agreement:

Exhibit A - Legal Description
Exhibit B –County Deed
Exhibit C – Settlement Agreement

2. Defined Terms. Terms used in this Agreement are defined in the section or subsection where the term first appears. For convenience, the following are additional defined terms which are used throughout this Agreement.

2.1 "Business Day". Any day other than a Saturday, Sunday, or other than a day on which banking institutions in the State of Florida are authorized by law or executive action to close.

2.2 "Governmental Approval". Any land use or other consent, authorization, variance, waiver, license, permit, approval, development order, or entitlement issued or granted by or from any Governmental Authority and applicable to the Land.

2.3 "Governmental Authority". Any federal, state, county, municipal, or other governmental department, entity, authority, commission, board, bureau, court, or agency; any insurance underwriting board or insurance inspection bureau; and any other body exercising similar functions.

2.4 "Governmental Requirement". Any law, enactment, statute, code, ordinance, rule, regulation, judgment, decree, writ, injunction, order, permit, certificate, license, authorization, agreement, or other direction or requirement of any Governmental Authority now existing or hereafter enacted, adopted, promulgated, entered, or issued, applicable to the Land or this Agreement.

3. Sale of Land. Seller agrees to sell, and Buyer agrees to purchase, on the terms and conditions set forth in this Agreement, all the right, title, and interest of Seller in and to that certain parcel of real property in Port St. Lucie, Florida, as described on Exhibit A, and all improvements thereon (the "Land"). The sale of the Land is "As Is", "Where Is", without warranties as to the suitability of the Land for Buyer's purposes.

4. Purchase Price. Subject to the adjustments and prorations hereafter described, the total purchase price of the Land shall be $4,372,695.20 ("Purchase Price"). The Purchase

Price reflects the mutually agreed upon fair market value for the Land, as supported by independent appraisal. In addition, at Closing, Buyer shall pay to Seller the Settlement Payment, as set forth in section 7.8 herein.

4.1 Cash at Closing. On the Closing Date (as hereinafter defined), Buyer shall deliver the Purchase Price and the Settlement Payment to Foundation Title & Trust (the "Closing Agent") by bank wire transfer of immediately available U.S. dollars, for disbursement in accordance with the terms hereof.

5. Inspection Period. Buyer will be permitted to inspect the Land at Buyer's sole cost and expense for a period beginning on the Effective Date and ending at 11:59 p.m. on the ninetieth (90^{th}) day after the Effective Date as the same may be extended by the mutual agreement of the parties (not including the Effective Date; said period of time the "Inspection Period").

5.1 Delivery of Due Diligence Items. Within five (5) Business Days after the Effective Date, Seller shall provide Buyer access to any information and documents in Seller's immediate possession pertaining to the Land, including without limitation any environmental reports, title reports, title insurance policies, surveys, and soil studies, if any (the "Due Diligence Items") that Seller may have in Seller's immediate possession. Buyer has the right to review the Due Diligence Items at any time during the Inspection Period and, in the event this Agreement remains in effect after expiration of the Inspection Period, at any time prior to Closing. Seller makes no representation to Buyer as to the accuracy or timeliness of any such Due Diligence Items.

5.2 Inspections Permitted. During the Inspection Period, Buyer and its partners, members, agents, officers, employees and contractors (collectively, the "Buyer Parties") will have the right to enter upon the Land for the purpose of making such tests, analyses and investigations as Buyer may deem necessary or desirable, including but not limited to soil/groundwater tests, building inspections, environmental assessments and audits. All of Buyer's inspections shall be at Buyer's sole cost and expense and shall be performed in a manner so as not to unreasonably interfere with Seller's interest in or operation of the Land. Buyer shall remove or bond any lien of any type which attaches as a result of any Buyer's Inspections. Upon completion of any inspection, Buyer at its cost shall promptly restore any damage or other alteration to the Land caused by such inspection.

5.3 Termination of Agreement. If before the end of the Inspection Period, Buyer determines that the Land is not acceptable for any reason, as determined by Buyer in its sole and absolute discretion, Buyer shall have the right to terminate this Agreement by written notice to Seller, which must be delivered prior to the expiration of the Inspection Period. Upon receipt of the termination notice, the parties shall be relieved of all further liabilities hereunder, except those that survive the termination of this Agreement.

5.4 Condition of the Land. From the Effective Date and until Closing, Seller shall continue to maintain the Land in substantially the same condition as it is as of the Effective

Date, subject to normal wear and tear, and Seller shall keep in force all existing hazard and liability insurance maintained in connection with the Land. After the Effective Date, unless Buyer provides written consent, Seller shall not dispose of, or encumber, any interest in the Land, or any portion thereof unless such encumbrance or interest shall not survive Closing. Seller shall promptly provide Buyer with copies of any written notices, litigation, claims, or actions pertaining to the Land, or any portion thereof received by Seller that will not be resolved prior to Closing. Following the Effective Date, Seller shall not enter into any contracts or other documents affecting the Land, or any portion thereof, and that will survive Closing, without the Buyer's written consent.

5.5 Service Contracts. During the Inspection Period, Seller shall provide Buyer with copies of any and all maintenance, service or utility contracts that are applicable to the Land. At Closing, Seller may assign, and Buyer may assume any maintenance, service or utility contracts, if any or that are applicable, that Seller has any right, title or interest in connection with all or any portion with the Land. Thirty (30) days prior to Closing, Buyer shall notify Seller which, if any, such contracts Buyer wants to assume ("Assumed Contracts"). At Closing, Seller will terminate any contracts not assumed by Buyer.

6. Title and Survey.

6.1 Title Commitment. Buyer may obtain at its expense a commitment for an owner's title insurance policy ("Commitment") issued by the Closing Agent. The Commitment will describe the Land, specify the Buyer, show the Purchase Price as the prospective policy amount, and show the status of title of the Land and all exceptions to title, including but not limited to easements, restrictions, rights-of-way, covenants, reservations, encumbrances, liens, and other conditions, if any, affecting the Land.

6.2 Survey. Buyer may obtain at its expense a current survey of the Land ("Survey") prepared by a land surveyor or engineer licensed in the State of Florida.

6.3 Title or Survey Objections. Buyer will have a period of ten (10) days after receipt of the Commitment and Survey (whichever is received later) to review the same ("Title/Survey Review Period"). If Buyer objects to any matter contained in the Commitment or the Survey, Buyer shall send Seller written notice of its objections (the "Objection Notice") prior to the expiration of the Title/Survey Review Period.

6.3.1 Seller's Election to Cure. Seller will have a period of ten (10) days after receiving an Objection Notice ("Election Period") within which to notify Buyer that Seller elects to cure or not cure the matters set forth in the Objection Notice. Seller's failure to notify Buyer within the Election Period that it elects to cure the matters set forth in Buyer's Objection Notice shall constitute an election by Seller to not cure such matters. If Seller does not affirmatively elect to cure any matter set forth in the Objection Notice within the Election Period, then Buyer may, by notice given to Seller within five (5) Business Days after the expiration of the Election Period, terminate this Agreement, and Seller and Buyer shall have no further obligations hereunder, except for provisions that specifically survive the termination of this Agreement. If

Buyer does not terminate within such five (5) Business Day period, then any such items that Seller did not affirmatively elect to cure shall be deemed accepted by and approved by Buyer.

6.3.2 Seller's Cure Period. If Seller elects to cure matters referenced in any Objection Notice, Seller shall have until Closing to do so, and upon Seller's failure to so cure, Buyer shall have the option to proceed to Closing subject to the non-cured matter objected to or, upon written notice to Seller, terminate this Agreement.

7. Closing. The closing of the sale and conveyance of the Land to Buyer ("Closing") will be consummated as follows:

7.1 Closing Date. The Closing will take place thirty (30) days after the expiration of the Inspection Period.

7.2 Closing Procedure. The Closing will take place by Buyer and Seller delivering to the Closing Agent the signed documents listed below (originals of documents to be recorded, and copies of others) and the Purchase Price due from Buyer. The parties will direct the Closing Agent to mark up the Commitment to show title in the Buyer as of the date of the Closing and to record in the Public Records of St. Lucie County the closing documents required to be recorded. The Closing Agent will be instructed to deliver the signed documents and the original recorded documents (when they become available) to the parties entitled to receive them.

7.3 Seller's Closing Documents. On the Closing Date, Seller shall deliver to the Closing Agent the following documents pertaining to the Land, which shall be in a form reasonably acceptable to both Seller and Buyer and properly executed, witnessed, and acknowledged where required:

7.3.1 County Deed. A County Deed conveying the Land to Buyer ("Deed") in the form set out in Section 125.411, Florida Statutes, and attached hereto as Exhibit B.

7.3.2 Evidence of Seller's Authority. Such resolutions, certificates of existence or good standing, incumbency certificates or other evidence of authority with respect to Seller if and to the extent reasonably required by the Closing Agent.

7.3.3 Closing Affidavit. An affidavit signed by an authorized representative of Seller containing the information required by the Closing Agent to "insure the gap" and to show title in the Buyer free and clear of liens, encumbrances, and rights of tenants in possession (except as set forth in this Agreement). The Closing Affidavit will include the information required by Treasury Regulation 1.1445-2 and will state Seller's taxpayer identification number and confirm that Seller is not a foreign person within the purview of 26 U.S.C. Section 1445 and the regulations issued thereunder.

7.3.4 Closing Statement and Disbursement Summary. A closing statement and disbursement summary agreed to between the parties prepared in accordance with the terms of this Agreement.

7.3.5 Assignment and Assumption of the contracts (if any).

7.3.6 Miscellaneous. Such other items as may be reasonably required of Seller by Closing Agent in order to close under this Agreement.

7.4 Buyer's Closing Documents. On the Closing Date, Buyer shall deliver to the Closing Agent the following items:

7.4.1 Payment. The payment of the Purchase Price and any expenses and other sums required by this Agreement.

7.4.2 Evidence of Authority. Such resolutions, certificates of good standing, incumbency certificates, affidavits, or other evidence of authority with respect to Buyer as may be reasonably requested by Seller or the Closing Agent, in a form reasonably acceptable to Seller and the Closing Agent, if applicable.

7.4.3 Closing Statement and Disbursement Summary. A closing statement and disbursement summary agreed to by the parties prepared in accordance with the terms of this Agreement.

7.4.4 Assignment and Assumption of the contracts (if any).

7.4.5 Miscellaneous. Such other items as may be reasonably required of Buyer by Closing Agent in order to close under this Agreement.

7.5 Buyer’s Closing Costs. At Closing, Buyer will be responsible for paying:

7.5.1 All of the costs and expenses of Buyer’s inspection of the Land;

7.5.2 One-half of the cost of any documentary stamps or other transfer tax on the Deed, provided the parties anticipate that no such documentary stamps or transfer taxes will be due on the Deed as both parties are public entities;

7.5.3 One-half of the cost of recording the Deed;

7.5.4 One-half of the cost of title search fees, and the premium for the issuance of an owner’s policy of title insurance to Buyer;

7.5.5 One-half of the closing or escrow fees of the Closing Agent;

7.5.6 The cost of the Commitment;

7.5.7 The cost of a Survey;

7.5.8 Buyer’s attorneys’ fees;

7.5.9 Buyer's lien search, if any.

7.6 Seller's Closing Costs. At Closing, Seller will be responsible for paying:

7.6.1 One-half of the cost of any documentary stamps or other transfer tax on the Deed;

7.6.2 One-half of the cost of recording the Deed;

7.6.3 One-half of the costs of title search fees, and the premium for the issuance of an owner's policy of title insurance to Buyer;

7.6.4 One-half of the closing or escrow fees of the Closing Agent; and

7.6.5 Seller's attorneys' fees.

7.7 Possession. In the event Seller is unable to vacate the Land prior to Closing, Buyer shall lease the Land back to Seller at Closing in accordance with the terms of the draft Lease Agreement attached as Exhibit "__".

7.8 Settlement Agreement. On or about June 11, 2021, Buyer and Seller entered into that certain City Center Settlement Agreement ("Settlement Agreement") wherein the Buyer agreed to pay the Seller $427,304.80 (the "Settlement Payment") within 10 years from the date of the Settlement Agreement. The parties acknowledge and agree that upon the Closing, the Settlement Payment due from Buyer to Seller shall be paid to Seller, and all obligations set forth in the Settlement Agreement shall be considered satisfied.

8. Adjustments and Prorations. The items set forth below shall be apportioned and prorated between Seller and Buyer as of the Closing Date so that credits and charges for the period preceding the Closing Date shall be allocated to Seller, and credits and charges for all periods on and after the Closing Date shall be allocated to Buyer:

8.1 Ad Valorem Real Estate Taxes/Non-Ad Valorem Assessments. If any Real estate taxes are due against the Property for the year of Closing, then such taxes shall be prorated as of Closing Date based on the most recent tax information available for the Land at the maximum discounted rate, and if such proration is based on the prior year's taxes, shall be prorated between the parties following the issuance of the tax bill for the year in which Closing occurs.

9. Risk of Loss.

9.1 Minor Damage. In the event of loss or damage to the Land or any portion thereof which is not "Major" (as hereinafter defined), this Agreement shall remain in full force and effect provided that Seller shall, at Seller's option, either: (a) perform any necessary repairs and not assign any of Seller's right, title and interest in and to any claims and proceeds Seller may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question (a "Casualty Claim"), to Buyer, or (b) not perform any necessary repairs and assign to Buyer all of Seller's right, title and interest in and to the Casualty Claim. In the event

that Seller elects to perform repairs upon the Land, Seller shall use reasonable efforts to complete such repairs promptly and the date of Closing shall be extended a reasonable time (not to exceed thirty (30) days) in order to allow for the completion of such repairs. Upon Closing, full risk of loss with respect to the Land shall pass to Buyer.

9.2 Major Damage. In the event of a "Major" loss or damage, Buyer may terminate this Agreement by written notice to Seller, in which event neither party shall have any further liability hereunder, except for the surviving obligations. If Buyer elects not to terminate this Agreement within ten (10) days after Seller sends Buyer written notice of the occurrence of such Major loss or damage (which notice shall state the cost of repair or restoration thereof), then Buyer shall be deemed to have elected to proceed with Closing, in which event Seller shall assign to Buyer all of Seller's right, title, and interest in and to any claims and proceeds Seller may have with respect to any casualty insurance policies relating to the premises in question and the Purchase Price shall be reduced by an amount equal to the lesser of (i) the deductible amount under Seller's insurance policy; or (ii) the cost of such repairs as determined in accordance with Section 9.3 hereof. Upon Closing, full risk of loss with respect to the Land shall pass to Buyer.

9.3 Definition of "Major" Loss or Damage. For purposes of this section, "Major" loss or damage refers to loss or damage to the Land such that the cost of repairing or restoring the premises in question to substantially the same condition which existed prior to the event of damage would be, in the opinion of a contractor selected by Seller and reasonably approved by Buyer, equal to or greater than One Million and No/100 Dollars ($1,000,000.00). If Buyer does not give written notice to Seller of Buyer's reasons for disapproving a contractor within five (5) business days after receipt of notice of the proposed contractor, Buyer shall be deemed to have approved the contractor selected by Seller.

10. Condemnation. In the event that prior to the Closing Date a condemnation action is filed against all or a portion of the Land by any governmental agency, then within ten (10) business days after Seller provides written notice of the condemnation to Buyer, Buyer shall elect by written notice to Seller to either: (a) terminate the Agreement; or (b) proceed to Closing, in which case Seller shall pay Buyer the condemnation proceeds received by Seller for the Land, or assign to Buyer its rights to any condemnation proceeds to be paid for the Land.

11. Default and Remedies.

11.1 Seller Event of Default. If Seller fails to perform any obligation required to be performed pursuant to this Agreement, then Buyer shall provide Seller with notice thereof (“Notice of Seller Default”). If Seller’s default is not cured within ten (10) days from the date of receipt of the Notice of Seller Default, the default shall constitute a “Seller Event of Default.” Upon occurrence of a Seller Event of Default, Buyer may, as its sole and exclusive remedies, either: (i) elect in writing prior to the Closing date to terminate this Agreement and the parties shall be released of all further obligations under this Agreement; or (ii) proceed to Closing. Buyer expressly waives any right to monetary damages for a Seller Event of Default under this Agreement.

11.2 Buyer Event of Default. If Buyer fails to perform any obligation required to be performed pursuant to this Agreement, then Seller shall provide Buyer with notice thereof ("Notice of Buyer Default"). If Buyer's default is not cured within ten (10) days from the date of receipt of said Notice of Buyer Default, the default shall constitute a "Buyer Event of Default." Upon occurrence of a Buyer Event of Default, Seller may, as its sole and exclusive remedies, either: (i) elect to terminate this Agreement and the parties shall be released of all further obligations under this Agreement; or (ii) waive the Buyer Event of Default and proceed to Closing, subject to the other terms and provisions hereof.

11.3 Failure to Close. The failure of a party to close when required by this Agreement shall constitute an event of default without any requirement for notice or an opportunity to cure.

12. Seller's Representations.

12.1 Seller's Representations. Seller hereby represents the following to Buyer:

12.1.1 Seller has the requisite authority to execute and deliver this Agreement and any documents required to consummate the transactions contemplated by this Agreement. Seller now has, and at Closing, Seller will have the requisite power and authority to enter into and perform the terms of this Agreement.

12.1.2 Leases. There are no leases between Seller, as landlord, licensor, or grantor, and tenants or other occupants or users of the Land in effect as of the Effective Date.

13. Buyer's Representations. Buyer hereby represents the following to Seller:

13.1.1 Good Standing. Buyer is a municipal corporation validly existing and in good standing under the laws of the State of Florida. Buyer now has, and at Closing, Buyer will have the requisite power and authority to enter into and perform the terms of this Agreement. Buyer now has, and at Closing, Buyer will have the power and authority to acquire, own, and develop the Land.

14. Notices. All notices required to be given in connection with this Agreement shall be in writing and delivered by either (i) certified mail, return receipt requested; (ii) nationally-recognized overnight delivery service; or (iii) Portable Document Format ("PDF") sent via e-mail with delivery confirmation requested. Notice shall be deemed to have been given on the date it is received or refused by the party to receive notice. Notices shall be given to the parties at the following addresses:

Notices to Seller: GEORGE LANDRY, COUNTY ADMINISTRATOR
ST. LUCIE COUNTY
2300 VIRGINIA AVENUE
FORT PIERCE, FL 349842
Email: George.Landry@stlucieco.gov

With copies to: COUNTY ATTORNEY
ST. LUCIE COUNTY
2300 VIRGINIA AVENUE
FORT PIERCE, FL 349842
Email: SLCattorney@stlucieco.gov

Notices to Buyer: JESUS MEREJO, CITY MANAGER
CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
Telephone: 772-871-5163
Email: JMerejo@CityofPSL.com

With a copy to: RICHARD BERRIOS, CITY ATTORNEY
CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
Email: RBerrios@CityofPSL.com

15. Miscellaneous Provisions:

15.1 Assignment. The rights of Buyer under this Agreement may not be assigned in whole or in part without the prior written consent of Seller, which consent shall not be unreasonably withheld, delayed, or conditioned provided Seller may withhold consent to any proposed assignment to a non-governmental entity.

15.2 Amendment. This Agreement may only be modified or amended by an instrument in writing signed by both parties.

15.4 Computation of Time. Unless otherwise specified, the term "days" when used in this Agreement means calendar days. If any time period ends on a Saturday, Sunday or holiday officially recognized by the Buyer or the federal government, the time period will end on the next succeeding Business Day.

15.5 Counterparts, Scanned Copies and Electronic Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original document, and all of which shall together constitute a single agreement. Scanned copies, .PDF, e-mailed copies, or other electronic signature of the signed Agreement shall be treated as originals.

15.6 Entire Agreement. This document constitutes the entire agreement between Seller and Buyer relating to the sale and purchase of the Land and settlement set forth in Section 7.8 of this Agreement. There are no other agreements, understandings, warranties, or representations between Seller and Buyer relating to the subject matters set forth in this Agreement.

15.7 Governing Law. This Agreement will be construed by, controlled, and enforced under the laws of the State of Florida. Venue for any dispute arising under this Agreement shall lie exclusively in the Circuit Court in and for St. Lucie County, Florida. The provisions of this section shall survive the Closing or any earlier termination of this Agreement.

15.8 Radon Disclosure. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county health department.

15.9 Severability. If any clause or provision of this Agreement is found to be illegal, invalid, or unenforceable under any present or future law, the remainder of this Agreement shall not be affected thereby. It is the intention of the parties that, if any such provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is legal, valid and enforceable.

15.10 Sovereign Immunity. Nothing in this Agreement shall be considered to increase or waive any limits of liability or waive any immunity afforded to either the Seller or the Buyer by the Florida Statutes, case law, or any other source of Governmental Requirements.

15.11 Successors and Assigns. This Agreement shall inure to the benefit of and bind the respective successors and permitted assigns of the parties hereto.

15.12 Time is of the Essence. Time is of the essence of each provision of this Agreement.

15.13 Cooperation. From and after Closing, upon the reasonable request of either party, at no cost or expense, Buyer and Seller agree to execute and deliver such further acts, deeds, documents, and assurances as may be reasonably required to further evidence and confirm the transaction as provided for in this Agreement, or as otherwise may be reasonably required or appropriate to carry out the transaction contemplated herein.

15.14 Waiver of Jury Trial. Buyer and Seller each knowingly, voluntarily and intentionally waives any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to, or from this Agreement or the Closing Documents, including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements, or acts or omissions of either party which in any way relate to this Agreement. Buyer and Seller have specifically discussed and negotiated for this waiver and understand the legal consequences of it. The provisions of this section shall survive the Closing or any earlier termination of this Agreement.

15.15 Force Majeure. Neither party shall be liable for any delays resulting from an event beyond such party's control that by its nature could not have been foreseen by such party, or, if it could have been foreseen, was unavoidable, provided that such events shall be the

actual cause of the delay and specific to the non-performing party's obligations without its fault or negligence (as opposed to a general application of such foregoing event to a broader geographic area or group which does not in and of itself create a proximate impact upon such non-performing party's obligations) and may include acts of God, riots, acts of war, epidemics, governmental regulations or other causes beyond its reasonable control ("Force Majeure Event"). Upon the occurrence of a Force Majeure Event, the non-performing party shall (i) make diligent efforts to expeditiously mitigate and remedy the problem causing such nonperformance, and (ii) provide prompt written notice to the other party after learning of a Force Majeure Event stating the nature and cause of the event, the anticipated length of the delay, the measures proposed or taken by the non-performing party to minimize the delay and approach to resume full performance under this Agreement, and the timetable for implementation of such measures.

15.16 No Broker. The parties each represent to the other that there are no real estate brokers, salespeople, finders or consultants, who are or were involved in the negotiation and/or consummation of this transaction.

15.17 Attorneys. The respective attorneys for Buyer and Seller are authorized to give and receive notice pursuant to this Agreement on behalf of the Buyer or Seller, as applicable.

[SIGNATURES ON FOLLOWING PAGES]

Signature Page
for
The City of Port St. Lucie

This Signature Page is attached to and made a part of that certain Purchase and Sale Agreement between St. Lucie County Board of County Commissioners, and the City of Port St. Lucie, a Florida municipal corporation.

The undersigned hereby approves and agrees to be bound legally by the terms and provisions of said Agreement.

ATTEST:

_____
Sally Walsh, City Clerk

CITY OF PORT ST. LUCIE, FLORIDA
A MUNICIPAL CORPORATION

By: _____
Jesus Merejo, City Manager

Date: _____

APPROVED AS TO FORM
AND CORRECTNESS

_____
Richard Berrios, City Attorney

Signature Page
for
St. Lucie County

This Signature Page is attached to and made a part of that certain Purchase and Sale Agreement between St. Lucie County, and the City of Port St. Lucie, a Florida municipal corporation.

The undersigned hereby approves and agrees to be bound legally by the terms and provisions of said Agreement.

BOARD OF COUNTY COMMISSIONERS
OF ST. LUCIE COUNTY, FLORIDA

ATTEST:

By: _____
Chair:
Date: _____

_____
Deputy Clerk of the Circuit Court,
ex officio Clerk of the Board of
County Commissioners

(SEAL)

APPROVED AS TO FORM

_____
St. Lucie County Attorney

EXHIBIT "A"

Legal Description

Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"
County Deed

Prepared by:
by JoAnn Riley
under the direction of:
Daniel S. McIntyre, County Attorney
St. Lucie County, 2300 Virginia Avenue
Fort Pierce, Florida 34982

PARCEL ID NUMBER:

COUNTY DEED

Pursuant to Florida Statute 125.411

THIS DEED, made this __ day of _____, 2025, by **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, whose address is 2300 Virginia Avenue, Fort Pierce, Florida 34982, hereinafter called party of the first part, and **CITY OF PORT ST. LUCIE,** a Florida municipal corporation, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, hereinafter called party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of _____ XX/100 ($_____) DOLLARS to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in St. Lucie County, Florida:

Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

_____
DEPUTY CLERK

_____
CHAIR

APPROVED AS TO FORM
AND CORRECTNESS

_____
COUNTY ATTORNEY

_____	_____
Witness	Witness
_____	_____
Print Name	Print Name
_____	_____
Address of Witness	Address of Witness
_____	_____
City, State and Zip Code	City, State and Zip Code

EXHIBIT "A" TO COUNTY DEED

Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida.

EXHIBIT "C"

City Center Settlement Agreement between St. Lucie County and City of Port St. Lucie

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is made and entered into this 11 day of June, 2021, by and between **St. Lucie County**, a political subdivision of the State of Florida (the "County") and the **City of Port St. Lucie**, a Florida municipal corporation of the ("City").

WITNESSETH:

WHEREAS, on November 3, 2015, the United States Securities and Exchange Commission ("SEC") filed a complaint in the United States District Court for the Southern District of Florida ("Court") against the Receivership Defendants and Lin Zhong a/k/a Lily Zhong (collectively "Defendants") alleging that the Defendants violated the Securities Act of 1933 and the Securities Exchange Act of 1934 by making false or materially misleading representations to investors; and

WHEREAS, on November 4, 2015, the SEC filed an Emergency Motion for Appointment of a Receiver and an Emergency Motion for Asset Freeze and Other Relief. On November 12, 2015, without admitting or denying the allegations in the Complaint, the Defendants stipulated to the appointment of Michael Goldberg as the Receiver ("Receiver") and to an order freezing their assets for a period of thirty days. The Court entered a Stipulated Order Appointing Receiver on November 18, 2015, and extended the asset freeze; and

WHEREAS, pursuant to the Order Appointing Receiver, the Receiver has taken possession of all property, assets and estates of the Defendants, including but not limited to the portion of the Port St. Lucie City Center ("City Center") owned by Relief Defendant US1 Real Estate Developments, LLC ("US1"); and

WHEREAS, in 2001, the City created a Community Redevelopment Area ("CRA") along U.S. 1 in eastern Port St. Lucie and on June 11, 2001, formally adopted a community redevelopment plan. The redevelopment strategy was to create a central business district or commercial town center along U.S. 1 which would include a town center of retail, restaurant, and residential use and was to be known as City Center. The City identified a former shopping center at the corner of U.S. 1 and Walton Road as the location for City Center; and

WHEREAS, PSL Center, LLC ("PSL Center"), an entity owned by de Guardiola Properties, Inc. ("DGP"), purchased the shopping center and proposed the development of City Center as a public-private partnership with the City. The City, the CRA, PSL Center and DGP entered into a Redevelopment Agreement to build the project in 4 phases which would include a civic component, public parking structures, and private mixed-use development (the "Project"); and

WHEREAS, the City issued bonds in 2006 to provide $46.4 million to finance the Project. The City issued additional bonds in the form of Special Assessment Refunding Bonds in 2008 to provide $31.3 million to fund the construction of a master storm water system, roads, complete construction of the civic center, village square public plaza and interactive fountain, City Center

parking garage, and four surface parking lots (the 2006 and 2008 bonds are collectively referred to as the "Non-Ad Valorem Bonds"); and

WHEREAS, PSL Center originally purchased 40 acres. Approximately 19.78 acres were set aside for development of roadways, parking structures, the civic center, police station and greenways; and

WHEREAS, PSL Center and DGP failed to fulfill its obligations under the Redevelopment Agreement. In addition, PSL Center failed to pay the real property taxes on the 22 City Center parcels that it owned ("City Center Parcels"), resulting in the issuance of tax certificates on the City Center Parcels. The property taxes also included non-ad valorem assessments which equaled the annual principal and interest payment on the Non-Ad Valorem Bonds; and

WHEREAS, the secured lender instituted foreclosure proceedings against PSL Center to foreclose on the City Center Parcels. However, in 2013, prior to the entry of a final judgement of foreclosure, PSL Center sold the City Center Parcels to US1 for $500,000, subject to $15 million in real property taxes and non-ad valorem assessments; and

WHEREAS, the City and the CRA met with US1, who suggested developing the City Center Parcels as an International Trade Center to be funded through the EB-5 Immigrant Investment Program, but US1 never submitted any development applications to the City. Nor did US1 pay the current and delinquent real property taxes and non-ad valorem assessments due on the City Center Parcels; and

WHEREAS, when the Receiver was appointed, $18 million in real property taxes and non-ad valorem assessments had accrued against the City Center Parcels. Moreover, all but one of the City Center Parcels remains undeveloped; and

WHEREAS, in 2016, the Receiver commissioned an appraisal of the City Center Parcels which found the market value to be $5.3 million with no consideration for the unpaid taxes or non-ad valorem assessments; and

WHEREAS, the total tax and assessment liability on the City Center Parcels is currently more than $46 million; and

WHEREAS, since the Receiver's appointment, the Receiver has been in constant contact with the City to discuss the outstanding tax liability and attempt to reach an agreement concerning the future of the City Center Parcels; and

WHEREAS, the Receiver has explored selling the City Center Parcels, however, the significant outstanding tax and non-ad valorem assessment liability and other development constraints pose a detriment to the sale of the City Center Parcels to a private third party; and

WHEREAS, due to the tax and development constraints, the Receiver did not believe that a public sale of the City Center Parcels, as contemplated by 28 U.S.C. § 2001, would be the appropriate method to sell the property. Counsel for the SEC and US1's previous counsel agreed

to a Stipulation of Waiver of 28 U.S.C. § 2001. A copy of the Stipulation was filed with the Court on August 22, 2018; and

WHEREAS, the Receiver retained a broker to market the City Center Parcels for sale (the "Broker"). The Broker worked diligently reaching out to potential purchasers and responding to inquiries. Most parties who responded to the listing only wanted to purchase individual lots to construct a single retail store or business; and

WHEREAS, on August 2, 2018, the Receiver executed a Purchase and Sale Agreement with BA City Center LLC, for the sale of the City Center Parcels for $750,000, subject to approval by the Court. The Court entered an Order, dated August 23, 2018, granting the Receiver's Motion to Sell US1 Real Estate Developments, LLC's Interest in the Port St. Lucie City Center. However, after an extended due diligence period, BA City Center LLC terminated the agreement. The Broker continued to market the City Center Parcels to no avail; and

WHEREAS, on November 9, 2020, the Port St. Lucie City Council approved the City Manager and City Attorney to enter into a Purchase and Sale Agreement with the Receiver for the City's purchase of the City Center Parcels for $400,000 ("City Agreement"). The price was established at the amount necessary to cover the Receiver's costs associated with the City Center Parcels for the previous 5 years; and

WHEREAS, on December 3, 2020, the St. Lucie County Tax Collector ("Tax Collector") engaged Jonathan Perlman of Genovese, Joblove and Battista to file a Notice of Appearance in the receivership case so that the Tax Collector could file, if necessary, an objection to the Receiver's proposed City Agreement, in the event the City Agreement did not subject the sale to the full payment of all past due taxes and interest; and

WHEREAS, in an effort to avoid litigation and settle all outstanding tax liability associated with the City Center Parcels, the Tax Collector brokered settlement discussions between the City, the taxing authorities and the tax certificate holder with the largest liens; and

WHEREAS, based on information supplied by the Tax Collector, the County is owed past due property taxes for the City Center Parcels in the amount of $427,304.80, not including interest; and

WHEREAS, the County recognizes that it is difficult to estimate the probability that the it will receive all or a portion of the past due property taxes because of the unique nature of the circumstances associated with the City Center Parcels; and

WHEREAS, the City and the County have reached an agreement to fully resolve the outstanding tax liability associated with the City Center Parcels and desire to enter into a settlement agreement pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the sufficiency of which is acknowledged by each party, the parties hereby agree as follows:

1. RECITALS. The above recitals are true and correct and incorporated herein by this reference.

2. TERMS AND CONDITIONS.

   a. The County agrees to withhold filing or joining an objection to the Receiver selling the City Center Parcels to the City.

   b. The County and City agree that $427,304.80 constitutes the principal amount owed to the County for past due property taxes for the City Center Parcels, which does not include interest (the "Principal Balance").

   c. The County agrees to forgo payment of the Principal Balance at closing with the understanding that the City will pay the Principal Balance to the County within 10 years from the date of this Settlement Agreement, which may be paid by the City using proceeds from future sales of the City Center Parcels. The County further agrees that upon the execution of this Settlement Agreement, all outstanding tax liability associated with the City Center Parcels shall be deemed satisfied and resolved.

   d. Upon receipt of the Principal Balance, or any portion thereof, from the City, the County agrees to designate such funds to the Midway Road widening project, the Midway Road Turnpike Interchange project (collectively referred to herein as the "Midway Projects") or any other project improving a County road located within the City limits (hereinafter a "County Road Project"). The County may utilize such funds as funding for a local match requirement, if a grant application or agreement requires a local match. Notwithstanding anything to the contrary herein provided, the County shall have the sole discretion to determine how these funds are allocated for County use.

   e. If the County allocates the Principal Balance, or any portion thereof, to the Midway Projects or to a County Road Project, the County agrees to request these funds from the City through an approved capital improvement project or through a grant application/agreement for the Midway Road Projects or for a County Road Project.

   f. If the County does not first request payment of the Principal Balance through an approved capital improvement project or grant application/agreement for the Midway Projects or for a County Road Project, or otherwise receive payment of the Principal Balance from the City, the City shall pay the Principal Balance to the County no later than 10 years from the date of this Settlement Agreement regardless of whether the City has sold the City Center Parcels.

   g. This Settlement Agreement shall be attached to and made a part of the Receiver's Motion For An Order Approving The Sale of Property to the City.

h. This Settlement Agreement shall be attached to and made a part of the Receiver's proposed ORDER APPROVING AND AUTHORIZING THE SALE OF REAL PROPERTY TO THE CITY OF PORT ST. LUCIE.

i. The Court shall retain jurisdiction for purposes of enforcing the terms of this Settlement Agreement.

3. GOVERNING LAW. This Settlement Agreement shall be governed and construed in accordance with Florida law.

4. ASSIGNMENT. This Settlement Agreement may not be assigned by either party without the other party's prior written consent which consent may be withheld for any reason or no reason.

5. INDULGENCE NO WAIVER. The indulgence of either party with regard to any breach or failure to perform any provision of this Settlement Agreement shall not be deemed to constitute a waiver of the provision or any portion of this Agreement, either at the time of the breach or failure occurs, or at any time throughout the term of this Settlement Agreement.

6. SEVERABILITY. In the event any of the provisions of this Settlement Agreement are deemed to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Settlement Agreement shall not be affected.

7. NO THIRD-PARTY BENEFICIARY. This Settlement Agreement does not confer any right or obligation enforceable by a third party.

8. NOTICE. Any notice, consent or other communication in connection with this Settlement Agreement shall be in writing and may be delivered in person, by mail or by email. If hand-delivered, the notice shall be effective upon delivery. If by email, the notice shall be effective when sent. If served by mail, the notice shall be effective three (3) business days after being deposited in the United States Postal Service by certified mail, return receipt requested, addressed appropriately to the intended recipient as follows:

St. Lucie County Administrator
Administration Building Annex
2300 Virginia Avenue, 34d Floor
Fort Pierce, Florida 34982
TiptonH@stlucieco.org

City of Port St. Lucie
Russ Blackburn, City Manager
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
RBlackburn@cityofpsl.com

With Copy To :

St. Lucie County Attorney
Administration Building Annex
2300 Virginia Avenue, 3rd Floor
Fort Pierce, Florida 34982

9. ENTIRE AGREEMENT; CONSTRUCTION OF AGREEMENT. This writing represents the entire agreement of the parties with respect to its subject matter, and no representation, promise, or undertaking by either party shall be binding unless included in this document. Both parties have been represented by counsel and shall be deemed to have participated in the drafting of this Settlement Agreement, and in the event of any ambiguity, the terms and conditions of this Settlement Agreement shall be construed without regard to the identity of the party that drafted the provision in question. This Settlement Agreement is entered into by the parties to resolve disputed matters, the outcome of which is in doubt, and neither party, by entering into this Settlement Agreement, shall be deemed to have admitted any claim or contention of the other party.

IN WITNESS WHEREOF, the parties to this Settlement Agreement have set their hands and seals on the date first above-written.

ATTEST:

Vera Smith
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
Chris Dzadovsky, Chair 6/1/21

APPROVED AS TO FORM AND CORRECTNESS:

_____
Daniel McIntyre, County Attorney

CITY OF PORT ST. LUCIE, FLORIDA

ATTEST:

_____
Sally Walsh, City Clerk

BY: _____
Russ Blackburn, City Manager 6/11/21

APPROVED AS TO FORM AND CORRECTNESS:

_____
James Stokes, City Attorney

LEASE

THIS LEASE AGREEMENT ("Lease") made and entered into this ____ day of _____, 2025, by and between the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, hereinafter referred to as the Lessor and **ST. LUCIE COUNTY**, State of Florida, a political subdivision, hereinafter referred to as Lessee.

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual promises, covenants and conditions herein contained to be kept and performed by each of the parties hereto, the parties hereto agree as follows, to-wit:

1) The Lessor hereby leases to the Lessee for the purpose of providing office space for the St. Lucie County Tax Collector and the St. Lucie County Veteran Services Department that certain building known as the Dorothy J. Conrad Annex on property legally described as follows (the "Property"):

   Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida.

2) This lease shall be for a period of eighteen (18) months, commencing on _____, 2025 and ending at midnight on the ____ day of _____, 2026 (the "Term").

   a. At the expiration of the Term, Lessee shall peaceably and quietly yield up to Lessor possession of the Property, together with all improvements thereon, in good order and condition, reasonable wear and tear excepted. Any personal property of Lessee which remains on the Property after the expiration of this Lease shall, at the option of Landlord, be disposed of without accountability, in such a manner as Lessor may see fit.

3) The Lessee covenants and agrees to pay, in legal tender and lawful money of the United States at the time of payment, without demand, the total rent of $1.00, in advance, on _____, 2025. The Lessee further covenants and agrees to pay promptly before they become delinquent all taxes and assessments that may be imposed on the Property during the Term.

4) The Lessor shall not be required or obligated to furnish any maintenance services or facilities or make any changes, alterations, additions, improvements, or repairs in, on or about the Property, or any part thereof, during the Term of this Lease. At all times during the Term, Lessee, at its sole cost and expense, shall keep the Property in good order and condition except for reasonable wear and tear and shall keep same in a clean,

sanitary and safe condition and remove all rubbish and trash from same. The Lessee hereby agrees to assume the full and sole responsibility, including all costs and expenses, for all repairs and maintenance and for the cost and expense of the maintenance, management, and operation of the Property throughout the Term.

5) The Lessee further agrees to carry fire and extended coverage on the improvements, with the Lessee listed as the named insured on the existing structures. In the event of any structures which are presently existing on the premises being destroyed, the proceeds of any insurance shall be payable jointly to the Lessor and shall be used by Lessor to replace said structures, unless less than 6 months are left on the Lease term as of the casualty, in which event the insurance proceeds shall first be paid to Lessee for the value of Lessee's personal property lost in the casualty and amounts necessary for a replacement tenancy, and the remainder paid to Lessee for the value of the structure(s) lost.

6) The Lessee acknowledges and agrees that any loss by theft or damage or otherwise to Lessee's property located in, on, or about the Property shall be at the sole risk of Lessee. The Lessor is not and shall not be responsible for the loss or damage of Lessee's property located in, on, or about the Property and Lessor will not procure or maintain property insurance for it.

7) The Property described above shall be used only for public purposes.

8) The Lessee shall not assign this Lease or sublet the Property, or any portion thereof.

9) This Lease is subject to any easements which already exist for public utilities or for rights of ingress and egress which presently exist.

10) The Lessee further agrees that this Lease nor any portion of this property described in this Lease will be sublet or assigned without first securing the written approval of the Lessor.

11) During the Term, Lessee shall be responsible for causing the Property to comply with all hereinafter enacted laws, ordinances, rules, regulations, authorizations orders and requirements of all federal, state, county and municipal governments, the departments, bureaus or commissions thereof, authorities, regulatory bodies, boards or officers exercising or having jurisdiction over all or any part of the Property. Neither this Lease, nor any of its provisions, shall prevent Lessor from enacting or seeking to enforce any rule, regulation, ordinance or charter provision which may affect the Property.

12) It is understood and agreed:

a. That Lessor shall not in any manner whatsoever be responsible or liable for any cost or expenses incurred by Lessee in the repair and maintenance of the Property, and any and all such costs and expenses shall be the sole responsibility and obligation of Lessee.

b. Lessee will not permit any mechanic's liens or other liens for work, labor, services or materials to be attached to said premises or any part thereof, or to any building or improvement constructed thereon. Lessee agrees that should any lien be filed against the Property, Lessee shall discharge the same within thirty (30) days thereafter by paying the same or by filing a bond, or otherwise, as permitted by law.

c. To the extent allowed by law, Lessee shall indemnify and save harmless the Lessor from any and all liability, damage, expense, cost of action, suits, claims, demands or judgments for injury to person or property of any and every nature arising out of the construction or alteration of any improvements on said land, or out of the use, management or control of the property. Nothing in this Lease shall be construed as limiting or waiving the limits of sovereign immunity.

d. If any term, provision, covenant or condition of this Lease is held by a court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remainder of the provisions of this Lease will remain in full force and effect.

e. This Lease contains the entire and complete understanding and agreement between the parties pertaining to the subject matter herein, and supersedes any and all prior agreements or understandings, whether oral or written, relating to the subject matter hereof.

f. This Lease may be amended or modified by mutual consent of the parties, provided any and all such amendments or modifications shall be in writing and signed by authorized representatives of both parties.

13) It is expressly understood and agreed that in case the Property shall be deserted, abandoned or vacated, or if default be made in the payment of the rent or any part thereof, or any of the terms of this Lease, as herein specified, or if default be made in the performance of any of the covenants and agreements in this Lease contained on the part of the Lessee to be kept and performed, the Lessor may, if it so elects at any time thereafter terminate this Lease and the term thereof, upon giving to the Lessee forty-

five (45) days' notice in writing of its intention so to do, and upon the giving of such notice this Lease and the term thereof shall terminate, expire and come to an end on the date fixed in such notice, as if said date were the date originally fixed in this Lease for the termination or expiration thereof.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in the manner and by their duly authorized officers and their official seal to be affixed hereto, the day and year first written above.

ATTEST:

_____
Sally Walsh, City Clerk

CITY OF PORT ST. LUCIE, FLORIDA
A MUNICIPAL CORPORATION

By: _____
Shannon M. Martin, Mayor

APPROVED AS TO FORM
AND CORRECTNESS

_____
Richard Berrios, City Attorney

ATTEST:

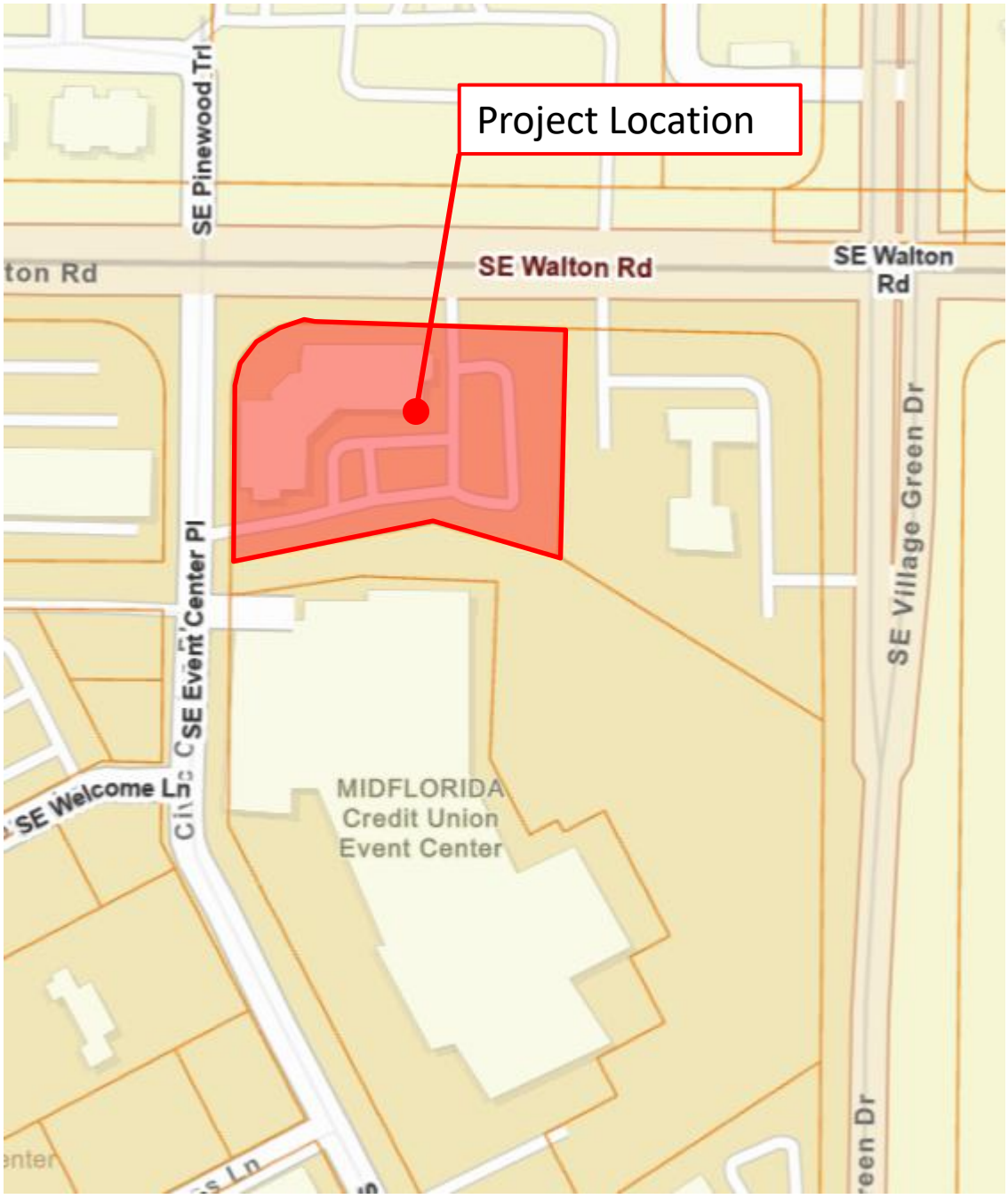
_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF
ST. LUCIE COUNTY

By: _____
Chair

APPROVED AS TO FORM
AND CORRECTNESS

_____
County Attorney



Location Map

JUL 2025

Agenda Summary

2025-497

Agenda Date: 8/11/2025 **Agenda Item No.:** 11.a

Placement: Resolutions / Quasi-Judicial Hearing

Action Requested: Motion / Vote

Resolution 25-R28, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use, Pursuant to Section 158.124(C)(11) of the Zoning Code, to Allow a Convenience Store with Fuel Sales in the CG (General Commercial) Zoning District for a Project Known as Murphy USA (P24-096) Located at the Northeast Corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard.

Submitted By: Francis Forman, Planner III

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Executive Summary (General Business): The City of Port St. Lucie has received a request from Murphy Oil USA, applicant, for a special exception use to allow a 2,824 square-foot convenience store with 12 fuel sale positions, as per Section 158.124(C)(11) of the General Commercial (CG) zoning district for a site located at the northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard. The Zoning Code specifies a convenience store with a fuel service station may be permitted only following the review and specific approval thereof by the City Council. The site is currently vacant; however, it was approved for and housed a convenience store with fuel service station in 2011. More recently there was a car wash approved but never built on this property.

This request was previously tabled at the May 27, 2025, City Council meeting to allow staff and the applicant additional time to address traffic concerns. The Public Works team met with the applicant's traffic engineer to resolve staff's concerns and have the provided traffic impact analysis revised appropriately. Additional traffic concerns were addressed by changing the access to an ingress only along SW Port St. Lucie Boulevard, with all other access provided through the existing cross-access to the plaza to the north. This item was readvertised for the August 11, 2025, City Council Meeting.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: That the Council approve the Special Exception Use application with the following condition:

1. Prior to the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Special Exception Use application.
2. Move that the Council not approve the application and provide staff with direction.

Background: This site at the northeast corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard was previously approved for two special exception uses (P11-147 & P11-164) for the approval of a convenience store in association with fuel services back in 2011. The two applications were processed in accordance with the requirements of the code at the time, which required both uses to acquire City Council approval independently. These two approvals were to accommodate the previous Chevron gas station that was constructed under the Chevron Station Site Plan Amendment (P00-092). In 2019, the site was then approved for a new special exception use (P19-227) and site plan (P19-228) to allow a carwash for a project known as Tommy Car Wash. Under these projects, a sign easement was proposed for the southwest corner of the site to grant the city access to construct a City Gateway monument sign. After the approval of the special exception use and site plan, the owner moved forward with the demolition of the gas station in 2021. However, the owner never moved forward with construction of the car wash and the proposed easement was never recorded and approved.

Issues/Analysis: Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L).

Financial Information: N/A

Special Consideration: N/A

Location of Project: 299 SW Port St. Lucie Boulevard

Business Impact Statement: N/A

Attachments:

1. Resolution 25-R28
2. Exhibit A- Conceptual Site Plan
3. Staff Report
4. Conceptual Landscape Plan
5. Conceptual Elevations
6. SEU Application and Responses
7. Public Works Traffic Memo
8. Traffic Analysis
9. City Monument Sign Easement
10. Warranty Deed
11. Agent Authorization Letter
12. Request to Table
13. Staff Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25126-03

Legal Sufficiency Review:
Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE (P24-096), PURSUANT TO SECTION 158.124(C)(11) OF THE ZONING CODE, TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR A PROJECT KNOWN AS MURPHY USA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by SL PSL BLVD, LP, to grant a special exception to allow a convenience store with fuel sales at 299 SW Port St. Lucie Boulevard, Port St. Lucie, on property zoned CG (General Commercial) pursuant to section 158.124(C)(11) of the Code of Ordinances of the City of Port St. Lucie; and on property legally described as Tract "B", 299 S.W. Port St. Lucie Blvd., according to the plat thereof, as recorded in Plat Book 67, Pages 23, of the Public Records of St. Lucie County, Florida; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on May 6, 2025, to review the special exception use application (P24-096) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

WHEREAS, the City Council held a public hearing on August 11, 2025, to consider the special exception use application (P24-096), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P24-096) and has determined, based on substantial and competent evidence, that all of the criteria set forth in Section 158.260 have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Approval of Application for Special Exception Use. The application for a special exception use is hereby approved to allow a convenience store with fuel sales in the General Commercial (CG) Zoning District as set forth in Exhibit "A", at the Property, subject to the following condition:

1) Prior to the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended 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. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 11th day of August, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By:_____
Richard Berrios, City Attorney

Exhibit A

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

EXIST. ZONING: GENERAL CG
FUTURE ZONING: CG

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

EXIST. DRAINAGE INLET TO REMAIN
PROP. STOP BAR & DOUBLE YELLOW LINES (TYP.)
10' SANITARY SEWER ESMT.
PROP. 8" SANITARY SEWER
EXIST. RIGHT-OF-WAY
10'X10' CLEAR SIGHT DISTANCE TRIANGLE (TYP.)
TIE INTO EXIST. CURB
PROP. MURPHY MONUMENT SIGN
EXIST. FIRE HYDRANT APPROX. 187' TO BUILDING (TO REMAIN)
P.O.S - SAN. SEWER
EXIST. 12" WM
EXIST. SIDEWALK
EXIST. 12" PVC FM
EXIST. UTILITY POLES TO REMAIN
50' HALF R/W
100' RIGHT-OF-WAY
PROP. TYPE "D" CURB (TYP.)
PROPERTY LINE N 27°00'30" W (C) 182.18'
EXIST. ROAD LANE LINES (TYP.)
560.43' FROM INTERSECTION TO MIDPOINT OF DRIVEWAY
EXIST. FIBER OPTICS TO REMAIN
PROP. TRAFFIC BOX EASEMENT
EXIST. TRAFFIC BOXES TO REMAIN
EXIST. PULL BOXES TO REMAIN
EXIST. CENTERLINE OF SW BAYSHORE BLVD
EXIST. CROSSWALK & STOP BAR
EXIST. 6" STL GAS
EXIST. POWER POLES (TO REMAIN)(TYP.)
EXIST. PEDESTRIAN SIGN
EXIST. TRAFFIC UTILITY
EXIST. WARNING STRIP
EXIST. CROSSWALK (TYP.)
EXIST. 12" PVC FM
EXIST. CENTERLINE OF SW PORT ST LUCIE BLVD
EXIST. CROSSWALK & STOP BAR
EXIST. 12" WM
EXIST. 2" FOC
EXIST. CROSSWALK & STOP BAR
EXIST. CROSSWALK (TYP.)
EXIST. 15" STORM SEWER TO REMAIN
PROP. 4" SANITARY SEWER
PROPERTY LINE N 81°36'46" E (C) 243.05'
PROP. 2"X1.5" REDUCER
PROP. 10' X 10' WATER SERVICE ESMT.
EXIST. 2" WATER SERVICE
PROP. 1" WATER METER AND ¾" BACKFLOW
PROP. SITE LIGHT POLE (TYP.)
DUMPSTER ENCLOSURE
P.O.S - DOMESTIC WATER
10' LANDSCAPE BUFFER & BLDG SETBACK
EXIST. DRAINAGE INLET TO REMAIN
EXIST. 15" STORM SEWER TO REMAIN
GREASE TRAP COLLECTOR
PROP. SIDEWALK
PROP. 7' X 10' PROPANE PAD
PROP. ADA RAMP PER FDOT INDEX 304
PROPERTY LINE S 08° 23' 14" E (C) 178.49'
10' LANDSCAPE BUFFER
21.23' SETBACK
EXIST. SEWER MH TO REMAIN
PROP. STORM PIPE AND INLET (TYP.)
4' X 7' AIR VACUUM UNIT
BOLLARD (TYP.)
EXIST. TREES TO REMAIN
EXIST. TYPE "D" CURB
EXIST. POWER POLE ANCHORS (TO BE RESET THROUGH COORDINATION WITH FPL)
EXIST. DRAINAGE INLET TO BE REMOVED
EXIST. WELL TO BE REMOVED
PROP. SCREEN WALL
5' X 7' ICE PAD
PROP. SIDEWALK
EXIST. RIGHT-OF-WAY
EXIST. TREES TO REMAIN
EXIST. FPL EASEMENT (ORB 465, PG 1299) (ORB 467, PG 317) (ORB 467, PG 320) (ORB 608, PG 205)
139.12' SETBACK
UNDERGROUND FUEL TANKS
REMOTE TANK VENTS
PROP. STORM INLET (TYP.)
10' LANDSCAPE BUFFER & BLDG SETBACK
PROP. IRRIGATION WELL
PROP. MAILBOX
PROP. MURPHY MONUMENT SIGN
PROP. TYPE "D" CURB (TYP.)
TIE INTO EXIST. CURB
EXIST. POWER POLES (TO REMAIN)
PROP. ADA DETECTABLE WARNINGS AND SIDEWALK CURB RAMP (PER FDOT INDEX NO. 304) (TYP.)
CITY GATEWAY SIGN PROP. EASEMENT
PROP. SURVEILLANCE CAMERA
15' LANDSCAPE BUFFER
10' BUILDING SETBACK
EXIST. 18" RCP
PROPERTY LINE 03° 18"(P)(C) 159.19'
6' CROSSWALK
2' VALLEY GUTTER
59' HALF R/W
328.89' TO MIDPOINT OF DRIVEWAY
143.19' FROM INTERSECTION TO MIDPOINT OF DRIVEWAY
77° 02' 37" (P) RAD. 25.00' L = 33.62 (P)
EXIST. INLET TO BE REMOVED
EXIST. SIDEWALK
100' RIGHT-OF-WAY
EXIST. ROAD LANE LINES (TYP.)
EXIST. RIGHT-OF-WAY

PROJECT TEAM:

OWNER
SL PSL BLVD LP
5950 BERKSHIRE LN, STE 700
DALLAS, TX 75225

DEVELOPER
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

LANDSCAPE
COLLABORATIVE INDEPENDENT
2347 SW 57TH STREET
MIAMI, FL 33135

CIVIL ENGINEER/SURVEY
HSQ GROUP
7975 NW 154TH STREET SUITE 360
MIAMI LAKES, FLORIDA 33016

811 Know what's **below.** **Call** before you dig.

N

0' 20' 30' 40'
SCALE IN FEET

SITE DATA

LEGAL DESCRIPTION:
A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO DHP PLAT ONE, AS RECORDED IN PLAT BOOK 25, PAGE 41 AND 41A, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE A THE INTERSECTION OF THE CENTERLINE OF S.W. PORT ST. LUCIE BLVD. (100 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF SW BAYSHORE BLVD. (100 FOOT RIGHT-OF-WAY); THENCE N 26°54'12" W, ALONG THE CENTERLINE OF SAID S.W. BAYSHORE BLVD. (BASIS OF BEARINGS), A DISTANCE OF 60.32 FEET; THENCE N 63°05'08" E, A DISTANCE 50.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S.W. BAYSHORE BLVD. AND THE POINT OF BEGINNING; THENCE N 26°54'12" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 182.18 FEET; THENCE N 81°42'24" E, A DISTANCE OF 243.05 FEET; THENCE S 08°17'36" E, A DISTANCE OF 178.10 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. PORT ST. LUCIE BLVD., BEING A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2985.60 FEET AND A CHORD BEARING OF S 77°34'50" W; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°03'17", A DISTANCE OF 159.19 FEET TOP THE POINT OF REVERSE CURVATURE, OF A CONCAVE TOP THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET: THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°02'37", A DISTANCE OF 33.62 FEET TO THE POINT OF BEGINNING.

BUILDING COVERAGE:
PROPOSED: 2,824 S.F

MAXIMUM ALLOWED: 40% PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%

PROJECT NOTES:

UTILITY PROVIDERS:
WATER & WASTEWATER: PSLUSD
IRRIGATION: N/A (PROPOSED)
SOLIDWASTE: WASTEPRO
ELECTRIC: FPL

STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT WILL COLLECT SITE RUNOFF THROUGH THE USE OF CATCH BASINS INTERCONNECTED BY PIPES WITH EXFILTRATION TRENCH THAT ULTIMATELY CONNECT TO THE MASTER DRAINAGE SYSTEM AT THE NEIGHBORING PLAZA.

WATER:
CONNECTION TO EXISTING WATER MAIN WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

SEWER:
CONNECTION TO EXISTING GRAVITY SEWER WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

FIRE PROTECTION:
EXISTING FIRE HYDRANT ASSEMBLY SHOWN ON THE PLAN VIEW. EXISTING FIRE HYDRANT IS APPROXIMATELY 187' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL USE THE PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
PROPOSED LANDSCAPE PLANS TO ADHERE WITH CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS TO ADHERE WITH FDOT AND ADA REQUIREMENTS.

A/C UNITS:
ALL A/C UNITS TO BE LOCATED ON THE ROOF.

SIGNAGE:
SIGNAGE TO BE APPROVED UNDER SEPARATE REVIEW PROCESS.

TRAFFIC STATEMENT:
THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE THE EXPECTED GROSS DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED DEVELOPMENT.

Designation	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Convenience Store w/ Gas Station (2-4k GFA)	945	8	FP	2,121	132	153
	Existing Total				2,121	132	153
Proposed	Convenience Store w/ Gas Station (2-4k GFA)	945	12	FP	3,181	198	230
	Proposed Total				3,181	198	230
	Net New Trips				1,060	66	77

WELLFIELD PROTECTION ORDINANCE:
THE PARCEL IS NOT LOCATED WITHIN A FLORIDA WELLFIELD PROTECTION ZONE.

NEAREST FIRE HYDRANT LOCATIONS:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

MAINTENANCE NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH THE ITY CODE, SECTION 41.08 (g).

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.
PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

D. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 2,824 S.F MURPHY EXPRESS CONVENIENCE STORE WITH THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

OVERALL SITE ADDRESS: 299 SW PORT ST. LUCIE BLVD, PORT ST. LUCIE, FLORIDA 34984
TOWNSHIP: SEC. 8, TOWNSHIP 37 S, RANGE 40 E
FOLIO: 4408-511-0001-000-0
TOTAL SITE AREA: 38,969 S.F. (0.895 ACRES)
EXISTING ZONING: CG (GENERAL COMMERCIAL)
EXISTING LAND USE: VACANT LAND – GENERAL COMMERCIAL
PROPOSED USE: CONVENIENCE STORE WITH GAS SALES

REQUIRED BUILDING HEIGHT:
THE FACADE OF THE BUILDING FACING AN ARTERIAL OR COLLECTOR ROAD OR AN INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING. 35 FEET MAX. HEIGHT.

PROPOSED BUILDING HEIGHT: TOP OF BUILDING: 22'-0"
TOP OF TOWER ROOF: 28'-6"

NUMBER OF STORIES: 1
CONVENIENCE STORE AREA: 2,824 S.F. CANOPY AREA: 3,920 S.F.
TOTAL BUILDING AREA: 2,824 S.F.

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	10'	43'
EAST:	10'	21'
SOUTH:	10'	71'
WEST:	25'	131'

	ZONING	LAND USE
NORTH:	CG	COMMERCIAL
EAST:	CG	COMMERCIAL
SOUTH:	CG	ROW
WEST:	I	ROW

PROVIDED FLOOR AREA RATIO: 6,396 S.F.
REQUIRED FLOOR AREA RATIO: N/A

EXISTING

S — SANITARY SEWER LINE	SEWER MANHOLE
W — WATER LINE	WATER METER
UGE — UNDERGROUND ELECTRIC LINE	FIRE HYDRANT
UGT — UNDERGROUND TELEPHONE LINE	UTILITY POLE
OHE,TV,T — OVERHEAD ELECTRIC, TELEVISION,TELEPHONE	

PROPOSED

BOUNDARY LINE
CONCRETE CURB AND GUTTER
FPL EASEMENT
BUILDING SETBACK LINE AND LANDSCAPE BUFFER
CONCRETE SIDEWALK
LANDSCAPE
PAVERS
HEAVY DUTY CONCRETE 8"
STAND DUTY CONCRETE 5"

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F)					
FUELING STATION	2,824	REQUIRED:				
		RATIO	SPACES			
		1/200 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			15		1	16
		PROVIDED:				
			SPACES			
		1/91 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11	12	1	24

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

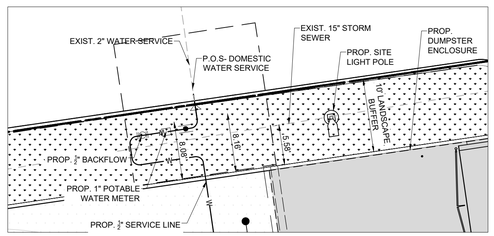
ENVIRONMENTAL ASSESSMENT NOTE:
UNITED CONSULTING RECOMMENDS THE PRODUCTION OF A SOIL AND GROUNDWATER MANAGEMENT PLAN (SGMP) PER THE LIMITED PHASE II ENVIRONMENTAL ASSESSMENT DATED JUNE 26, 2024



VICINITY MAP

PERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	GREEN	20,908.80	0.48	47.9%
			-	
	TOTAL	20,908.80	0.48	47.9%

IMPERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	SIDEWALK	827.64	0.02	1.9%
	PAVEMENT	19,045.06	0.48	43.7%
	BUILDING	2,831.40	0.07	6.5%
			-	
	TOTAL	22,704.10	0.52	52.1%



PROP. WATER CONNECTION
SCALE:1"=10'

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-096

SHEET NO. CSP-1

ARIEF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

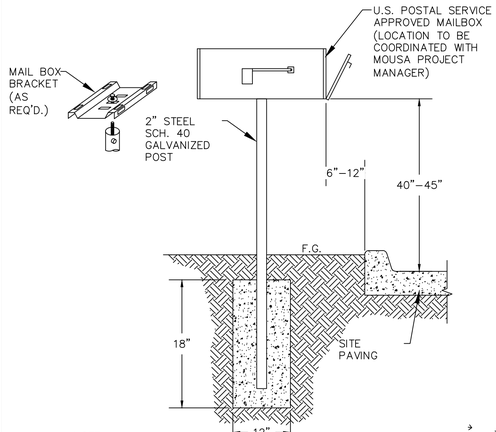
This item has been digitally signed and sealed by Aref Shehadeh, P.E. Printed copies of this document are not considered signed and sealed and the SHA authentication must be verified on any electronic copies.

REV-2	7/15/2025	---	---	---	---
DATE	PRN	PM	DES	DRW	

CONCEPTUAL SITE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016
(786.534.7360
Contact: Arif Shehadeh, P.E.

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

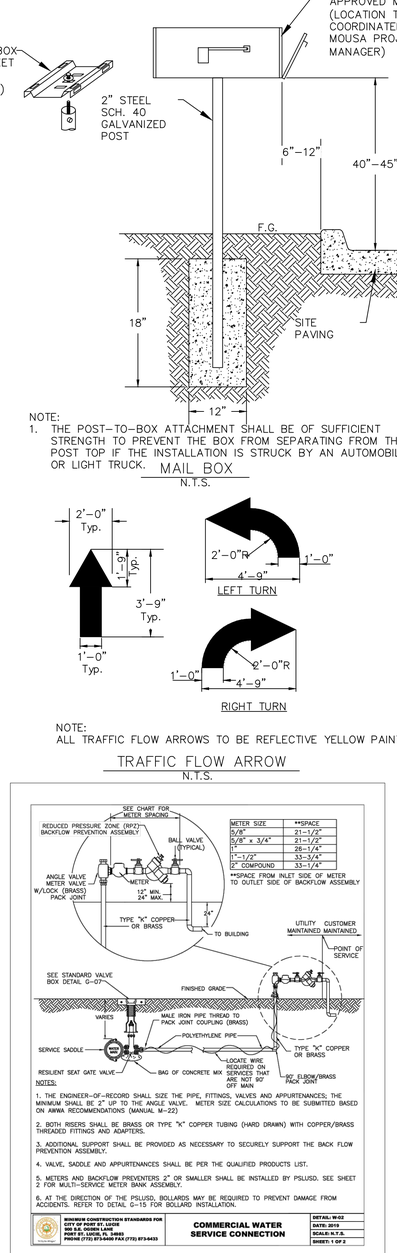


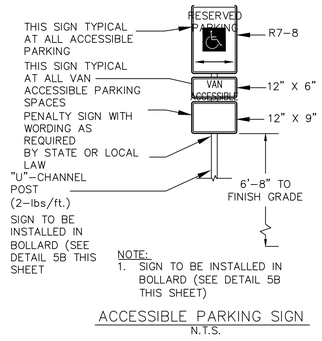
NOTE:
1. THE POST-TO-BOX ATTACHMENT SHALL BE OF SUFFICIENT STRENGTH TO PREVENT THE BOX FROM SEPARATING FROM THE POST TOP IF THE INSTALLATION IS STRUCK BY AN AUTOMOBILE OR LIGHT TRUCK.

MAIL BOX
N.T.S.

NOTE:
ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT.

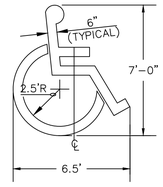
TRAFFIC FLOW ARROW
N.T.S.





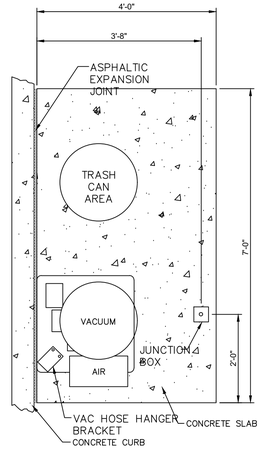
NOTE:
1. SIGN TO BE INSTALLED IN BOLLARD (SEE DETAIL 5B THIS SHEET)

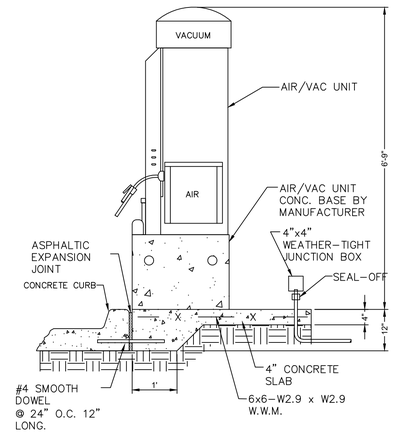
ACCESSIBLE PARKING SIGN
N.T.S.



NOTES:
1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.
2. COLOR PER ADA REQUIREMENTS

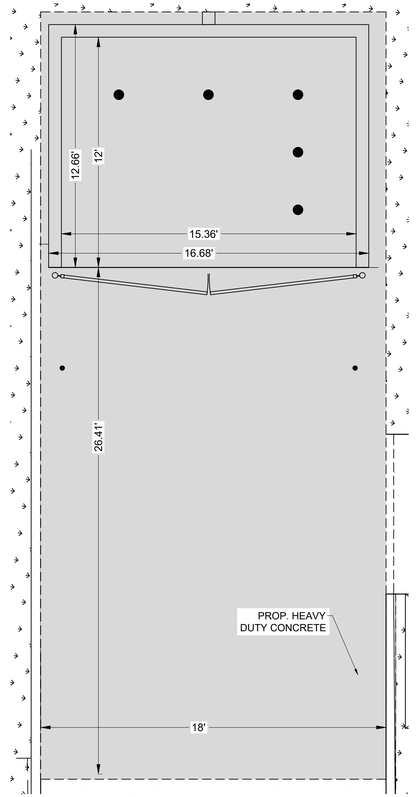
ACCESSIBLE PARKING SYMBOL
N.T.S.



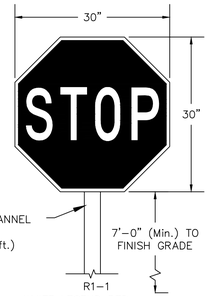


NOTE: SLOPE PAD FOR POSITIVE DRAINAGE (0.5% MIN.-1% MAX.)

AIR/VAC MOUNTING SLAB DETAIL
N.T.S.



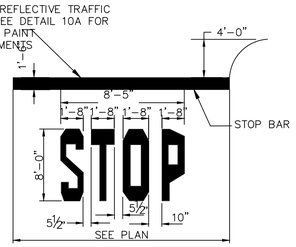
DUMPSTER ENCLOSURE DRAINAGE
N.T.S.



WHITE LEGEND RED BACKGROUND

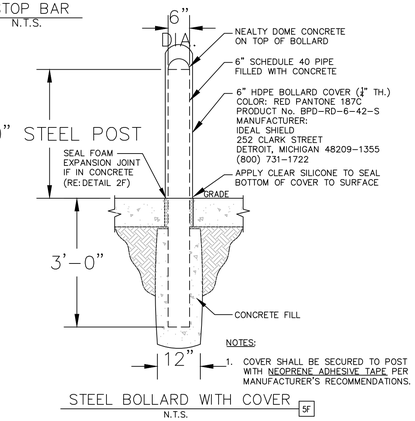
NOTE:
1. SIGN TO BE INSTALLED IN BOLLARD (SEE DETAIL 5B THIS SHEET)

STOP SIGN
N.T.S.



YELLOW REFLECTIVE TRAFFIC PAINT. SEE DETAIL 10A FOR MINIMUM PAINT REQUIREMENTS

STOP BAR
N.T.S.

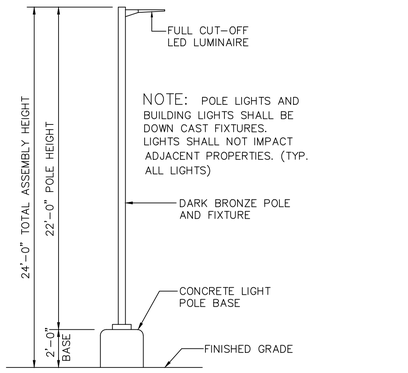


NOTES:
1. COVER SHALL BE SECURED TO POST WITH NEOPRENE ADHESIVE TAPE PER MANUFACTURER'S RECOMMENDATIONS.

STEEL BOLLARD WITH COVER 5F
N.T.S.



INTEGRAL CURB
N.T.S.



AREA LIGHT DETAIL
SCALE: NOT TO SCALE

NOTES:
1. CAMERA AND SOLAR POWER STATION BY OX BLUE CORPORATION.
2. CAMERA TO BE INSTALLED AND ACTIVATED PER MFR. REQUIREMENTS BY GC PRIOR TO CONSTRUCTION.
3. MOUNTING POLE TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
4. LAG BOLTS/CLAMPS USED TO ATTACH CAMERA, SOLAR PANEL AND CABINET TO POLE ARE TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
5. CONSTRUCTION CAMERA SHALL BE COORDINATED WITH MURPHY CONSTRUCTION MANAGER AND PLACED ON MURPHY PROPERTY WHERE THE ENTIRE WORK SITE CAN BE VIEWED WITH CAMERA.
6. MOUNTING POLE TO BE STRUCTURALLY SOUND & WITHSTAND 300 LBS OF FORCE AT 5' ABOVE GROUND.
7. FOR ANY MOUNTING OF CAMERA ON OFF-SITE STRUCTURE, CONTRACTOR MUST SECURE PERMITS AND/OR PERMISSION FROM RESPECTIVE OWNER AND PROVIDE TO MURPHY.
8. MOUNTING CAMERA SYSTEM ON JOB SHACK IS NOT ALLOWED.

CONSTRUCTION CAMERA
N.T.S.

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-096

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S		4	24'-0"	22'-0"	18904	135	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW
D180		1	24'-0"	22'-0"	18904	270	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, DOUBLE HEAD FLAT LENS FIXTURE, FORWARD THROW
CANOPY		18	15'-0"	N/A	19071	152	CRUS-SC-LED-HO-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, HIGH OUTPUT DRIVER, FLAT LENS CANOPY FIXTURE
H H-BB		2 1	8'-3"	N/A	4124	30	XWM 3 LED 04L 50 UE BRZ XWM 3 LED 04L 50 UE BRZ BB	LSI LIGHTING, MIRADA (XWM) WALL MOUNT LUMINAIRE, 5000k CCT, 4000 LUMEN PACKAGE, BRONZE COLOR, H-BB WITH BATTERY BACK-UP
M		2	8'-8"	N/A	2333	22	LCD6LED25LUNVDIM135WF TR6RWWHAZ EM	LSI LIGHTING, LCD6 DOWN LIGHT LUMINAIRE, 3500k CCT, 2500 LUMENS, WIDE FLOOD HAZE SEMI-DIFFUSED WALL WASH REFLECTOR, WHITE OR EQUIVALENT

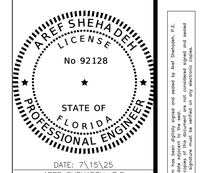
NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE

MOUNTING	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
S		4	22'-0"	4SQB3-S11G-22-S-BRZ-4BC	LSI LIGHTING, 4" STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE
D180		1	22'-0"	4SQB3-S11G-22-D180-BRZ-4BC	LSI LIGHTING, 4" STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET

SHEET NO. CSP-1.1



DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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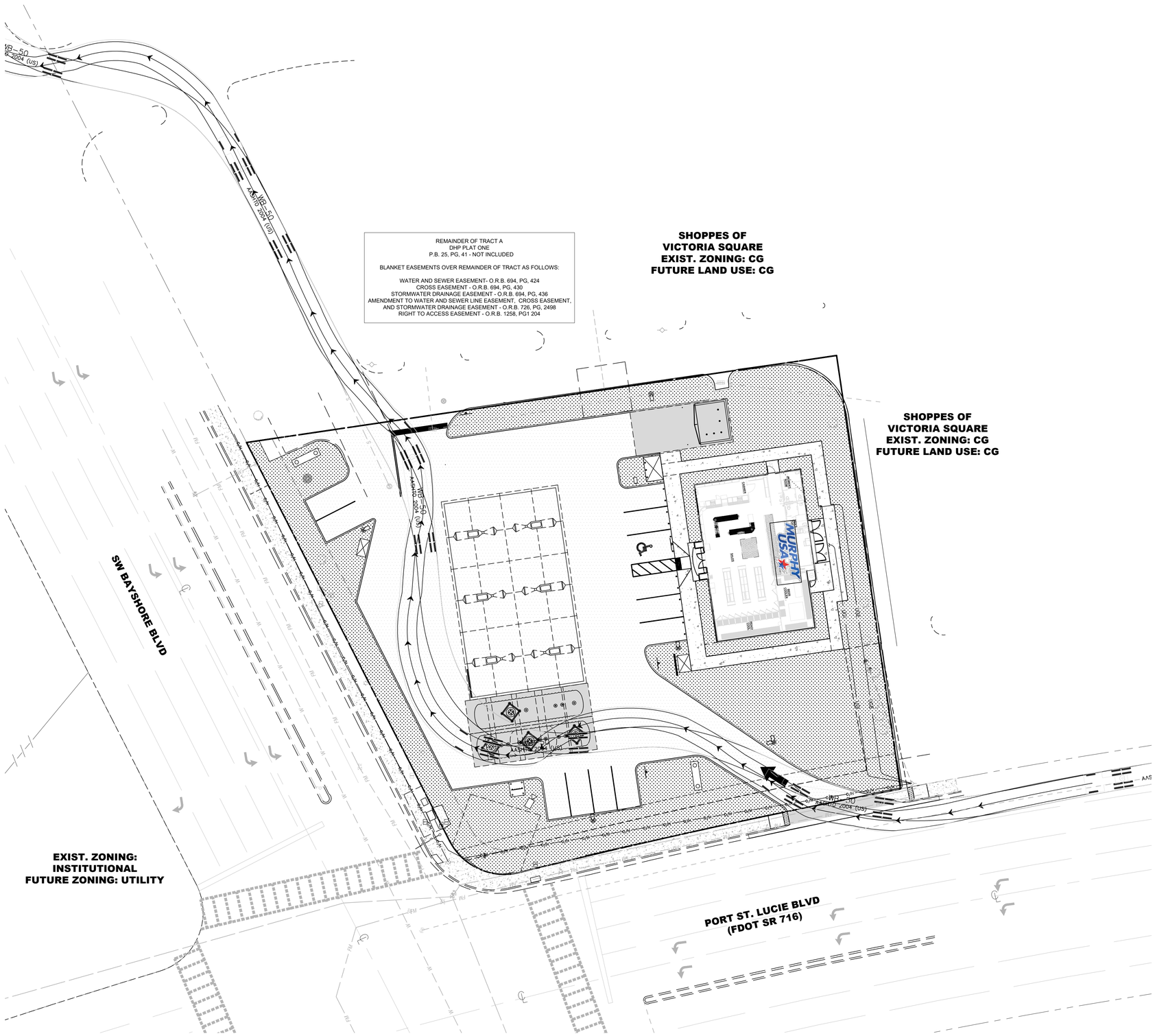
REV-2	7/15/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

CONCEPTUAL SITE PLAN DETAILS
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 380
Miami Lakes, Florida 33016 / 786.534.7361
Contact: Aref Shehadeh, P.E.

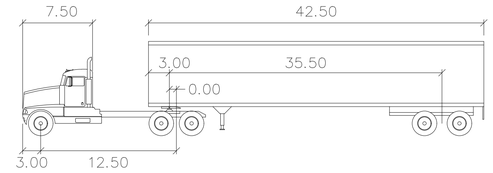
MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

610



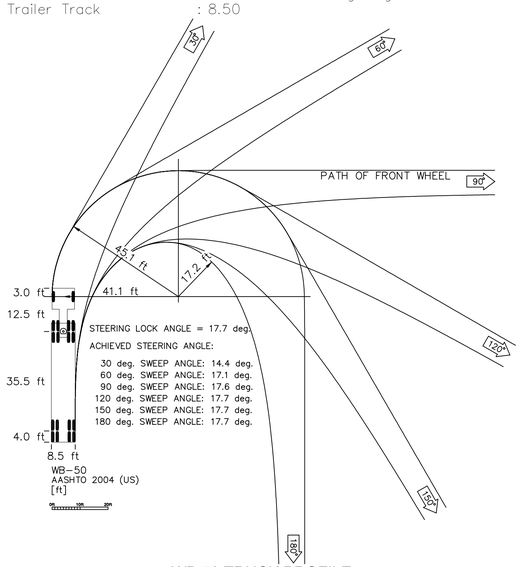
Know what's **below.** **Call** before you dig.

0' 20' 30' 40'
SCALE IN FEET



WB–50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB 50 TRUCK PROFILE
(DO NOT SHOW UNLESS REQUIRED BY PERMITTING AGENCY)

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–096

SHEET NO. C-08

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV–2	7/15/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FUEL TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 · 786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

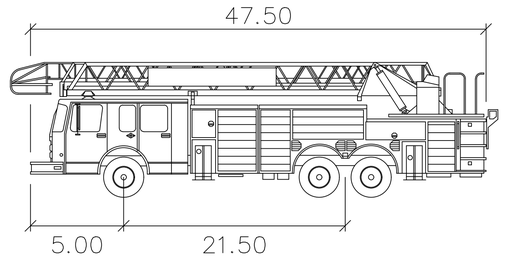
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

City of PSL Custom



City of PSL

	feet
Width	: 10.50
Track	: 10.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-096

SHEET NO. C-08.1

ARE SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV-2	7/15/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FIRE TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#28 LB#7709
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

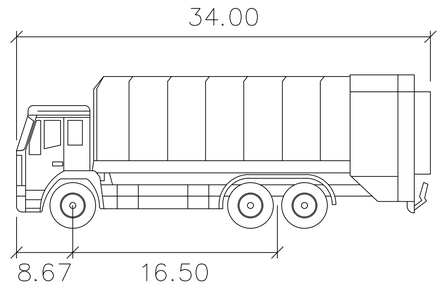
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

Refuse-Front Loader Custom



Refuse–Front Loader

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.0

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–096

SHEET NO. C-08.2

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV–2	7/15/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

TRASH TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016, 786.534.7361
CA#30007, LA#0001044
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

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CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

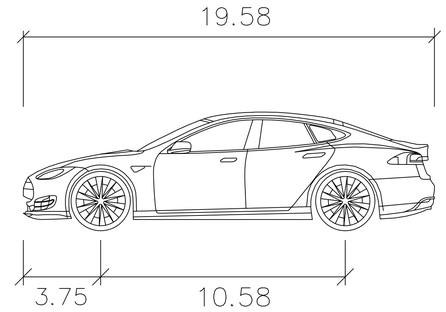
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

SW BAYSHORE BLVD

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

PORT ST. LUCIE BLVD (FDOT SR 716)



Passenger Car

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-096

SHEET NO. C-08.3

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 7\15\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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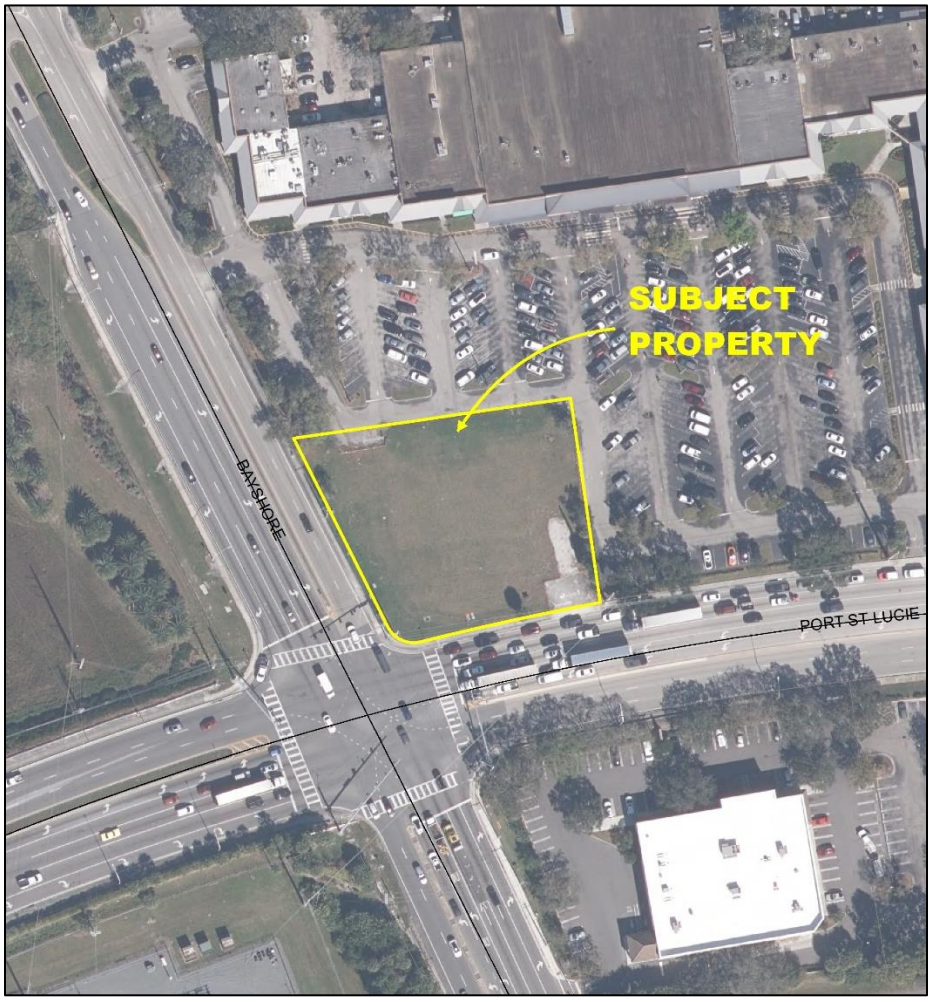
REV-2	7/15/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

PASSENGER VEHICLE ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#30008 LB#7904
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Murphy USA – Convenience Store and Fuel Service Station
Special Exception Use
P24-096



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a 2,824 square foot convenience store with a fuel service station in the General Commercial (CG) Zoning District as per Section 158.124(C)(11) of the Zoning Code.
Agent:	Kara Richards, Murphy Oil USA
Applicant/Property Owner:	SL PSL BLVD LP
Location:	299 SW Port St. Lucie Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The City of Port St. Lucie has received a request from Murphy Oil USA, applicant, for a special exception use to allow a 2,824 square-foot convenience store with 12 fuel sale positions, as per Section 158.124(C)(11) of the General Commercial (CG) zoning district. The Zoning Code specifies a convenience store with a fuel service station may be permitted only following the review and specific approval thereof by the City Council. The site is currently vacant; however, it was approved for and housed a convenience store with fuel service station in 2011.

Previous Actions

The site was previously approved for two special exception uses (P11-147 & P11-164) for the approval of a convenience store in association with fuel services back in 2011. The two application were processed in accordance with the requirements of the code at the time, which required both uses to acquire City Council approval independently. These two approvals were to accommodate the previous construction of the Chevron gas station that was previously constructed under the Chevron Station Site Plan Amendment (P00-092).

Then, in 2019, the site was then approved for a new special exception use (P19-227) and site plan (P19-228) to allow a carwash for a project known as Tommy Car Wash. Under these projects, a sign easement was proposed for the southwest corner of the site to grant the city access to construct a City Gateway monument sign. After the approval of the special exception use and site plan, the owner moved forward with the demolition of the gas station in 2021. However, due to personal reasons, the owner never moved forward with construction of the car wash and the proposed easement was never recorded and approved.

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their October 23, 2024, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 25, 2025, to owners of property within a 750-foot radius of the subject property.

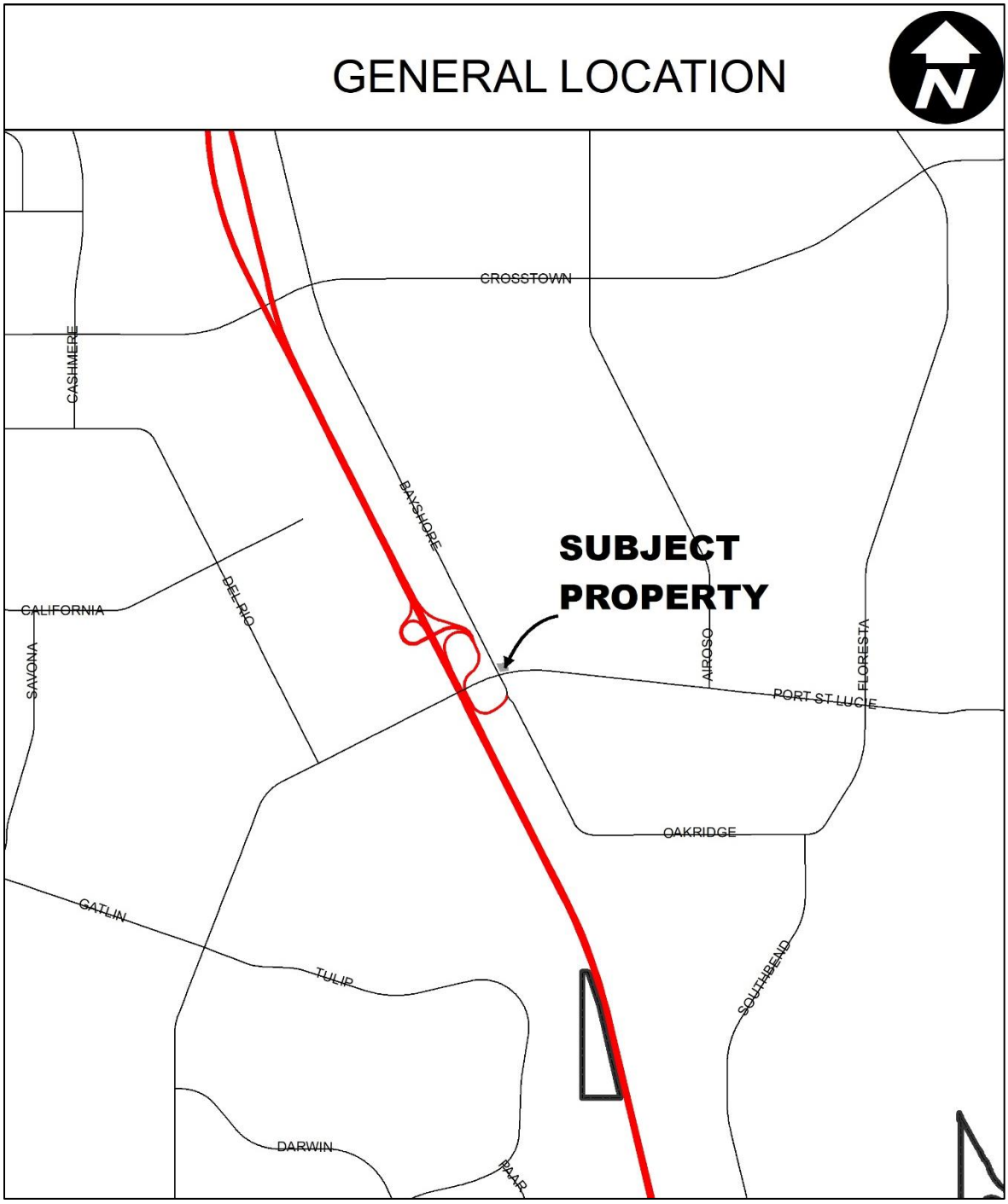
Location and Site Information

Parcel Number:	4408-511-0001-000-0
Property Size:	+/- 0.895 acres
Legal Description:	Tract B, 299 SW Port St. Lucie Blvd. (Plat Book 167, Page 23)
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

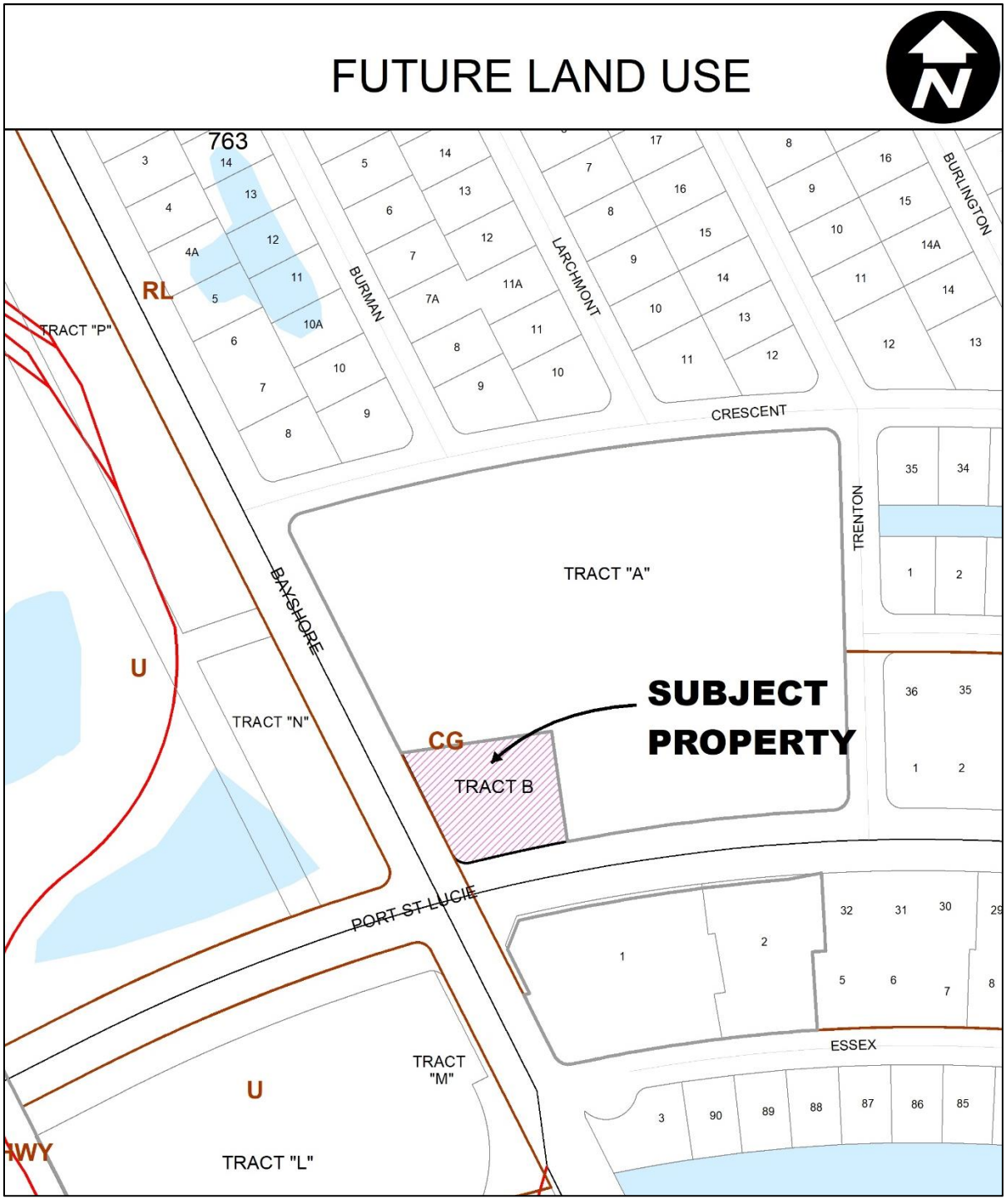
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Retail Plaza
South	CG	CG	Commercial Convenience Store
East	CG	CG	Commercial Retail Plaza
West	U	I	Florida Turnpike

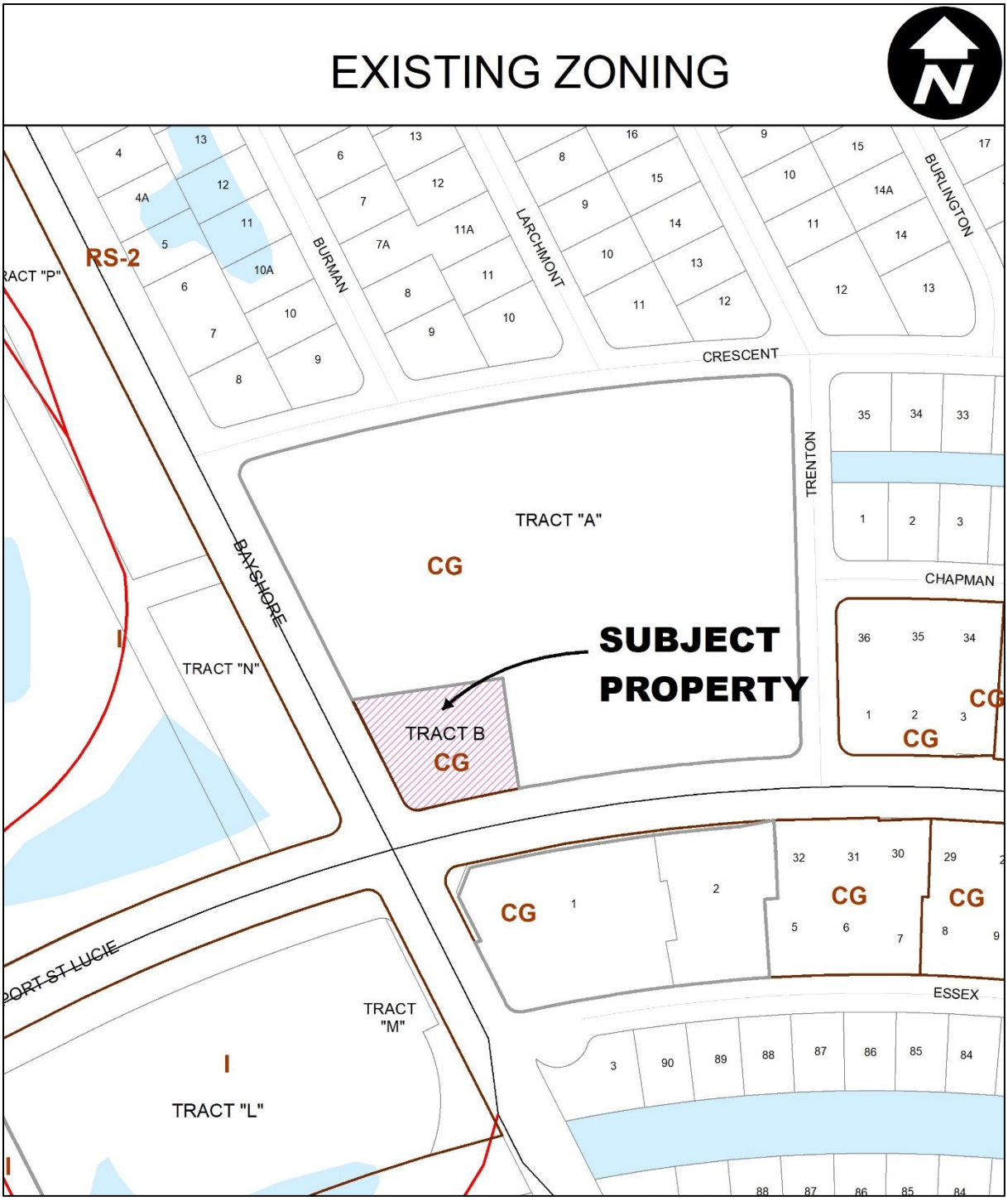
CG – General Commercial I – Institutional U – Utility



Location Map


FUTURE LAND USE
763
RL
TRACT "P"
BURMAN
LARCHMONT
BURLINGTON
CRESCENT
TRENTON
TRACT "A"
BAYSHORE
U
TRACT "N"
CG
TRACT B
SUBJECT PROPERTY
PORT ST LUCIE
ESSEX
TRACT "M"
U
TRACT "L"
HWY

Land Use Map


EXISTING ZONING
RS-2
RACT "P"
BURMAN
LARCHMONT
BURLINGTON
CRESCENT
TRENTON
CHAPMAN
ESSEX
BAYSHORE
TRACT "A"
CG
SUBJECT
PROPERTY
TRACT B
CG
TRACT "N"
I
TRACT
"M"
TRACT "L"
PORT ST LUCIE

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- *Applicant's Response*: The applicant is providing a 16-foot right-in only driveway along SW Port St. Lucie Blvd (SR 716). In addition, a two-way driveway is proposed on the north side of the property, which connects to the Shoppes of Victoria Square shopping center. The proposed driveways and drive aisles provide ample access for the fire trucks, emergency service vehicles, waste management vehicles, and for fuel trucks. The path through the plaza to the north also provides ample access for said vehicles to safely maneuver through the plaza to reach the public right-of-way. A traffic impact report will be included upon the site plan submittal.
- Staff findings: The conceptual site plan demonstrates the site will have adequate ingress and egress for pedestrian and emergency vehicles. Pedestrian access to the existing sidewalk along SW Port St. Lucie Boulevard and SW Bayshore Boulevard are proposed as part of the conceptual site plan. The property also has existing cross-connectivity to the north and east into the existing Victoria Square shopping center which will provide increased ingress and egress to the proposed project.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- *Applicant's Response*: The proposed development will meet the on-site parking requirements per City of Port St. Lucie Code of Ordinances Section 158.221. The loading/unloading area will be provided on the north side of the building. No off-site parking is proposed. There will be no detrimental effects on the neighboring properties.
- Staff findings: Adequate off-street parking is provided for the proposed use within the site. The 2,824 square-foot facility requires 14 spaces for the proposed convenience store use. A convenience store requires one (1) space per two hundred (200) square feet of gross floor area per Section 158.221(C)(5). The conceptual site plan provides a total of 24 spaces for the convenience store, thus meeting the code requirement.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- *Applicant's Response*: The City of Port St. Lucie water and wastewater facilities are available for connection along the north side of the property. There is an existing sanitary manhole and gravity sewer that will be used as a connection point and there is an existing watermain that will be tapped to provide the commercial meter.

- Staff findings: The site contains adequate utilities to service the proposed convenience store with fuel sales use.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- *Applicant's Response*: The neighboring property to the north and east is the parking lot for the Shoppes of Victoria Square shopping center. To the west is SW Bayshore Boulevard, and to the south is SW Port St. Lucie Boulevard (SR716). There are no residential uses near the property, and adequate landscaping will be provided per the City code; therefore, the need for additional buffering/screening is not anticipated.

- Staff findings: The proposed site is an outparcel of a commercial shopping center and located directly on the corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard. The proposed convenience store with fuel service sales use being located directly next to commercial uses would not require any additional screening or buffering due to proper compatibility to the surrounding uses.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- *Applicant's Response*: The proposed development will provide site lighting that adheres to the City of Port St. Lucie Code of Ordinances. Light shields will be used if required.

- Staff findings: Exterior lighting for the site will be provided for pedestrian and traffic safety and minimize any undue glare to adjacent sights. The lighting will be required to meet the City code requirements.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- *Applicant's Response*: The proposed development will be in conformance with the City of Port St. Lucie Landscape Code Chapter 154 and will be compatible with the adjoining properties.

- Staff findings: Yard setbacks and open space are adequate to properly serve the proposed development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- *Applicant's Response*: Retail convenience stores with or without fuel service stations, and Auto fuel Sales are both allowed in the General Commercial zoning district with a Special Exception Use permit. The proposed development will be in conformance with the provisions of the City of Port St. Lucie Land Development Code Section 158.124. The site will meet all requirements for setbacks, buffers, building & Canopy height, and off-street parking.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(11) – CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- *Applicant's Response*: The proposed development will provide adequate parking and traffic circulation, thereby not creating any adverse effect to the surrounding streets and parking lot. No health or safety concerns are anticipated. The site will provide adequate wastewater and solid waste management and will meet all requirements set by the utility and health departments.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- *Applicant's Response*: No nuisance or hazards are anticipated, as the proposed development will provide sufficient parking (regular and ADA), and adequate traffic circulation through the site. The proposed development will not create any adverse effect related to vehicular movement, noise, fume generation, or type of physical activity. The hours of operation will not create adverse effects, as there are no residential uses abutting the site. In addition, the average time spent by a customer at the development is minimal.

- Staff findings: The use is not expected to generate noise that will adversely affect the surrounding uses. There is adequate ingress and egress to the site with the southern driveway on SW Port St. Lucie Boulevard will operate as a right-turn only ingress driveway. The northern driveway will operate as a full access driveway allowing vehicles to enter and exit the site through the existing shopping plaza. This Murphy USA gas station is proposed to operate 24-hours a day, which is compatible with the surrounding uses and will not adversely affect the surrounding uses as the site is currently surrounded by existing commercial uses.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- *Applicant's Response*: The proposed development is consistent with the existing developments in the surrounding area. The proposed uses are compatible, and adverse effects are not anticipated. Existing businesses will not be negatively impacted by the proposed development, and it is expected that the proposed development will increase customer activity in the area. The proposed development does not exceed the maximum building coverage and height allowances. The proposed facility is not adjacent to any residential uses.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed building is surrounded by other one-story commercial buildings and has shared access with the property to the north and east. Exterior lighting will adhere to the City Code requirements.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- *Applicant's Response*: Acknowledged.
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- *Applicant's Response*: Acknowledged.
- Staff findings: Acknowledged.

Related Projects

P24-164 Murphy USA – SW Port St. Lucie Blvd.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

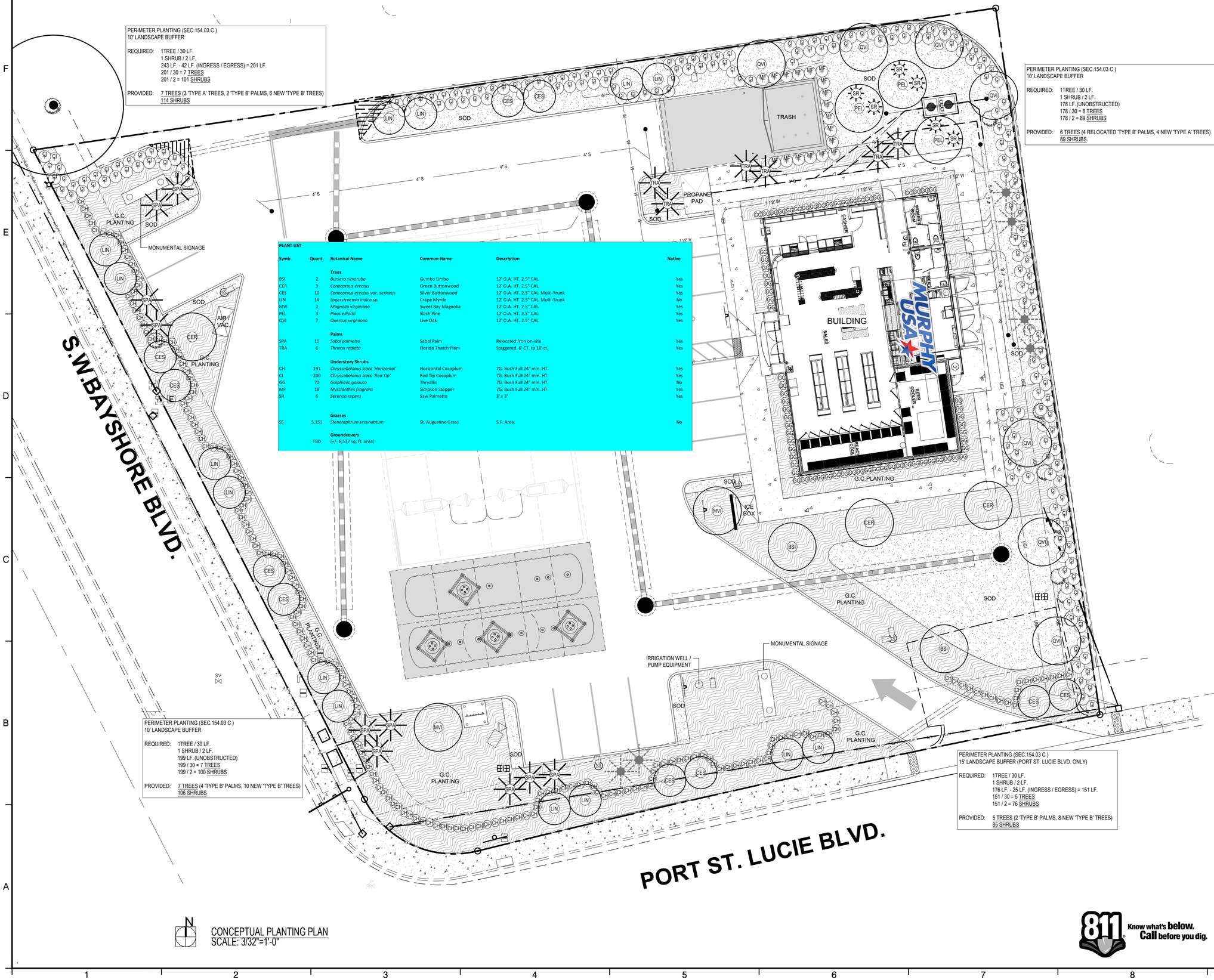
- Motion to recommend approval to the City Council with following condition of approval.
    1. Prior to the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City.

- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.



PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description	Native
		Trees			
BSI	2	*Bursera simaruba*	Gumbo Limbo	12' O.A. HT. 2.5" CAL.	Yes
CER	3	*Conocarpus erectus*	Green Buttonwood	12' O.A. HT. 2.5" CAL.	Yes
CES	10	*Conocarpus erectus var. sericeus*	Silver Buttonwood	12' O.A. HT. 2.5" CAL. Multi-Trunk	Yes
LIN	14	*Lagerstroemia indica sp.*	Crape Myrtle	12' O.A. HT. 2.5" CAL. Multi-Trunk	No
MVI	2	*Magnolia virginiana*	Sweet Bay Magnolia	12' O.A. HT. 2.5" CAL.	Yes
PEL	3	*Pinus elliottii*	Slash Pine	12' O.A. HT. 2.5" CAL.	Yes
QVI	7	*Quercus virginiana*	Live Oak	12' O.A. HT. 2.5" CAL.	Yes
		Palms			
SPA	10	*Sabal palmetto*	Sabal Palm	Relocated fron on-site	Yes
TRA	6	*Thrinax radiata*	Florida Thatch Plam	Staggered. 6' CT. to 10' ct.	Yes
		Understory Shrubs			
CH	191	*Chrysobalanus icaco 'Horizontal'*	Horizontal Cocoplum	7G. Bush Full 24" min. HT.	Yes
CI	200	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	7G. Bush Full 24" min. HT.	Yes
GG	70	*Galphimia galauca*	Thryallis	7G. Bush Full 24" min. HT.	No
MF	18	*Myrcianthes fragrans*	Simpson Stopper	7G. Bush Full 24" min. HT.	Yes
SR	6	*Serenoa repens*	Saw Palmetto	3' x 3'	Yes
		Grasses			
SS	5,151	*Stenotophrum secundatum*	St. Augustine Grass	S.F. Area.	No
		Groundcovers			
	TBD	(+/- 8,537 sq. ft. area)			

CONCEPTUAL PLANTING PLAN
SCALE: 3/32"=1'-0"

Know what's **below.** **Call** before you dig.

MAK work
LANDSCAPE ARCHITECTURE ARCHITECTURE
1215 SW 20TH STREET MIAMI FL 33145
T: 305 322 2896 F: 305 860 5984

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PROJECT AND OWNER
MURPHY USA (NTI)

LANDSCAPE DRAWINGS
299 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

CONSULTANTS

SEAL

MARSH C. KRIPLEN
LIC. NO LA6667007

PROJECT NO.	2024-05
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	06/03/2024

ISSUED FOR:

DRAWING SCALE
3/32"=1'-0"

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

DRAWING NUMBER
L-1.0



STANDING SEAM MANSARD ROOF 'SIERRA TAN' BY BERRIDGE

14" HIGH DECORATIVE CORNICE - 'SIERRA TAN' BY BERRIDGE

ACM CANOPY FASCIA - 'BRUSHED ALUMINIUM' BY ARCONIC

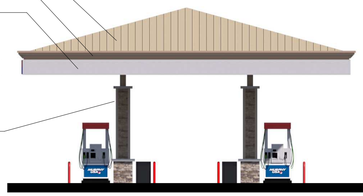
T.O. CANOPY FASCIA 16'-6"

B.O. CANOPY FASCIA 14'-6"

CANOPY COLUMN ENCLOSURES: THIN BRICK VENEER - 'LIGHT SANDSTONE VELOUR' BY ENDICOTT ABOVE 3'-4" THIN STONE VENEER BASE 'ALDERWOODSTACKED STONE' BY ELDORADO STONE

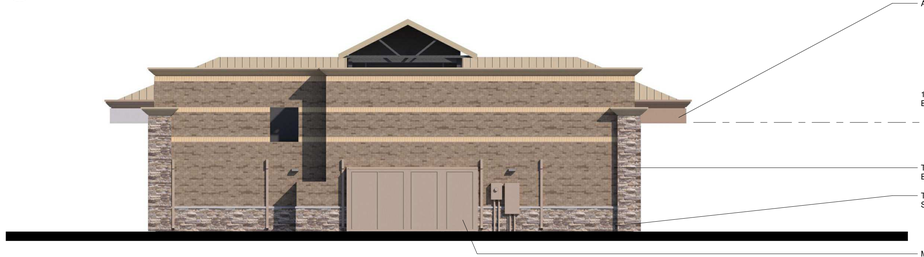
FIN. FLR. ELEVATION 0'-0"

1 ELEVATION - FRONT (FACING WEST)



2 ELEVATION - RIGHT (FACING SOUTH)





ACM CANOPY FASCIA - 'DORMER BROWN'

T.O. TOWER 28'-6"

T.O. BUILDING 22'-0"

14" HIGH DECORATIVE CORNICE - 'SIERRA TAN' BY BERRIDGE

B.O. CANOPY FASCIA 14'-6"

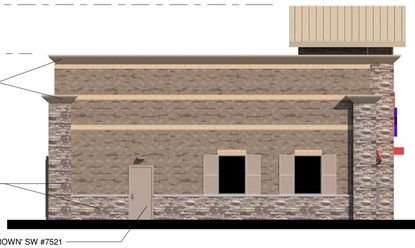
THIN BRICK VENEER - 'LIGHT SANDSTONE VELOUR' BY ENDICOTT

THIN STONE VENEER - 'ALDERWOOD STACKED STONE' BY EL DORADO STONE

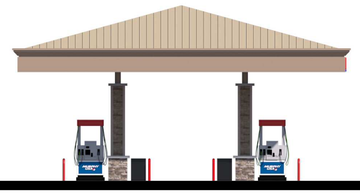
FIN. FLR. ELEVATION 0'-0"

METAL DOORS AND FRAMES TO BE PAINTED 'DORMER BROWN' SW #7521

3 ELEVATION - REAR (FACING EAST)



4 ELEVATION - LEFT (FACING NORTH)





STANDING SEAM METAL ROOF - 'SIERRA TAN' BY BERRIDGE

T.O. TOWER 28'-6"

THIN BRICK VENEER SOLDIER COURSE - 'IVORY BLEND VELOUR' BY ENDICOTT

T.O. BUILDING 22'-0"

14" HIGH DECORATIVE CORNICE - 'SIERRA TAN' BY BERRIDGE

T.O. CORNER PIER 16'-8"

T.O. SOLDIER COURSE 12'-9"

ACM FASCIA - 'PROGRAM RED' BY ALPOLIC

THIN BRICK VENEER - 'LIGHT SANDSTONE VELOUR' BY ENDICOTT

CONCRETE CAP

THIN STONE VENEER - 'ALDERWOOD STACKED STONE' BY EL DORADO STONE

FIN. FLR. ELEVATION 0'-0"

5 ELEVATION - FRONT BUILDING ONLY (FACING WEST)

FRONT ELEVATION

BUILDING MATERIALS	AREA (SQ.FT.)
ACM:	
PROGRAM RED	10.50
BRICK:	
LIGHT SANDSTONE VELOUR	711.43
IVORY BLEND VELOUR	96.04
STONE:	
ALDERWOOD STACKED STONE	356.86

CANOPY MATERIALS	AREA (SQ.FT.)
ACM:	
DORMER BROWN	96.59
BRUSHED ALUMINIUM	60.11
BRICK:	
LIGHT SANDSTONE VELOUR	111.99
STONE:	
ALDERWOOD STACKED STONE	15.55

RIGHT ELEVATION

BUILDING MATERIALS	AREA (SQ.FT.)
ACM:	
PROGRAM RED	1.42
BRICK:	
LIGHT SANDSTONE VELOUR	549.56
IVORY BLEND VELOUR	83.49
STONE:	
ALDERWOOD STACKED STONE	269.93

CANOPY MATERIALS	AREA (SQ.FT.)
ACM:	
DORMER BROWN	-
BRUSHED ALUMINIUM	92.01
BRICK:	
LIGHT SANDSTONE VELOUR	111.99
STONE:	
ALDERWOOD STACKED STONE	15.55

REAR ELEVATION

BUILDING MATERIALS	AREA (SQ.FT.)
ACM:	
PROGRAM RED	-
BRICK:	
LIGHT SANDSTONE VELOUR	868.82
IVORY BLEND VELOUR	128.00
STONE:	
ALDERWOOD STACKED STONE	230.17

CANOPY MATERIALS	AREA (SQ.FT.)
ACM:	
DORMER BROWN	96.59
BRUSHED ALUMINIUM	60.11
BRICK:	
LIGHT SANDSTONE VELOUR	111.99
STONE:	
ALDERWOOD STACKED STONE	15.55

LEFT ELEVATION

BUILDING MATERIALS	AREA (SQ.FT.)
ACM:	
PROGRAM RED	1.42
BRICK:	
LIGHT SANDSTONE VELOUR	576.31
IVORY BLEND VELOUR	85.70
STONE:	
ALDERWOOD STACKED STONE	266.81

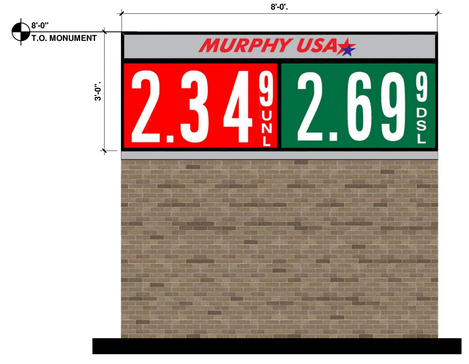
CANOPY MATERIALS	AREA (SQ.FT.)
ACM:	
DORMER BROWN	92.01
BRUSHED ALUMINIUM	-
BRICK:	
LIGHT SANDSTONE VELOUR	111.99
STONE:	
ALDERWOOD STACKED STONE	15.55



8'-0" HIGH ENCLOSURE - THIN BRICK VENEER - 'LIGHT SANDSTONE VELOUR' BY ENDICOTT (SUPPLIED AND INSTALLED BY GC)

COMPOSITE FENCE GATES BY 'ULTRADECK', 'FIBERON' 'VERANDA' OR APPROVED EQUAL. SUPPLIED AND INSTALLED BY GC. GATE PLANKS COLOR TO BE INTEGRAL AND NOT PAINTED. COLOR TO MATCH 'DORMER BROWN' SW #7521

6 TRASH ENCLOSURE



7 MONUMENT SIGN



SIGNAGE COLOR CHART

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELEITE
CANOPY - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS		
MURPHY USA STAR LOGO	BLUE	EASTMAN BLUE, PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE
	RED	PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED
	WHITE	EASTMAN WHITE
MONUMENT & PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	3M 3632-157
	RED	3M 3632-43
	SILVER	3M 3630-121
	CABINET	BLACK
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG. CHANNEL LOGO SIGN	1	GRAPHIC AREA		18.70	18.70
MURPHY USA CHANNEL 'STAR' SIGN	1	GRAPHIC AREA		35.00	35.00
MURPHY USA CANOPY LOGO SIGN	1	GRAPHIC AREA		24.70	24.70
			BUILDING & CANOPY SIGNS TOTAL SIGNAGE :		78.40 S.F.
MONUMENT SIGN:					
LOGO / UNL / DSL	2	36"	96"	24.00	48.00
			MONUMENT SIGNS TOTAL SIGNAGE :		48.00 S.F.
				TOTAL SIGN AREA :	126.40 S.F.

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: aref@hsqgroup.net

PROPERTY OWNER:

Name: SL PSL BLVD LP

Address: 5950 Berkshire Lane, Suite 700, Dallas, TX 75225

Telephone No.: (214) 545-6986 Email eprescott@streetlevelinvestments.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Murphy Oil USA, Inc

Address: 200 Peach Street, El Dorado, AR 71731

Telephone No.: (870) 314-1553 Email kara.richards@murphyusa.com

SUBJECT PROPERTY:

Legal Description: 299 SW PORT ST. LUCIE BLVD. (PB 67-23)- TRACT B (0.894 AC - 38,943 SF)

Parcel I.D Number: 4408-511-0001-000-0

Address: 299 SW PORT ST LUCIE BLVD Bays: _____

Development Name: Murphy USA #23203 (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 38,943 Assembly Area (sq. ft.): -

Current Zoning Classification: CG SEU Requested: Gas Station with Convenience Store

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The applicant desires to construct a gas station (12 fueling positions) with a 2,824 SF convenience market.
Per the City code for General commercial zoning, a special exception is required for Automobile fuel sales,
and for Retail convenience stores with or without fuel service station.

Kara Richards

Signature of Applicant | Hand Print Name | Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The applicant is providing a 16-foot right-in only driveway along SW Port St Lucie BLVD (SR 716). In addition, a two-way driveway is proposed on the north side of the property, which connects to the Shoppes of Victoria Square shopping center. The proposed driveways, and drive aisles provide ample access for the fire trucks, emergency service vehicles, waste management vehicles, and for fuel trucks. The path through the plaza to the north also provides ample access for said vehicles to safely maneuver through the plaza to reach the public right-of-way. A traffic impact report will be included upon site plan submittal.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The proposed development will meet the on-site parking requirements per City of Port St. Lucie Code of Ordinances Section 158.221.

The loading/unloading area will be provided on the north side of the building. No off-site parking is proposed.

There will be no detrimental effects on the neighboring properties.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

City of Port St. Lucie water and wastewater facilities are available for connection along the north side of the property. There is an existing sanitary manhole and gravity sewer that will be used as a connection point, and there is an existing watermain that will be tapped to provide the commercial meter.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

The neighboring property to the north and east is the parking lot for the Shoppes of Victoria Square shopping center. To the west is SW Bayshore BLVD, and to the south is SW Port St Lucie BLVD (SR716). There are no residential uses near the property, and adequate landscaping will be provided per the City code; therefore the need for additional buffering/screening is not anticipated.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

The proposed development will provide site lighting and signage that adheres to the City of Port St. Lucie Code of Ordinances. Light shields will be used if required.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed development will be in conformance with the City of Port St. Lucie Landscape Code Chapter 154 and will be compatible with the adjoining properties.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

Retail convenience stores with or without fuel service stations, and Auto Fuel Sales are both allowed in the General Commercial zoning district with a Special Exception Use permit.

The proposed development will be in conformance with the provisions of the City of Port St. Lucie Land Development Code Section 158.124. The site will meet all

requirements for setbacks, buffers, building & canopy height, and off-street parking.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

The proposed development will provide adequate parking and traffic circulation, thereby not creating any adverse effects to the surrounding streets and parking lot.

No health or safety concerns are anticipated. The site will provide adequate wastewater and solid waste management and will meet all requirements set by the utility

and health departments.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

No nuisance or hazards are anticipated, as the proposed development will provide sufficient parking (regular and ADA), and adequate traffic circulation through the site.

The proposed development will not create any adverse effects related to vehicular movement, noise, fume generation, or type of physical activity.

The hours of operation will not create adverse effects, as there are no residential uses abutting the site. In addition, the average time spent by a customer at the development is minimal.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The proposed development is consistent with the existing development in the surrounding area. The proposed uses are compatible and adverse effects are not anticipated.

Existing businesses will not be negatively impacted by the proposed development, and it is expected that the proposed development will increase customer activity

in the area. . The proposed development does not exceed the maximum building coverage and height allowances. The proposed facility is not adjacent to any residential uses.

Kara Richards

Signature of Applicant	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: _____

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ *= Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient*		
		P&Z	*Eng.*	*Utility*
	Sufficiency Checklist: One original completed and signed by applicant.			
	2 CD's with all application materials			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: _____

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant Certification

I, _____ *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Kara Richards

_____

(Signature of Applicant) *(Date)*

Planning and Zoning Department Representative

I, _____ (*Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments:*

_____

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ (*Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments*:

_____

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ (*Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)* *Additional Comments:*

_____

(Signature of Utility System Department Representative) *(Date)*

MEMORANDUM

TO: Francis Forman, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

FROM: Debora Leal, Public Works D.L.

DATE: July 25, 2025

SUBJECT: Murphy USA – PSL Blvd (P24-096)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared for Murphy USA – PSL Blvd (P24-096) by Maximo G Polanco, P.E. dated July 15, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed development consists of a 2,824 SF convenience store and gas station with 12 fueling positions. The proposed development is anticipated to generate 2,750 daily, 48 AM peak hour and 57 PM peak hour trips. The volume of net peak hour trips does not warrant any additional transportation improvements.

TRAFFIC IMPACT ANALYSIS

Murphy Oil Gas Station
St. Lucie County
Port St. Lucie, Florida

Prepared For:
HSQ Group, Inc
7975 NW 154th Street,
Miami Lakes, Florida 33016

Prepared By:
Langan Engineering & Environmental Services, LLC
1221 Brickell Avenue, Suite 1800
Miami, FL 33016
FL Certificate of Authorization No: 6601

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D00000195965DA6810019D15E, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Reason: I have reviewed this document
Date: 2025.07.15 12:56:06-04'00'

MAXIMO G. POLANCO
LICENSE
No. 91355
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Maximo Polanco, PE 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.

Maximo G. Polanco, P.E.
P.E. License No. 91355

Eric Schwarz, P.E., LEED AP
Principal/Vice President

October 2024;
March 2025
Revised: July 2025

LANGAN

341021601

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EXECUTIVE SUMMARY

Langan Engineering & Environmental Services, LLC was retained by HSQ Group, Inc. to prepare a traffic-impact analysis for the Murphy Oil Gas Station development that will be located built at in Port St. Lucie, Florida. The 0.9-acre vacant site is located on the northeast corner of the intersection of Port St. Lucie Boulevard (SR-716) and SW Bayshore Boulevard in Port St. Lucie, Florida. The development will comprise the construction of a gas station with 12 fueling positions and a 2,824-square-foot convenience store. The development is expected to be built by 2027 or sooner. We analyzed one signalized intersection and one stop-sign controlled intersection for the 2027 build conditions. The peak-hour traffic-impact analyses with the proposed development's impacts in 2027 yielded the following results:

- The signalized intersection is expected to operate within its adopted Level of Service (LOS) during the morning peak-hour and is expected to operate beyond capacity during the afternoon peak-hour with and without the proposed project's impacts.
- We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.
- The stop-sign controlled approaches of the stop-sign controlled intersection are expected to operate within their adopted LOS during the morning and afternoon peak hours.
- The proposed driveways connections are expected to operate at LOS A during the morning and afternoon peak-hours.
- The proposed development will not have gate-controlled access at any of the proposed site driveways.

We conducted intersection-capacity analyses for the existing, no build (future without project) and build (future with project) conditions. The proposed development is expected to generate 2,750 daily, 48 morning peak-hour, and 57 afternoon new peak-hour trips.

1.0 INTRODUCTION

Langan was retained by HSQ Group, Inc to prepare this impact-analysis report for the Murphy Oil Gas Station (development) to be built in Port St. Lucie, Florida. The 0.9-acre vacant site is located on the northeast corner of the intersection of Port St. Lucie Boulevard (SR-716) and SW Bayshore Boulevard in Port St. Lucie, Florida. The development is proposing to construct a gas station with 12 fueling positions and a 2,824 square-foot convenience store expected to be built by 2027 or sooner.

We analyzed one signalized intersection and one stop sign controlled intersection during the morning and afternoon peak hours and found that the signalized intersection is expected to operate with their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak-hour with and without the proposed project's impacts. We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard to mitigate the delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. The stop-controlled intersection is expected to operate within their adopted LOS during the morning and afternoon peak hours. This report presents the traffic-data and traffic-impact analysis for this proposed development.

1.1 Project Description

The development will be built in one parcel (PCN No. 4408-511-0001-000-0). **Appendix A** contains the figures of this report. **Figure 1** illustrates the site location. **Appendix B** contains a copy of the site plan that shows the proposed development program and location of the development's driveways. The proposed development will have access through two driveway connections: one to Port St. Lucie Boulevard and one to the existing parking lot of the Shoppes of Victoria Square Mall. The south driveway on Port St. Lucie Boulevard (SR-716) will operate as a right-turn only ingress driveway and the north driveway will operate as a full access driveway. St. Lucie County's and FDOT adopted maximum LOS for non-state local and major city/county roads is LOS D and for primary arterials is LOS E within the study area.

1.2 Study Methodology and Study Area

Langan undertook the following steps to prepare this study in accordance with the standard methodology requirements from the **City of Port St. Lucie Engineering Standards** and the Florida Department of Transportation.

- Collected morning (7 to 9 AM) and afternoon (4 to 6 PM) peak-hour vehicle turning-movement volumes at the following study intersections:
    - SW Bayshore Boulevard & Crescent Avenue (unsignalized)
    - SW Port St. Lucie Boulevard & SW Bayshore Boulevard (signalized)
- Used Peak Season Conversion Factors (PSCF) from the Florida Department of Transportation (FDOT) to convert the traffic data into peak-season volumes.
- Prepared trip-generation estimates for the proposed development, based on accepted trip-generation rates developed by the Institute of Transportation Engineers (ITE), as well as from existing traffic data collected at the existing site's driveways.
- Calculated a growth rate for background traffic by using FDOT historical data from traffic-count stations near the project.
- Developed trip-distribution estimates for the proposed development based on census data Journey-to-Work (JTW) model.
- Prepared morning and afternoon peak-hour intersection-capacity analyses for the following conditions at the study intersections: 2024 existing, 2027 future no-build, and 2027 future build.
- Calculated the morning and afternoon peak-hour LOS intersection-capacity analyses of the development's driveways for the 2027 build conditions.

2.0 DESCRIPTION OF EXISTING CONDITIONS

Langan visited the study area to collect the lane-configuration and traffic-control data shown in **Figure 2**. **Appendix C** contains the county's signal-timing data.

2.1 Roadway Characteristics

SW Bayshore Boulevard

SW Bayshore Boulevard is a four-lane, divided, north-south, city-maintained, principal arterial roadway with a 40 MPH posted speed limit north of SW Port St. Lucie. It transitions to two-lane, undivided, urban minor collector with 35 MPH posted speed limit.

Crescent Avenue

Crescent Avenue is a two-lane, undivided, east-west, city-maintained, local roadway with a 30 MPH posted speed limit.

SW Port St. Lucie Boulevard

SW Port St. Lucie Boulevard is a six-lane, divided, east-west, state-maintained, principal arterial roadway with a 45 MPH posted speed limit.

2.2 Traffic Counts and Volumes

Traffic volume data was collected on Wednesday, October 16, 2024, from 7:00 to 9:00 AM and 4:00 to 6:00 PM. We applied FDOT's season adjustment factors (1.12) to convert the traffic data into peak-season volumes. We compared the data of each intersection and determined that the study area peak hour occurred between 7:30 AM and 8:30 AM and between 5:00 PM and 6:00 PM for the study area, but we analyzed the intersections based on the peak hour of each to provide a worst-case scenario. **Figure 3** illustrates the existing weekday morning and afternoon peak-hour traffic volumes. Appendix C contains the traffic data and seasonal adjustment factors.

2.3 Intersection Capacity Analysis (Level of Service)

We conducted 2024 existing-conditions capacity analyses for the study intersections using Synchro software. We found that the signalized intersection is operating within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. The stop-sign controlled intersection is operating within their adopted LOS during the morning and afternoon peak hours. **Table 1** summarizes the results of the existing-conditions analysis. **Appendix D** contains intersection-volume tables; **Appendix E** contains the capacity-analyses worksheets.

Table 1 - 2024 Existing Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.1	A	3.7
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	E	79.6	F	85.5

Capacity analyses for stop-sign controlled intersections are calculated for certain intersection approaches, not for the entire intersection. The stop-sign controlled approaches of stop-sign controlled intersections often exceed their adopted LOS during peak hours because all vehicles must stop and incur a delay before proceeding through the intersection. Capacity analysis provides an indication of the adequacy of intersection and roadway facilities to serve traffic demand. The evaluation criteria used to analyze the study intersections is based on the *7th Edition Highway Capacity Manual* published by the Transportation Research Board.

3.0 PLANNED AND PROGRAMMED ROADWAY IMPROVEMENTS

We reviewed the Transportation Planning Organization's 2024 Transportation Improvement Program (TIP 2024 through 2028), the county Long Range Transportation Plan (SmartMoves 2045) and the FDOT Five Year Work Program (2024 through 2028) and found one project in the TIP program. The project number 4462201 plans to improve the interchange of the Turnpike at Port St. Lucie. Appendix C includes excerpts from St. Lucie TIP showing the proposed improvement information.

4.0 NO BUILD CONDITIONS

This section of the report covers background traffic growth and future traffic volumes used to evaluate the no build conditions. The no-build conditions evaluate future traffic volumes without the impacts of the proposed development.

4.1 Background/No Build Traffic

Background, or no build traffic volumes, account for annual increases in traffic from approved and unbuilt land-development projects and historical increases in traffic volumes. Developing no build traffic operating conditions allows us to project what can be expected to exist in the study area without the proposed development.

We developed 2027 no-build traffic volumes by applying a compounded growth rate to the 2024 volumes. We reviewed FDOT Historical Data to review the traffic growth trends within the study area and found that there has been a declining trend in the past five years. Therefore, we used a 0.5 percent annual growth rate to develop future background volumes. The growth-rate factor accounts for increased background traffic volumes and was applied to the existing volumes to develop 2027 no-build traffic volumes.

4.2 Intersection Analysis No Build Conditions

We conducted intersection capacity analyses and found that the signalized intersection is operating within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. The stop-sign controlled intersection is operating within their adopted LOS during the morning and afternoon peak hours. **Figure 4** illustrates the 2027 no-build traffic volumes. **Table 2** summarizes the results of the 2027 no-build conditions capacity analysis. Appendix E contains the capacity-analyses worksheets.

Table 2 - 2027 No Build Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.3	C	17.0
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	F	82.0	F	89.4

5.0 BUILD CONDITIONS

This section of the report covers site-generated trips, trip distribution, and future traffic volumes used to evaluate the build conditions. The evaluation of the build conditions analyzes the future traffic volumes for the anticipated build-out year of the residential development by adding the development-generated traffic to the 2027 no-build peak hour traffic volumes.

5.1 Site-Generated Trips

The proposed development is expected to generate 2,750 daily, 48 morning peak-hour, and 57 afternoon new peak-hour trips. We prepared daily, morning peak-hour and afternoon peak-hour trip estimates for the proposed development using equations from the 11th Edition of the ITE *Trip Generation Manual* based on Land Use 945 – Convenience Store/Gas Station – GFA (2 – 4k). We applied a 76% and 75% pass-by rate to the gas station uses trip generation estimates during the morning and afternoon peak hours respectively, based on rates of the 11th Edition of the ITE *Trip Generation Manual* and the ITE Trip Generation Handbook 3rd Edition. **Table 3** summarizes the trip-generation estimates for the proposed development. **Appendix E** contains the trip-generation data.

Table 3 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Uses Gasoline-Service Station with Convenience Store	12 Fuel Pumps	2,750	99	99	198	115	115	230
	Pass-by Trips	-	75	75	150	87	86	173
	Net New Trips	**2,750**	**24**	**24**	**48**	**28**	**29**	**57**

5.2 Trip Distribution

We used census data and the Journey to Work (JTW) Model to determine the directional distribution of site-generated trips. The OnTheMap website, created by the United States Census Bureau, was used to produce a work destination report based on census blocks. The report produces the number of people who commute to the selected work census blocks from home census blocks. Work census blocks were designated as census blocks that are within a 2-mile radius of the project site. A distribution was developed based on the direction of the home census blocks from the work census blocks and the number of employees in each home census block. Preferred routes were then assigned to the existing roadway, originating from the project site that follows the JTW distribution. Accordingly, for accessing the gas station development, 26% of the project traffic is expected to derive from the west, 30% from the north, 29% from the east and 15% from the south. **Figures 5** and **5.1** show the proposed development's net new and pass-by traffic distributions, respectively. **Figures 6** and **6.1** illustrate the morning and afternoon development net new and pass-by traffic assignments, respectively.

5.3 Intersection Analysis Build Conditions

We conducted capacity analyses for the study intersections and determined that the signalized intersection is expected to operate within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the overall expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.

The stop-sign controlled intersection is also expected to operate within their adopted LOS during the morning and afternoon peak hours with and without the developments' impacts. The 2027 build traffic volumes were derived by adding the total site-generated trips to the 2027 no-build traffic volumes. **Figure 7** illustrates the 2027 build morning and afternoon peak-hour traffic volumes. **Table 4** summarizes the 2027 build LOS for the morning and afternoon peak hours.

Table 4 - 2027 Build Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.4	C	17.1
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	F	82.6	F	95.2
		Overall[1]	E	75.1	F	95.0

[1] Optimized signal timing without changing cycle length

5.4 Driveway Volumes and Turn Lane Analysis

We analyzed the development's proposed driveway connections to Port St. Lucie Boulevard and found that the driveway will operate at LOS A during the morning and afternoon peak hours for the 2027 build conditions. The south driveway on Port St. Lucie Boulevard (SR-716) will operate as a right-turn only ingress driveway. The north driveway will operate as a full access driveway. and will provide direct access to the internal parking lot of the Shoppes of Victoria Square Mall.

We analyzed the need for an exclusive right-turn lane at the driveway connection to Port St. Lucie Boulevard and determined that an exclusive right turn lane is not warranted. The proposed development is expected to generate at most 68 right-turn ingress trips during the peak hour periods which is below the 80 right-turn warrant threshold as discussed with the City of Port St. Lucie Public Works Department.

Figure 8 shows the project site generated trips at the driveway connections to public roadways; Appendix E contains the capacity analysis worksheets.

6.0 CONCLUSIONS

Langan performed a traffic-impact analysis for the Murphy Oil Gas Station development expected to be completed by 2027. The analysis shows the following results for the 2027 build conditions:

- The signalized intersection is expected to operate within their adopted Level of Service (LOS) during the morning peak-hour. The intersection is expected to operate beyond capacity during the afternoon peak-hour with and without the proposed project's impacts.
- We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.
- The stop-sign controlled approaches of the stop-sign controlled intersection are expected to operate within their adopted LOS during the morning and afternoon peak hours.
- The proposed driveways connections are expected to operate at LOS A during the morning and afternoon peak-hours.
- The proposed development will not have gate-controlled access at any of the proposed site driveways.

APPENDIX A
FIGURES



LANGAN

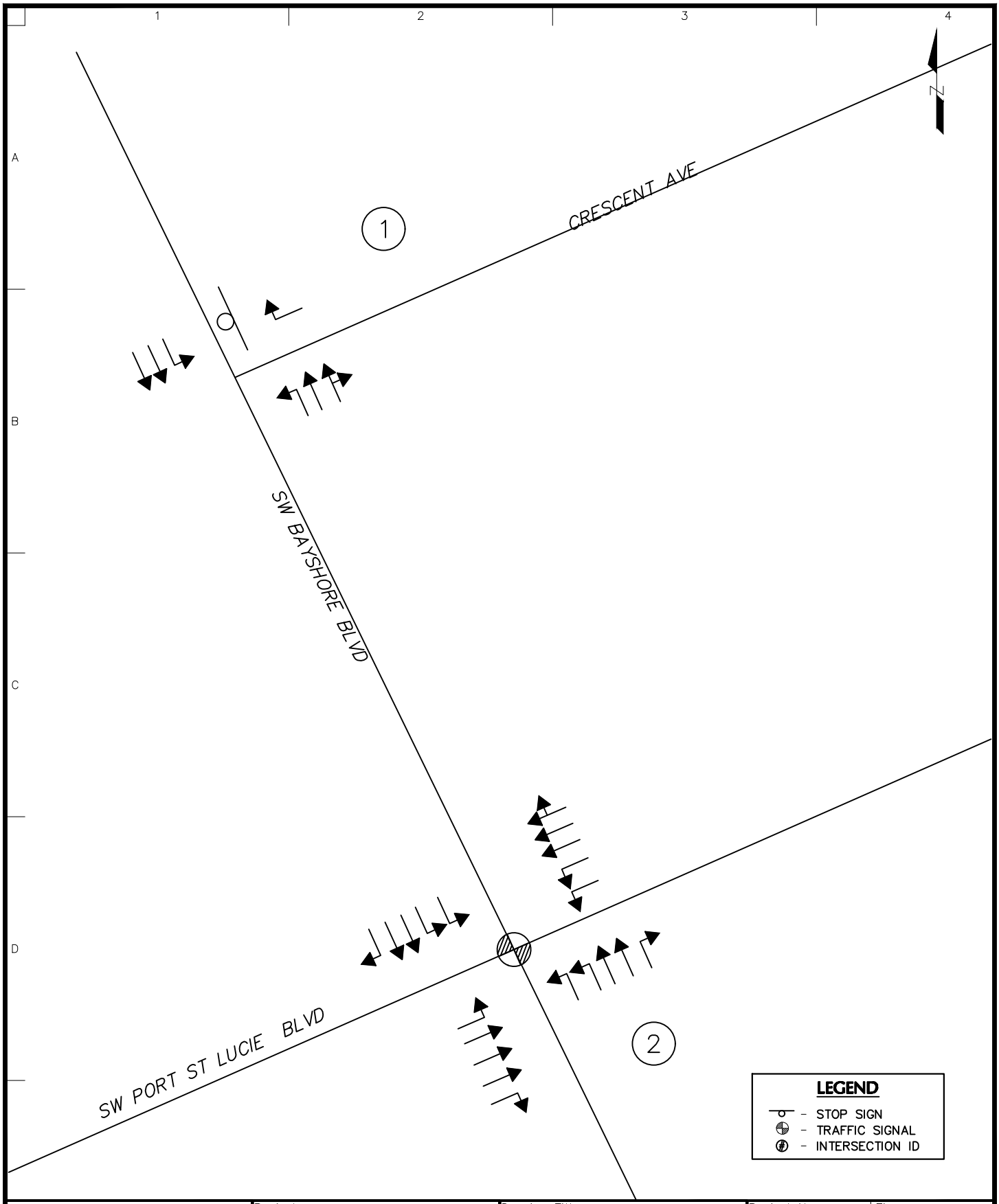
Project No. 341021601

LANGAN
Langan Engineering and Environmental Services, LLC.
525 Okeechobee Boulevard, Suite 910
West Palm Beach, FL 33401
T: 561.473.8300 F: 561.473.8350 www.langan.com

Project	MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA
Drawing Title	SITE LOCATION MAP
Project No.	341021601
Date	JULY 2025
Drawn By	RSM
Checked By	JCG
Figure	1

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Date: 7/15/2025 Time: 08:24 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 1 Document Code: FG01-341021601-0101-KT001-01



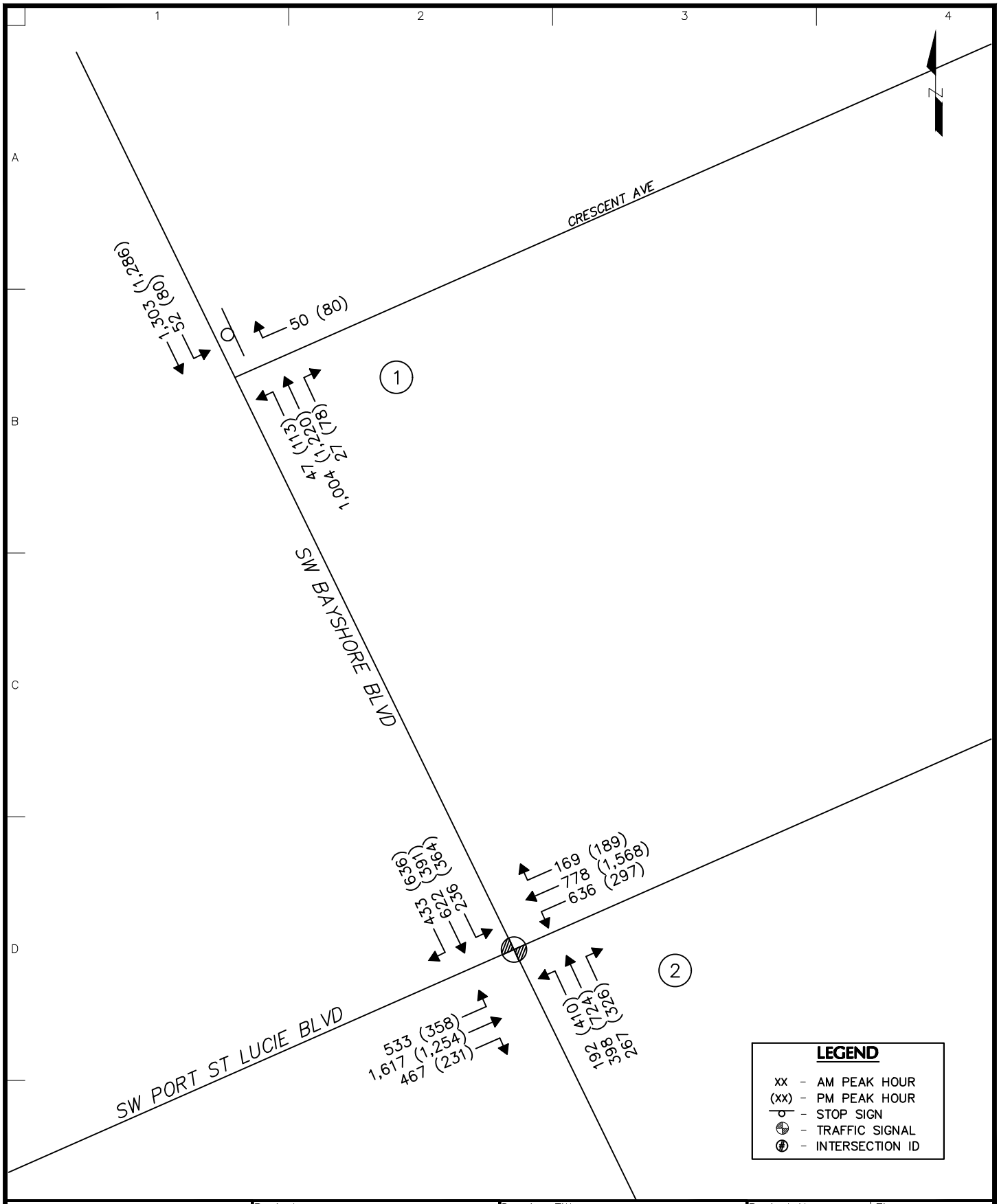
LANGAN

Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title INTERSECTION LANES CONFIGURATION	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 2

© 2024 Langan

Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 2 Document Code: FG01-341021601-0101-KT001-01

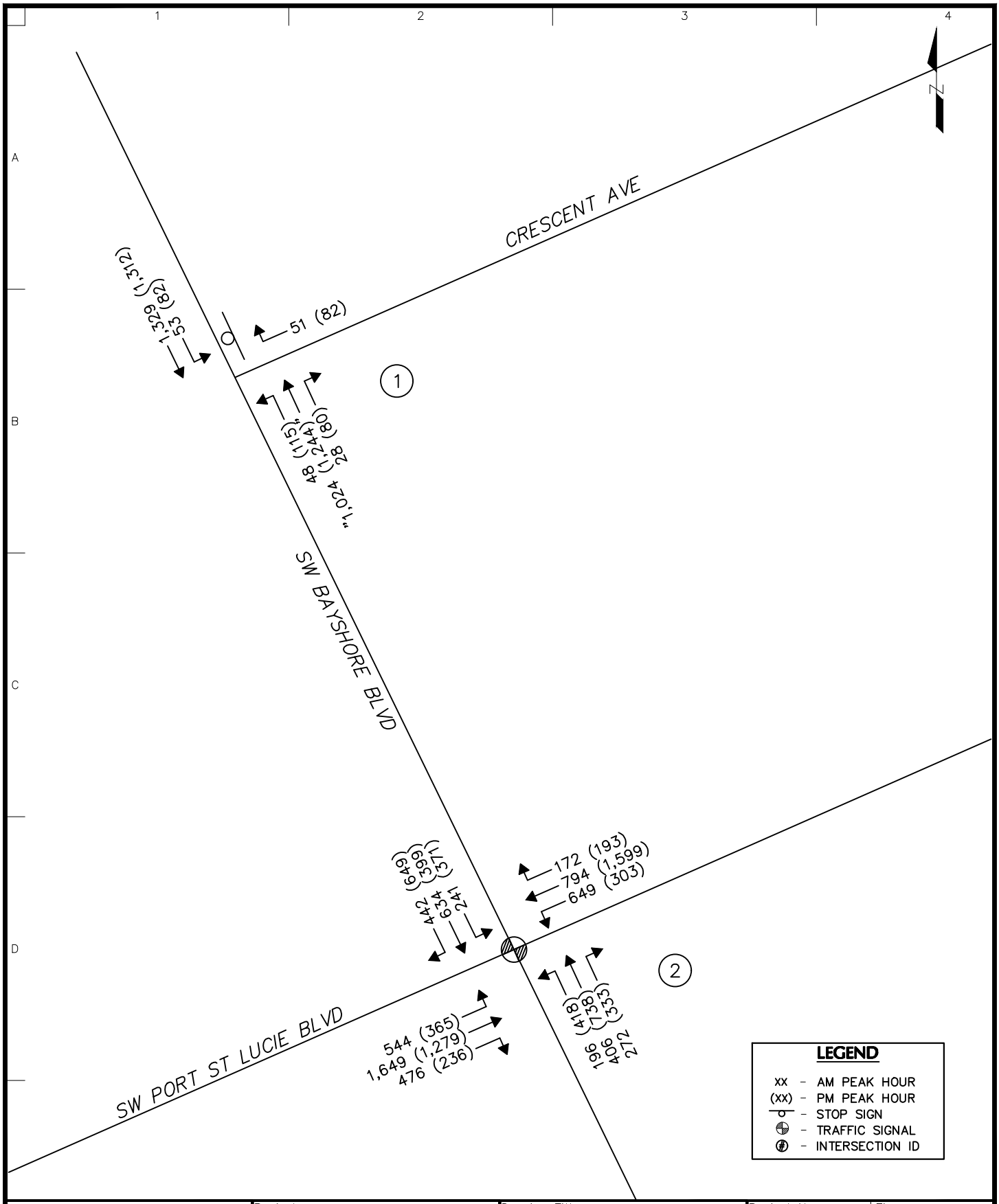


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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project **MURPHY OIL GAS STATION** PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title 2024 EXISTING CONDITIONS	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 3

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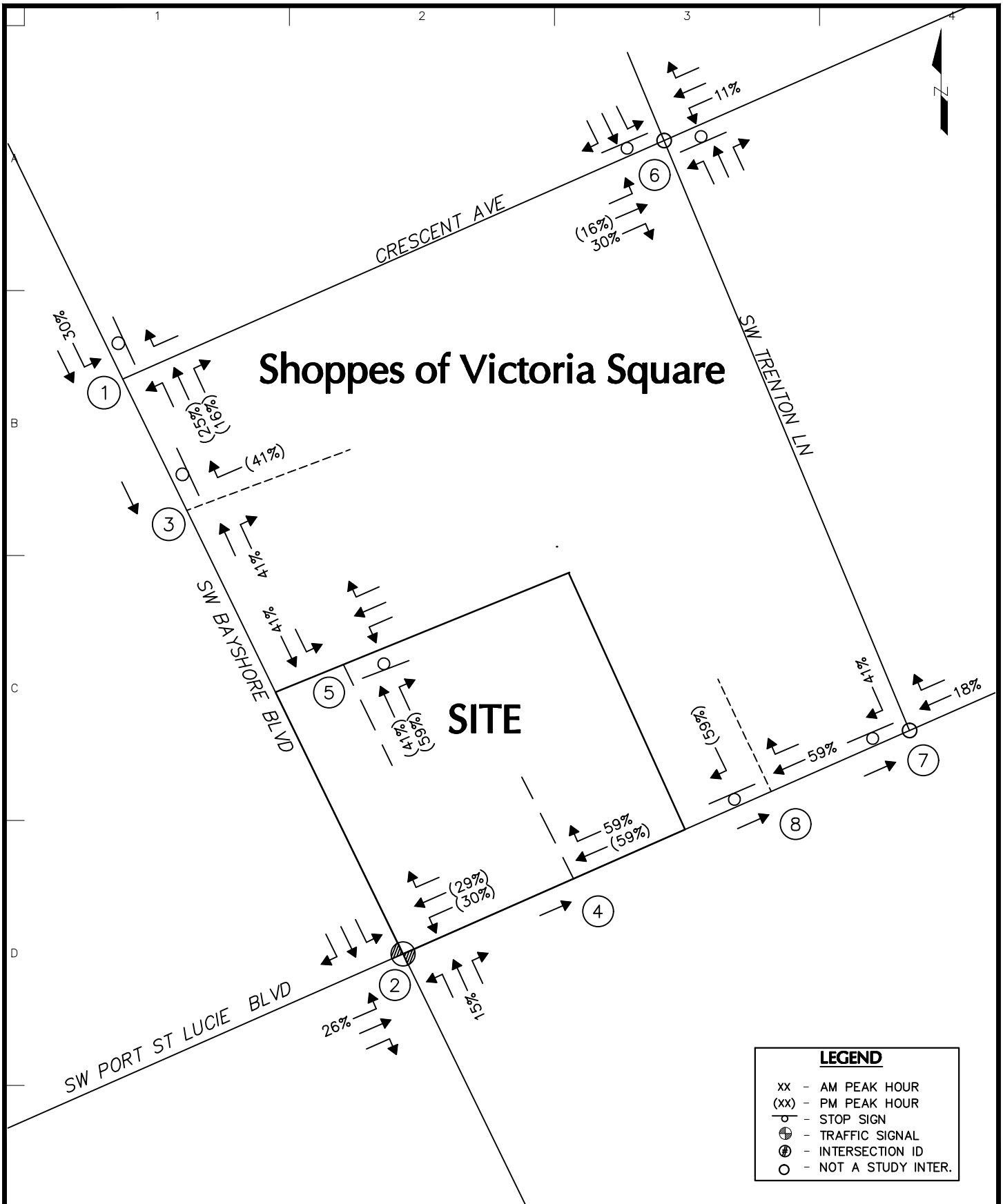


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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title 2027 NO BUILD CONDITIONS	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 4

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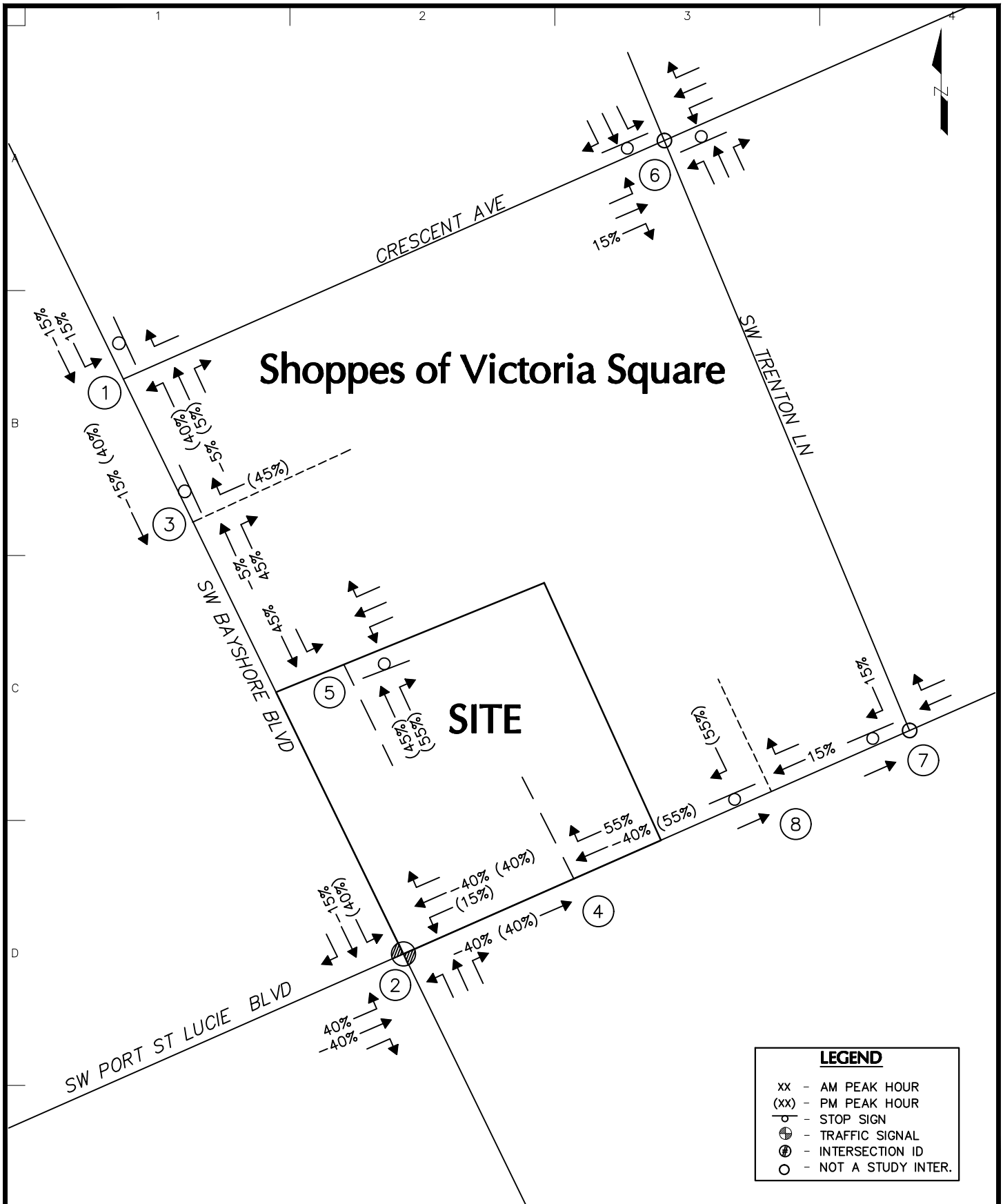
Langan Engineering and Environmental Services, LLC.
525 Okeechobee Boulevard, Suite 910
West Palm Beach, FL 33401
T: 561.473.8300 F: 561.473.8350 www.langan.com

Project	MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA
Drawing Title	PROJECT TRAFFIC DISTRIBUTION
Project No.	341021601
Date	JULY 2025
Drawn By	RSM
Checked By	JCG
Figure	5

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 5 Document Code: FG01-341021601-0101-KT001-01



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West Palm Beach, FL 33401
T: 561.473.8300 F: 561.473.8350 www.langan.com

Project
MURPHY OIL GAS STATION
PORT SAINT LUCIE
ST. LUCIE COUNTY FLORIDA

Drawing Title
PASS-BY PROJECT TRAFFIC DISTRIBUTION

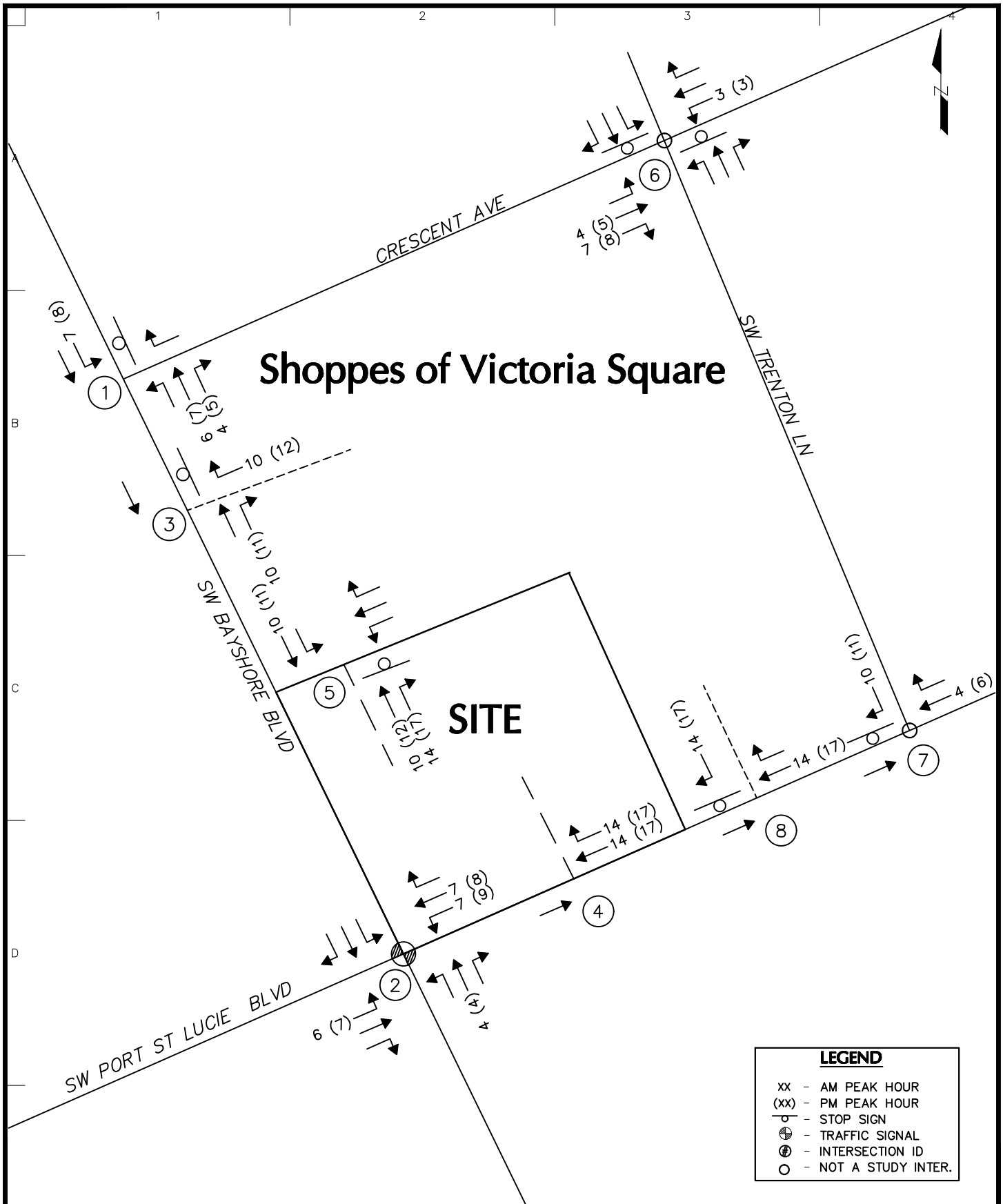
Project No. 341021601
Date JULY 2025
Drawn By RSM
Checked By JCG

Figure 5.1

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 5.1 Document Code: FG01-341021601-0101-KT001-01



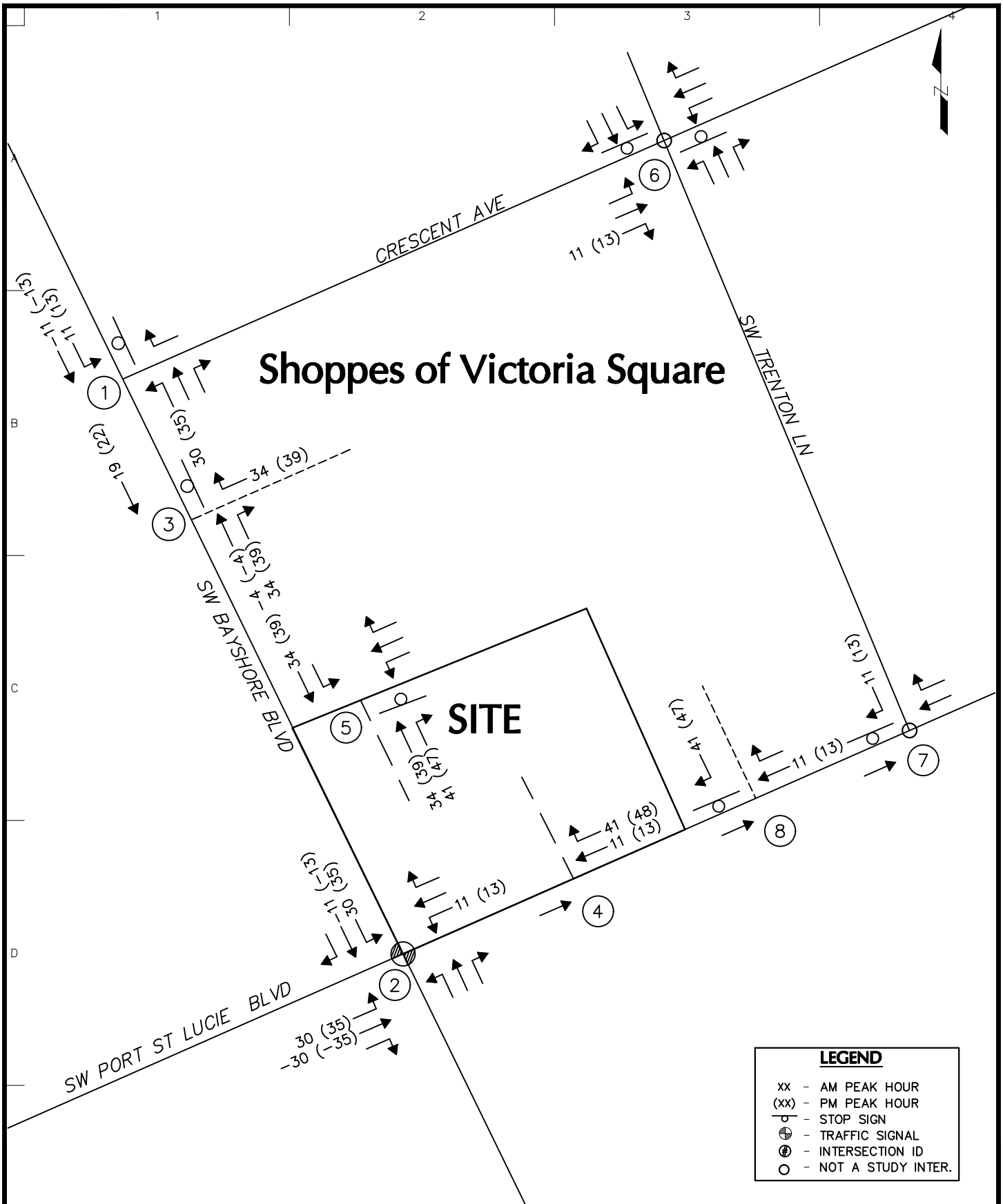
LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title PROJECT TRAFFIC	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 6

LANGAN

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 6 Document Code: FG01-341021601-0101-KT001-01



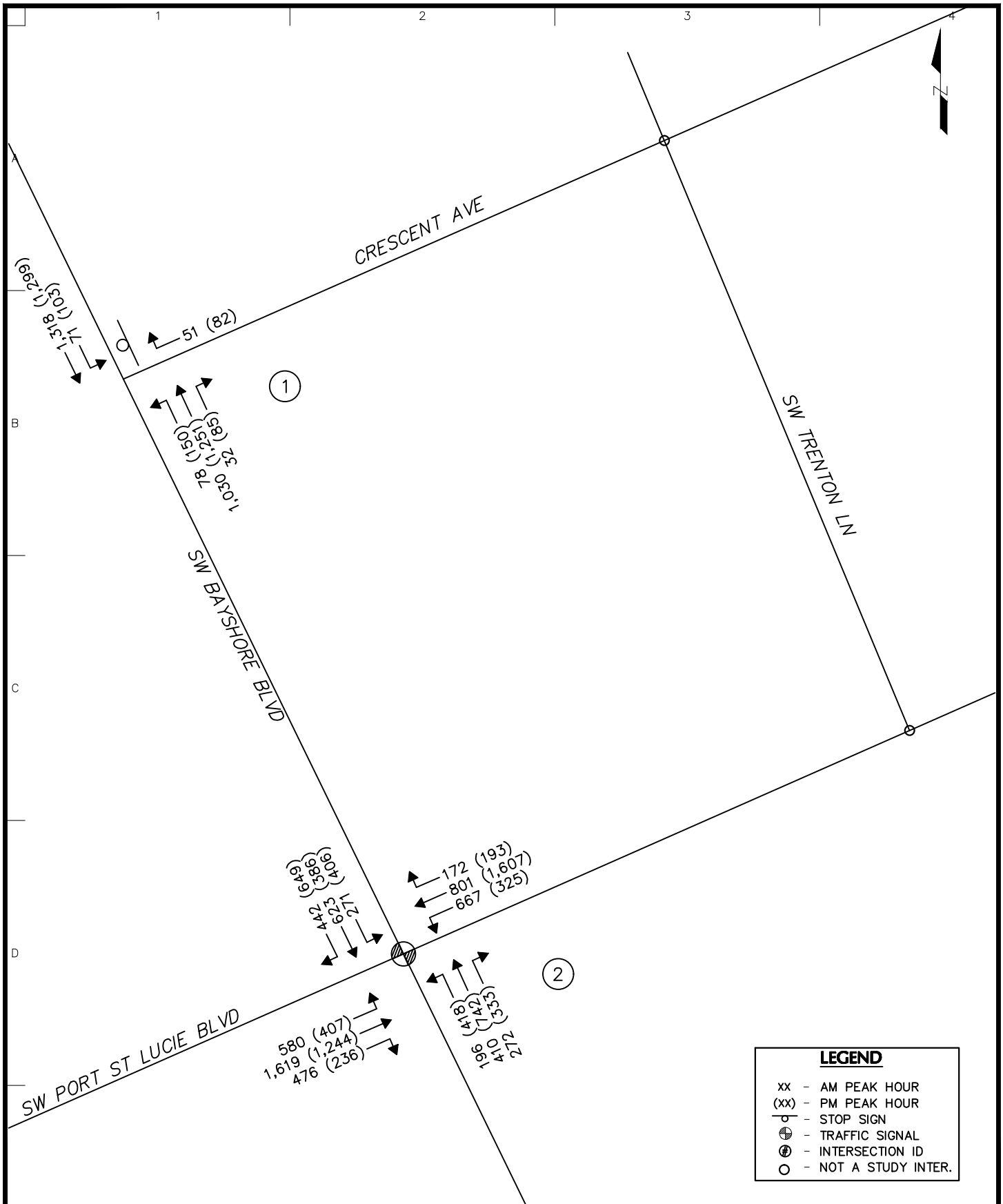
LANGAN

Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title PASS-BY PROJECT TRAFFIC	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 6.1

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Date: 7/15/2025 Time: 12:20 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 6.1 Document Code: FG01-341021601-0101-KT001-01

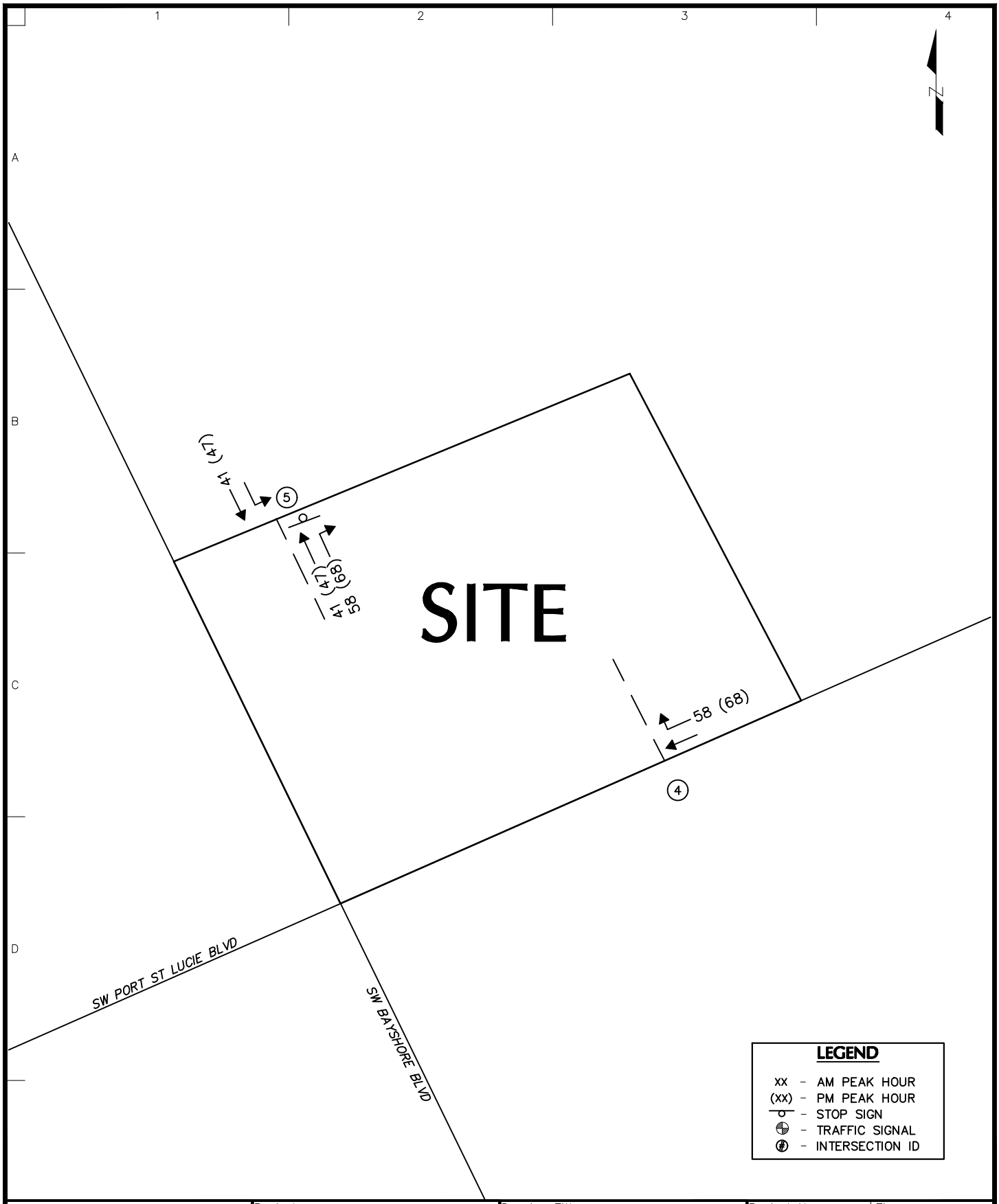


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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title 2027 BUILD VOLUMES	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 7

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LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title DRIVEWAY VOLUMES	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 8

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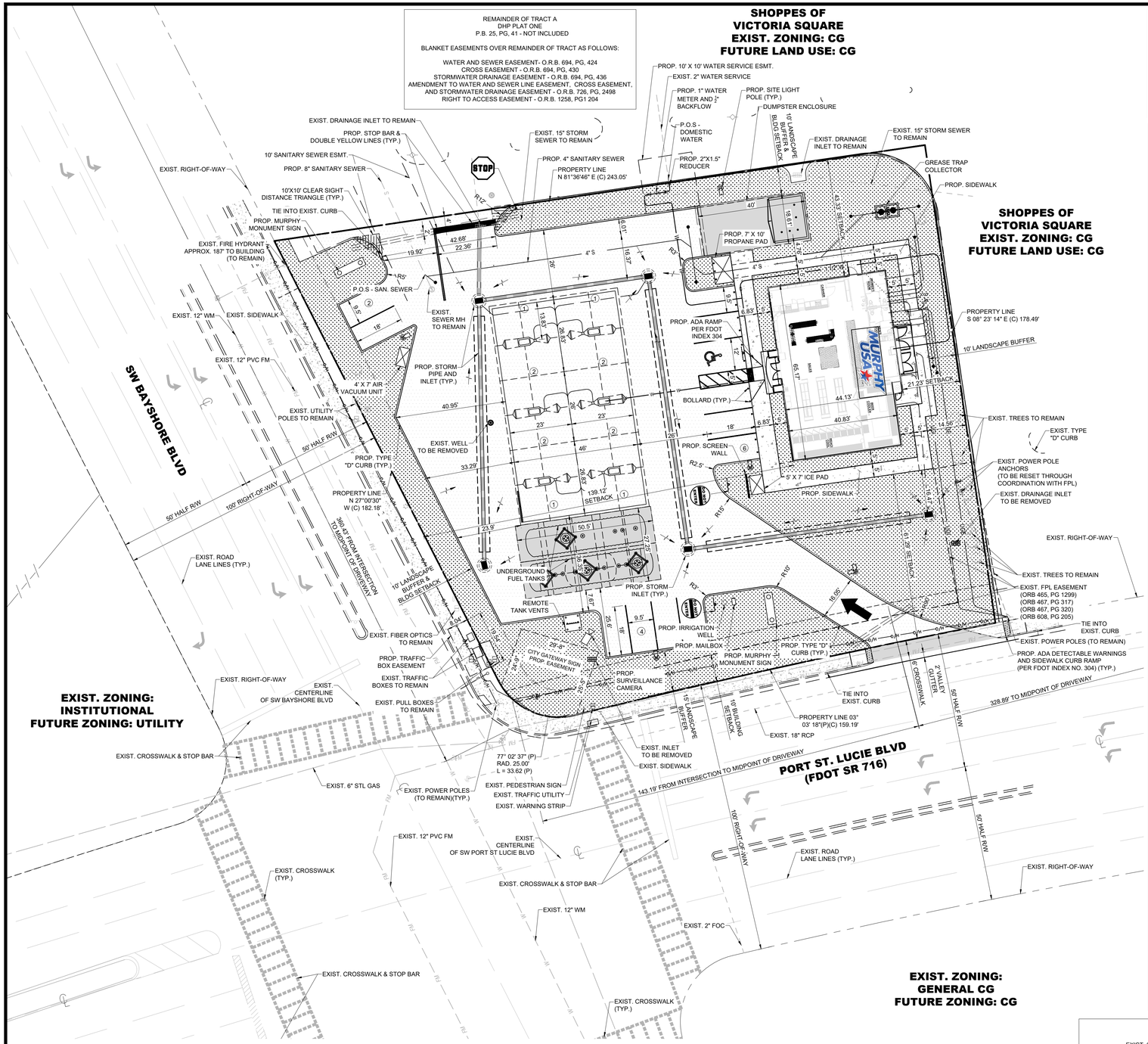
APPENDIX B
SITE PLAN

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

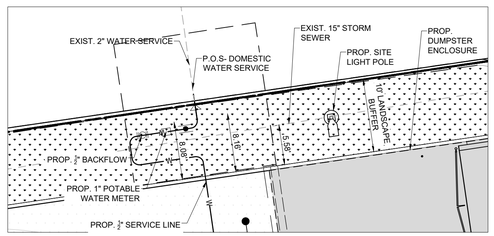
WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG



PERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	GREEN	20,908.80	0.48	47.9%
			-	
	TOTAL	20,908.80	0.48	47.9%

IMPERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	SIDEWALK	827.64	0.02	1.9%
	PAVEMENT	19,045.06	0.48	43.7%
	BUILDING	2,831.40	0.07	6.5%
			-	
	TOTAL	22,704.10	0.52	52.1%



PROP. WATER CONNECTION
SCALE: 1"=10'

PROJECT TEAM:

OWNER
SL PSL BLVD LP
5950 BERKSHIRE LN, STE 700
DALLAS, TX 75225

DEVELOPER
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

LANDSCAPE
COLLABORATIVE INDEPENDENT
2347 SW 5TH STREET
MIAMI, FL 33135

CIVIL ENGINEER/SURVEY
HSQ GROUP
7975 NW 154TH STREET SUITE 360
MIAMI LAKES, FLORIDA 33016

811 Know what's **below.** **Call** before you dig.

N
0' 20' 30' 40'
SCALE IN FEET

SITE DATA

LEGAL DESCRIPTION:
A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO DHP PLAT ONE, AS RECORDED IN PLAT BOOK 25, PAGE 41 AND 41A, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE A THE INTERSECTION OF THE CENTERLINE OF S.W. PORT ST. LUCIE BLVD. (100 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF SW BAYSHORE BLVD. (100 FOOT RIGHT-OF-WAY); THENCE N 26°54'12" W, ALONG THE CENTERLINE OF SAID S.W. BAYSHORE BLVD. (BASIS OF BEARINGS), A DISTANCE OF 60.32 FEET; THENCE N 63°05'08" E, A DISTANCE 50.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S.W. BAYSHORE BLVD. AND THE POINT OF BEGINNING; THENCE N 26°54'12" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 182.18 FEET; THENCE N 81°42'24" E, A DISTANCE OF 243.05 FEET; THENCE S 08°17'36" E, A DISTANCE OF 178.10 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. PORT ST. LUCIE BLVD., BEING A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2985.60 FEET AND A CHORD BEARING OF S 77°34'50" W; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°03'17", A DISTANCE OF 159.19 FEET TOP THE POINT OF REVERSE CURVATURE, OF A CONCAVE TOP THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET: THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°02'37", A DISTANCE OF 33.62 FEET TO THE POINT OF BEGINNING.

BUILDING COVERAGE:
PROPOSED: 2,824 S.F

MAXIMUM ALLOWED: 40% PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%

PROJECT NOTES:

UTILITY PROVIDERS:
WATER & WASTEWATER: PSLUSD
IRRIGATION: N/A (PROPOSED)
SOLIDWASTE: WASTEPRO
ELECTRIC: FPL

STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT WILL COLLECT SITE RUNOFF THROUGH THE USE OF CATCH BASINS INTERCONNECTED BY PIPES WITH EXFILTRATION TRENCH THAT ULTIMATELY CONNECT TO THE MASTER DRAINAGE SYSTEM AT THE NEIGHBORING PLAZA.

WATER:
CONNECTION TO EXISTING WATER MAIN WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

SEWER:
CONNECTION TO EXISTING GRAVITY SEWER WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

FIRE PROTECTION:
EXISTING FIRE HYDRANT ASSEMBLY SHOWN ON THE PLAN VIEW. EXISTING FIRE HYDRANT IS APPROXIMATELY 187' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL USE THE PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
PROPOSED LANDSCAPE PLANS TO ADHERE WITH CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS TO ADHERE WITH FDOT AND ADA REQUIREMENTS.

A/C UNITS:
ALL A/C UNITS TO BE LOCATED ON THE ROOF.

SIGNAGE:
SIGNAGE TO BE APPROVED UNDER SEPARATE REVIEW PROCESS.

TRAFFIC STATEMENT:
THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE THE EXPECTED GROSS DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED DEVELOPMENT.

Designation	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Convenience Store w/ Gas Station (2-4k GFA)	945	8	FP	2,121	132	153
	Existing Total				2,121	132	153
Proposed	Convenience Store w/ Gas Station (2-4k GFA)	945	12	FP	3,181	198	230
	Proposed Total				3,181	198	230
	Net New Trips				1,060	66	77

WELLFIELD PROTECTION ORDINANCE:
THE PARCEL IS NOT LOCATED WITHIN A FLORIDA WELLFIELD PROTECTION ZONE.

NEAREST FIRE HYDRANT LOCATIONS:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

MAINTENANCE NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH THE ITY CODE, SECTION 41.08 (g).

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

D. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 2,824 S.F MURPHY EXPRESS CONVENIENCE STORE WITH THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

OVERALL SITE ADDRESS: 299 SW PORT ST. LUCIE BLVD, PORT ST. LUCIE, FLORIDA 34984

TOWNSHIP: SEC. 8, TOWNSHIP 37 S, RANGE 40 E

FOLIO: 4408-511-0001-000-0

TOTAL SITE AREA: 38,969 S.F. (0.895 ACRES)

EXISTING ZONING: CG (GENERAL COMMERCIAL)

EXISTING LAND USE: VACANT LAND – GENERAL COMMERCIAL

PROPOSED USE: CONVENIENCE STORE WITH GAS SALES

REQUIRED BUILDING HEIGHT:
THE FACADE OF THE BUILDING FACING AN ARTERIAL OR COLLECTOR ROAD OR AN INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING. 35 FEET MAX. HEIGHT.

PROPOSED BUILDING HEIGHT: TOP OF BUILDING: 22'-0"
TOP OF TOWER ROOF: 28'-6"

NUMBER OF STORIES: 1

CONVENIENCE STORE AREA: 2,824 S.F. CANOPY AREA: 3,920 S.F.

TOTAL BUILDING AREA: 2,824 S.F.

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	10'	43'
EAST:	10'	21'
SOUTH:	10'	71'
WEST:	25'	131'

	ZONING	LAND USE
NORTH:	CG	COMMERCIAL
EAST:	CG	COMMERCIAL
SOUTH:	CG	ROW
WEST:	I	ROW

PROVIDED FLOOR AREA RATIO: 6,396 S.F.

REQUIRED FLOOR AREA RATIO: N/A

EXISTING
- S — SANITARY SEWER LINE
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- OHE,TV,T — OVERHEAD ELECTRIC, TELEVISION,TELEPHONE
- SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE

PROPOSED
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- FPL EASEMENT
- BUILDING SETBACK LINE AND LANDSCAPE BUFFER
- CONCRETE SIDEWALK
- LANDSCAPE
- PAVERS
- HEAVY DUTY CONCRETE 8"
- STAND DUTY CONCRETE 5"

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F)	REQUIRED: RATIO	SPACES			
		1/200 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
FUELING STATION	2,824		15		1	16
		PROVIDED:	SPACES			
		1/91 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11	12	1	24

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

ENVIRONMENTAL ASSESSMENT NOTE:
UNITED CONSULTING RECOMMENDS THE PRODUCTION OF A SOIL AND GROUNDWATER MANAGEMENT PLAN (SGMP) PER THE LIMITED PHASE II ENVIRONMENTAL ASSESSMENT DATED JUNE 26, 2024



VICINITY MAP

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. CSP-1

ARIEF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

REV-2	2/25/2025	PRN	PM	DES	DRW
	DATE	---	---	---	---

SITE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

This item has been digitally signed and sealed by Aref Shehadeh, P.E. 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.

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016
(786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

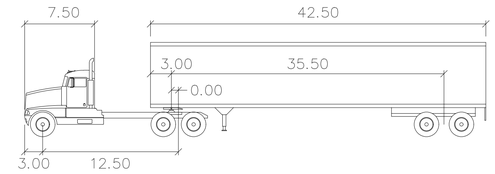
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING:
INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

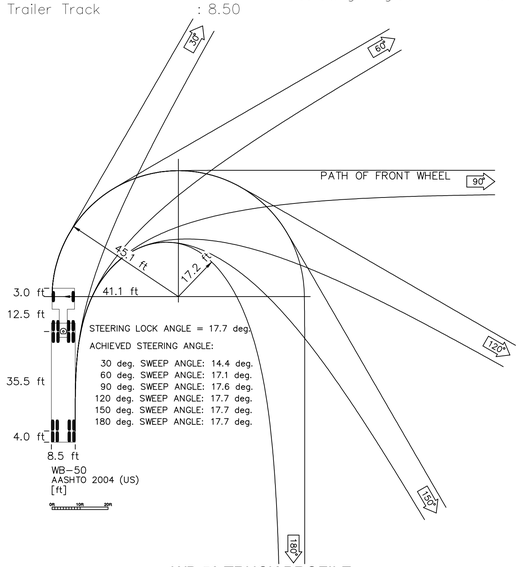
PORT ST. LUCIE BLVD
(FDOT SR 716)

WB-50
AASHTO 2004 (US)



WB–50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB 50 TRUCK PROFILE
(DO NOT SHOW UNLESS REQUIRED BY PERMITTING AGENCY)

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–164

SHEET NO. C-08

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

This item has been digitally signed and sealed by Aref Shehadeh, P.E. 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.

REV–2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FUEL TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 · 786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

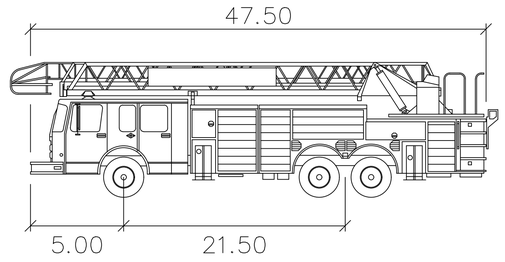
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

City of PSL Custom



City of PSL

	feet
Width	: 10.50
Track	: 10.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. C-08.1

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV-2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FIRE TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#30008 LA#0001044
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

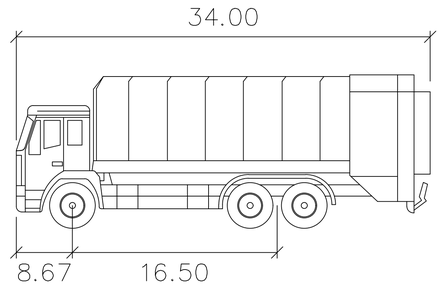
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

Refuse-Front Loader Custom



Refuse–Front Loader

		feet
Width	:	9.00
Track	:	9.00
Lock to Lock Time	:	6.0
Steering Angle	:	29.0

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–164

SHEET NO. C-08.2

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV–2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

TRASH TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016, 786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
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STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

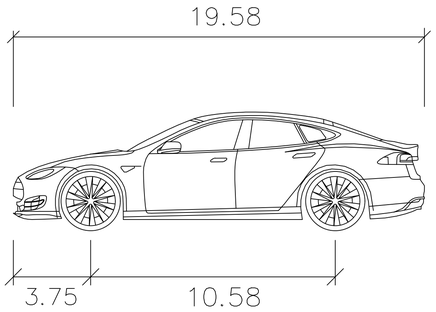
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

SW BAYSHORE BLVD

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

PORT ST. LUCIE BLVD (FDOT SR 716)

Passenger Car
50ft 25th (US)



Passenger Car

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. C-08.3

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV-2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

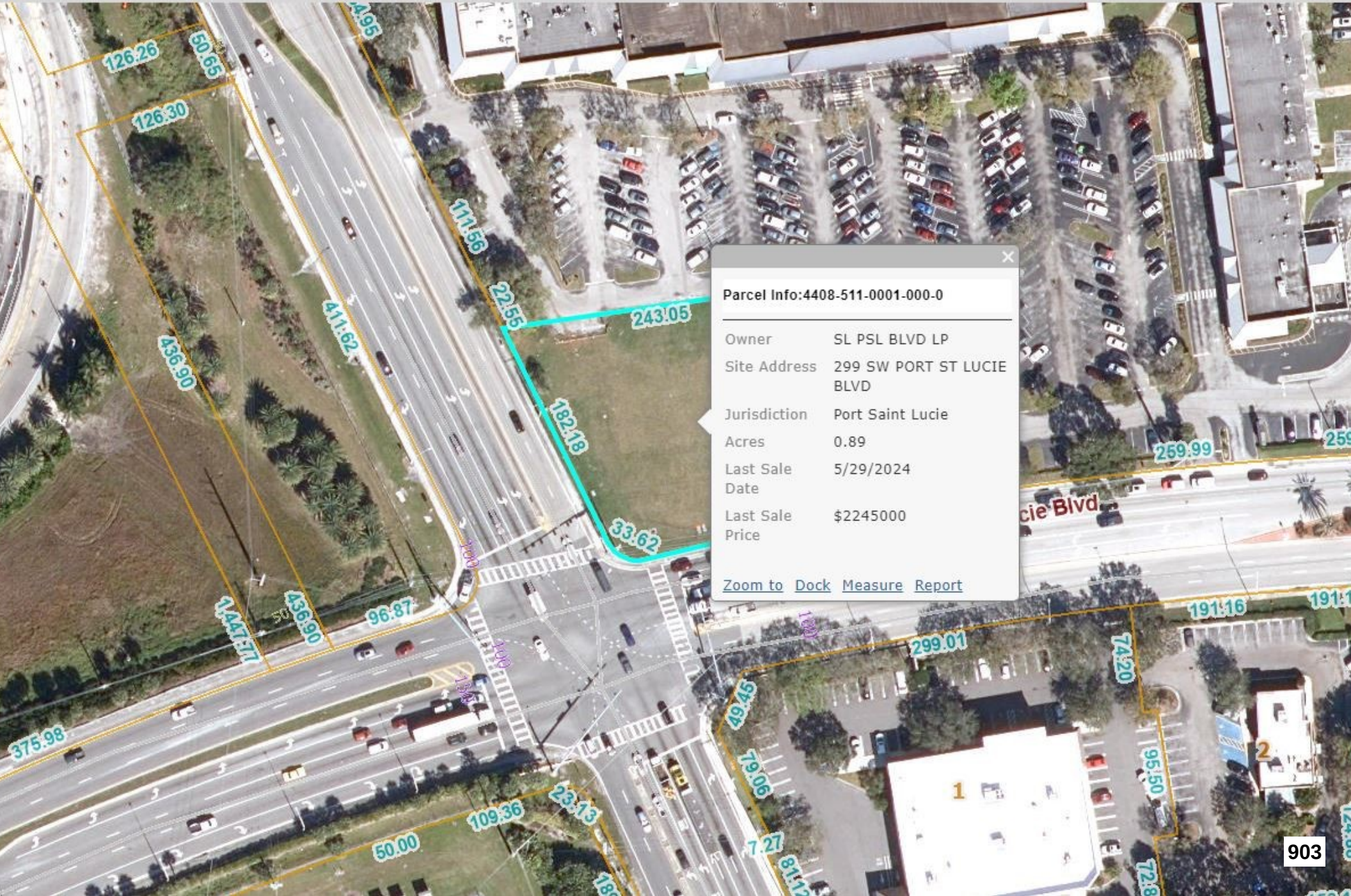
PASSENGER VEHICLE ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#30008 LB#7904
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

ie County Property Appraiser
anklin CFA

nced Search | Sales Search | View Search Results



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 10/21/2024, 12:47 PM

Property Identification

Site Address: 299 SW PORT ST LUCIE BLVD
Sec/Town/Range: 08/37S/40E
Parcel ID: 4408-511-0001-000-0
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 176615
Map ID: 44/08N
Zoning: General Co

Ownership

SL PSL BLVD LP
5950 Berkshire LN Ste 700
Dallas, TX 75225-5867



Legal Description

299 SW PORT ST. LUCIE BLVD. (PB 67-23)- TRACT B (0.894 AC - 38,943 SF)

Current Values

Just/Market Value:	$426,600
Assessed Value:	$426,600
Exemptions:	$0
Taxable Value:	$426,600

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.89
Land Size (SF):	38,943

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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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APPENDIX C
TRAFFIC, SIGNAL TIMING DATA, CENSUS DATA & FDOT TABLES

National Data & Surveying Services

Intersection Turning Movement Count

Location: SW Bayshore Blvd & Crescent Ave
City: Port St. Lucie
Control: 1-Way Stop(WB)

Project ID: 24-140305-001
Date: 10/16/2024

Data - Total

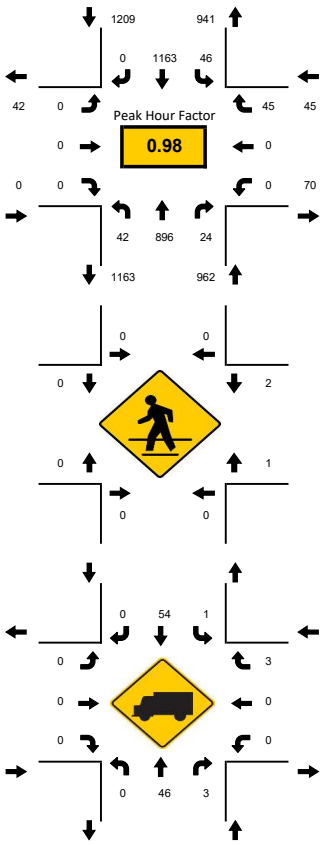
NS/EW Streets:	SW Bayshore Blvd				SW Bayshore Blvd				Crescent Ave				Crescent Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	176	1	3	11	212	0	0	0	0	0	0	0	0	9	0	412
7:15 AM	0	180	9	1	12	271	0	0	0	0	0	0	0	0	7	0	480
7:30 AM	0	237	7	5	11	288	0	0	0	0	0	0	0	0	20	0	568
7:45 AM	0	228	4	4	17	266	0	1	0	0	0	0	0	0	10	0	530
8:00 AM	0	245	3	8	8	290	0	0	0	0	0	0	0	0	13	0	567
8:15 AM	0	207	14	4	8	306	0	0	0	0	0	0	0	0	8	0	547
8:30 AM	0	206	2	11	15	317	0	0	0	0	0	0	0	0	15	0	566
8:45 AM	0	238	5	19	15	250	0	0	0	0	0	0	0	0	9	0	536
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1717	45	55	97	2200	0	1	0	0	0	0	0	0	91	0	4206
APPROACH %'s :	0.00%	94.50%	2.48%	3.03%	4.22%	95.74%	0.00%	0.04%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	896	24	42	46	1163	0	0	0	0	0	0	0	0	45	0	2216
PEAK HR FACTOR :	0.000	0.914	0.429	0.553	0.767	0.917	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.977
		0.918				0.910								0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	238	18	22	18	298	0	1	0	0	0	0	0	0	9	0	604
4:15 PM	0	262	15	13	18	267	0	1	0	0	0	0	0	0	20	0	596
4:30 PM	0	241	10	21	23	298	0	1	0	0	0	0	0	0	17	0	611
4:45 PM	0	245	8	29	13	308	0	0	0	0	0	0	0	0	17	0	620
5:00 PM	0	256	18	20	17	292	0	0	0	0	0	0	0	0	19	0	622
5:15 PM	0	295	19	33	10	290	0	0	0	0	0	0	0	0	19	0	666
5:30 PM	0	271	18	22	23	288	0	0	0	0	0	0	0	0	16	0	638
5:45 PM	0	267	15	26	20	278	0	1	0	0	0	0	0	0	17	0	624
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2075	121	186	142	2319	0	4	0	0	0	0	0	0	134	0	4981
APPROACH %'s :	0.00%	87.11%	5.08%	7.81%	5.76%	94.08%	0.00%	0.16%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	1089	70	101	70	1148	0	1	0	0	0	0	0	0	71	0	2550
PEAK HR FACTOR :	0.000	0.923	0.921	0.765	0.761	0.983	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.934	0.000	0.957
		0.908				0.980								0.934			

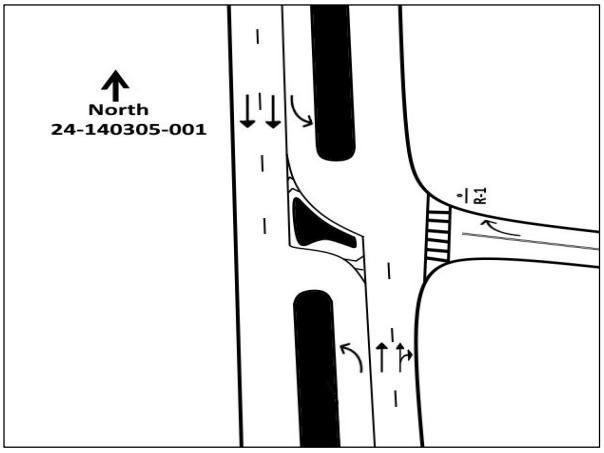
LOCATION: SW Bayshore Blvd & Crescent Ave
CITY/STATE: Port St. Lucie, FL

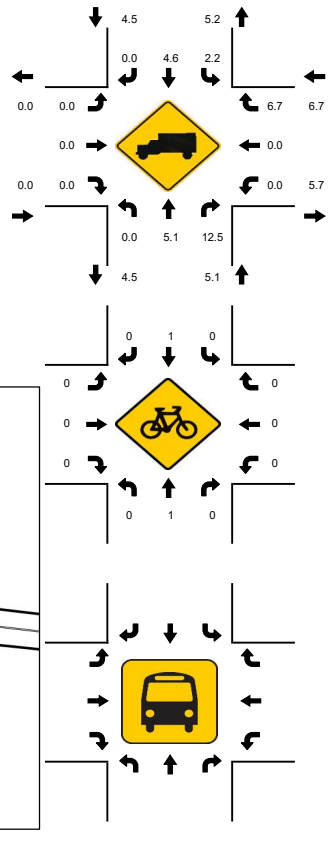
PROJECT ID: 24-140305-001
DATE: Wed, Oct 16, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:00 AM - 08:15 AM



National Data & Surveying Services

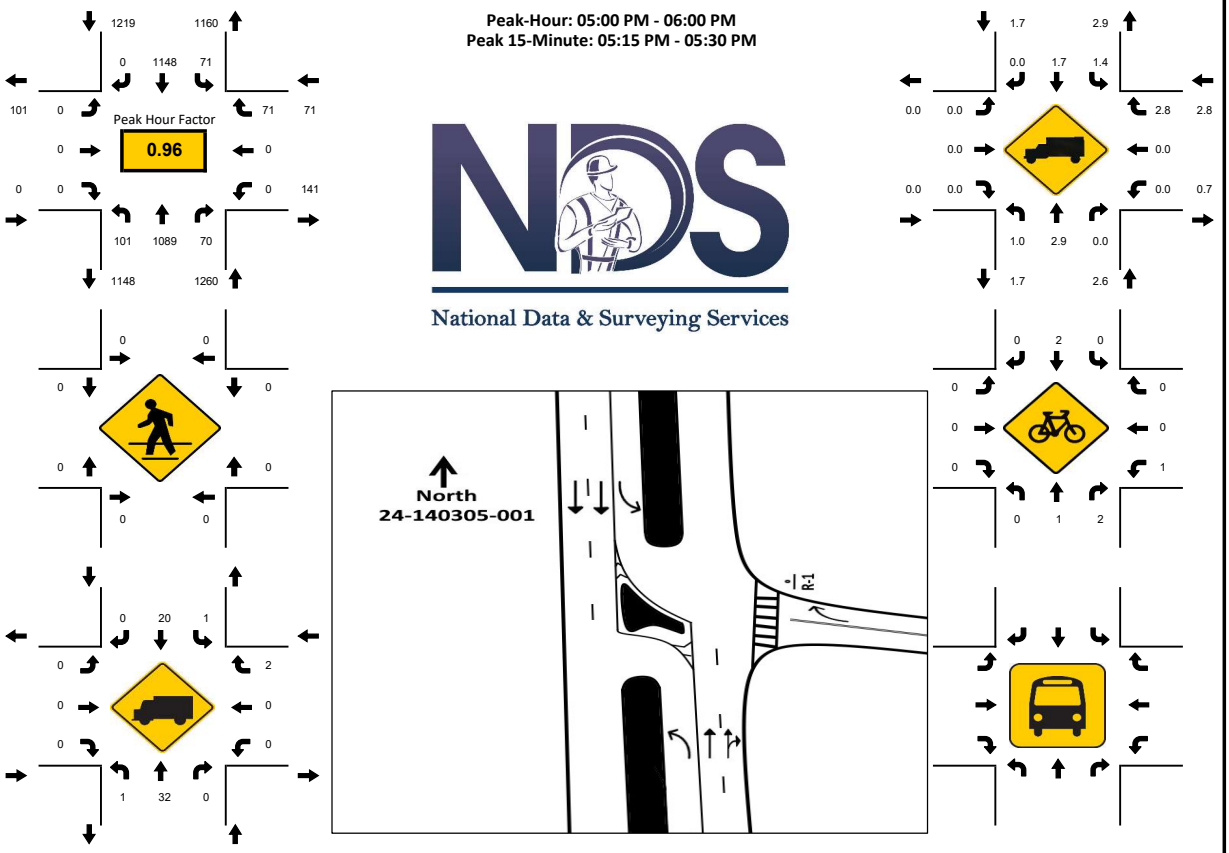




15-Min Count Period Beginning At	SW Bayshore Blvd Northbound					SW Bayshore Blvd Southbound					Crescent Ave Eastbound					Crescent Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	176	1	3		11	212	0	0		0	0	0	0		0	0	9	0		412	1990
7:15 AM	0	180	9	1		12	271	0	0		0	0	0	0		0	0	7	0		480	2145
7:30 AM	0	237	7	5		11	288	0	0		0	0	0	0		0	0	20	0		568	2212
7:45 AM	0	228	4	4		17	266	0	1		0	0	0	0		0	0	10	0		530	2210
8:00 AM	0	245	3	8		8	290	0	0		0	0	0	0		0	0	13	0		567	2216
8:15 AM	0	207	14	4		8	306	0	0		0	0	0	0		0	0	8	0		547	1649
8:30 AM	0	206	2	11		15	317	0	0		0	0	0	0		0	0	15	0		566	1102
8:45 AM	0	238	5	19		15	250	0	0		0	0	0	0		0	0	9	0		536	536
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	0	980	56	76		60	1268	0	0		0	0	0	0		0	0	60	0		**2500**	
Heavy Trucks	0	68	8	0		4	76	0	0		0	0	0	0		0	0	4	0		**160**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: SW Bayshore Blvd & Crescent Ave
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-001
DATE: Wed, Oct 16, 2024



15-Min Count Period Beginning At	SW Bayshore Blvd Northbound					SW Bayshore Blvd Southbound					Crescent Ave Eastbound					Crescent Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	238	18	22		18	298	0	1		0	0	0	0		0	0	9	0		604	2431
4:15 PM	0	262	15	13		18	267	0	1		0	0	0	0		0	0	20	0		596	2449
4:30 PM	0	241	10	21		23	298	0	1		0	0	0	0		0	0	17	0		611	2519
4:45 PM	0	245	8	29		13	308	0	0		0	0	0	0		0	0	17	0		620	2546
5:00 PM	0	256	18	20		17	292	0	0		0	0	0	0		0	0	19	0		622	2550
5:15 PM	0	295	19	33		10	290	0	0		0	0	0	0		0	0	19	0		666	1928
5:30 PM	0	271	18	22		23	288	0	0		0	0	0	0		0	0	16	0		638	1262
5:45 PM	0	267	15	26		20	278	0	1		0	0	0	0		0	0	17	0		624	624
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	0	1180	76	132		92	1168	0	4		0	0	0	0		0	0	76	0		**2728**	
Heavy Trucks	0	52	0	4		4	40	0	0		0	0	0	0		0	0	4	0		**100**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	8	0		0	4	0	0		0	0	0	0		4	0	0	0		**20**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
City: Port St. Lucie
Control: Signalized

Project ID: 24-140305-002
Date: 10/16/2024

Data - Total

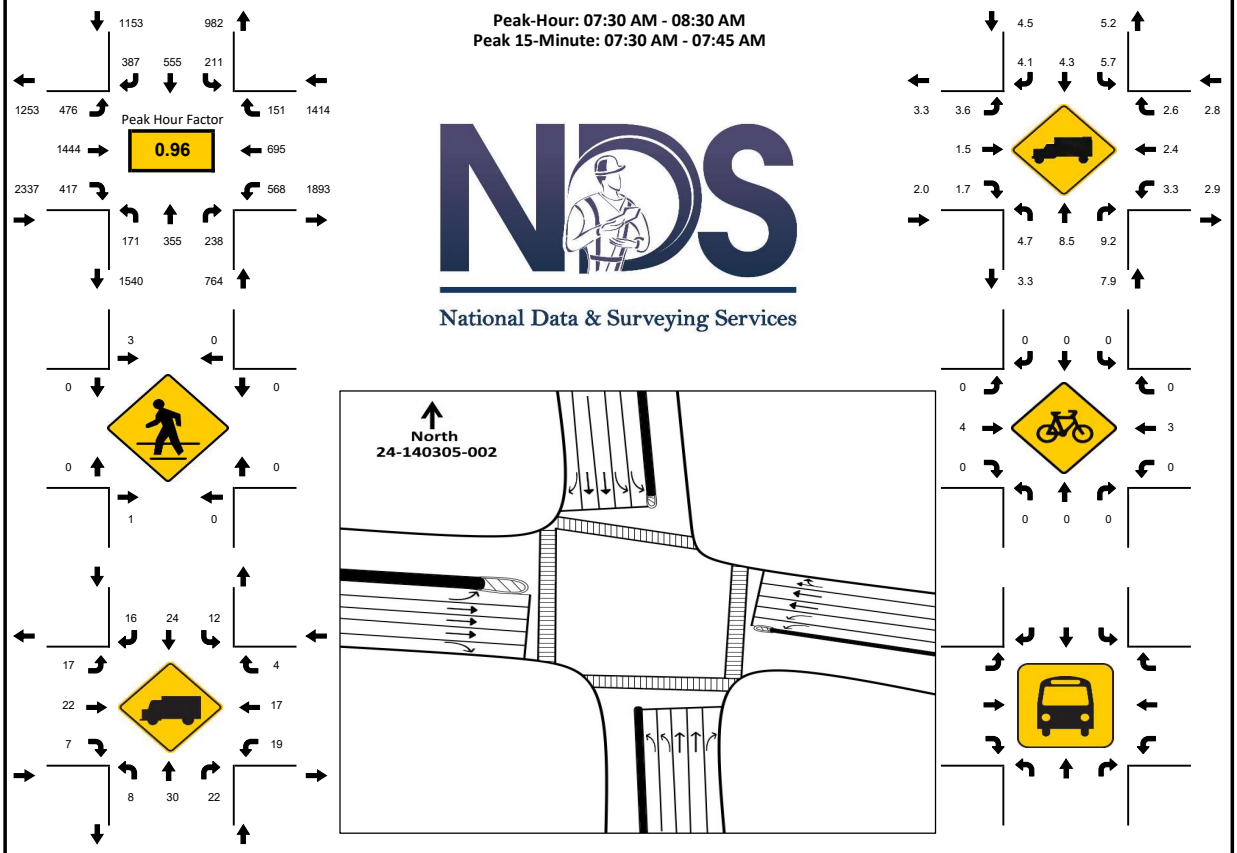
NS/EW Streets:	SW/SE Bayshore Blvd				SW/SE Bayshore Blvd				SW Port St Lucie Blvd/SR 716				SW Port St Lucie Blvd/SR 716				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	37	70	28	0	19	126	58	1	83	249	110	0	98	92	32	2	1005
7:15 AM	33	71	41	0	34	156	91	1	96	332	140	0	121	149	28	5	1298
7:30 AM	45	98	53	0	52	149	80	1	117	389	131	0	142	183	37	5	1482
7:45 AM	40	99	77	0	50	138	92	1	119	373	107	0	121	184	32	3	1436
8:00 AM	42	87	65	0	48	147	89	1	127	348	99	0	140	157	43	6	1399
8:15 AM	44	71	43	0	57	121	126	1	113	334	80	0	139	171	39	12	1351
8:30 AM	33	71	44	0	69	137	134	2	120	319	70	0	106	165	34	5	1309
8:45 AM	55	82	58	0	62	95	99	1	116	309	77	1	113	201	48	16	1333
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	329	649	409	0	391	1069	769	9	891	2653	814	1	980	1302	293	54	10613
APPROACH %'s :	23.72%	46.79%	29.49%	0.00%	17.47%	47.77%	34.36%	0.40%	20.44%	60.86%	18.67%	0.02%	37.28%	49.52%	11.14%	2.05%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	171	355	238	0	207	555	387	4	476	1444	417	0	542	695	151	26	5668
PEAK HR FACTOR :	0.950	0.896	0.773	0.000	0.908	0.931	0.768	1.000	0.937	0.928	0.796	0.000	0.954	0.944	0.878	0.542	0.956
	0.884				0.945				0.917				0.963				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	71	108	74	0	83	100	123	2	91	236	55	2	46	327	52	19	1389
4:15 PM	83	147	74	0	89	93	120	0	86	224	53	1	56	288	51	18	1383
4:30 PM	71	127	63	0	79	85	138	2	76	283	50	0	68	369	52	18	1481
4:45 PM	78	124	78	0	91	109	152	2	90	275	43	1	55	311	50	16	1475
5:00 PM	93	162	74	0	85	89	146	2	71	261	56	2	53	333	40	18	1485
5:15 PM	83	179	72	0	62	101	149	2	73	256	45	0	66	363	39	19	1509
5:30 PM	87	145	82	0	77	68	141	1	86	306	56	1	38	373	47	14	1522
5:45 PM	103	160	63	0	92	91	132	4	87	297	49	0	44	331	43	13	1509
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	669	1152	580	0	658	736	1101	15	660	2138	407	7	426	2695	374	135	11753
APPROACH %'s :	27.86%	47.98%	24.16%	0.00%	26.22%	29.32%	43.86%	0.60%	20.55%	66.56%	12.67%	0.22%	11.74%	74.24%	10.30%	3.72%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	366	646	291	0	316	349	568	9	317	1120	206	3	201	1400	169	64	6025
PEAK HR FACTOR :	0.888	0.902	0.887	0.000	0.859	0.864	0.953	0.563	0.911	0.915	0.920	0.375	0.761	0.938	0.899	0.842	0.990
	0.975				0.964				0.916				0.941				

LOCATION: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-002
DATE: Wed, Oct 16, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



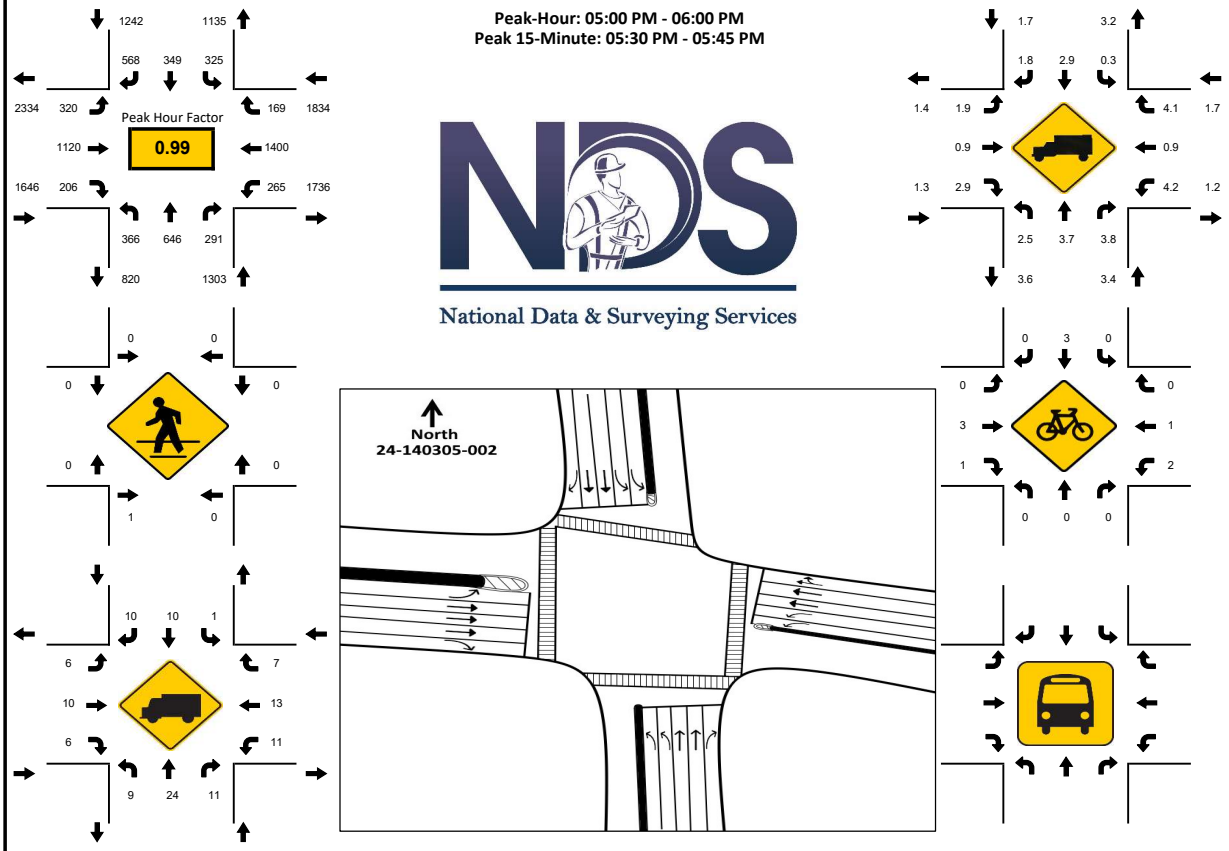
NDS
National Data & Surveying Services

15-Min Count Period Beginning At	SW/SE Bayshore Blvd Northbound					SW/SE Bayshore Blvd Southbound					SW Port St Lucie Blvd/SR 716 Eastbound					SW Port St Lucie Blvd/SR 716 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	37	70	28	0		19	126	58	1		83	249	110	0		98	92	32	2		1005	5221
7:15 AM	33	71	41	0		34	156	91	1		96	332	140	0		121	149	28	5		1298	5615
7:30 AM	45	98	53	0		52	149	80	1		117	389	131	0		142	183	37	5		1482	5668
7:45 AM	40	99	77	0		50	138	92	1		119	373	107	0		121	184	32	3		1436	5495
8:00 AM	42	87	65	0		48	147	89	1		127	348	99	0		140	157	43	6		1399	5392
8:15 AM	44	71	43	0		57	121	126	1		113	334	80	0		139	171	39	12		1351	3993
8:30 AM	33	71	44	0		69	137	134	2		120	319	70	0		106	165	34	5		1309	2642
8:45 AM	55	82	58	0		62	95	99	1		116	309	77	1		113	201	48	16		1333	1333
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	180	396	308	0		228	596	504	4		508	1556	524	0		568	736	172	48		**6328**	
Heavy Trucks	12	48	32	0		20	32	28	0		44	28	8	0		36	32	8	0		**328**	
Pedestrians		4					8					0					0				**12**	
Bicycles	0	0	0	0		0	0	0	0		0	12	0	0		0	8	0	0		**20**	
Buses																						
Stopped Buses																						

LOCATION: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-002
DATE: Wed, Oct 16, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



National Data & Surveying Services

15-Min Count Period Beginning At	SW/SE Bayshore Blvd Northbound					SW/SE Bayshore Blvd Southbound					SW Port St Lucie Blvd/SR 716 Eastbound					SW Port St Lucie Blvd/SR 716 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	71	108	74	0		83	100	123	2		91	236	55	2		46	327	52	19		1389	5728
4:15 PM	83	147	74	0		89	93	120	0		86	224	53	1		56	288	51	18		1383	5824
4:30 PM	71	127	63	0		79	85	138	2		76	283	50	0		68	369	52	18		1481	5950
4:45 PM	78	124	78	0		91	109	152	2		90	275	43	1		55	311	50	16		1475	5991
5:00 PM	93	162	74	0		85	89	146	2		71	261	56	2		53	333	40	18		1485	6025
5:15 PM	83	179	72	0		62	101	149	2		73	256	45	0		66	363	39	19		1509	4540
5:30 PM	87	145	82	0		77	68	141	1		86	306	56	1		38	373	47	14		1522	3031
5:45 PM	103	160	63	0		92	91	132	4		87	297	49	0		44	331	43	13		1509	1509
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	412	716	328	0		368	404	596	16		348	1224	224	8		264	1492	188	76		**6664**	
Heavy Trucks	12	40	16	0		4	16	24	0		12	12	8	0		16	16	12	0		**188**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	8	0	0		0	4	4	0		4	4	0	4		**24**	
Buses																						
Stopped Buses																						

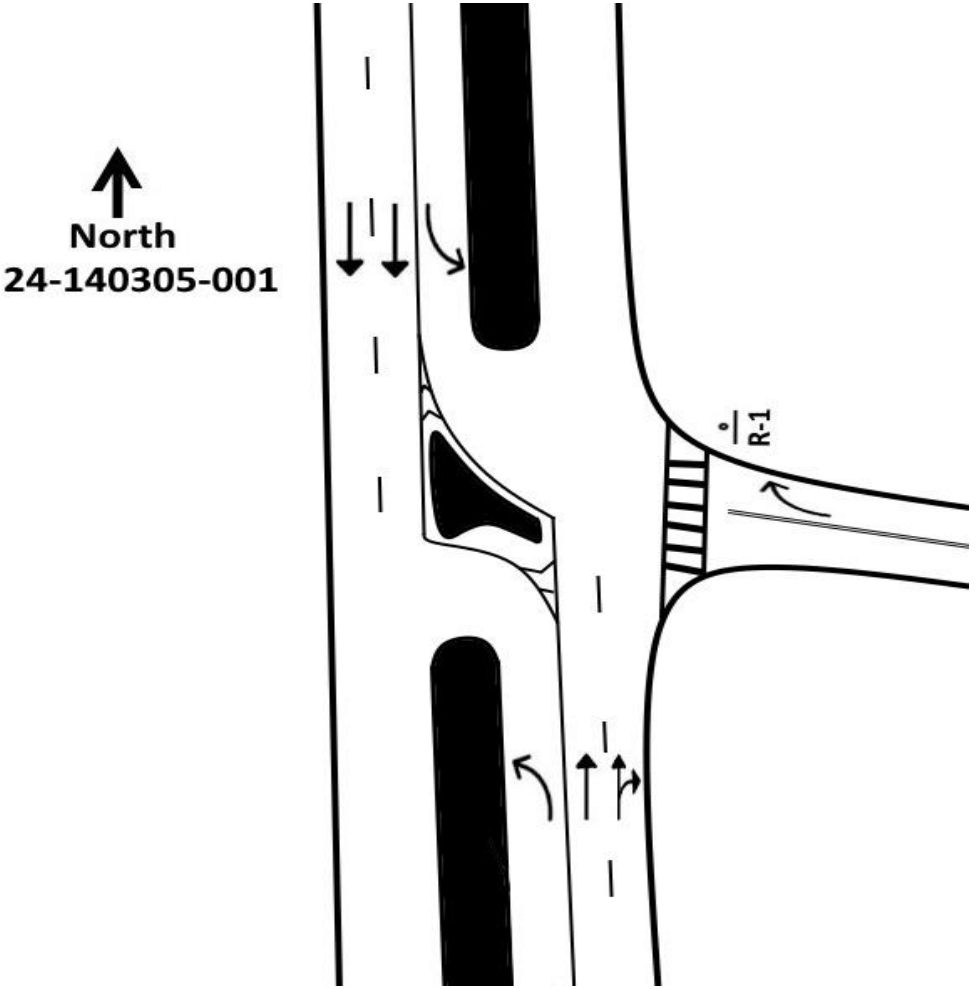
National Data & Surveying Services

Site Code:	**24-140305-001**
Date:	**10/16/2024**
Weather:	**Sunny**
City:	**Port St. Lucie**
County:	**St. Lucie**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(WB)**

N

N/S Street: **SW Bayshore Blvd**

Speed: **40 MPH**



E/W Street: **Crescent Ave**

Speed: **25 MPH**

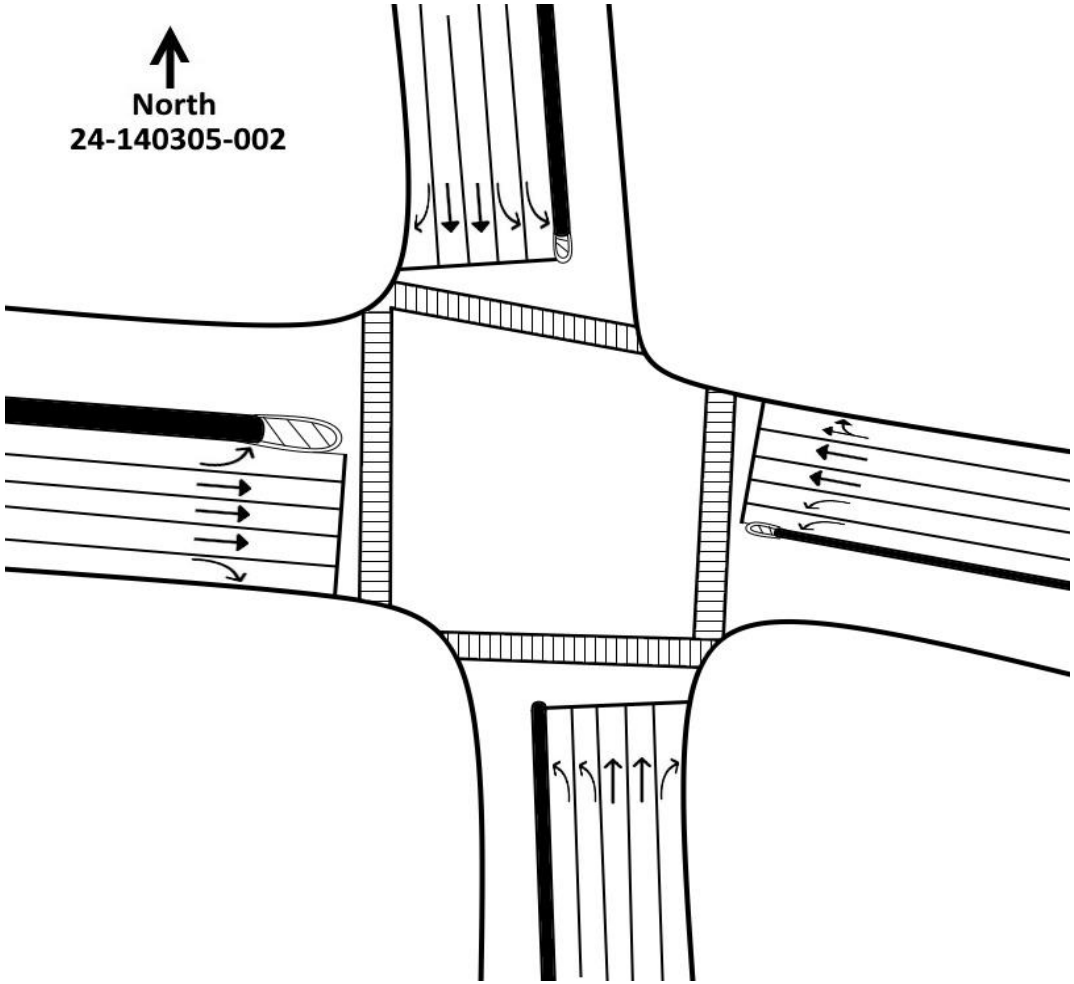
National Data & Surveying Services

Site Code:	**24-140305-002**
Date:	**10/16/2024**
Weather:	**Sunny**
City:	**Port St. Lucie**
County:	**St. Lucie**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**Signalized**

N

N/S Street: **SW/SE Bayshore Blvd**

Speed: **25/40 MPH**



E/W Street: **SW Port St Lucie Blvd/SR 716**

Speed: **45 MPH**

SIGNAL TIMING

	Cycle	Phase	BOG	EOY	Signal Timing
AM	1	NL/SL	8:05:15	8:05:42	0:00:27
		NT/ST	8:05:42	8:06:14	0:00:32
		WL/WT	8:06:14	8:06:53	0:00:39
		ET/WT	8:06:53	8:07:09	0:00:16
		EL/ET	8:07:09	8:08:15	0:01:06
	2	NL/SL	8:08:15	8:08:41	0:00:26
		NT/ST	8:08:41	8:09:14	0:00:33
		WL/WT	8:09:14	8:09:55	0:00:41
		ET/WT	8:09:55	8:10:10	0:00:15
		EL/ET	8:10:10	8:11:15	0:01:05
PM	1	NL/SL	16:45:53	16:46:18	0:00:25
		NT/ST	16:46:18	16:46:55	0:00:37
		WL/WT	16:46:55	16:47:28	0:00:33
		ET/WT	16:47:28	16:48:05	0:00:37
		EL/ET	16:48:05	16:48:44	0:00:39
	2	NL/SL	16:48:44	16:49:06	0:00:22
		NT/ST	16:49:06	16:49:51	0:00:45
		WL/WT	16:49:51	16:50:20	0:00:29
		ET/WT	16:50:20	16:50:55	0:00:35
		EL/ET	16:50:55	16:51:33	0:00:38

Green Time

WT: 40+16=56
ET=16+66=82
All other we use average

WT:31+36=67
ET=36+39=75
All other we use average

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9401_PKSEASON.TXT

GROWTH RATE CALCULATION

MURPHY OIL GAS STATION

Roadway	FDOT Site	5 Year Linear Trend	5 Year Exponential Trend	5 Year Decaying Trend
BAYSHORE BLVD FROM THORNHILL DR TO WHITMORE DR (HPMS)	8508	10.64%	9.33%	9.23%
SW THORNHILL DR- EAST OFAIRES LN	0079	-1.06%	-1.08%	-1.34%
SR 716/PORT ST LUCIE BLVD - E OF TPK ENT (COUNTY 5073)	5073	-0.33%	-0.39%	-0.98%
CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)	0019	-9.69%	-11.58%	-10.20%
Average Annual Growth Rate		**-0.11%**	**-0.93%**	**-0.82%**

Used 0.5% Growth Rate

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0019 - CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10100 F	N 5600	S 4500	9.00	51.60	7.10
2022	9800 C	N 5400	S 4400	9.00	51.40	5.00
2021	14500 V	N 6600	S 7900	9.00	50.90	7.20
2020	14700 R	N 6700	S 8000	9.00	51.30	31.50
2019	15400 T	N 7000	S 8400	9.00	51.00	7.80
2018	15500 S	N 7000	S 8500	9.00	51.30	5.80
2017	15300 F	N 6900	S 8400	9.00	50.90	10.00
2016	15100 C	N 6800	S 8300	9.00	50.90	6.20
2015	15400 R	N 7200	S 8200	9.00	51.00	41.80
2014	15400 T	N 7200	S 8200	9.00	50.80	49.50
2013	15400 S	N 7200	S 8200	9.00	50.80	2.90
2012	15400 F	N 7200	S 8200	9.00	56.80	2.90
2011	15600 C	N 7300	S 8300	9.00	57.20	2.90

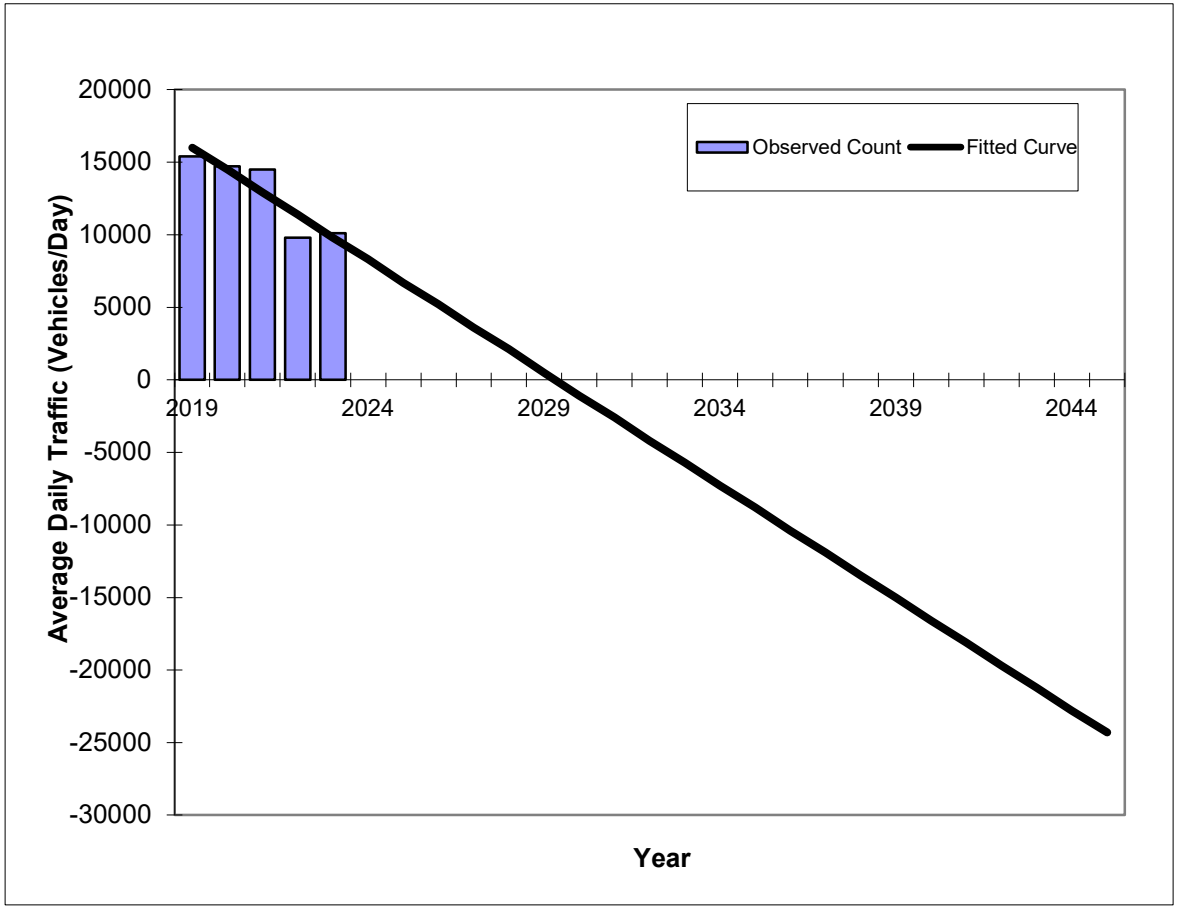
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16000
2020	14700	14500
2021	14500	12900
2022	9800	11400
2023	10100	9800
2027 Opening Year Trend		
2027	N/A	3600
2035 Mid-Year Trend		
2035	N/A	-8800
2045 Design Year Trend		
2045	N/A	-24300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-1,550
Trend R-squared:	81.44%
Trend Annual Historic Growth Rate:	-9.69%
Trend Growth Rate (2023 to Design Year):	-15.82%
Printed:	4-Oct-24
Straight Line Growth Option	

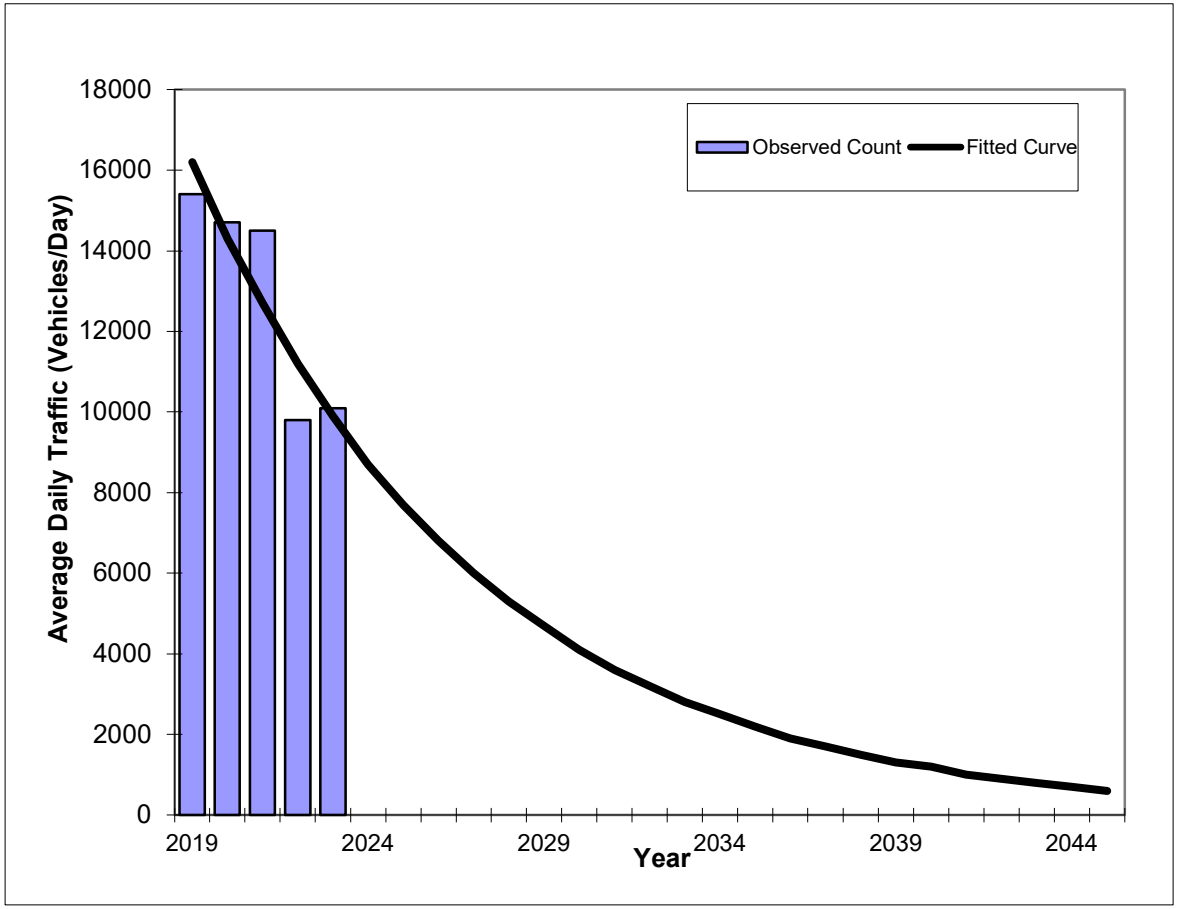
***Axle-Adjusted**

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16200
2020	14700	14300
2021	14500	12700
2022	9800	11200
2023	10100	9900
2027 Opening Year Trend		
2027	N/A	6000
2035 Mid-Year Trend		
2035	N/A	2200
2045 Design Year Trend		
2045	N/A	600
TRANPLAN Forecasts/Trends		

Trend R-squared:	79.72%
Compounded Annual Historic Growth Rate:	-11.58%
Compounded Growth Rate (2023 to Design Year):	-11.96%
Printed:	4-Oct-24

Exponential Growth Option

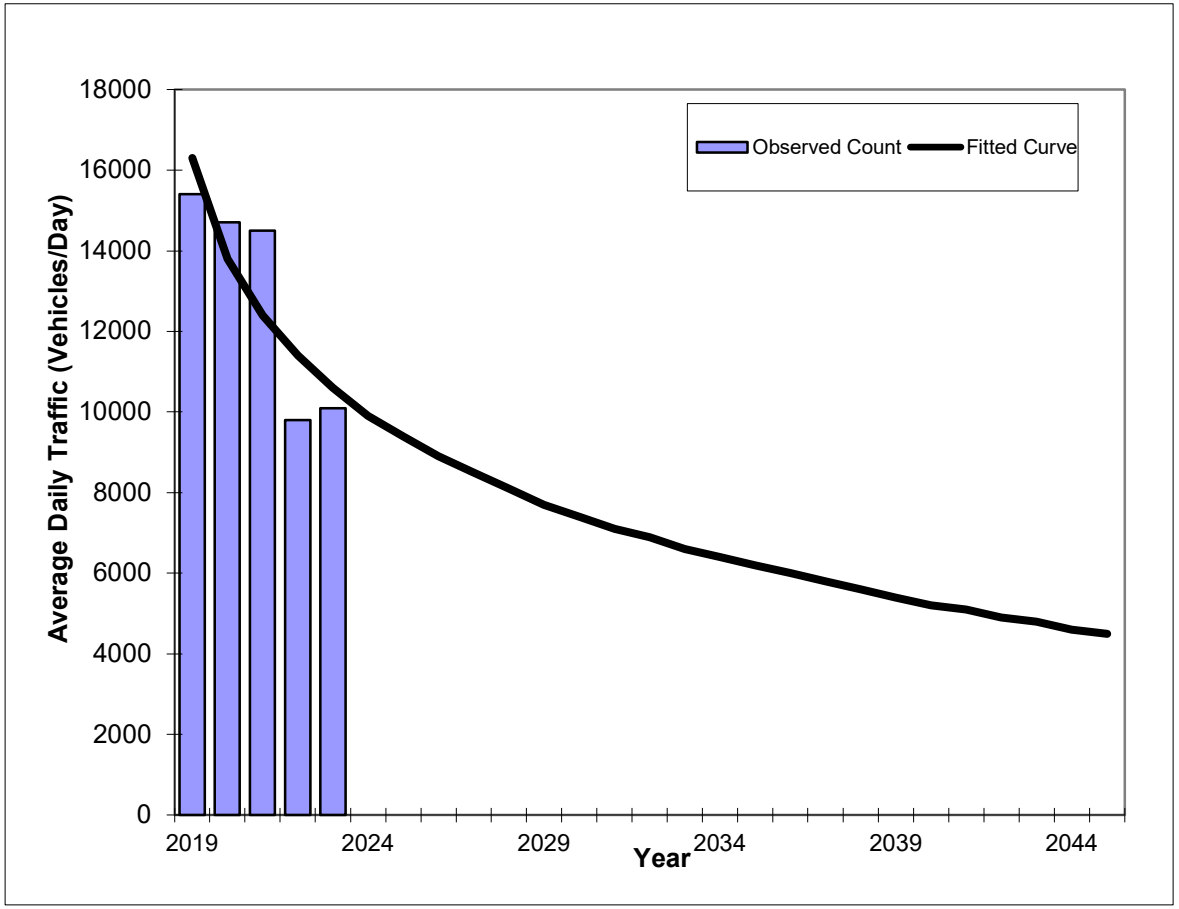
***Axle-Adjusted**

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Trend R-squared:	70.55%
Compounded Annual Historic Growth Rate:	-10.20%
Compounded Growth Rate (2023 to Design Year):	-3.82%
Printed:	4-Oct-24

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16300
2020	14700	13800
2021	14500	12400
2022	9800	11400
2023	10100	10600
2027 Opening Year Trend		
2027	N/A	8500
2035 Mid-Year Trend		
2035	N/A	6200
2045 Design Year Trend		
2045	N/A	4500
TRANPLAN Forecasts/Trends		

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0079 - SW THORNHILL DR- EAST OFAIRES LN

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	9200 V	E 4200	W 5000	9.00	51.60	7.10
2022	9000 R	E 4100	W 4900	9.00	51.40	5.00
2021	9000 T	E 4100	W 4900	9.00	50.90	7.20
2020	9200 S	E 4200	W 5000	9.00	51.30	31.50
2019	9600 F	E 4400	W 5200	9.00	51.00	7.80
2018	9600 C	E 4400	W 5200	9.00	51.30	5.80
2017	4800 V	0	0	9.00	50.90	10.00
2016	4700 R	0	0	9.00	50.90	6.20
2015	4700 T	0	0	9.00	51.00	41.80
2014	4700 S			9.00	50.80	49.50
2013	4700 F	0	0	9.00	50.80	11.90
2012	4700 C	E 0	W 0	9.00	56.80	7.10

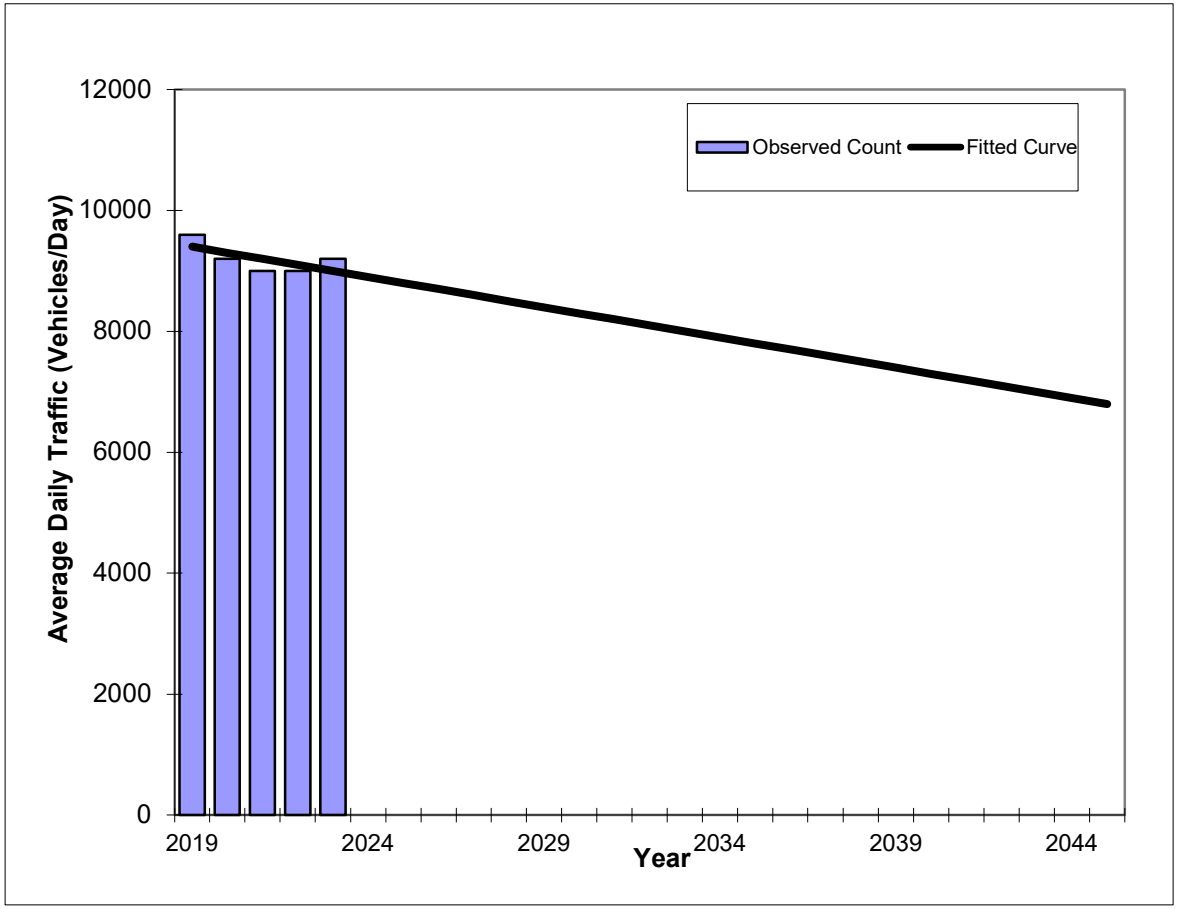
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9400
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8600
2035 Mid-Year Trend		
2035	N/A	7800
2045 Design Year Trend		
2045	N/A	6800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-100
Trend R-squared:	41.67%
Trend Annual Historic Growth Rate:	-1.06%
Trend Growth Rate (2023 to Design Year):	-1.11%
Printed:	4-Oct-24

Straight Line Growth Option

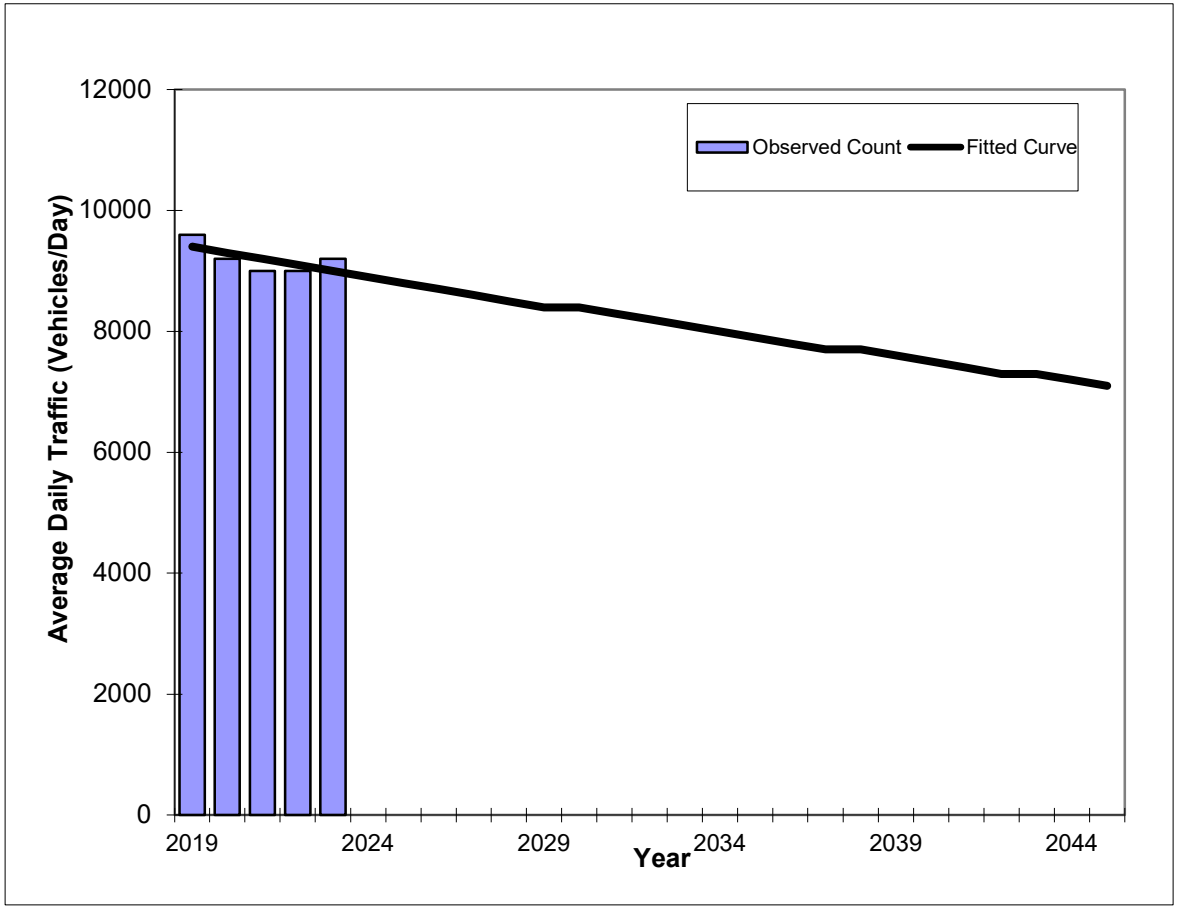
***Axle-Adjusted**

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9400
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8600
2035 Mid-Year Trend		
2035	N/A	7900
2045 Design Year Trend		
2045	N/A	7100
TRANPLAN Forecasts/Trends		

Trend R-squared:	41.30%
Compounded Annual Historic Growth Rate:	-1.08%
Compounded Growth Rate (2023 to Design Year):	-1.07%
Printed:	4-Oct-24

Exponential Growth Option

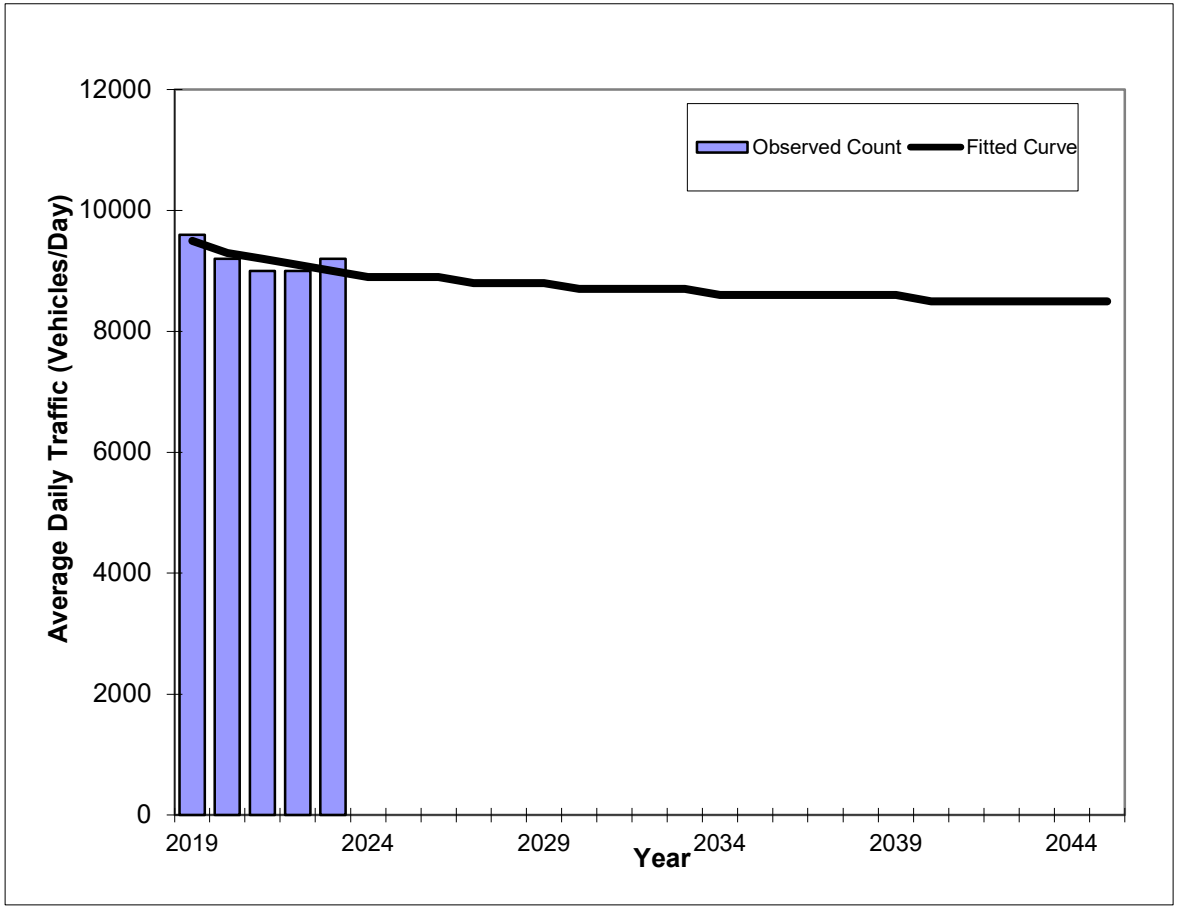
***Axle-Adjusted**

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9500
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8800
2035 Mid-Year Trend		
2035	N/A	8600
2045 Design Year Trend		
2045	N/A	8500
TRANPLAN Forecasts/Trends		

Trend R-squared:	63.70%
Compounded Annual Historic Growth Rate:	-1.34%
Compounded Growth Rate (2023 to Design Year):	-0.26%
Printed:	4-Oct-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5073 - SR 716/PORT ST LUCIE BLVD - E OF TPK ENT (COUNTY 5073)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	48000 C	E 23500	W 24500	9.00	51.60	5.60
2022	43000 C	E 20500	W 22500	9.00	51.40	5.60
2021	42500 C	E 21000	W 21500	9.00	50.90	10.20
2020	45500 F	E 22500	W 23000	9.00	51.30	10.20
2019	47500 C	E 23500	W 24000	9.00	51.00	10.20
2018	47500 C	E 23000	W 24500	9.00	51.30	6.20
2017	52000 C	E 26500	W 25500	9.00	50.90	6.20
2016	47500 C	E 23000	W 24500	9.00	50.90	6.20
2015	43500 C	E 21500	W 22000	9.00	51.00	3.00
2014	42500 C	E 20000	W 22500	9.00	50.80	3.00
2013	45000 C	E 21500	W 23500	9.00	50.80	3.00
2012	43500 C	E 21500	W 22000	9.00	56.80	2.00
2011	44000 C	E 22000	W 22000	9.00	57.20	13.00
2010	44000 S	E 21000	W 23000	10.32	55.40	2.80
2009	44000 F	E 21000	W 23000	10.27	57.35	2.80
2008	45000 C	E 21500	W 23500	10.45	58.06	2.80

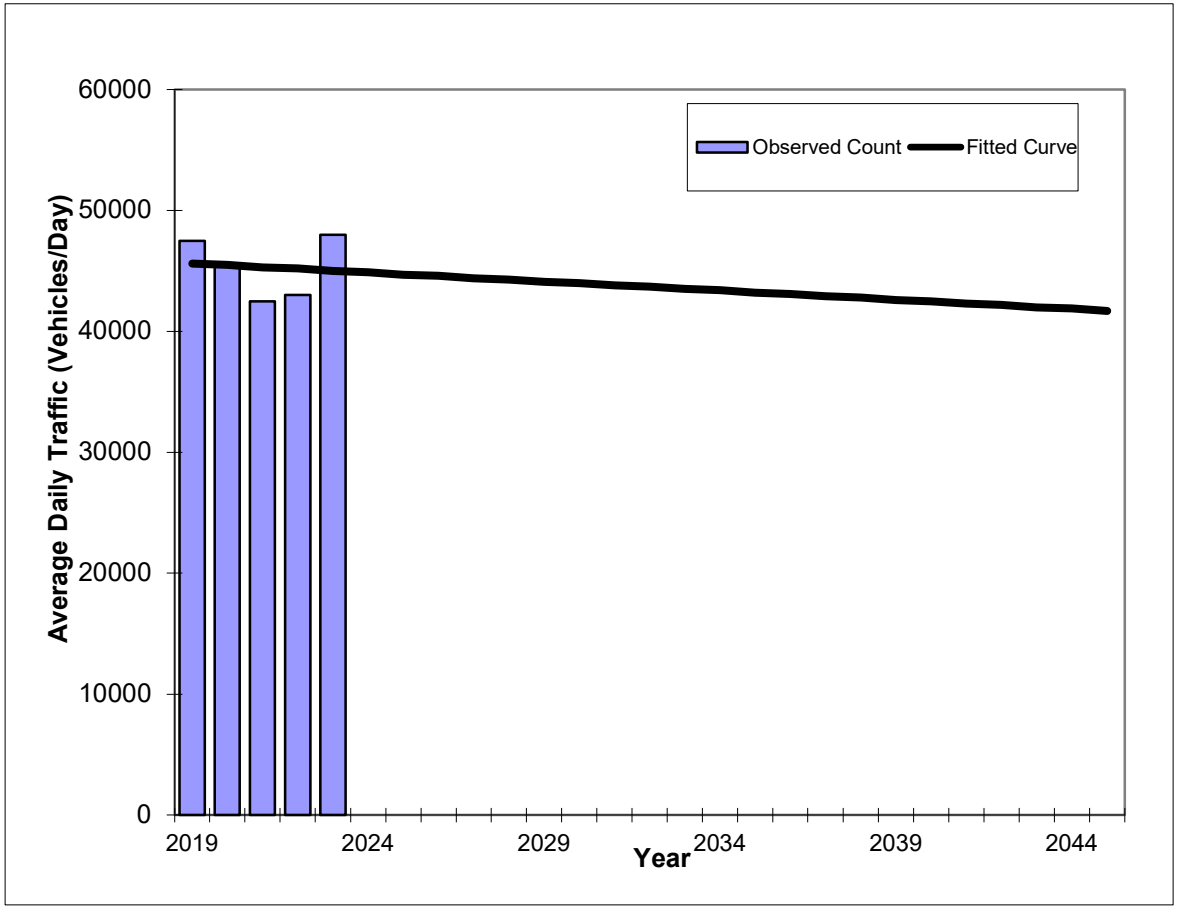
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



**** Annual Trend Increase:**	-150
Trend R-squared:	0.89%
Trend Annual Historic Growth Rate:	-0.33%
Trend Growth Rate (2023 to Design Year):	-0.33%
Printed:	4-Oct-24
Straight Line Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	45600
2020	45500	45500
2021	42500	45300
2022	43000	45200
2023	48000	45000
2027 Opening Year Trend		
2027	N/A	44400
2035 Mid-Year Trend		
2035	N/A	43200
2045 Design Year Trend		
2045	N/A	41700
TRANPLAN Forecasts/Trends		

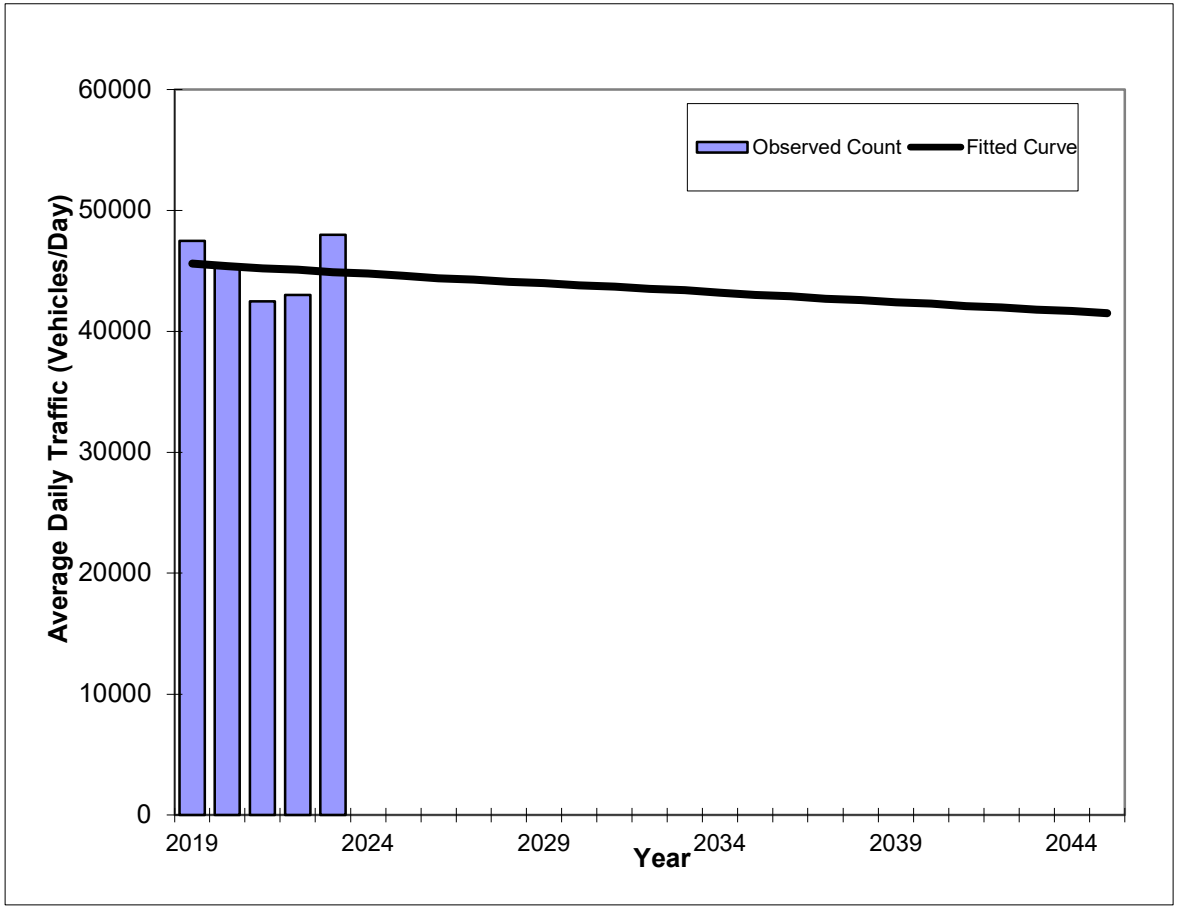
***Axle-Adjusted**

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	45600
2020	45500	45400
2021	42500	45200
2022	43000	45100
2023	48000	44900
2027 Opening Year Trend		
2027	N/A	44300
2035 Mid-Year Trend		
2035	N/A	43000
2045 Design Year Trend		
2045	N/A	41500
TRANPLAN Forecasts/Trends		

Trend R-squared:	1.02%
Compounded Annual Historic Growth Rate:	-0.39%
Compounded Growth Rate (2023 to Design Year):	-0.36%
Printed:	4-Oct-24

Exponential Growth Option

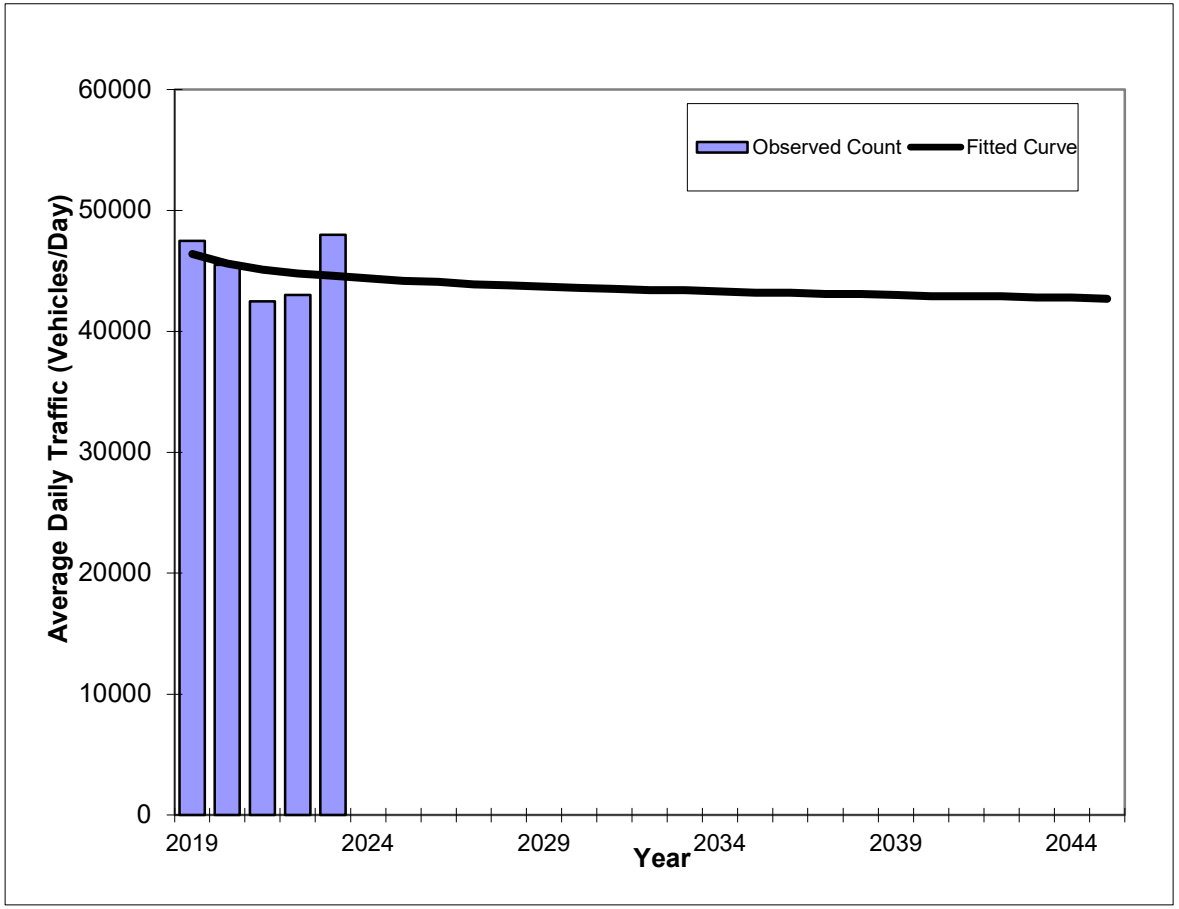
***Axle-Adjusted**

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	46400
2020	45500	45600
2021	42500	45100
2022	43000	44800
2023	48000	44600
2027 Opening Year Trend		
2027	N/A	43900
2035 Mid-Year Trend		
2035	N/A	43200
2045 Design Year Trend		
2045	N/A	42700
TRANPLAN Forecasts/Trends		

Trend R-squared:	7.76%
Compounded Annual Historic Growth Rate:	-0.98%
Compounded Growth Rate (2023 to Design Year):	-0.20%
Printed:	4-Oct-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8508 - BAYSHORE BLVD FROM THORNHILL DR TO WHITMORE DR (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	27000 S	N 12500	S 14500	9.00	51.60	14.40
2022	26000 F	N 12000	S 14000	9.00	51.40	14.40
2021	26000 C	N 12000	S 14000	9.00	50.90	14.40
2020	19200 S	N 8700	S 10500	9.00	51.30	4.90
2019	20100 F	N 9100	S 11000	9.00	51.00	4.90
2018	20200 C	N 9200	S 11000	9.00	51.30	4.90
2017	21000 S	N 10500	S 10500	9.00	50.90	4.90
2016	21000 F	N 10500	S 10500	9.00	50.90	4.90
2015	21000 C	N 10500	S 10500	9.00	51.00	4.90
2014	19500 F	N 10000	S 9500	9.00	50.80	2.30
2013	19500 C	N 10000	S 9500	9.00	50.80	2.30
2012	19300 C	N 11000	S 8300	9.00	56.80	2.30
2011	21000 T	0	0	9.00	57.20	7.60
2010	21000 S	N 10500	S 10500	10.32	55.40	5.10
2009	21000 F	N 10500	S 10500	10.27	57.35	5.10
2008	21000 C	N 10500	S 10500	10.45	58.06	5.10

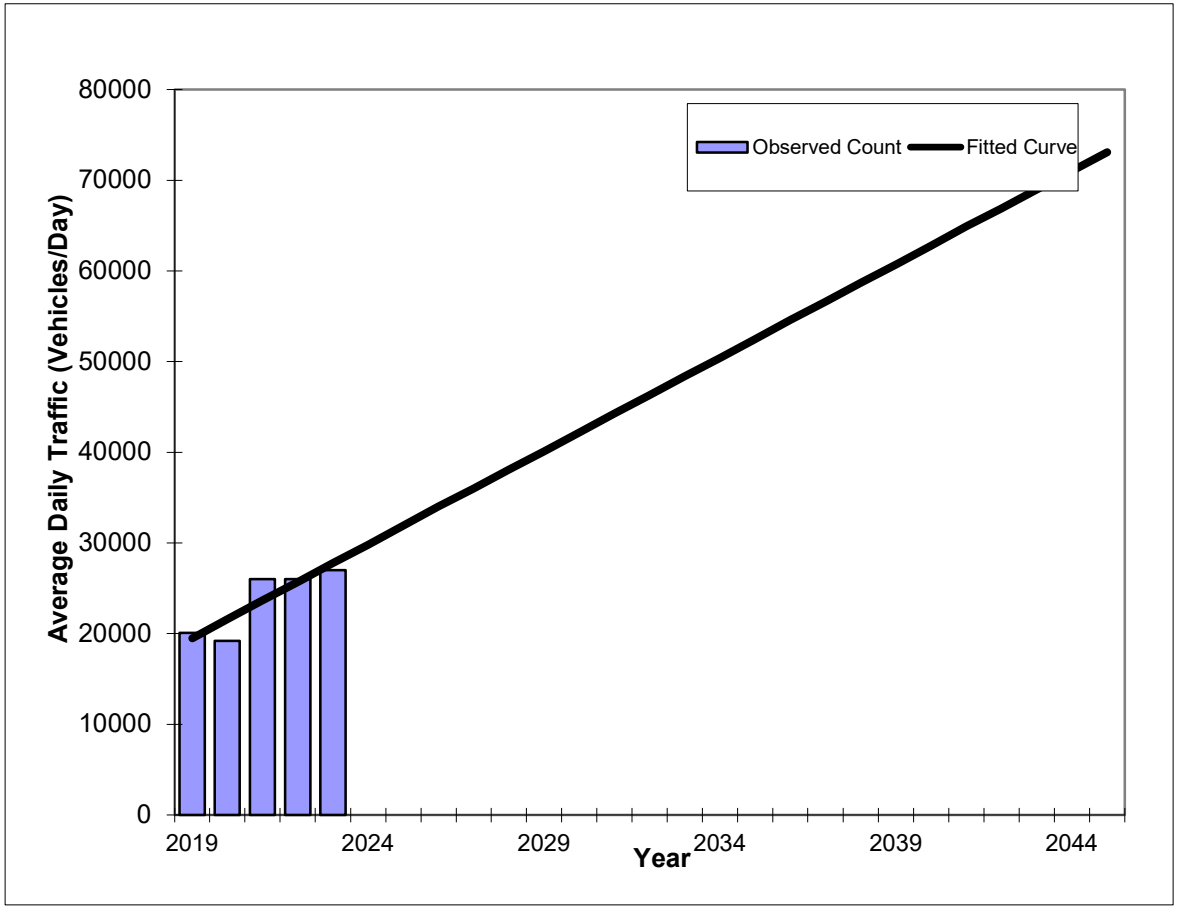
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



**** Annual Trend Increase:**	2,060
Trend R-squared:	77.62%
Trend Annual Historic Growth Rate:	10.64%
Trend Growth Rate (2023 to Design Year):	7.41%
Printed:	4-Oct-24

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	19500
2020	19200	21600
2021	26000	23700
2022	26000	25700
2023	27000	27800
2027 Opening Year Trend		
2027	N/A	36000
2035 Mid-Year Trend		
2035	N/A	52500
2045 Design Year Trend		
2045	N/A	73100
TRANPLAN Forecasts/Trends		

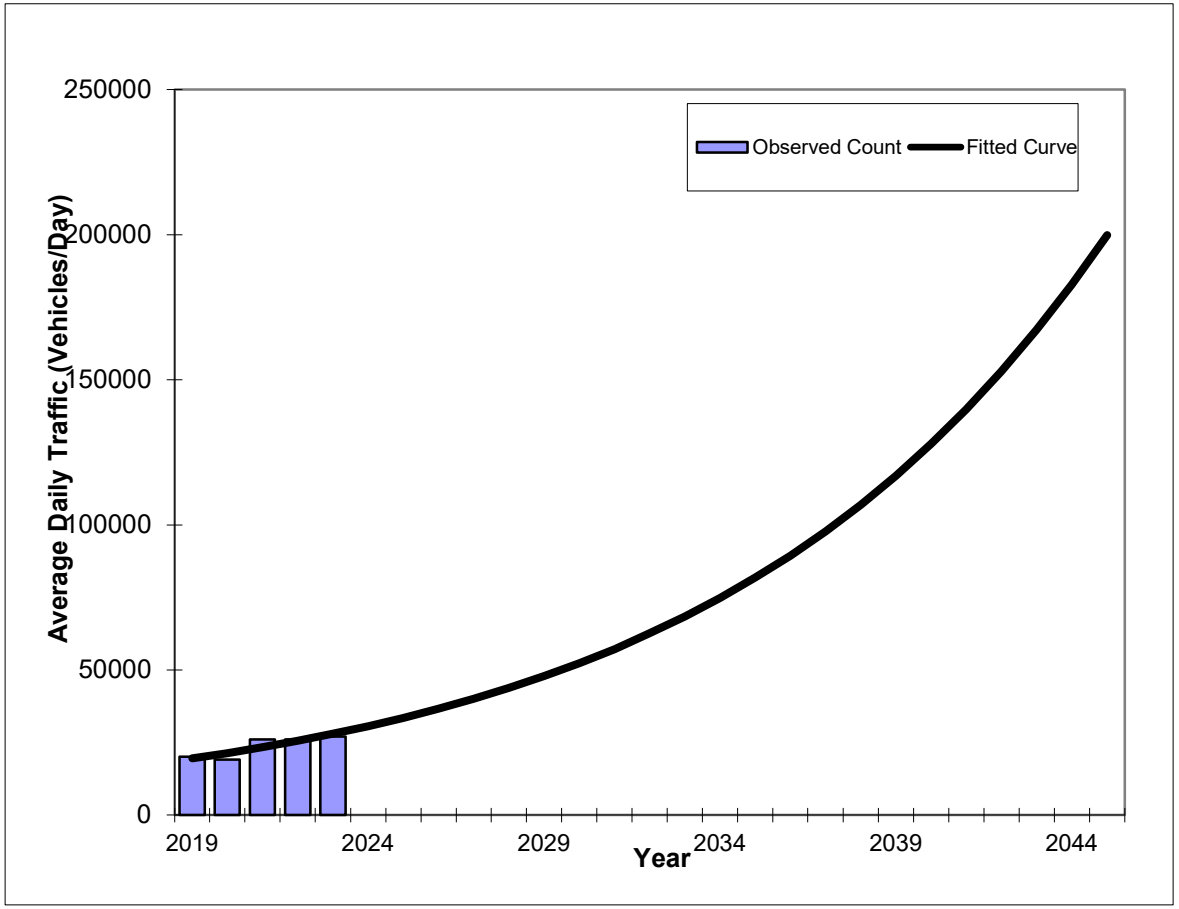
***Axle-Adjusted**

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	19600
2020	19200	21400
2021	26000	23400
2022	26000	25600
2023	27000	28000
2027 Opening Year Trend		
2027	N/A	40000
2035 Mid-Year Trend		
2035	N/A	81800
2045 Design Year Trend		
2045	N/A	199900
TRANPLAN Forecasts/Trends		

Trend R-squared:	76.08%
Compounded Annual Historic Growth Rate:	9.33%
Compounded Growth Rate (2023 to Design Year):	9.35%
Printed:	4-Oct-24

Exponential Growth Option

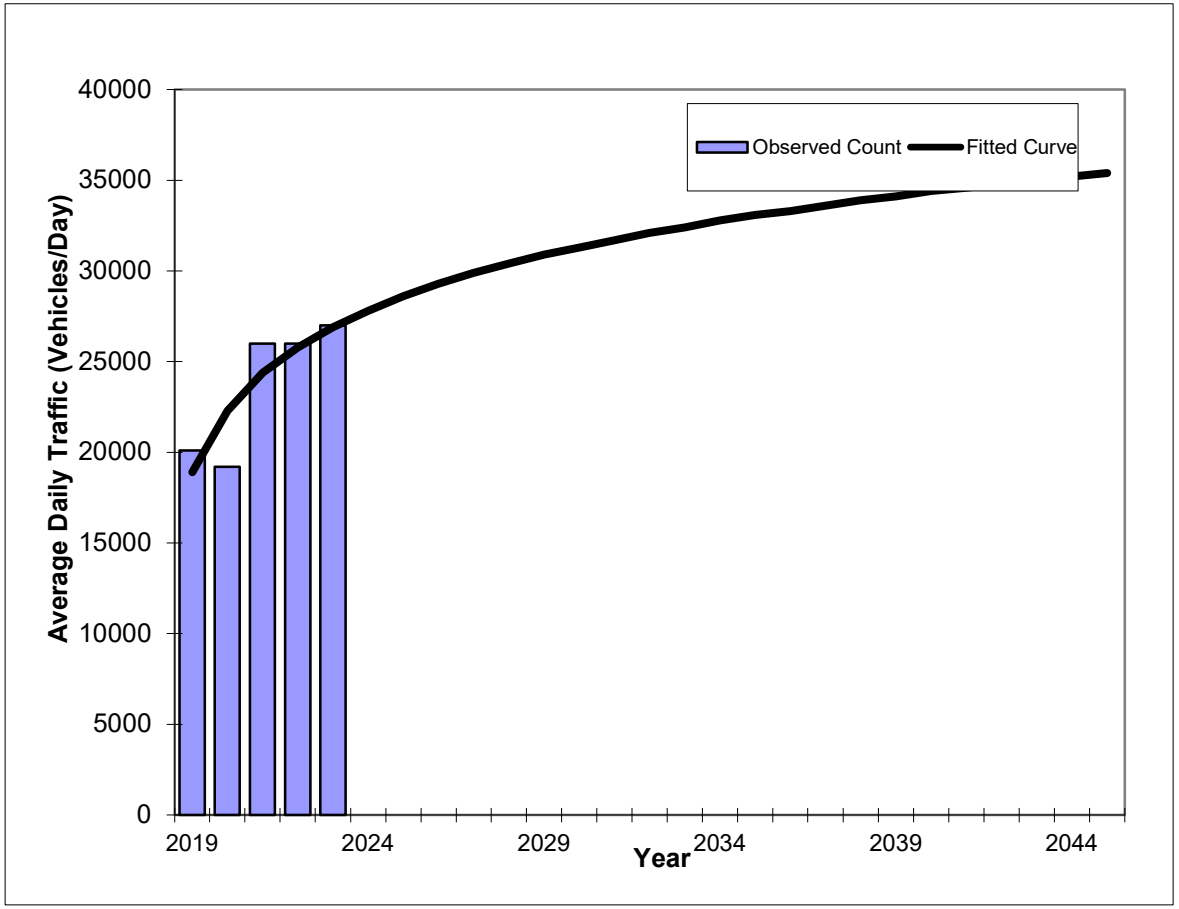
***Axle-Adjusted**

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	18900
2020	19200	22300
2021	26000	24400
2022	26000	25800
2023	27000	26900
2027 Opening Year Trend		
2027	N/A	29900
2035 Mid-Year Trend		
2035	N/A	33100
2045 Design Year Trend		
2045	N/A	35400
TRANPLAN Forecasts/Trends		

Trend R-squared:	74.26%
Compounded Annual Historic Growth Rate:	9.23%
Compounded Growth Rate (2023 to Design Year):	1.26%
Printed:	4-Oct-24

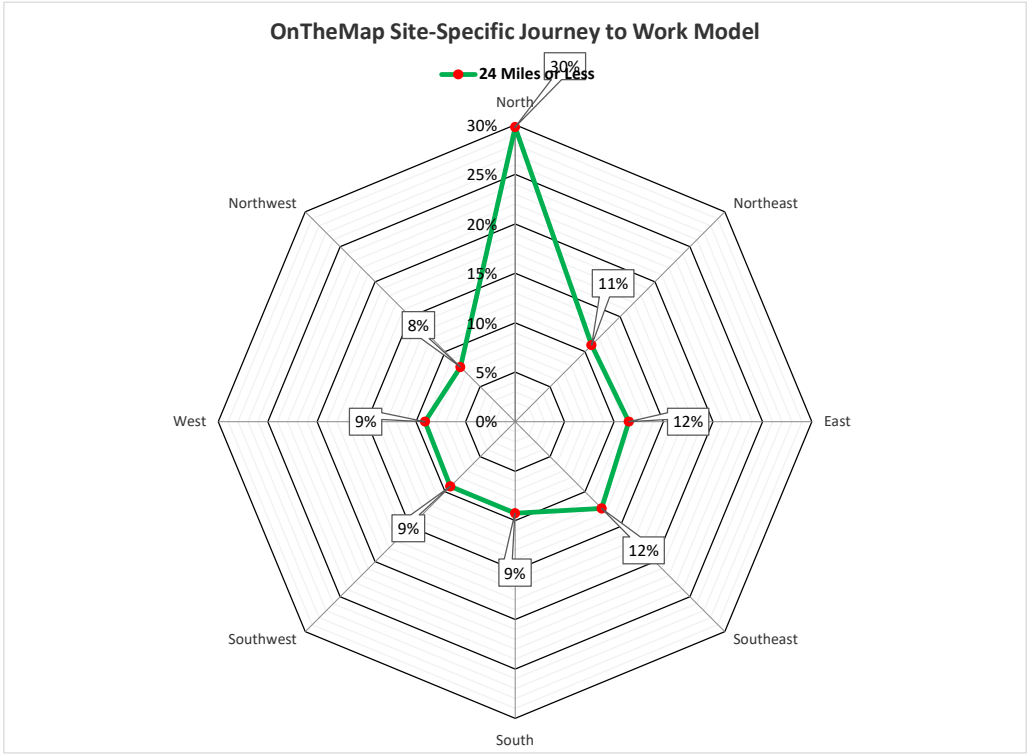
Decaying Exponential Growth Option

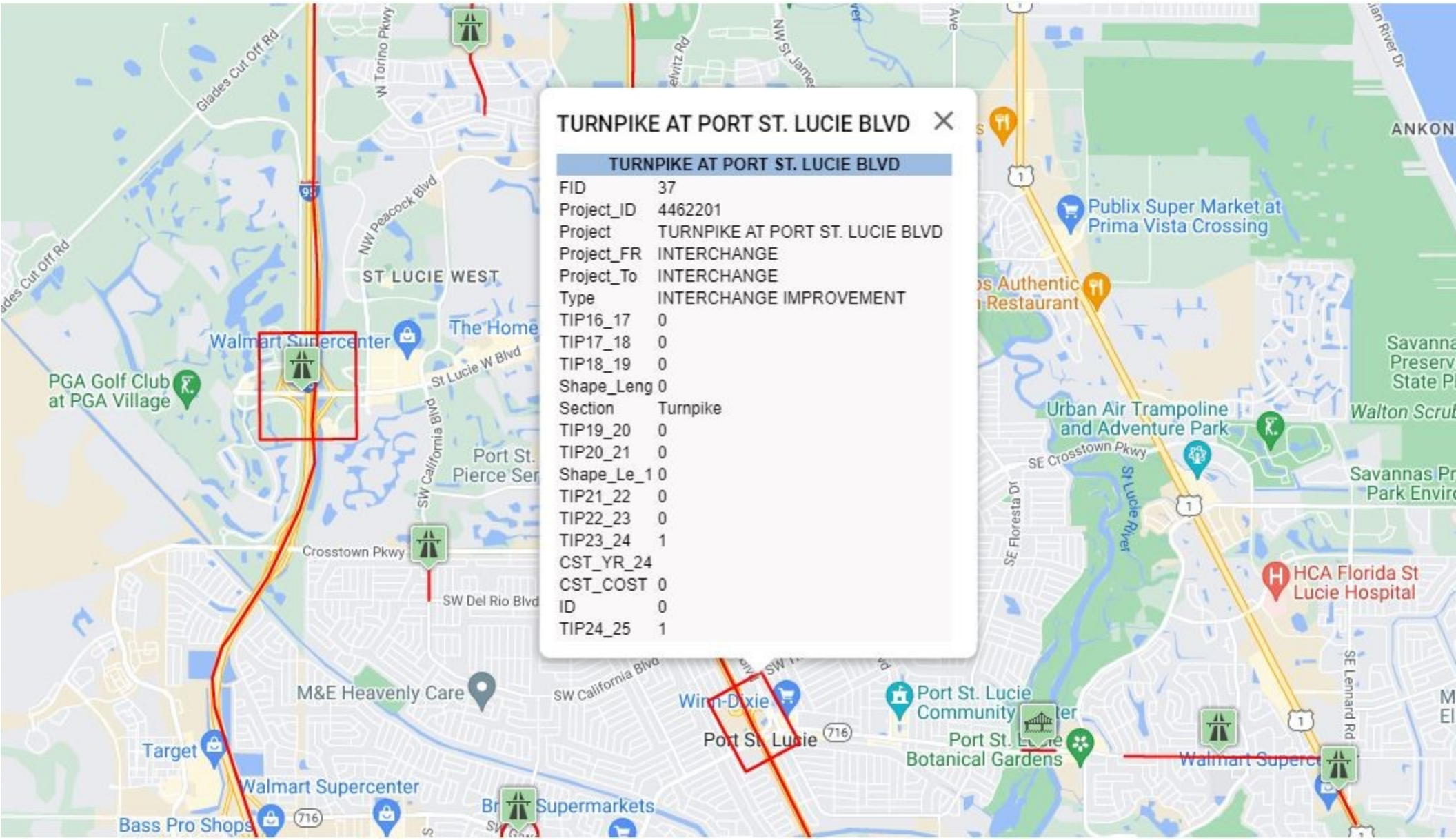
***Axle-Adjusted**

Distance/Direction Report - Home Census Block to Work Census Block

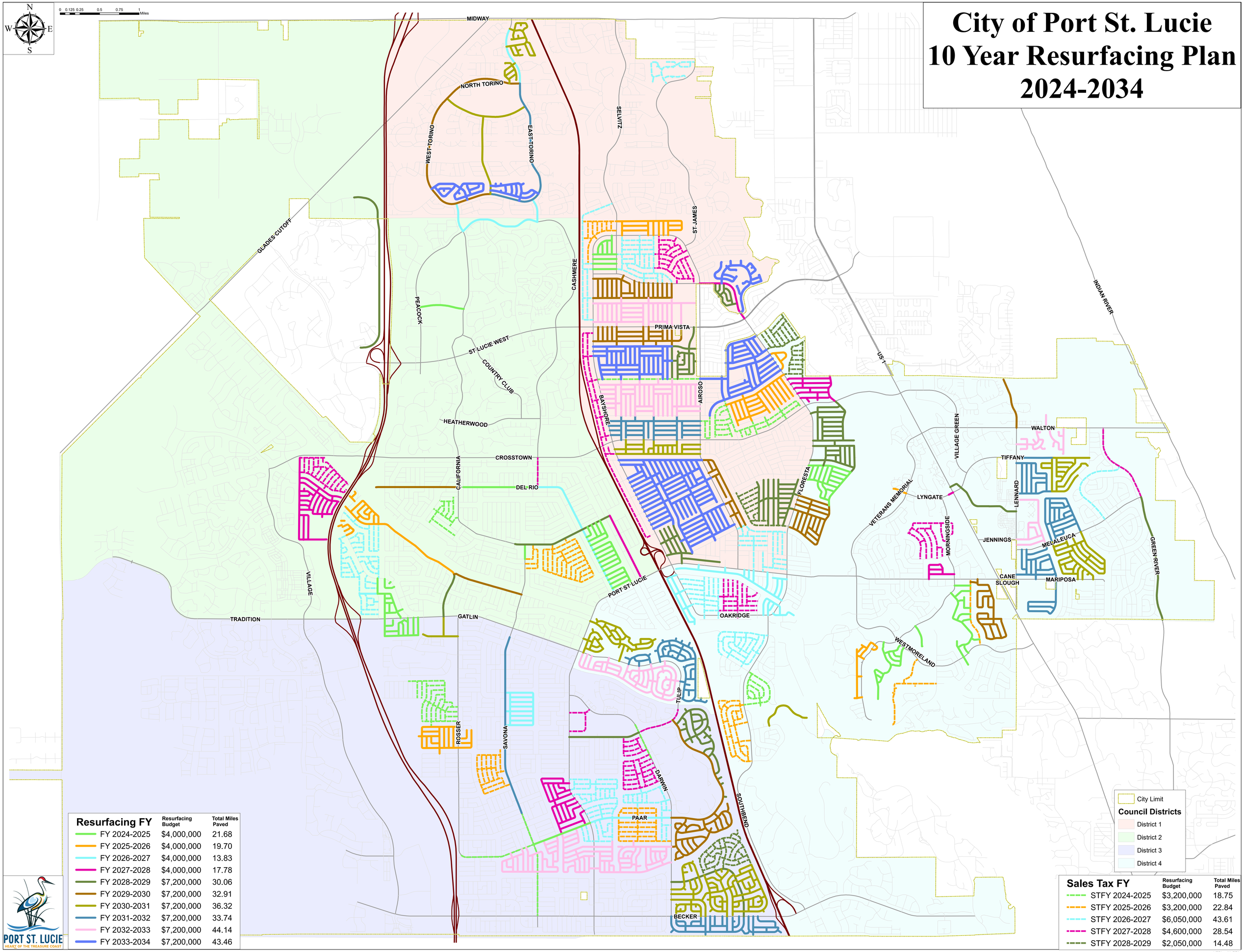
Job Counts in Home Blocks by Distance Only

	All		North		Northeast		East		Southeast		South		Southwest		West		Northwest	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Total All Private Jobs	1,848	100.0%	456	24.7%	136	7.4%	143	7.7%	196	10.6%	331	17.9%	155	8.4%	206	11.1%	225	12.2%
Less than 10 miles	1,009	100.0%	221	21.9%	136	13.5%	140	13.9%	92	9.1%	109	10.8%	111	11.0%	108	10.7%	92	9.1%
10 to 24 miles	234	100.0%	149	63.7%	0	0.0%	3	1.3%	62	26.5%	6	2.6%	4	1.7%	5	2.1%	5	2.1%
25 to 50 miles	162	100.0%	31	19.1%	0	0.0%	0	0.0%	42	25.9%	67	41.4%	8	4.9%	9	5.6%	5	3.1%
Greater than 50 miles	443	100.0%	55	12.4%	0	0.0%	0	0.0%	0	0.0%	149	33.6%	32	7.2%	84	19.0%	123	27.8%
Include:																		
24 Miles or Less	1,243	**100%**	370	**30%**	136	**11%**	143	**12%**	154	**12%**	115	**9%**	115	**9%**	113	**9%**	97	**8%**




TURNPIKE AT PORT ST. LUCIE BLVD
TURNPIKE AT PORT ST. LUCIE BLVD
FID 37
Project_ID 4462201
Project TURNPIKE AT PORT ST. LUCIE BLVD
Project_FR INTERCHANGE
Project_To INTERCHANGE
Type INTERCHANGE IMPROVEMENT
TIP16_17 0
TIP17_18 0
TIP18_19 0
Shape_Leng 0
Section Turnpike
TIP19_20 0
TIP20_21 0
Shape_Le_1 0
TIP21_22 0
TIP22_23 0
TIP23_24 1
CST_YR_24
CST_COST 0
ID 0
TIP24_25 1
Glades Cut Off Rd
W Torino Pkwy
NW Peacock Blvd
ST LUCIE WEST
Walmart Supercenter
The Home
PGA Golf Club at PGA Village
St Lucie W Blvd
SW California Blvd
Port St. Pierce Ser
Crosstown Pkwy
SW Del Rio Blvd
M&E Heavenly Care
Target
Walmart Supercenter
Bass Pro Shops
Publix Super Market at Prima Vista Crossing
Urban Air Trampoline and Adventure Park
SE Crosstown Pkwy
SE Floresta Dr
St Lucie River
HCA Florida St Lucie Hospital
Winn-Dixie
Port St. Lucie
Port St. Lucie Community
Port St. Lucie Botanical Gardens
SE Lennard Rd
Savannas Preserv State P
Walton Scrub
Savannas Pr Park Envir

City of Port St. Lucie
10 Year Resurfacing Plan
2024-2034



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2024-2025	$4,000,000	21.68
FY 2025-2026	$4,000,000	19.70
FY 2026-2027	$4,000,000	13.83
FY 2027-2028	$4,000,000	17.78
FY 2028-2029	$7,200,000	30.06
FY 2029-2030	$7,200,000	32.91
FY 2030-2031	$7,200,000	36.32
FY 2031-2032	$7,200,000	33.74
FY 2032-2033	$7,200,000	44.14
FY 2033-2034	$7,200,000	43.46

City Limit

Council Districts

- District 1
- District 2
- District 3
- District 4

Sales Tax FY	Resurfacing Budget	Total Miles Paved
STFY 2024-2025	$3,200,000	18.75
STFY 2025-2026	$3,200,000	22.84
STFY 2026-2027	$6,050,000	43.61
STFY 2027-2028	$4,600,000	28.54
STFY 2028-2029	$2,050,000	14.48

PORT ST. LUCIE
HEART OF THE TREASURE COAST

pwgis0001 July 2024

APPENDIX D
INTERSECTION VOLUME SPREADSHEETS

AM Peak Hour Volumes

Intersection	Road	Direction	Movement	AM PEAK 2024 Existing Volumes	AM PEAK 2027 No Build Volumes	AM PEAK Site Trip Distribution	AM PEAK Site Trips	AM PEAK Pass-by Site Trip Distributions	AM PEAK Pass-by Site Trips	AM PEAK 2027 Build Volumes	
(1) SW Bayshore Boulevard & Crescent Avenue	Crescent Avenue	Eastbound	EBL	0	0		0		0	0	Int 1
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	50	51		0		0	51	
			Approach	50	51		0		0	51	
	SW Bayshore Boulevard	Northbound	NBL	47	48		0		0	48	
			NBT	1004	1024	(25%)	5	(42%)	31	1060	
			NBR	27	28	(16%)	4		0	32	
			Approach	1078	1100	(41%)	9	(42%)	31	1140	
		Southbound	SBL	52	53	30%	7	58%	43	103	
			SBT	1303	1329		0	-58%	-43	1286	
			SBR	0	0		0		0	0	
			Approach	1355	1382	30%	7		0	1389	
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Port St Lucie Boulevard	Eastbound	EBL	533	544	26%	6		0	550	Int 2
			EBT	1617	1649		0		0	1649	
			EBR	467	476		0		0	476	
			Approach	2617	2669	26%	6		0	2675	
		Westbound	WBL	636	649	(30%)	7	(58%)	42	698	
			WBT	778	794	(29%)	7	(-58%)	-42	759	
			WBR	169	172		0		0	172	
			Approach	1583	1615	(59%)	14		0	1629	
	SW Bayshore Boulevard	Northbound	NBL	192	196		0		0	196	
			NBT	398	406	15%	3	42%	31	440	
			NBR	267	272		0		0	272	
			Approach	857	874	15%	3	42%	31	908	
		Southbound	SBL	236	241		0		0	241	
			SBT	622	634		0	(-58%)	-42	592	
			SBR	433	442		0		0	442	
			Approach	1291	1317		0	(-58%)	-42	1275	
(3) Port St Lucie Boulevard & Driveway 1	Port St Lucie Boulevard	Eastbound	EBL	0	0		0		0	0	Int 3
			EBT	0	0	(59%)	14		0	14	
			EBR	0	0		0		0	0	
			Approach	0	0	(59%)	14		0	14	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
	Driveway 1	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
(4) Driveway 2 & Victoria Square Parking Lot St	Driveway 2	Eastbound	EBL	0	0		0		0	0	Int 4
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0	59%	14		0	14	
			Approach	0	0	59%	14		0	14	
	Victoria Square Parking Lot St	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	

PM Peak Hour Volumes

Intersection	Road	Direction	Movement	PM PEAK 2024 Existing Volumes	PM PEAK 2027 No Build Volumes	PM PEAK Site Trip Distribution	PM PEAK Site Trips	PM PEAK Pass-by Site Trip Distributions	PM PEAK Pass-by Site Trips	PM PEAK 2027 Build Volumes	
(1) SW Bayshore Boulevard & Crescent Avenue	Crescent Avenue	Eastbound	EBL	0	0		0		0	0	Int 1
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	80	82		0		0	82	
			Approach	80	82		0		0	82	
	SW Bayshore Boulevard	Northbound	NBL	113	115		0		0	115	
			NBT	1220	1244	(25%)	7	(42%)	35	1286	
			NBR	78	80	(16%)	4		0	84	
			Approach	1411	1439	(41%)	11	(42%)	35	1485	
		Southbound	SBL	80	82	30%	8	58%	48	138	
			SBT	1286	1312		0	-58%	-48	1264	
			SBR	0	0		0		0	0	
			Approach	1366	1394	30%	8		0	1402	
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Port St Lucie Boulevard	Eastbound	EBL	358	365	26%	7		0	372	Int 2
			EBT	1254	1279		0		0	1279	
			EBR	231	236		0		0	236	
			Approach	1843	1880	26%	7		0	1887	
		Westbound	WBL	297	303	(30%)	8	(58%)	48	359	
			WBT	1568	1599	(29%)	8	(-58%)	-48	1559	
			WBR	189	193		0		0	193	
			Approach	2054	2095	(59%)	16		0	2111	
	SW Bayshore Boulevard	Northbound	NBL	410	418		0		0	418	
			NBT	724	738	15%	4	42%	35	777	
			NBR	326	333		0		0	333	
			Approach	1460	1489	15%	4	42%	35	1528	
		Southbound	SBL	364	371		0		0	371	
			SBT	391	399		0	(-58%)	-48	351	
			SBR	636	649		0		0	649	
			Approach	1391	1419		0	(-58%)	-48	1371	
(3) Port St Lucie Boulevard & Driveway 1	Port St Lucie Boulevard	Eastbound	EBL	0	0		0		0	0	Int 3
			EBT	0	0	(59%)	16		0	16	
			EBR	0	0		0		0	0	
			Approach	0	0	(59%)	16		0	16	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
	Driveway 1	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
(4) Driveway 2 & Victoria Square Parking Lot St	Driveway 2	Eastbound	EBL	0	0		0		0	0	Int 4
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0	59%	17		0	17	
			Approach	0	0	59%	17		0	17	
	Victoria Square Parking Lot St	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	

APPENDIX E
INTERSECTION CAPACITY REPORTS

EXISTING CONDITIONS

Table 1.1 -2024 Existing Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]			
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard	
		Unsignalized		Signalized	
		LOS	Delay	LOS	Delay
EBL	AM			F	90.9
	PM			F	134.9
EBT	AM			D	43.6
	PM			D	35.7
EBR	AM			C	33.6
	PM			C	20.8
EB Approach	AM			D	51.5
	PM			D	53.1
WBL	AM			F	118.5
	PM			F	85.9
WBT	AM			E	56.0
	PM			E	73.4
WBR	AM			E	58.9
	PM			F	83.6
WB Approach	AM	B	13.1	F	81.7
	PM	A	3.7	E	78.2
NBL	AM			F	90.7
	PM			F	170.2
NBT	AM			F	86.5
	PM			F	104.8
NBR	AM			F	198.1
	PM			F	124.0
NB Approach	AM			F	122.2
	PM			F	127.4
SBL	AM			F	94.7
	PM			F	129.0
SBT	AM			F	157.6
	PM			E	63.9
SBR	AM			D	37.3
	PM			F	94.5
SB Approach	AM			F	105.8
	PM			F	94.9
Overall	AM			E	79.6
	PM			F	85.5

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

Table 1.2 -2024 Existing Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St	AM	380	#903			430	#521			215	164			345	m197	360	m420
	PM		#664				219				#396				m#331		m#857

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

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ENGINEERING & ENVIRONMENTAL SERVICES

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	50	47	1004	27	52	1303
Future Vol, veh/h	0	50	47	1004	27	52	1303
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	51	48	1024	28	53	1330

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	526	1330	0	0	1052	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	494	201	-	-	651	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	494	201	-	-	651	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.13	1.24	0.42
HCM LOS	B		

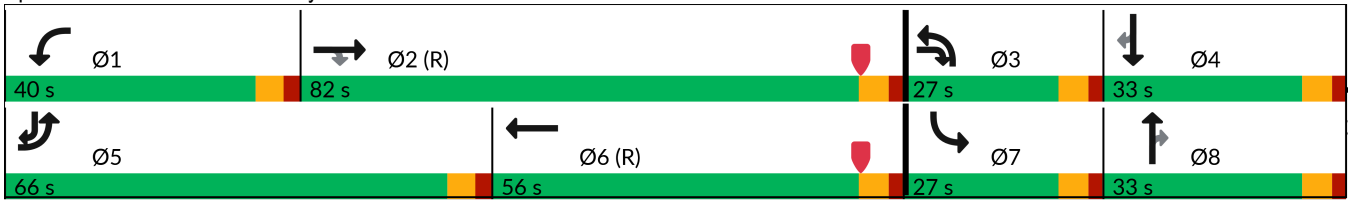
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	201	-	-	494	651	-
HCM Lane V/C Ratio	0.238	-	-	0.103	0.081	-
HCM Control Delay (s/veh)	28.4	-	-	13.1	11	-
HCM Lane LOS	D	-	-	B	B	-
HCM 95th %tile Q(veh)	0.9	-	-	0.3	0.3	-

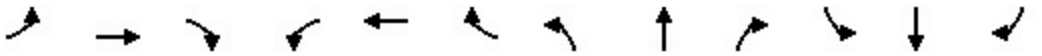
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	533	1617	467	636	778	192	398	267	236	622	433
Future Volume (vph)	533	1617	467	636	778	192	398	267	236	622	433
Lane Group Flow (vph)	555	1684	486	663	986	200	415	278	246	648	451
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	0.98	0.80	0.56	1.04	0.71	0.66	0.72	0.57	0.73	1.06	0.53
Control Delay (s/veh)	92.0	50.0	26.5	116.8	60.8	90.2	80.3	11.5	93.4	123.0	26.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	92.0	50.0	26.5	116.8	60.8	90.2	80.3	11.5	93.4	123.0	26.6
Queue Length 50th (ft)	654	643	336	~440	384	121	252	0	150	~442	291
Queue Length 95th (ft)	#903	704	422	#571	440	164	323	95	m197	m#639	m420
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1390	392	577	490	392	609	866
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.80	0.53	1.04	0.71	0.51	0.72	0.57	0.63	1.06	0.52

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	1617	467	636	778	169	192	398	267	236	622	433
Future Volume (veh/h)	533	1617	467	636	778	169	192	398	267	236	622	433
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	555	1684	486	662	810	176	200	415	278	246	648	451
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	571	2274	817	640	1305	281	242	523	233	288	570	762
Arrive On Green	0.32	0.45	0.45	0.19	0.31	0.31	0.07	0.15	0.15	0.08	0.16	0.16
Sat Flow, veh/h	1767	5066	1572	3428	4171	900	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	555	1684	486	662	655	331	200	415	278	246	648	451
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1694	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	56.4	49.9	39.1	34.0	30.1	30.4	10.5	20.7	27.0	12.9	29.4	29.4
Cycle Q Clear(g_c), s	56.4	49.9	39.1	34.0	30.1	30.4	10.5	20.7	27.0	12.9	29.4	29.4
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	571	2274	817	640	1056	530	242	523	233	288	570	762
V/C Ratio(X)	0.97	0.74	0.59	1.03	0.62	0.63	0.83	0.79	1.19	0.85	1.14	0.59
Avail Cap(c_a), veh/h	583	2274	817	640	1056	530	396	523	233	396	570	762
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.8	41.4	30.4	74.0	53.3	53.4	83.5	74.8	77.5	82.2	76.3	33.9
Incr Delay (d2), s/veh	30.1	2.2	3.2	44.5	2.7	5.5	7.2	11.7	120.6	12.5	81.4	3.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	29.6	20.9	15.5	18.7	13.1	13.6	4.9	10.2	18.7	6.2	19.7	15.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	90.9	43.6	33.6	118.5	56.0	58.9	90.7	86.5	198.1	94.7	157.6	37.3
LnGrp LOS	F	D	C	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2725			1648			893			1345	
Approach Delay, s/veh		51.5			81.7			122.2			105.8	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	87.7	18.9	35.4	64.8	62.9	21.3	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	51.9	12.5	31.4	58.4	32.4	14.9	29.0
Green Ext Time (p_c), s	0.0	15.1	0.4	0.0	0.4	5.7	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	79.6
HCM 7th LOS	E

Intersection	
Int Delay, s/veh	2.7

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	80	113	1220	78	80	1286
Future Vol, veh/h	0	80	113	1220	78	80	1286
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	83	118	1271	81	83	1340

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	676	1340	0	0	1352	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	394	198	-	-	500	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	394	198	-	-	500	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.59	3.73	0.8
HCM LOS	C		

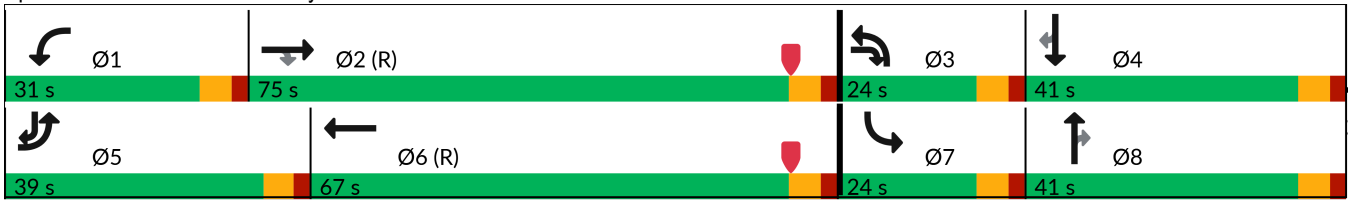
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	198	-	-	394	500	-
HCM Lane V/C Ratio	0.593	-	-	0.212	0.167	-
HCM Control Delay (s/veh)	46.6	-	-	16.6	13.6	-
HCM Lane LOS	E	-	-	C	B	-
HCM 95th %tile Q(veh)	3.3	-	-	0.8	0.6	-

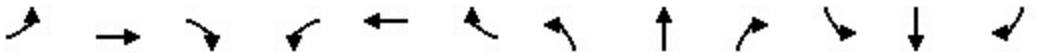
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	358	1254	231	297	1568	410	724	326	364	391	636
Future Volume (vph)	358	1254	231	297	1568	410	724	326	364	391	636
Lane Group Flow (vph)	362	1267	233	300	1775	414	731	329	368	395	642
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.07	0.58	0.25	0.75	1.00	1.16	1.02	0.64	1.03	0.55	0.90
Control Delay (s/veh)	131.7	38.7	13.0	84.4	75.0	161.9	104.0	21.5	128.7	66.1	57.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	131.7	38.7	13.0	84.4	75.0	161.9	104.0	21.5	128.7	66.1	57.3
Queue Length 50th (ft)	~448	393	81	170	726	~280	~454	78	~226	211	616
Queue Length 95th (ft)	#664	464	143	219	#843	#396	#590	195	m#331	m264	m#857
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2171	929	497	1776	357	717	518	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.07	0.58	0.25	0.60	1.00	1.16	1.02	0.64	1.03	0.55	0.90

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	358	1254	231	297	1568	189	410	724	326	364	391	636
Future Volume (veh/h)	358	1254	231	297	1568	189	410	724	326	364	391	636
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	362	1267	233	300	1584	191	414	731	329	368	395	642
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2270	870	348	1634	197	361	722	322	361	722	625
Arrive On Green	0.19	0.45	0.45	0.10	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4582	551	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	362	1267	233	300	1167	608	414	731	329	368	395	642
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1756	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.5	13.3	14.7	58.1	58.3	18.0	35.0	35.0	18.0	17.2	35.0
Cycle Q Clear(g_c), s	33.0	31.5	13.3	14.7	58.1	58.3	18.0	35.0	35.0	18.0	17.2	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2270	870	348	1205	627	361	722	322	361	722	625
V/C Ratio(X)	1.06	0.56	0.27	0.86	0.97	0.97	1.15	1.01	1.02	1.02	0.55	1.03
Avail Cap(c_a), veh/h	341	2270	870	501	1205	627	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	34.7	20.0	75.6	54.1	54.1	76.5	68.0	68.0	76.5	60.9	51.5
Incr Delay (d2), s/veh	65.9	1.0	0.8	10.2	19.4	29.5	93.7	36.8	56.0	52.5	3.0	43.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	20.9	13.0	5.1	6.9	27.3	30.3	12.6	19.3	18.9	10.5	8.0	33.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	134.9	35.7	20.8	85.9	73.4	83.6	170.2	104.8	124.0	129.0	63.9	94.5
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1862			2075			1474			1405	
Approach Delay, s/veh		53.1			78.2			127.4			94.9	
Approach LOS		D			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.4	82.6	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	16.7	33.5	20.0	37.0	35.0	60.3	20.0	37.0
Green Ext Time (p_c), s	0.6	11.7	0.0	0.0	0.0	0.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	85.5
HCM 7th LOS	F

FUTURE NO BUILD CONDITIONS

Table 2.1 - 2027 No Build Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]			
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard	
		Unsignalized		Signalized	
		LOS	Delay	LOS	Delay
EBL	AM			F	91.6
	PM			F	141.4
EBT	AM			D	44.5
	PM			D	36.2
EBR	AM			C	34.1
	PM			C	21.0
EB Approach	AM			D	52.2
	PM			D	54.8
WBL	AM			F	125.1
	PM			F	86.2
WBT	AM			E	57.8
	PM			E	77.7
WBR	AM			E	61.1
	PM			F	88.4
WB Approach	AM	B	13.3	F	85.5
	PM	C	17.0	F	82.1
NBL	AM			F	91.1
	PM			F	178.5
NBT	AM			F	87.7
	PM			F	110.1
NBR	AM			F	206.1
	PM			F	130.1
NB Approach	AM			F	125.3
	PM			F	133.8
SBL	AM			F	95.2
	PM			F	134.4
SBT	AM			F	164.9
	PM			E	64.2
SBR	AM			D	36.8
	PM			F	101.0
SB Approach	AM			F	109.1
	PM			F	99.4
Overall	AM			F	82.0
	PM			F	89.4

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

Table 2.2 -2027 No Build Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St	AM	380	#935			430	#588			215	167			345	m201	360	m434
	PM		#682				223				#406				m#338		m#887

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

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Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	51	48	1024	28	53	1329
Future Vol, veh/h	0	51	48	1024	28	53	1329
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	52	49	1045	29	54	1356

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	537	1356	0	0	1073	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	486	194	-	-	639	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	486	194	-	-	639	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.3	1.3	0.43
HCM LOS	B		

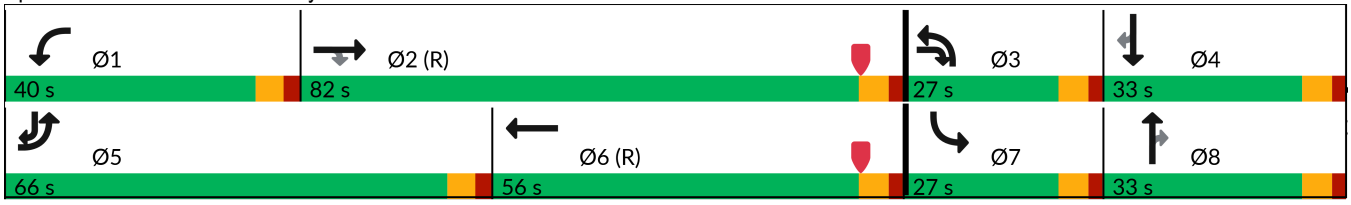
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	194	-	-	486	639	-
HCM Lane V/C Ratio	0.253	-	-	0.107	0.085	-
HCM Control Delay (s/veh)	29.8	-	-	13.3	11.2	-
HCM Lane LOS	D	-	-	B	B	-
HCM 95th %tile Q(veh)	1	-	-	0.4	0.3	-

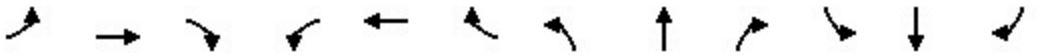
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	544	1649	476	649	794	196	406	272	241	634	442
Future Volume (vph)	544	1649	476	649	794	196	406	272	241	634	442
Lane Group Flow (vph)	567	1718	496	676	1006	204	423	283	251	660	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	0.98	0.82	0.57	1.06	0.74	0.66	0.74	0.57	0.74	1.09	0.53
Control Delay (s/veh)	92.6	50.8	26.8	121.8	62.2	90.3	81.2	11.5	93.7	130.0	26.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	92.6	50.8	26.8	121.8	62.2	90.3	81.2	11.5	93.7	130.0	26.6
Queue Length 50th (ft)	675	663	346	~456	394	124	257	0	153	~460	300
Queue Length 95th (ft)	#935	724	436	#588	450	167	329	95	m201	m#654	m434
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1365	392	574	493	392	606	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.98	0.82	0.55	1.06	0.74	0.52	0.74	0.57	0.64	1.09	0.53

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	544	1649	476	649	794	172	196	406	272	241	634	442
Future Volume (veh/h)	544	1649	476	649	794	172	196	406	272	241	634	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	567	1718	496	676	827	179	204	423	283	251	660	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	581	2267	817	640	1276	274	246	523	233	293	571	771
Arrive On Green	0.33	0.45	0.45	0.19	0.31	0.31	0.07	0.15	0.15	0.09	0.16	0.16
Sat Flow, veh/h	1767	5066	1572	3428	4174	897	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	567	1718	496	676	668	338	204	423	283	251	660	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1694	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	57.7	51.6	40.3	34.0	31.2	31.5	10.7	21.1	27.0	13.1	29.5	29.5
Cycle Q Clear(g_c), s	57.7	51.6	40.3	34.0	31.2	31.5	10.7	21.1	27.0	13.1	29.5	29.5
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	581	2267	817	640	1033	518	246	523	233	293	571	771
V/C Ratio(X)	0.98	0.76	0.61	1.06	0.65	0.65	0.83	0.81	1.21	0.86	1.16	0.60
Avail Cap(c_a), veh/h	583	2267	817	640	1033	518	396	523	233	396	571	771
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.4	42.0	30.7	74.0	54.7	54.8	83.4	75.0	77.5	82.1	76.3	33.4
Incr Delay (d2), s/veh	31.2	2.4	3.3	51.1	3.1	6.3	7.7	12.7	128.6	13.0	88.7	3.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	30.4	21.6	15.9	19.3	13.6	14.2	5.0	10.5	19.2	6.3	20.3	15.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	91.6	44.5	34.1	125.1	57.8	61.1	91.1	87.7	206.1	95.2	164.9	36.8
LnGrp LOS	F	D	C	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2781			1682			910			1371	
Approach Delay, s/veh		52.2			85.5			125.3			109.1	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	87.4	19.1	35.5	65.8	61.6	21.6	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	53.6	12.7	31.5	59.7	33.5	15.1	29.0
Green Ext Time (p_c), s	0.0	14.7	0.4	0.0	0.1	5.7	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	82.0
HCM 7th LOS	F

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	82	115	1244	80	82	1312
Future Vol, veh/h	0	82	115	1244	80	82	1312
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	85	120	1296	83	85	1367

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	690	1367	0	0	1379	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	386	191	-	-	488	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	386	191	-	-	488	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.98	4.1	0.82
HCM LOS	C		

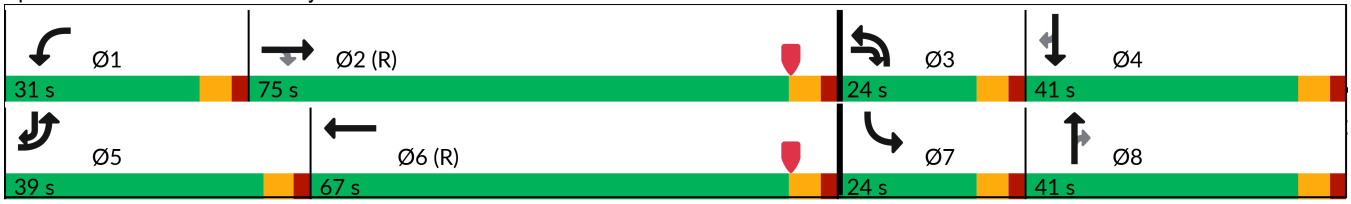
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	191	-	-	386	488	-
HCM Lane V/C Ratio	0.629	-	-	0.222	0.175	-
HCM Control Delay (s/veh)	51.3	-	-	17	13.9	-
HCM Lane LOS	F	-	-	C	B	-
HCM 95th %tile Q(veh)	3.6	-	-	0.8	0.6	-

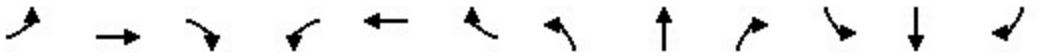
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	365	1279	236	303	1599	418	738	333	371	399	649
Future Volume (vph)	365	1279	236	303	1599	418	738	333	371	399	649
Lane Group Flow (vph)	369	1292	238	306	1810	422	745	336	375	403	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.09	0.60	0.26	0.75	1.02	1.18	1.04	0.65	1.05	0.56	0.92
Control Delay (s/veh)	137.2	39.2	13.6	84.6	79.3	169.0	108.3	22.4	132.9	66.4	60.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	137.2	39.2	13.6	84.6	79.3	169.0	108.3	22.4	132.9	66.4	60.3
Queue Length 50th (ft)	~464	404	87	173	~779	~290	~471	86	~235	215	643
Queue Length 95th (ft)	#682	476	150	223	#872	#406	#607	205	m#338	m270	m#887
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2165	926	497	1776	357	717	519	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.09	0.60	0.26	0.62	1.02	1.18	1.04	0.65	1.05	0.56	0.92

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	365	1279	236	303	1599	193	418	738	333	371	399	649
Future Volume (veh/h)	365	1279	236	303	1599	193	418	738	333	371	399	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	369	1292	238	306	1615	195	422	745	336	375	403	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2261	867	354	1634	197	361	722	322	361	722	625
Arrive On Green	0.19	0.45	0.45	0.10	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4581	552	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	369	1292	238	306	1190	620	422	745	336	375	403	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1756	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	32.4	13.7	15.0	59.8	60.1	18.0	35.0	35.0	18.0	17.6	35.0
Cycle Q Clear(g_c), s	33.0	32.4	13.7	15.0	59.8	60.1	18.0	35.0	35.0	18.0	17.6	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2261	867	354	1205	626	361	722	322	361	722	625
V/C Ratio(X)	1.08	0.57	0.27	0.86	0.99	0.99	1.17	1.03	1.04	1.04	0.56	1.05
Avail Cap(c_a), veh/h	341	2261	867	501	1205	626	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.2	20.3	75.5	54.6	54.7	76.5	68.0	68.0	76.5	61.1	51.5
Incr Delay (d2), s/veh	72.4	1.1	0.8	10.7	23.1	33.7	102.0	42.1	62.1	57.9	3.1	49.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	21.5	13.4	5.2	7.1	28.6	31.8	13.0	19.8	19.5	10.8	8.1	34.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	141.4	36.2	21.0	86.2	77.7	88.4	178.5	110.1	130.1	134.4	64.2	101.0
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1899			2116			1503			1434	
Approach Delay, s/veh		54.8			82.1			133.8			99.4	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.7	82.3	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	17.0	34.4	20.0	37.0	35.0	62.1	20.0	37.0
Green Ext Time (p_c), s	0.6	11.9	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	89.4
HCM 7th LOS	F

FUTURE BUILD CONDITIONS

Table 5.1 - 2027 Build Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]					
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard		(2) SW Bayshore Boulevard & Port St Lucie Boulevard [3]	
		Unsignalized		Signalized		Signalized	
		LOS	Delay	LOS	Delay	LOS	Delay
EBL	AM			F	108.1	F	102.6
	PM			F	185.8	F	185.8
EBT	AM			D	45.5	D	54.7
	PM			D	36.7	D	36.2
EBR	AM			D	35.4	D	42.9
	PM			C	21.6	C	20.7
EB Approach	AM			E	57.2	E	63.0
	PM			E	67.0	E	66.5
WBL	AM			F	134.9	F	97.9
	PM			F	87.3	F	80.2
WBT	AM			E	60.0	E	66.4
	PM			E	78.8	E	74.3
WBR	AM			E	63.7	E	71.9
	PM			F	89.6	F	84.7
WB Approach	AM	B	13.4	F	91.2	F	80.3
	PM	C	17.1	F	83.2	E	78.2
NBL	AM			F	91.1	F	93.8
	PM			F	178.5	F	154.5
NBT	AM			F	88.3	E	78.3
	PM			F	111.7	F	122.3
NBR	AM			F	206.1	F	146.2
	PM			F	130.1	F	140.7
NB Approach	AM			F	125.4	F	102.8
	PM			F	134.5	F	135.4
SBL	AM			F	97.7	F	94.6
	PM			F	166.2	F	166.2
SBT	AM			F	135.1	F	96.8
	PM			E	63.7	E	66.1
SBR	AM			D	35.3	C	31.2
	PM			F	101.0	F	112.8
SB Approach	AM			F	94.5	E	74.6
	PM			F	109.4	F	115.3
Overall	AM			F	82.6	E	75.1
	PM			F	95.2	F	95.0

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

[3] Optimized signal timing without changing cycle length

Table 5.2 -2027 Build Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	AM	380	#1032			430	#613			215	167			345	m226	360	m423
	AM [1]		#1020				#565				169				m223		m374
	PM		#786				239				#406				m#379		m#874
	PM [1]		#786				236				#394				m#378		m#895

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

[1] Optimized signal timing without changing cycle length

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Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	51	78	1030	32	71	1318
Future Vol, veh/h	0	51	78	1030	32	71	1318
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	52	80	1051	33	72	1345

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	542	1345	0	0	1084	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	482	197	-	-	634	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	482	197	-	-	634	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.37	2.41	0.58
HCM LOS	B		

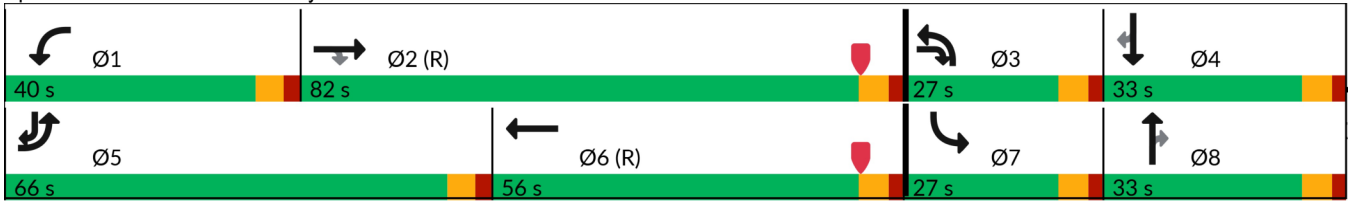
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	197	-	-	482	634	-
HCM Lane V/C Ratio	0.404	-	-	0.108	0.114	-
HCM Ctrl Dly (s/v)	35.2	-	-	13.4	11.4	-
HCM Lane LOS	E	-	-	B	B	-
HCM 95th %tile Q(veh)	1.8	-	-	0.4	0.4	-

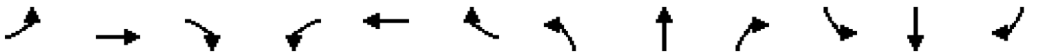
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Future Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Lane Group Flow (vph)	604	1686	496	695	1013	204	427	283	282	649	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.05	0.80	0.57	1.09	0.74	0.66	0.77	0.58	0.79	1.07	0.53
Control Delay (s/veh)	107.4	50.1	26.8	130.0	62.5	90.3	83.8	11.8	96.4	125.7	26.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	107.4	50.1	26.8	130.0	62.5	90.3	83.8	11.8	96.4	125.7	26.4
Queue Length 50th (ft)	~779	644	346	~480	398	124	263	0	172	~445	295
Queue Length 95th (ft)	#1032	704	436	#613	454	167	#332	95	m226	m#637	m423
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1364	392	554	486	392	606	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.05	0.80	0.55	1.09	0.74	0.52	0.77	0.58	0.72	1.07	0.53

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Future Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	604	1686	496	695	834	179	204	427	283	282	649	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	583	2223	803	640	1237	264	246	523	233	323	602	787
Arrive On Green	0.33	0.44	0.44	0.19	0.30	0.30	0.07	0.15	0.15	0.09	0.17	0.17
Sat Flow, veh/h	1767	5066	1572	3428	4181	891	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	604	1686	496	695	673	340	204	427	283	282	649	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1695	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	60.0	51.0	41.0	34.0	31.9	32.2	10.7	21.4	27.0	14.8	31.1	31.1
Cycle Q Clear(g_c), s	60.0	51.0	41.0	34.0	31.9	32.2	10.7	21.4	27.0	14.8	31.1	31.1
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	583	2223	803	640	999	502	246	523	233	323	602	787
V/C Ratio(X)	1.04	0.76	0.62	1.09	0.67	0.68	0.83	0.82	1.21	0.87	1.08	0.58
Avail Cap(c_a), veh/h	583	2223	803	640	999	502	396	523	233	396	602	787
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.0	43.0	31.8	74.0	56.3	56.4	83.4	75.1	77.5	81.4	75.5	32.1
Incr Delay (d2), s/veh	47.1	2.5	3.5	60.9	3.6	7.2	7.7	13.2	128.6	16.4	59.6	3.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	34.0	21.4	16.3	20.2	14.0	14.6	5.0	10.6	19.2	7.3	19.0	14.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	108.1	45.5	35.4	134.9	60.0	63.7	91.1	88.3	206.1	97.7	135.1	35.3
LnGrp LOS	F	D	D	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2786			1708			914			1391	
Approach Delay, s/veh		57.2			91.2			125.4			94.5	
Approach LOS		E			F			F			F	

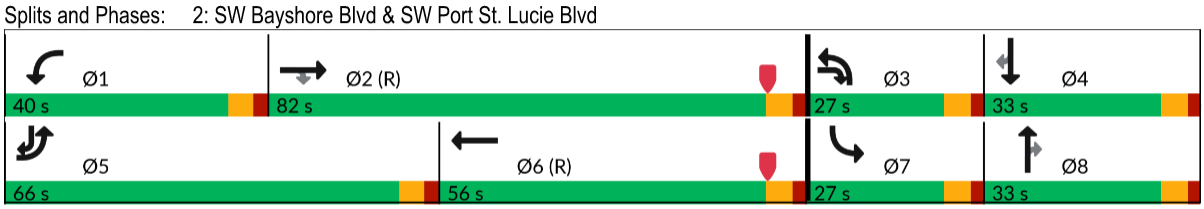
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	85.9	19.1	37.1	66.0	59.9	23.1	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	53.0	12.7	33.1	62.0	34.2	16.8	29.0
Green Ext Time (p_c), s	0.0	14.8	0.4	0.0	0.0	5.6	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	82.6
HCM 7th LOS	F

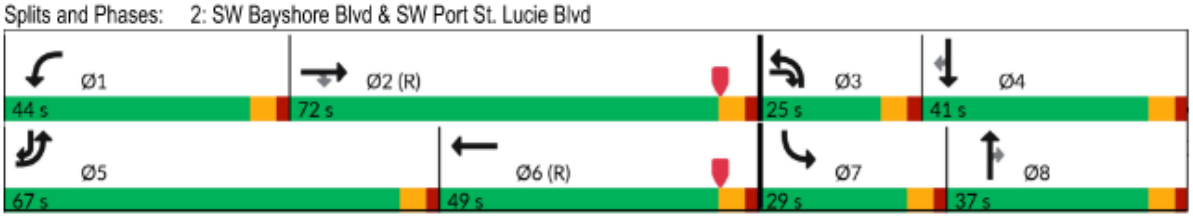
Murphy Oil Gas Station
Signal Timing Optimization Modifications
July 2025
341021601
SW Bayshore Boulevard & Port St Lucie Boulevard

Morning Peak Hour

Existing Timing



Optimized Timing

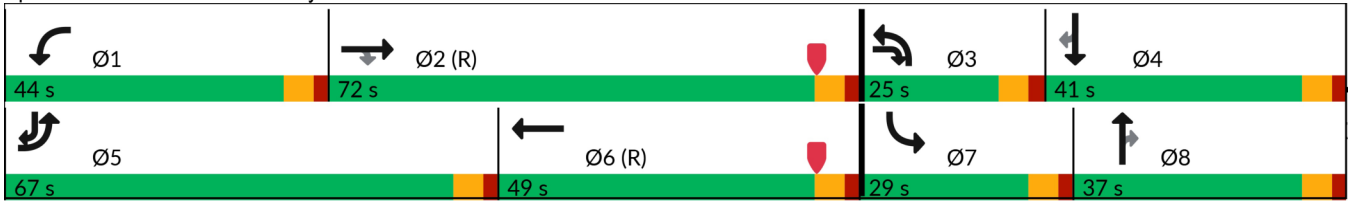


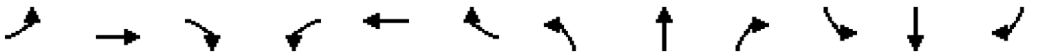
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Future Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Lane Group Flow (vph)	604	1686	496	695	1013	204	427	283	282	649	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	67.0	72.0	25.0	44.0	49.0	25.0	37.0	37.0	29.0	41.0	67.0
Total Split (%)	36.8%	39.6%	13.7%	24.2%	26.9%	13.7%	20.3%	20.3%	15.9%	22.5%	36.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.03	0.92	0.63	0.98	0.86	0.68	0.65	0.54	0.76	0.89	0.50
Control Delay (s/veh)	102.3	64.9	34.5	99.6	73.6	91.9	74.3	10.3	93.2	85.6	21.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	102.3	64.9	34.5	99.6	73.6	91.9	74.3	10.3	93.2	85.6	21.9
Queue Length 50th (ft)	~768	709	391	431	421	124	253	0	172	399	269
Queue Length 95th (ft)	#1020	775	508	#565	480	169	323	92	m223	m#536	m374
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	587	1826	811	709	1176	354	657	524	429	729	926
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.03	0.92	0.61	0.98	0.86	0.58	0.65	0.54	0.66	0.89	0.50

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Future Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	604	1686	496	695	834	179	204	427	283	282	649	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	592	1997	732	716	1120	239	245	601	268	325	683	832
Arrive On Green	0.34	0.39	0.39	0.21	0.27	0.27	0.07	0.17	0.17	0.09	0.19	0.19
Sat Flow, veh/h	1767	5066	1572	3428	4181	891	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	604	1686	496	695	673	340	204	427	283	282	649	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1695	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	61.0	55.0	44.8	36.6	33.1	33.5	10.7	20.8	31.0	14.8	33.1	35.2
Cycle Q Clear(g_c), s	61.0	55.0	44.8	36.6	33.1	33.5	10.7	20.8	31.0	14.8	33.1	35.2
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	592	1997	732	716	904	454	245	601	268	325	683	832
V/C Ratio(X)	1.02	0.84	0.68	0.97	0.74	0.75	0.83	0.71	1.06	0.87	0.95	0.55
Avail Cap(c_a), veh/h	592	1997	732	716	904	454	358	601	268	433	683	832
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.5	50.1	38.0	71.5	60.9	61.0	83.4	71.3	75.5	81.2	72.5	28.6
Incr Delay (d2), s/veh	42.1	4.6	5.0	26.5	5.5	10.8	10.4	7.0	70.7	13.4	24.3	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	33.7	23.7	18.2	18.5	14.7	15.6	5.1	10.0	17.7	7.1	17.2	13.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	102.6	54.7	42.9	97.9	66.4	71.9	93.8	78.3	146.2	94.6	96.8	31.2
LnGrp LOS	F	D	D	F	E	E	F	E	F	F	F	C
Approach Vol, veh/h		2786			1708			914			1391	
Approach Delay, s/veh		63.0			80.3			102.8			74.6	
Approach LOS		E			F			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	44.0	77.7	19.0	41.2	67.0	54.7	23.3	37.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	38.0	66.0	19.0	35.0	61.0	43.0	23.0	31.0
Max Q Clear Time (g_c+I1), s	38.6	57.0	12.7	37.2	63.0	35.5	16.8	33.0
Green Ext Time (p_c), s	0.0	7.1	0.3	0.0	0.0	3.6	0.5	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	75.1
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	4.6

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	82	150	1251	85	103	1299
Future Vol, veh/h	0	82	150	1251	85	103	1299
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	85	156	1303	89	107	1353

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	696	1353	0	0	1392	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	382	195	-	-	482	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	382	195	-	-	482	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	17.12	7.29	1.07
HCM LOS	C		

Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	195	-	-	382	482	-
HCM Lane V/C Ratio	0.803	-	-	0.224	0.222	-
HCM Ctrl Dly (s/v)	72.3	-	-	17.1	14.6	-
HCM Lane LOS	F	-	-	C	B	-
HCM 95th %tile Q(veh)	5.6	-	-	0.8	0.8	-

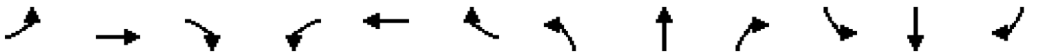
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Future Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Lane Group Flow (vph)	411	1257	238	328	1818	422	749	336	410	390	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.22	0.59	0.26	0.78	1.02	1.18	1.04	0.65	1.15	0.54	0.92
Control Delay (s/veh)	176.2	39.4	14.0	85.2	80.4	169.0	109.6	22.8	159.4	66.4	60.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	176.2	39.4	14.0	85.2	80.4	169.0	109.6	22.8	159.4	66.4	60.1
Queue Length 50th (ft)	~561	394	89	186	~786	~290	~476	88	~277	207	641
Queue Length 95th (ft)	#786	461	151	239	#879	#406	#612	208	m#379	m258	m#874
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2141	918	497	1776	357	717	518	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.22	0.59	0.26	0.66	1.02	1.18	1.04	0.65	1.15	0.54	0.92

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Future Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	411	1257	238	328	1623	195	422	749	336	410	390	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2229	858	376	1635	196	361	722	322	361	722	625
Arrive On Green	0.19	0.44	0.44	0.11	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4584	549	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	411	1257	238	328	1195	623	422	749	336	410	390	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1757	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.6	13.9	16.1	60.2	60.5	18.0	35.0	35.0	18.0	16.9	35.0
Cycle Q Clear(g_c), s	33.0	31.6	13.9	16.1	60.2	60.5	18.0	35.0	35.0	18.0	16.9	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2229	858	376	1205	627	361	722	322	361	722	625
V/C Ratio(X)	1.21	0.56	0.28	0.87	0.99	0.99	1.17	1.04	1.04	1.14	0.54	1.05
Avail Cap(c_a), veh/h	341	2229	858	501	1205	627	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.7	20.8	75.0	54.7	54.8	76.5	68.0	68.0	76.5	60.8	51.5
Incr Delay (d2), s/veh	116.8	1.0	0.8	12.4	24.0	34.7	102.0	43.7	62.1	89.7	2.9	49.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	25.8	13.0	5.3	7.7	29.0	32.1	13.0	20.0	19.5	12.4	7.8	34.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	185.8	36.7	21.6	87.3	78.8	89.6	178.5	111.7	130.1	166.2	63.7	101.0
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1906			2146			1507			1456	
Approach Delay, s/veh		67.0			83.2			134.5			109.4	
Approach LOS		E			F			F			F	

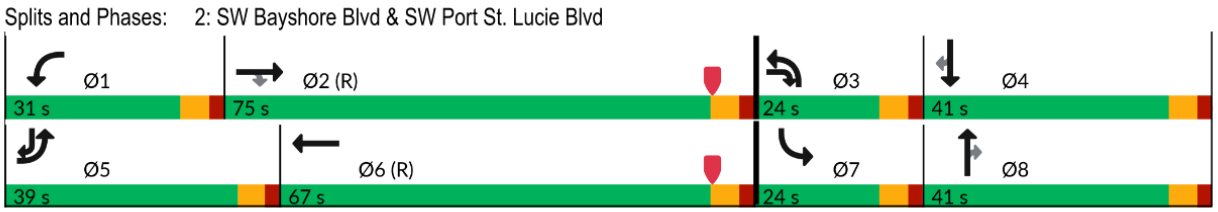
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.7	81.3	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	18.1	33.6	20.0	37.0	35.0	62.5	20.0	37.0
Green Ext Time (p_c), s	0.6	11.6	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	95.2
HCM 7th LOS	F

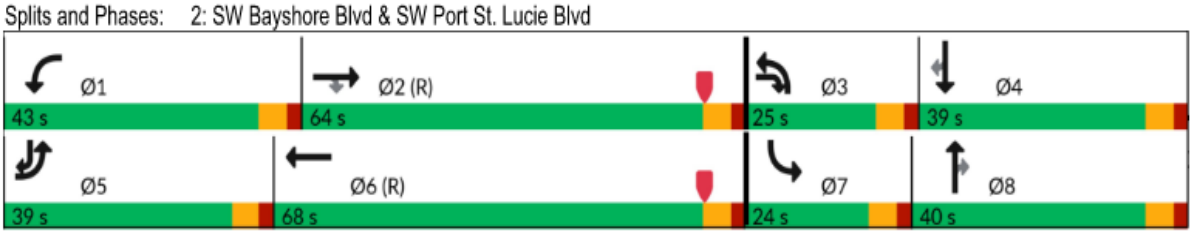
Murphy Oil Gas Station
Signal Timing Optimization Modifications
July 2025
341021601
SW Bayshore Boulevard & Port St Lucie Boulevard

Afternoon Peak Hour

Existing Timing



Optimized Timing



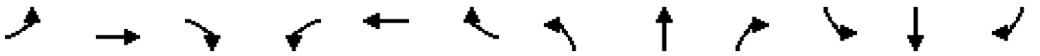
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Future Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Lane Group Flow (vph)	411	1257	238	328	1818	422	749	336	410	390	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	64.0	25.0	43.0	68.0	25.0	40.0	40.0	24.0	39.0	39.0
Total Split (%)	22.8%	37.4%	14.6%	25.1%	39.8%	14.6%	23.4%	23.4%	14.0%	22.8%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.22	0.58	0.25	0.76	1.01	1.12	1.08	0.66	1.15	0.58	0.95
Control Delay (s/veh)	176.2	39.1	10.4	83.3	75.9	148.3	118.8	23.6	159.4	69.0	65.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	176.2	39.1	10.4	83.3	75.9	148.3	118.8	23.6	159.4	69.0	65.2
Queue Length 50th (ft)	~561	391	64	186	~755	~278	~488	90	~277	211	659
Queue Length 95th (ft)	#786	466	125	236	#867	#394	#624	211	m#378	m262	m#895
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2154	947	735	1805	377	696	509	357	676	693
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.22	0.58	0.25	0.45	1.01	1.12	1.08	0.66	1.15	0.58	0.95

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Future Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	411	1257	238	328	1623	195	422	749	336	410	390	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2249	873	383	1662	199	381	701	313	361	680	607
Arrive On Green	0.19	0.44	0.44	0.11	0.36	0.36	0.11	0.20	0.20	0.11	0.19	0.19
Sat Flow, veh/h	1767	5066	1572	3428	4584	549	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	411	1257	238	328	1195	623	422	749	336	410	390	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1757	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.4	13.6	16.1	59.7	60.0	19.0	34.0	34.0	18.0	17.2	33.0
Cycle Q Clear(g_c), s	33.0	31.4	13.6	16.1	59.7	60.0	19.0	34.0	34.0	18.0	17.2	33.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2249	873	383	1224	637	381	701	313	361	680	607
V/C Ratio(X)	1.21	0.56	0.27	0.86	0.98	0.98	1.11	1.07	1.07	1.14	0.57	1.08
Avail Cap(c_a), veh/h	341	2249	873	742	1224	637	381	701	313	361	680	607
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.2	19.9	74.6	53.8	53.9	76.0	68.5	68.5	76.5	62.6	52.5
Incr Delay (d2), s/veh	116.8	1.0	0.8	5.6	20.5	30.8	78.5	53.8	72.2	89.7	3.5	60.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	25.8	12.9	5.2	7.3	28.2	31.3	12.5	20.4	19.8	12.4	8.0	35.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	185.8	36.2	20.7	80.2	74.3	84.7	154.5	122.3	140.7	166.2	66.1	112.8
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1906			2146			1507			1456	
Approach Delay, s/veh		66.5			78.2			135.4			115.3	
Approach LOS		E			E			F			F	

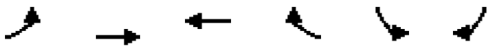
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	25.1	81.9	25.0	39.0	39.0	68.0	24.0	40.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	37.0	58.0	19.0	33.0	33.0	62.0	18.0	34.0
Max Q Clear Time (g_c+I1), s	18.1	33.4	21.0	35.0	35.0	62.0	20.0	36.0
Green Ext Time (p_c), s	1.0	10.2	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	95.0
HCM 7th LOS	F

Notes

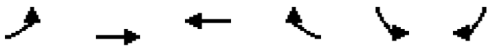
User approved pedestrian interval to be less than phase max green.

DRIVEWAYS



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	2162	1640	58	0	0
Future Volume (vph)	0	2162	1640	58	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	0.91	0.91	0.91	1.00	1.00
Frt			0.995			
Flt Protected						
Satd. Flow (prot)	0	5036	5011	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	5036	5011	0	0	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		192	488		150	
Travel Time (s)		2.9	7.4		3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2350	1783	63	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	2350	1846	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		24	24		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.1%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑↱			
Traffic Volume (vph)	0	1983	2125	68	0	0
Future Volume (vph)	0	1983	2125	68	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	0.91	0.91	0.91	1.00	1.00
Frt			0.995			
Flt Protected						
Satd. Flow (prot)	0	5036	5011	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	5036	5011	0	0	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		192	488		152	
Travel Time (s)		2.9	7.4		3.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2155	2310	74	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	2155	2384	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		24	24		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.9%		ICU Level of Service A	
Analysis Period (min) 15			

APPENDIX F
TRIP GENERATION DATA

TRIP GENERATION ANALYSIS
MURPHY OIL GAS STATION

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 158.28 (X) + 850.23	50%	50%	1,375	1,375	2,750	0	0	0	0%	1,375	1,375	2,750

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 16.46 (X) 0.00	50%	50%	99	99	198	75	75	150	76%	24	24	48

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 19.13 (X) 0.00	50%	50%	115	115	230	87	86	173	75%	28	29	57

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Convenience Store/Gas Station - GFA (2-4k) (945)

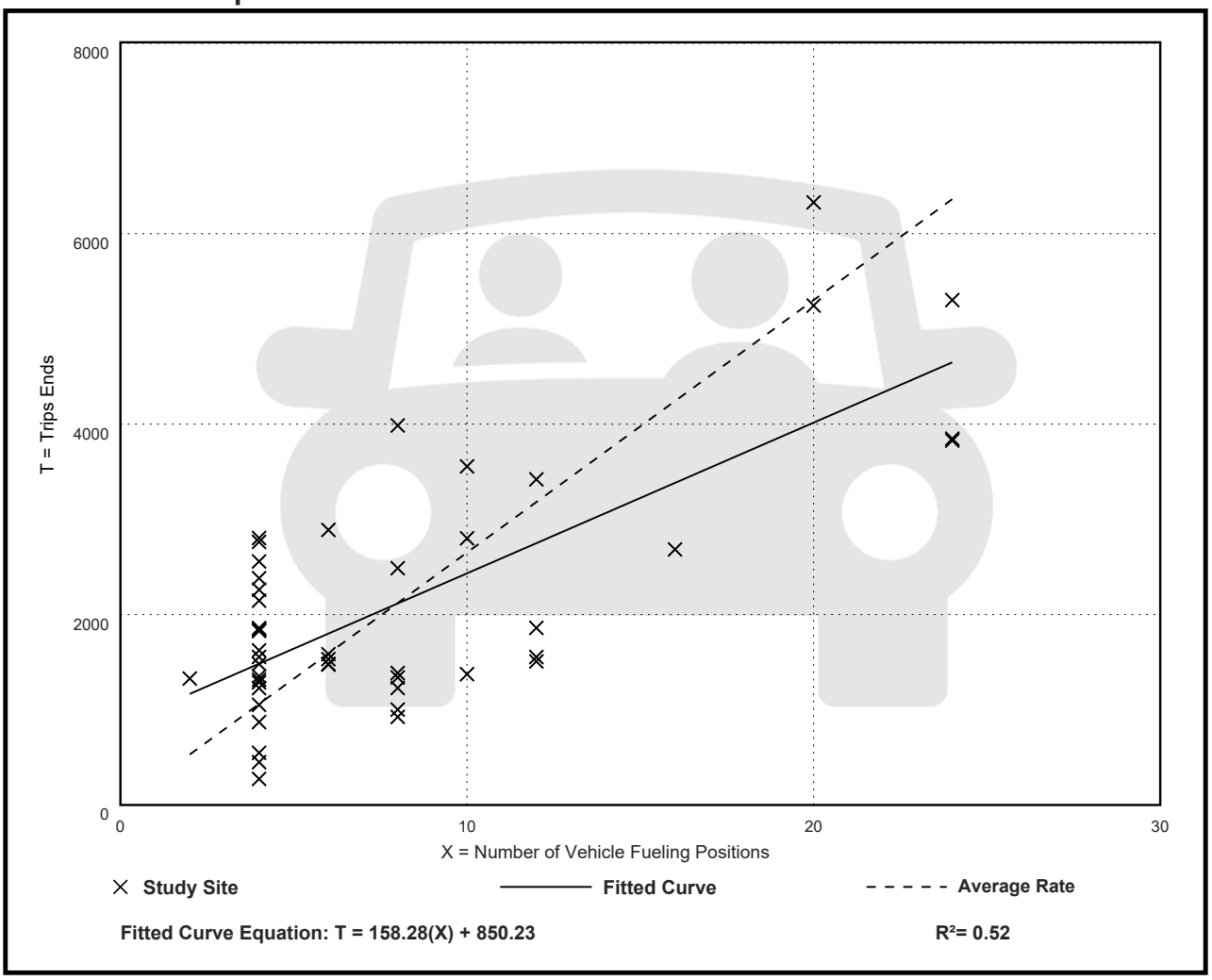
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Fitted Curve Equation: T = 158.28(X) + 850.23

R^2= 0.52

Convenience Store/Gas Station - GFA (2-4k) (945)

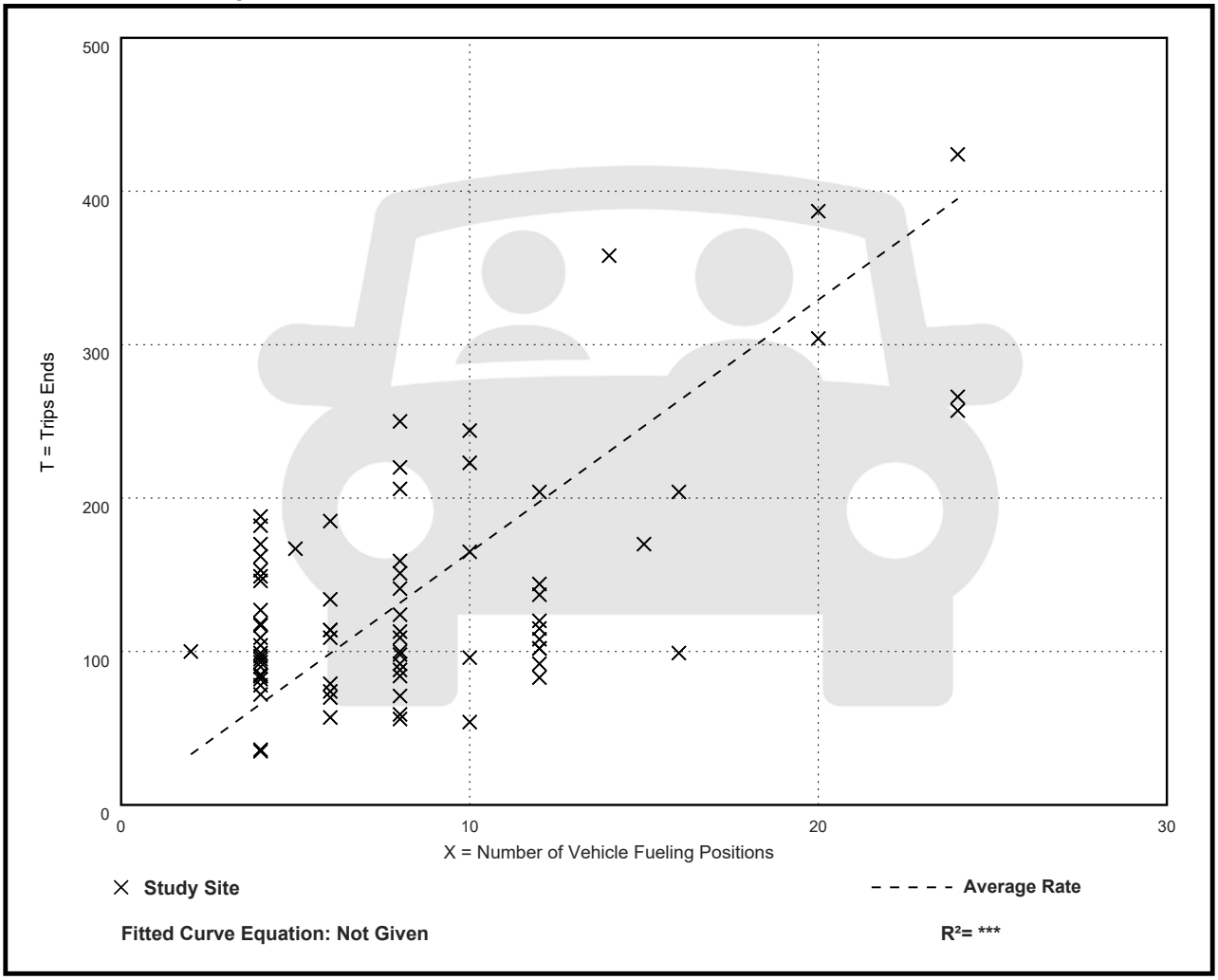
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 77
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.46	5.40 - 50.00	8.75

Data Plot and Equation



Convenience Store/Gas Station - GFA (2-4k) (945)

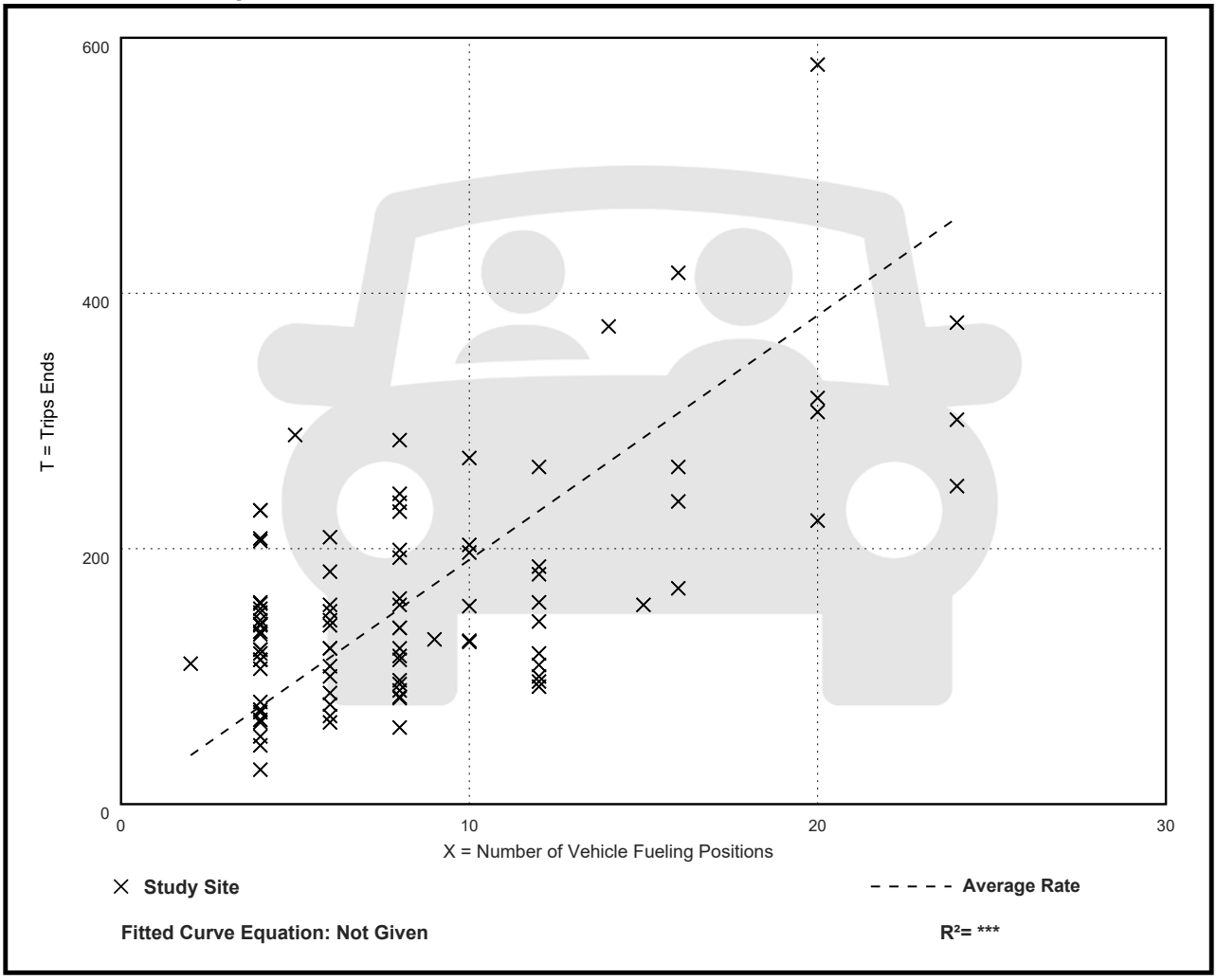
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
19.13	6.75 - 57.80	10.15

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

Sketch of Legal Description for Sign Easement at the Tommy Car Wash Site

St. Lucie County, Florida

Sheet 1 of 2

Not Valid Without All Sheets

SURVEYORS NOTES

1) THE BEARING BASIS CENTERLINE OF BAYSHORE BOULEVARD, BEING N26°54'12"W.
2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
Δ	DELTA
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGAL DESCRIPTION

A PORTION OF TRACT A, DHP PLAT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 41 AND 41A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PORT ST. LUCIE BOULEVARD (100.00 FOOT RIGHT OF WAY) AND THE CENTERLINE OF BAYSHORE BOULEVARD (100.00 FOOT RIGHT OF WAY); THENCE NORTH 26°54'12" WEST ALONG THE CENTERLINE OF BAYSHORE BOULEVARD A DISTANCE OF 60.32 FEET; THENCE NORTH 63°05'48" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY OF BAYSHORE BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED SIGN EASEMENT; THENCE NORTH 26°54'12" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 0.91 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY, NORTH 24°33'50" EAST A DISTANCE OF 22.27 FEET; THENCE SOUTH 65°26'10" EAST A DISTANCE OF 29.58 FEET; THENCE SOUTH 24°33'50" WEST, A DISTANCE OF 24.48 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PORT ST. LUCIE BOULEVARD AND THE POINT OF A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°40'22", FOR AN ARC DISTANCE OF 30.84 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 28.92 FEET THAT BEARS NORTH 62°11'19" WEST, TO THE POINT OF BEGINNING.
SAID EASEMENT CONTAINING 789.67 SQUARE FEET±.

SKETCH OF LEGAL DESCRIPTION "This is NOT a Boundary Survey"	Drawn by: BMM	Checked by DMT	File name 7655	Date 3/1/2021	Scale 1" = 60'	Drawing Name 7655-sign-easement.dwg

Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

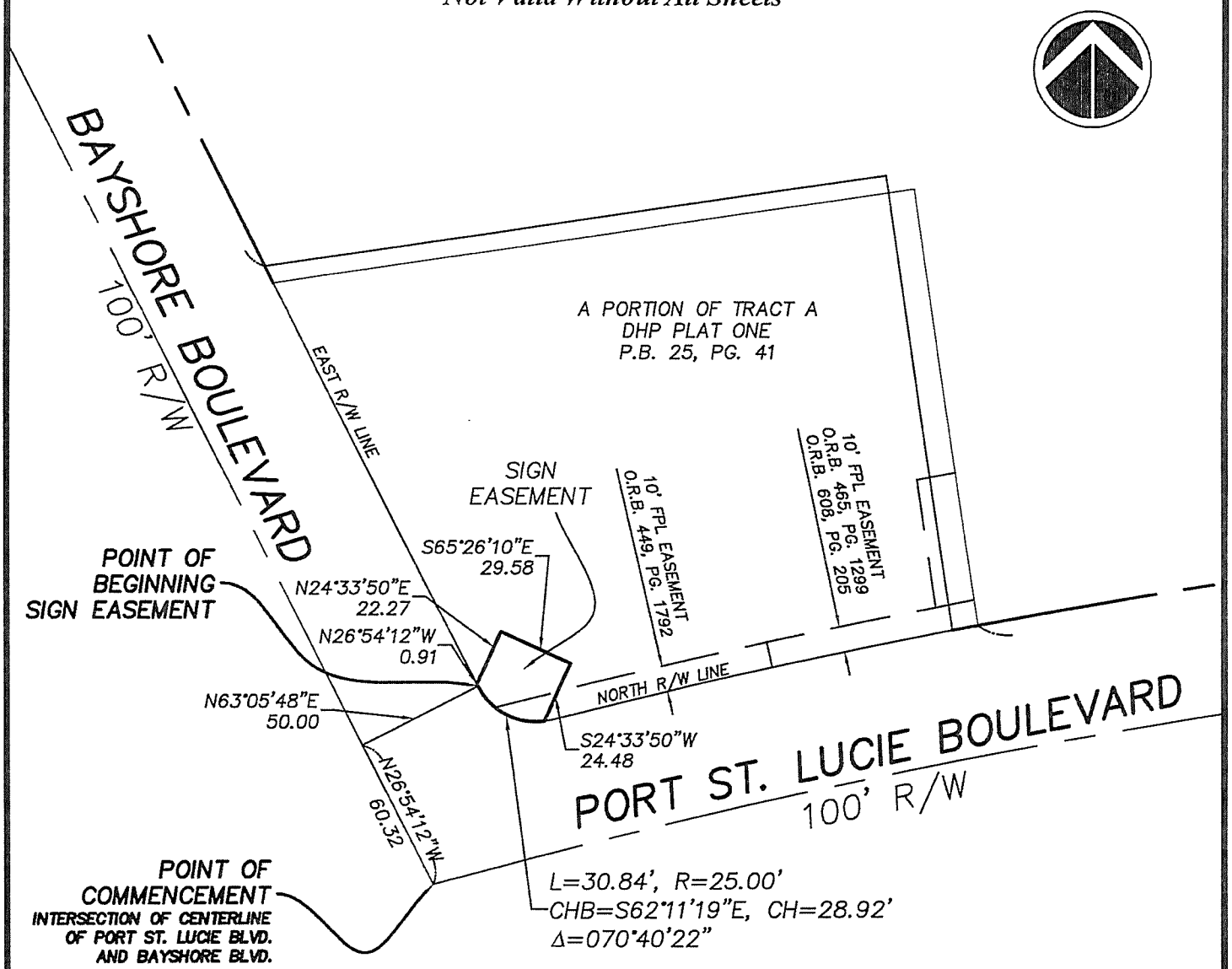
DAVID TAYLOR P.L.S. 5243

Sketch of Legal Description for Sign Easement at the Tommy Car Wash Site

St. Lucie County, Florida

Sheet 2 of 2

Not Valid Without All Sheets



SKETCH OF LEGAL DESCRIPTION "This is NOT a Boundary Survey"	Drawn by: BMM	Checked by DMT	File name 7655	Date 3/1/2021	Scale 1"=60'	Drawing Name 7655-sign-easement.dwg

Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STATE OF FLORIDA

DAVID TAYLOR, P.S.M. 6243

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5344637 OR BOOK 5157 PAGE 1714, Recorded 05/31/2024 03:14:57 PM Doc Tax: $15715.00

Prepared by and Return To:
Condon Tobin Sladek Thornton Nerenberg PLLC
8080 Park Lane, Suite 700
Dallas, TX 75231
Attn: Alex Prescott

Parcel ID No.: 4408-511-0001-000-0

NOTE TO RECORDER: Documentary Stamp Taxes in the amount of $15,715.00 are being paid on consideration of $2,245,000.00 in connection with this Deed as required pursuant to Section 201.02, FS.

SPECIAL WARRANTY DEED

STATE OF FLORIDA §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ST. LUCIE §

THAT, **TXRE PORT ST. LUCIE, LLC**, a Florida limited liability company, having an address at 240 E 8th Street, Holland Michigan 49423 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged and paid to Grantor by **SL PSL BLVD, LP**, a Texas limited liability company, having an address at 5950 Berkshire Lane, Suite 700, Dallas, Texas 75225 (herein referred to as "Grantee"), has GRANTED, SOLD AND CONVEYED and by these presents does **GRANT, SELL AND CONVEY** unto that certain real property located in St. Lucie County, Florida, being more particularly described by metes and bounds on **Exhibit "A"** attached hereto and fully made a part hereof by reference for all purposes (the "Land"), together with (i) any land lying in or under the bed of any highway, avenue, street, road, alley, sidewalk, or right-of-way, open or proposed, in, on, across, above, over, abutting or adjacent to Land; (ii) all rights, titles and interest in and to any strips, gaps or gores of real estate abutting or adjoining the Land; (iii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and hereditaments appurtenant to the Land; (iv) all riparian and other water rights, titles and interests; and (v) all rights, titles, interests, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing (such collectively as the "Property"), subject, however, to the exceptions to title set forth on **Exhibit "B"** attached hereto and fully made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above described Property, subject to the Permitted Exceptions, together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, its legal representatives, successors and assigns FOREVER, and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED and **DELIVERED** to be **EFFECTIVE** as of the 30th day of May, 2024.

Signed sealed and delivered in the presence of:

WITNESSES:

By: Cheri Quillan
Print Name: Cheri Quillan

By: Hannah Bomers
Print Name: Hannah Bomers

GRANTOR:

TXRE PORT ST. LUCIE, LLC,
a Florida limited liability company

By:
Name: Dan Dykgraaf
Title: Manager

STATE OF MICHIGAN §
§
COUNTY OF Ottawa §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Michigan, on this day personally appeared Dan Dykgraaf, Manager of **TXRE PORT ST. LUCIE, LLC**, a Florida limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a duly authorized officer of such corporation, and as the act and deed of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of May, 2024.

HALEY TANIS
Notary Public, State of Michigan
County of Allegan
My Commission Expires June 1, 2029
Acting in the County of Ottawa

Notary Public, State of Michigan

My Commission Expires: June 1, 2029

Haley Tanis
(Typed/Printed Name of Notary)

Exhibit "A"

Legal Description of the Land

All that certain lot or parcel of land situate in the County of St. Lucie, State of Florida, and being more particularly described as follows:

TRACT "B" OF 299 S.W. PORT ST. LUCIE BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

Together with the appurtenant easement set forth in the Water and Sewer Line Easement dated May 9, 1990 and recorded on June 6, 1990 in Book 694, Page 424; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, in the Official Records of St. Lucie County, Florida.

Together with the appurtenant easement set forth in that certain Cross Easement Agreement dated May 9, 1990 and recorded in Book 694, Page 430; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, in the Official Records of St. Lucie County, Florida.

Together with the appurtenant easement set forth in that certain Stormwater Drainage Easement May 9, 1990 and recorded in Book 694, Page 436; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, in the Official Records of St. Lucie County, Florida.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. All matters appearing on Plats recorded in Plat Book 25, Page 41 and Plat Book 67 Page 23, St. Lucie, Florida Records.

3. Easement between Town Star Food Stores, LLP, a Colorado limited liability partnership and Chevron U.S.A., Inc., recorded on October 25, 1999 in Book 1258, Page 0204, aforesaid records.

4. Amended and Restated Utility Service Agreement between City of Port St. Lucie, a Florida Municipal Corporation and CH 299 PSL, a Florida limited liability company, recorded on July 8, 2021 in Book 4644, Page 2590, aforesaid records.

5. Easement in favor of Florida Power & Light Company recorded in Book 465, Page 1299, as amended in Book 608, Page 205, aforesaid records.

6. Agreement between St. Lucie County, Florida and Port S. Lucie Associates on Impact Fee Credit for Bayshore Plaza, dated March 20, 1990 and recorded in Book 685, Page 1374, aforesaid records.

7. Water and Sewer Line Easement between Port St. Lucie Associates, a Florida Joint Venture and Chevron U.S.A., Inc., dated May 9, 1990 and recorded on June 6, 1990 in Book 694, Page 424; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, aforesaid records.

8. Cross Easement Agreement between Port St. Lucie Associates, a Florida Joint Venture and Chevron U.S.A., dated May 9, 1990 and recorded in Book 694, Page 430; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, aforesaid records.

9. Stormwater Drainage Easement between Port St. Lucie Associates, a Florida Joint Venture and Chevron U.S.A., dated May 9, 1990 and recorded in Book 694, Page 436; as amended by that Amendment to Water and Sewer Line Easement Cross Easement Agreement and Stormwater Drainage Easement, dated December 20, 1990 and recorded in Deed Book 726, Page 2498, aforesaid records.

June 19, 2024

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984

Re: **MURPHY USA #23203**
HSQ Project Number: **2312-76**
Location: 299 SW Port St. Lucie BLVD

To Whom It May Concern:

Please consider this letter an authorization from SL PSL BLVD, LP, to allow our representative, Ms. Kara Richards of Murphy Oil USA Inc. to apply, sign and handle the permit applications regarding the special exception use, site plan, building department, and all other related civil permits for the above referenced project on our behalf.

If you have any questions or require additional information, please do not hesitate to call Mr. Ethan Prescott at (214) 801-9860.

Sincerely,
SL PSL BLVD, LP

Signature

Ethan Prescott – Director of Development
Print Name & Title

City of PORT ST. LUCIE
HEART OF THE TREASURE COAST

PUBLIC WORKS

TO: Mayor and City Council Members

THRU: Mary Savage-Dunham, AICP, CFM, Director of Planning and Zoning
Colt Schwerdt, P.E., Director of Public Works and City Engineer

FROM: Diana Spriggs, P.E, Assistant Public Works Director D.S.

SUBJECT: Murphy USA – Bayshore Boulevard (P24-096)
Special Exception Use
Request to Table – Resolution

DATE: May 23, 2025

Staff is requesting to table this application to a future City Council meeting with date uncertain, to allow additional time for staff to further review concerns regarding traffic.

The Planning & Zoning Department advertised this application for the May 27, 2025 City Council meeting to be heard.

Murphy USA

Special Exception Use

Project No. P24-096

City Council Meeting

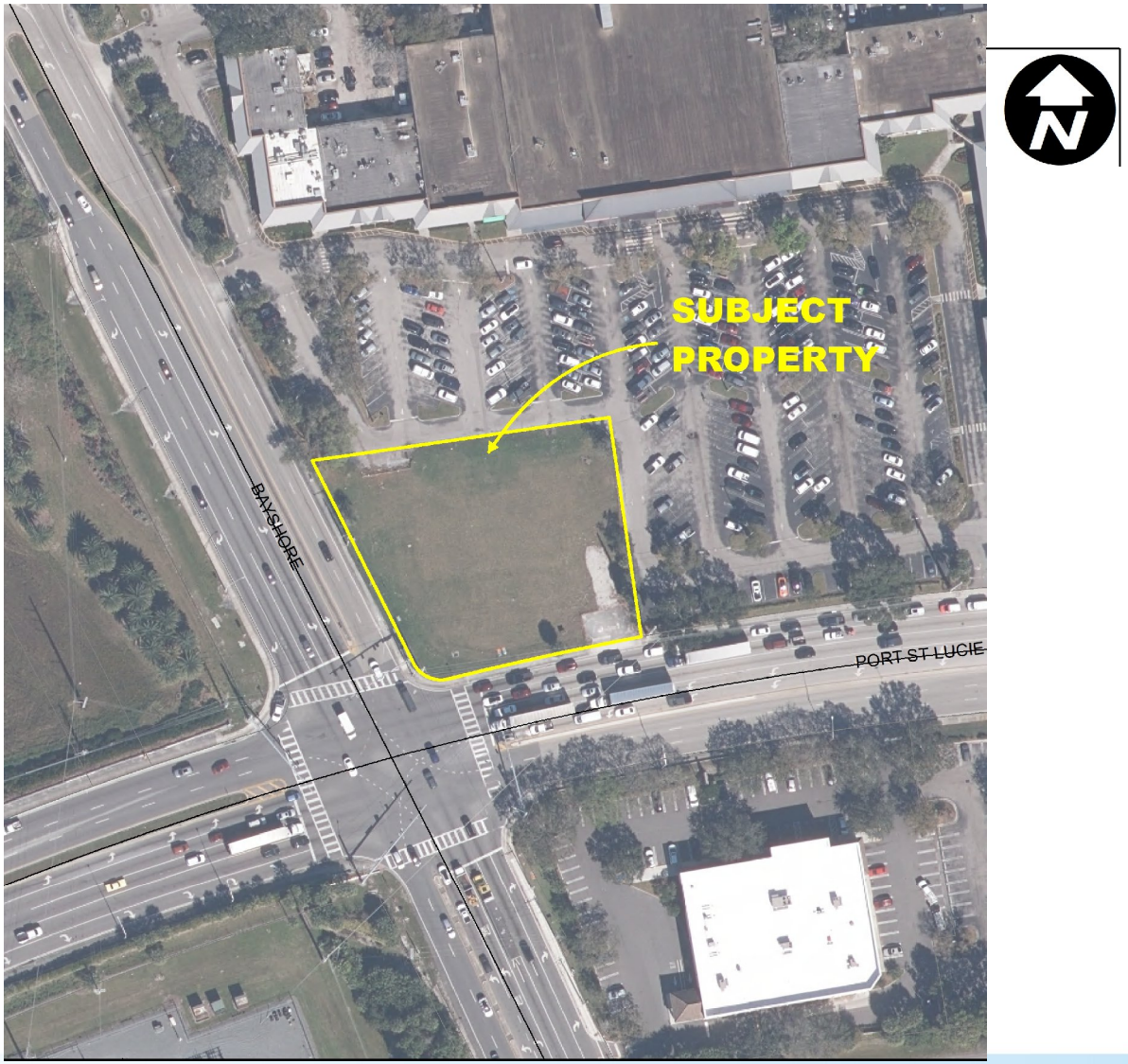
Francis Forman, Planner III

August 11, 2025

Request Summary

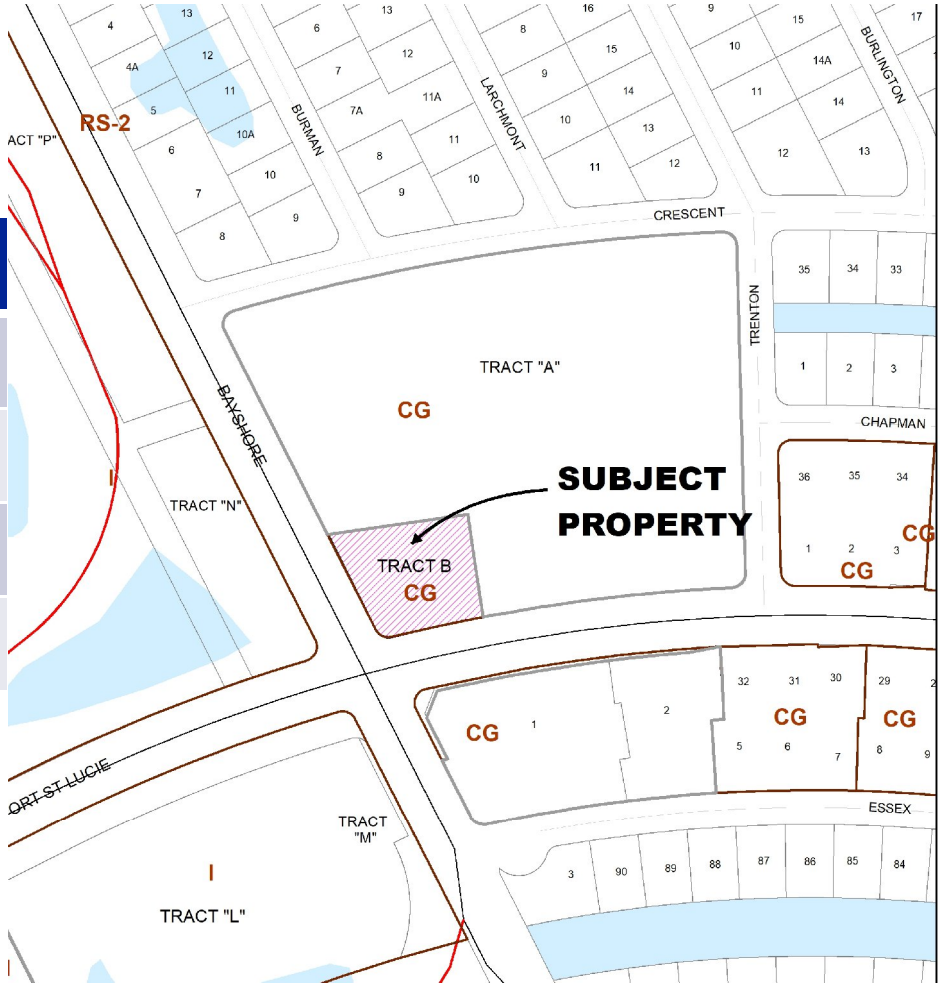
- Applicant(s): Kara Richards, Murphy Oil USA
- Owner: SL PSL BLVD, LP
- Location: Located on the northeast corner or SW Port St. Lucie Boulevard and SW Bayshore Boulevard.
- Request: Approval of a Special Exception Use (SEU) to allow convenience store with a fuel service station in the General Commercial (CG) zoning district per Section 158.124(C)(11) of the Code of Ordinances.

Aerial



Surrounding Areas

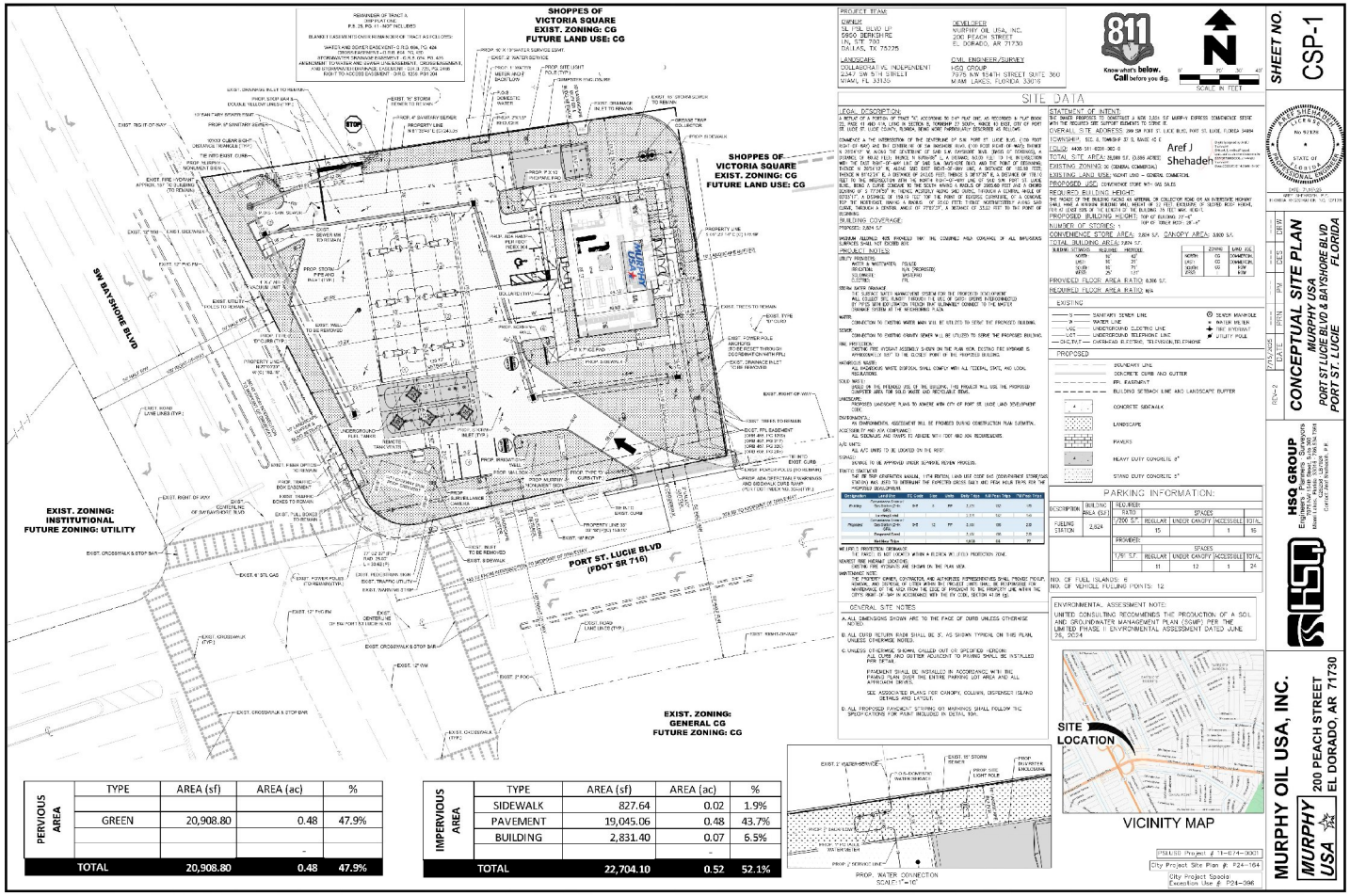
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Retail Plaza
South	CG	CG	Commercial Convenience Store
East	CG	CG	Commercial Retail Plaza
West	U	I	Florida Turnpike



Background Summary

- The request was previously tabled at the May 27, 2025, City Council meeting to allow staff and the applicant addition time to address traffic concerns.
- The Public Works team met with the applicant's traffic engineer to resolve staff's concerns and have the provided traffic impact analysis revised appropriately.
- Additional traffic concerns were addressed by changing the access to an ingress only along SW Port St. Lucie Boulevard, with all other access coming from the existing cross-access to the plaza to the north.

Conceptual Site Plan

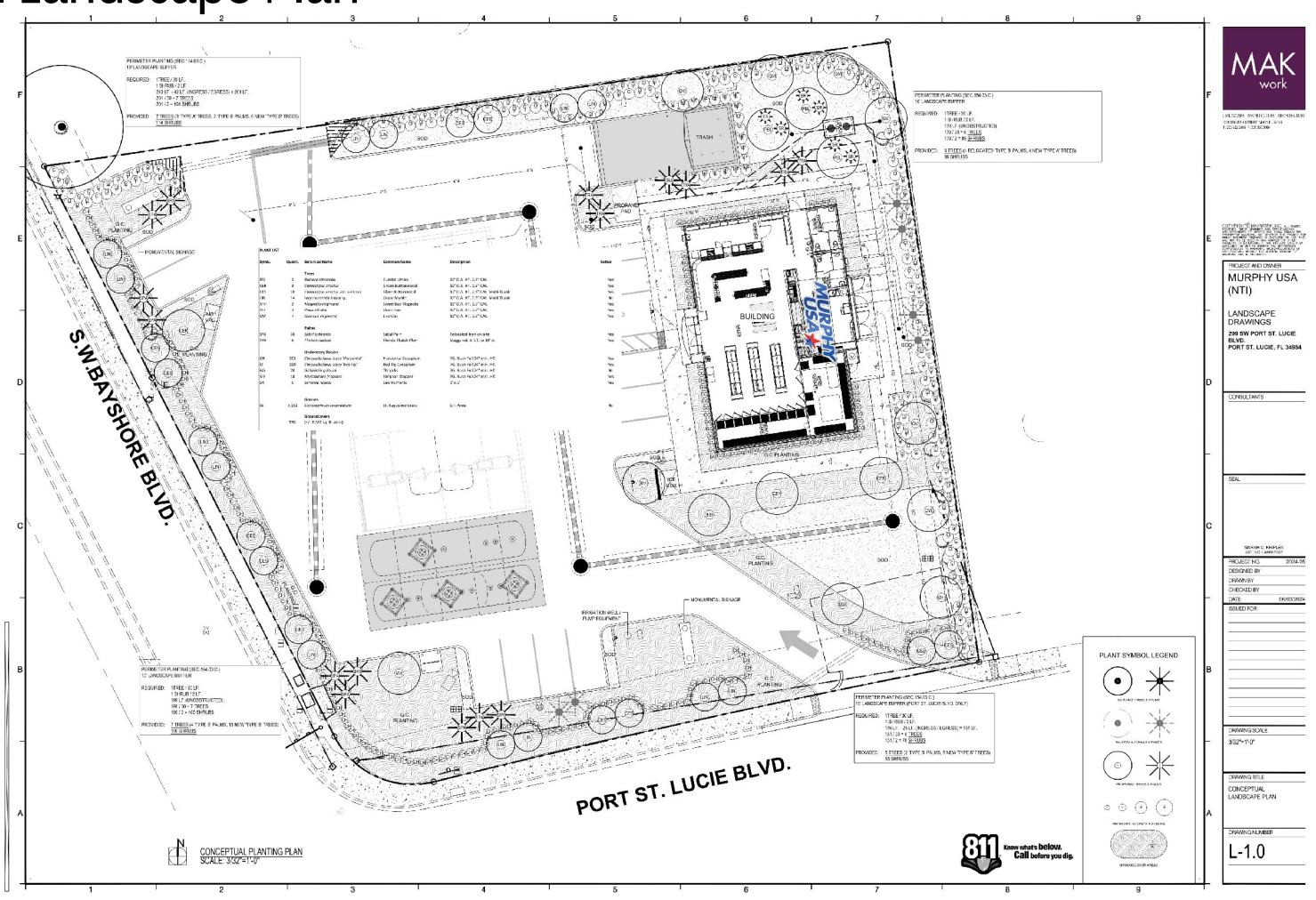


PERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	GREEN	20,908.80	0.48	47.9%
			-	
	TOTAL	20,908.80	0.48	47.9%

IMPERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	SIDEWALK	827.64	0.02	1.9%
	PAVEMENT	19,045.06	0.48	43.7%
	BUILDING	2,831.40	0.07	6.5%
			-	
	TOTAL	22,704.10	0.52	52.1%

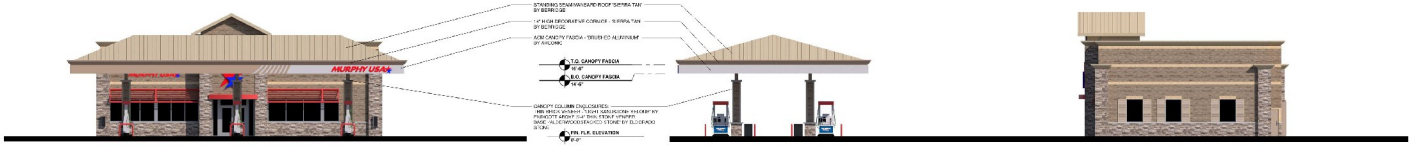
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Conceptual Landscape Plan



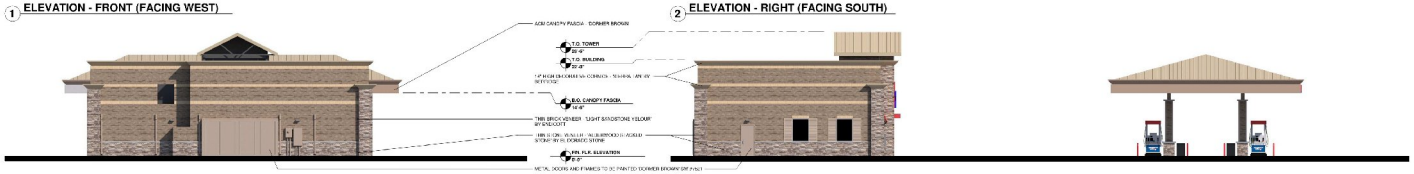
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Conceptual Elevations



1 ELEVATION - FRONT (FACING WEST)

2 ELEVATION - RIGHT (FACING SOUTH)



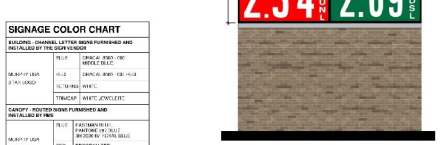
3 ELEVATION - REAR (FACING EAST)

4 ELEVATION - LEFT (FACING NORTH)



5 ELEVATION - FRONT BUILDING ONLY (FACING WEST)





6 TRASH ENCLOSURE

7 MONUMENT SIGN

SIGNAGE COLOR CHART

PORT ST. LUCIE, FL (299 SW PORT ST. LUCIE BLVD) R03
MURPHY #5710 / 23203
DECEMBER 16, 2024

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Adequate ingress and egress is provided for vehicles and pedestrians by the two code compliant driveways and sidewalks. Traffic control devices allow for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221(C) of the Zoning Code. The overall 2,824 square foot convenience store is required to have 14 spaces and 24 spaces are provided..
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Port St. Lucie Utilities Systems provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is proposed surrounding the site. The site is required to have a minimum of a 10' landscape buffer strip surrounding the site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's sign code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial and is consistent with the adjacent uses.

Recommendation:

The Planning & Zoning Board recommended approval of the Special Exception Use with the following condition as recommended by Staff at the March 6, 2024, meeting:

1. Prior to the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location provided on the conceptual plans in a form reviewed and accepted by the City.

Agenda Summary

2025-722

Agenda Date: 8/11/2025 **Agenda Item No.:** 11.b

Placement: Resolutions / Public Hearing

Action Requested: Motion / Vote

Resolution 25-R44, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Approving the Extension of the Community Redevelopment Agency in Accordance with Section 163.3755 (1), Florida Statutes, from September 30, 2039 to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

Submitted By: Jennifer Davis, CRA Director

Executive Summary (General Business): The City of Port St. Lucie City Council, which is the Community Redevelopment Agency's governing body, may approve by a majority vote to extend the termination date of the Agency. The Agency is recommending to the City Council the Agency's continued existence beyond September 30, 2039, (as identified in Florida Statute), and until June 11, 2055, so that redevelopment, as defined by the Redevelopment Act, can continue in accordance with the Redevelopment Areas' redevelopment plans.

Presentation Information: Staff will provide a brief presentation, if requested.

Staff Recommendation: Move that the Council approve the Resolution

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Resolution
2. Move that the Council not approve and provide staff with additional direction

Background:

Pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended ("Redevelopment Act"), the City of Port St. Lucie ("City") created the Port St. Lucie Community Redevelopment Agency ("Agency") to undertake redevelopment within the corporate limits of the City. In 2001, the City established the Agency with the adoption of Ordinance 01-01 to exercise redevelopment powers in community redevelopment areas ("CRAs") established by the City pursuant to the Redevelopment Act. In accordance with Section 163.355, Florida Statutes, the City determined that certain areas within the City identified as the Revised Original CRA Area, Riverwalk CRA Area, and Southern Grove CRA Area (collectively the "Redevelopment Areas"), were appropriate for redevelopment and made findings of necessity for such areas. The Redevelopment Areas are governed by their own redevelopment plans adopted and amended as the case may be pursuant to the Redevelopment Act.

In 2019, the Florida Legislature enacted Section 163.3755(1), Florida Statutes, which mandated the following:

> A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

Pursuant to Section 163.3755(1), Florida Statutes, the Agency is currently set to terminate or sunset on September 30, 2039. The City, which is the Agency's governing body, may approve by a majority vote to extend the termination date of the Agency and the Agency is recommending to the City Council the Agency's continued existence beyond September 30, 2039, and until June 11, 2055, so that redevelopment, as defined by the Redevelopment Act, can continue in accordance with the Redevelopment Areas' redevelopment plans.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: Companion items related to this agenda item include the following: Legistar ID 2025-720 (CRA Resolution Extending the Agency); ID 2025-721 (CRA Resolution Amending the CRA Plan); and ID 2025-723 (City Council Ordinance extending the CRA Plan)

Location of Project: The Original Community Redevelopment Area is generally located along the US Highway One Corridor, from just north of Village Green Drive at the north down to Tickridge Road on the south, with Lennard Road forming the eastern boundary.

Attachments: 1. Resolution 25-R44; 2. Notices sent to Taxing Authorities; 3. Location Map

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25055-07

Legal Sufficiency Review:
Reviewed by Elizabeth L. Hertz, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

RESOLUTION 25-R44

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended, ("Redevelopment Act") the City of Port St. Lucie ("City) has previously created the Port St. Lucie Community Redevelopment Agency ("Agency") to undertake redevelopment within the corporate limits of the City; and

WHEREAS, in 2001, the City established the Agency with the adoption of Ordinance 01-01 to exercise redevelopment powers in community redevelopment areas ("CRAs") established by the City pursuant to the Redevelopment Act; and

WHEREAS, in accordance with Section 163.355, Florida Statutes, the City Council determined that certain areas within the City identified as the Revised Original CRA Area, Riverwalk CRA Area, and Southern Grove CRA Area (collectively the "Redevelopment Areas"), were appropriate for redevelopment and made findings of necessity for such areas; and

WHEREAS, the Redevelopment Areas are governed by their own redevelopment plans adopted and amended as the case may be pursuant to the Redevelopment Act; and

WHEREAS, in 2019, the Florida Legislature enacted Section 163.3755(1), Florida Statutes, which mandated the following:

> A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

WHEREAS, pursuant to Section 163.3755(1), Florida Statutes, the CRA is currently set to terminate or sunset on September 30, 2039; and

WHEREAS, pursuant to Section 163.3755(1), Florida Statutes, the City Council, which is the Agency's governing body, may approve by a majority vote to extend the termination date of the Agency; and

WHEREAS, on August 11, 2025, the Agency's Board adopted a Resolution requesting the City approve an extension of the termination date of the Agency from September 30, 2039, to June 11, 2055; and

RESOLUTION 25-R44

WHEREAS, the City Council deems approval of this Resolution to be in the best interests of the health, safety, and welfare of the residents and citizens of the City of Port St. Lucie and the public at large so that redevelopment, as defined by Section 163.340(9) of the Redevelopment Act, can continue in accordance with the Redevelopment Areas' redevelopment plans.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Authorization. The Agency shall be extended as set forth herein.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended 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. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

_____
Richard Berrios, City Attorney

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

George Landry, County Administrator
St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing St. Lucie County ("County") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the County with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the County with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Any interested person may attend the Public Hearings mentioned herein and be heard on any respective resolution and/or ordinance. The proposed resolutions and/or ordinances may be inspected by visiting the City's website at https://www.cityofpsl.com/Government/Your-City-Government/Departments/City-Clerk/Agendas-Meetings or by visiting the City Clerk's Office on Wednesday, Thursday, Friday, or Monday before City Council or CRA Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public preview.

Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the County as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Jeff Lee, Fire Chief
St. Lucie County Fire District
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983

Dear Chief Lee,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County Fire District ("Fire District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

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The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the Fire District with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the Fire District with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

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If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Dr. Jon R. Prince, Superintendent
St. Lucie County School District
9461 Brandywine Lane
Port St. Lucie, Florida 34986

Dear Dr. Prince,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County School District ("School District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the School District as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Sean Boyle, Chief Executive Officer
Children's Services Council
546 NW University Blvd., Suite 201
Port St. Lucie, Florida 34986

Dear Mr. Boyle,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Children's Services Council ("CSC") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the CSC with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the CSC with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

> A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF PORT ST. LUCIE EXTEND THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Janet Zimmerman, Executive Director
Florida Inland Navigation District
600 State Road 707, Unit C
Jupiter, Florida 33469

Dear Ms. Zimmerman,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Florida Inland Navigation District ("FIND") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, "2025 Original Plan Amendment"). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing FIND with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing FIND with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

Jesus Merejo
City Manager

July 23, 2025

Sent via Registered Mail

Chauncey Goss, Chairman
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

Dear Mr. Goss,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the South Florida Water Management District ("SFWMD") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the SFWMD with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the SFWMD with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

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development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

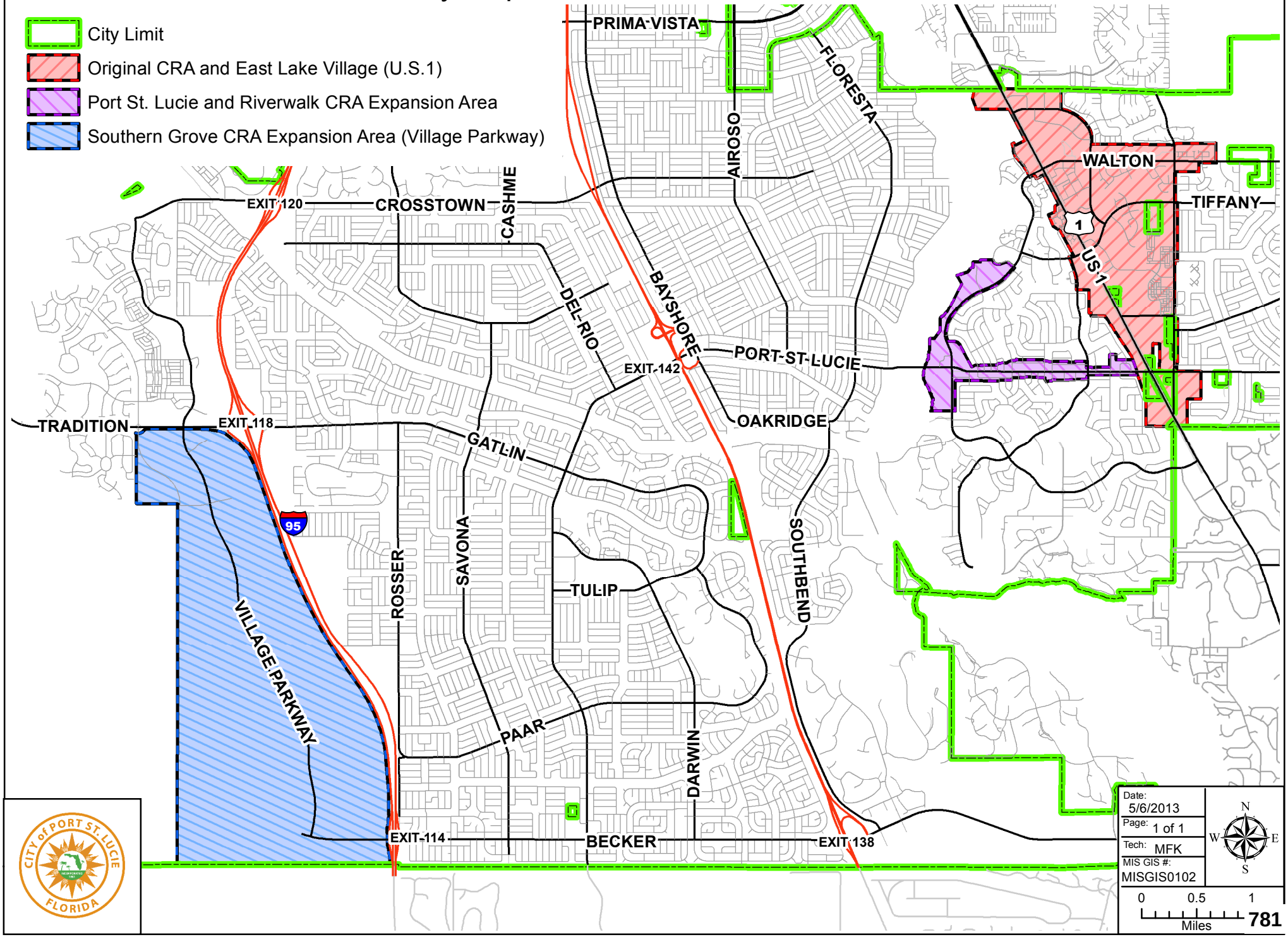
Sincerely,

Jesus Merejo
City Manager
Director

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

CRA Boundary Map - U.S.1, Riverwalk, & Southern Grove



Agenda Summary

2025-704

Agenda Date: 8/11/2025 **Agenda Item No.:** 11.c

Placement: Resolutions

Action Requested: Motion / Vote

Resolution 25-R45, a Resolution Allowing the Execution of an Interlocal Agreement with St. Lucie County, to Provide Funds for the Construction of Roadway Improvements on Prima Vista Blvd. as Part of the Floresta Dr. Phase 3 Project.

Submitted By: Thomas Salvador, CPII, CPWP-S, CPWP-M, CIP & Sales Tax Project Group Manager,Public Works Department

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Summary Brief (Agreements/Contracts only)

1. Prepared by: St. Lucie County
2. Parties: City of Port St. Lucie and St. Lucie County
3. Purpose: To provide funds for the construction of improvements to Prima Vista Blvd. as part of the Floresta Drive Phase 3 project.
4. New/Renewal/Modified: New
5. Duration: Project current end date is December 16, 2027
6. Benefits to Port St. Lucie: Improved traffic safety and congestion management to a portion of the Prima Vista Corridor
7. Cost to Port St. Lucie (Annual and Potential): No costs to be incurred by the City

Presentation Information: Staff will be available to answer questions upon request

Staff Recommendation: Move that the Council approve the Resolution authorizing the City to enter into the Interlocal Agreement.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Interlocal Agreement.
2. Move that the Council not approve the Interlocal Agreement and provide direction to staff.

Background: St. Lucie County and the City originally entered into an agreement to fund the design of the improvements to Prima Vista Blvd. as part of the Floresta Drive project. Following the completion of design, the Floresta Drive Phase 3 project was advertised for bids with both a Contractor and CEI selected for construction. As part of the project, the previously designed portion of County roadway was included in the solicitation and the County agreed to fund the construction of the Prima Vista Improvements.

Issues/Analysis: The partnership between the City and County is mutually beneficial by allowing a single contractor to construct the improvements and allow the harmonization with the adjacent project.

Financial Information: The County agrees to reimburse the City for all costs of the construction of the proposed county improvements included in the CEI Contract and Construction Contract, including but not limited to construction engineering & inspection and geotechnical engineering services and all associated costs.

Special Consideration: N/A

Location of Project: Floresta Drive Phase 3, specifically within the right-of-way of Prima Vista Blvd.

Attachments:

1. Resolution
2. Interlocal Agreement

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25099-05

Legal Sufficiency Review:
Reviewed by Elizabeth L. Hertz, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

RESOLUTION 25-R_____

A RESOLUTION ALLOWING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH ST. LUCIE COUNTY FOR THE FUNDING OF CONSTRUCTION RELATING TO PROPOSED COUNTY IMPROVEMENTS ALONG PRIMA VISTA BOULEVARD FROM N.E. ESTIA LANE TO N.E. NARANJA AVENUE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and County desire to work together for the funding of improvements relating to construction along Prima Vista Boulevard from N.E. Estia Lane to N.E. Naranja Avenue; and

WHEREAS, the City desires to enter into the Interlocal Agreement attached hereto as **Exhibit "A"**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Authorization. The Mayor, or her designee, or the City Manager or his designee, is authorized to execute and record the Agreement attached as **Exhibit "A"**.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended 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. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

_____
Richard Berrios, City Attorney

INTERLOCAL AGREEMENT
FUNDING OF CONSTRUCTION RELATING TO PROPOSED COUNTY IMPROVEMENTS
ALONG PRIMA VISTA BOULEVARD FROM N.E. ESTIA LANE TO N.E. NARANJA AVENUE

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this _____ day of _____, 2025, by and between the **CITY OF PORT ST LUCIE**, a Florida municipal corporation, (hereinafter "CITY") and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida (hereinafter "COUNTY").

RECITALS

WHEREAS, the COUNTY and CITY desire to enter into this Agreement pursuant to Section 163.01 Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," which authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with each other on a basis of mutual advantage; and

WHEREAS, the CITY has contracted with a firm that has completed the design improvements to Floresta Drive that include improvements to the intersection of Floresta Drive and Prima Vista Boulevard; and

WHEREAS, the CITY intends to construct improvements known as Floresta Drive Phase 3, City Project #20190112, ("Project"); and

WHEREAS, the COUNTY intends to construct beautification and access management improvements along Prima Vista Boulevard from US 1 to Airoso Boulevard as a Sales Tax Referendum project; and

WHEREAS, the CITY has agreed to coordinate with COUNTY to incorporate the construction of certain improvements known as Prima Vista Boulevard Median improvements, St. Lucie County Project No. 20401, as described in Exhibit "A" attached hereto, which improvements include the intersection of Prima Vista Boulevard and Floresta Drive ("Proposed County Improvements") into the contracts for the Project; and

WHEREAS, coordination of this work between the CITY and COUNTY will minimize impacts to residents and will serve a public purpose; and

WHEREAS, COUNTY and CITY agree to cooperate in an economic, timely and efficient manner.

NOW, THEREFORE, in consideration of the foregoing premises, mutual benefits to be derived from the cooperation of the parties on the Project, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the COUNTY and CITY, hereby agree as follows:

1. **Recitations.** The foregoing recitals are true and incorporated herein by reference.

2. The parties agree and acknowledge that the CITY has incorporated the Proposed County Improvements, into its contracts for CEI & Geotechnical Services and construction of the Project. The contract for the CEI & Geotechnical Services of the project is known as, contract #20240172,

Floresta Drive Phase 3 CEI and Geotechnical Services (the "CEI Contract"). The contractor pursuant to the CEI Contract is Culpepper & Terpening. The contract for the construction project is known as, contract #20240082, Floresta Drive Improvement Project Phase 3 (the "Construction Contract"). The contractor pursuant to the Construction Contract is Felix Civil Construction LLC ("Construction Contractor"). The CEI Contract and the Construction Contract are available for inspection upon request by the COUNTY.

3. The COUNTY agrees to reimburse the CITY for all costs of the construction of the Proposed County Improvements included in the CEI Contract and Construction Contract, including but not limited to construction engineering & inspection and geotechnical engineering services and all associated costs (the "Reimbursement"). The Construction Contract requires the Construction Contractor to furnish the City with an acceptable recorded Performance and Payment Bond complying with the statutory requirements set forth in section 255.05, Florida Statutes, in the amount of one hundred percent (100%) of the Construction Contract price per Section X of the Construction Contract. If the Construction Contractor fails to meet its obligations with respect to the Proposed County Improvements, and upon written request by the County, the City will use commercially reasonably efforts to call the Performance and Payment Bond with respect to the Proposed County Improvements and facilitate transfer of said funds to the County through an interlocal agreement to support construction of the Proposed County Improvements.

4. That the COUNTY shall pay portions of the Reimbursement amount to the CITY within thirty (30) days of receipt by the COUNTY any invoice from the CITY for work associated with the Proposed County Improvements.

5. **Notices.** All written notices required under this Agreement, shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger or courier service, by regular United States Mail with postage prepaid, or by certified mail, return receipt requested (Airmail if international), and shall be directed to the following persons and places designated by the parties:

FOR THE CITY:	FOR THE COUNTY:
PUBLIC WORKS DEPARTMENT CITY OF PORT ST. LUCIE 121 S.W. Port St. Lucie Boulevard Port St. Lucie, FL 34984 With a copy to: OFFICE OF THE CITY ATTORNEY CITY OF PORT ST. LUCIE 121 S.W. Port St. Lucie Boulevard Port St. Lucie, FL 34984	ST. LUCIE COUNTY ADMINISTRATOR County Administration Annex 2300 Virginia Avenue Ft. Pierce, FL 34982 With a copy to: ST. LUCIE COUNTY ATTORNEY County Administration Annex 2300 Virginia Avenue Ft. Pierce, FL 34982

Each such notice shall be deemed delivered (i) on the date delivered if by personal delivery or (ii) on the date mailed, postage prepaid.

6. **Invalid Provisions.** In the event any term or provision of this Agreement is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in full force and effect so far as possible. If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable. Notwithstanding the foregoing, in the event a material provision of this Agreement is held illegal, unenforceable or inoperative as a matter of law this Agreement will be deemed ineffective and terminated.

7. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

8. **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous verbal or written agreements and understandings between the parties hereto.

9. **Amendments; Modification.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by each and all of the parties hereto.

10. **Binding.** Except as otherwise provided, this Agreement shall be binding upon and shall inure to the benefit of the parties. This Agreement is not intended to benefit third parties who are not part of the Agreement.

11. **Resolution of Disputes.** In the event of a dispute between the parties in connection with this Agreement, the parties agree to try to resolve the issue sin good faith pursuant to the conflict resolution procedures provided by the Florida Conflict Resolution Act, Chapter 164, Florida Statutes. The results of the conflict resolution or any testimony or argument introduced in a conflict resolution shall not be admissible as evidence in any subsequent proceeding concerning the disputed issues.

12. **Venue.** The laws of the State of Florida govern all interpretations. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the 19th Judicial Circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims that are justiciable under federal law.

13. **Rights Cumulative.** All rights, powers, remedies, benefits, and privileges available to any party under this Agreement are in addition to and cumulative of any and all rights, powers, remedies, benefits, and privileges available to such party at law and equity.

14. **Effective Date; Recording.** The Effective Date of this Agreement shall be the date on which the last of the parties cause this Agreement to be executed. This Agreement shall be recorded by the COUNTY in the Official Public Records of the Clerk of the Court of St. Lucie County, Florida. A copy of the recorded Agreement shall be forwarded to the CITY.

IN WITNESS WHEREOF, the CITY and the COUNTY have caused this Agreement to be executed on behalf of their respective entities, their successors and assigns, on the day first above written.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST:

DEPUTY CLERK

BY: _____
CHAIR

7/1/25

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
COUNTY ATTORNEY

CITY OF PORT ST. LUCIE, FLORIDA

ATTEST:

_____
CITY CLERK

BY: _____
SHANNON MARTIN, MAYOR

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
CITY ATTORNEY

CONTRACT PLAN COMPONENTS

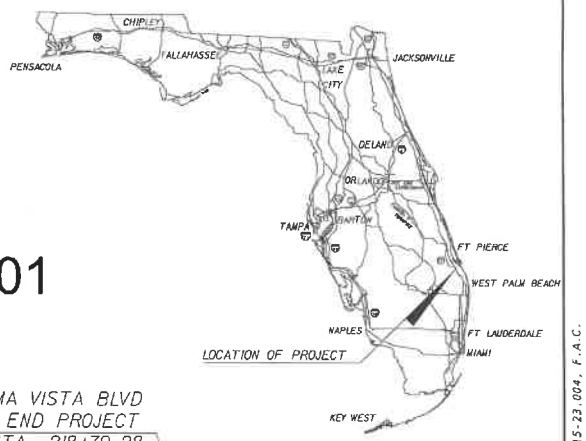
ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS
SIGNALIZATION PLANS
LIGHTING PLANS

ST. LUCIE COUNTY

PRIMA VISTA BOULEVARD MEDIAN IMPROVEMENTS

ST. LUCIE COUNTY PROJECT No. 20401

EXHIBIT "A"



INDEX OF PLANS

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4 THRU 5	TYPICAL SECTION
6 THRU 10	TYPICAL SECTION DETAILS
11	GENERAL NOTES
12 THRU 15	PLAN & PROFILE
16	DRAINAGE STRUCTURE TABLE
17 THRU 20	DRAINAGE IMPROVEMENT PLAN
21	INTERSECTION DETAIL
22 THRU 31	CROSS SECTIONS
32 THRU 34	SIDESTREET CROSS SECTIONS
35 THRU 38	TEMPORARY TRAFFIC CONTROL PLAN
39 THRU 42	UTILITY ADJUSTMENT
SQ-1 THRU SQ-7	SUMMARY OF QUANTITIES
*CTL-1	PROJECT CONTROL
*UTV-1	VERIFIED UTILITY LOCATE

* This sheet is included in the Index of Roadway Plans only to indicate that it is part of the Roadway Plans. This sheet is contained in a separate digitally signed and sealed document.

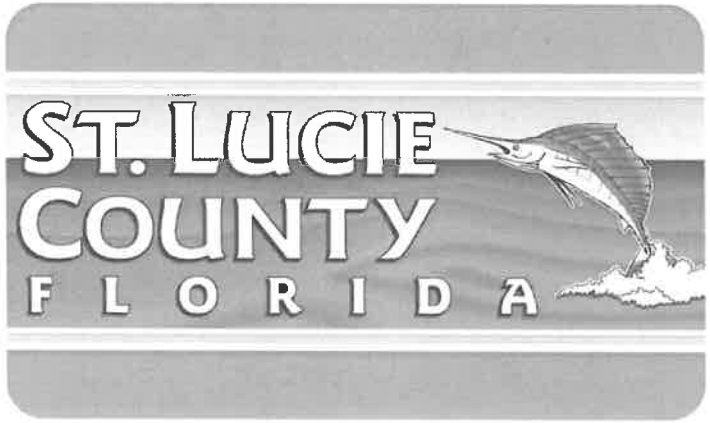
GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
STANDARD PLANS DATED FY 2024-25,
AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED FY 2024-25,
AS AMENDED BY CONTRACT DOCUMENTS.

For Design Standards Modifications click on "Design Standards" at the following web site: http://www.fdot.gov/design/standardplans

For the Standard Specifications for Road and Bridge Construction click on the "Specifications" link at the following web site: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

PLANS PREPARED BY:

consor
2041 Vista Parkway, Suite 101, West Palm Beach, Florida 33411
Phone: (561) 253-9550



BOARD OF COUNTY COMMISSIONERS

CHRIS DZADOVSKY	DISTRICT 1
LARRY LEET	DISTRICT 2
LINDA BARTZ	DISTRICT 3
JAMIE FOWLER	DISTRICT 4
CATHY TOWNSEND	DISTRICT 5

COUNTY ADMINISTRATION

GEORGE LANDRY — COUNTY ADMINITRATOR

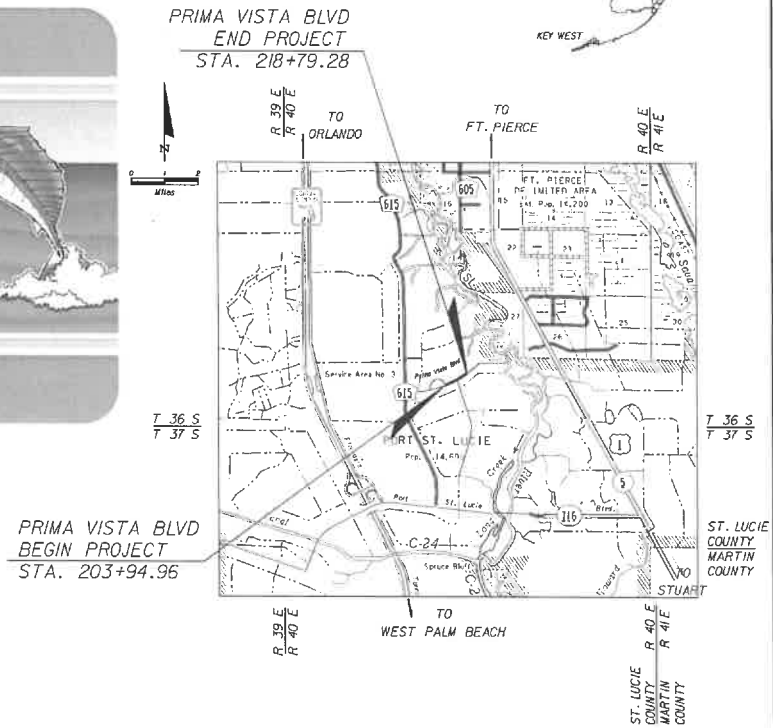
PUBLIC WORKS DEPARTMENT

PATRICK DAYAN, P.E. — DIRECTOR OF PUBLIC WORKS
DAN ZRALLACK, P.E. — COUNTY ENGINEER

ST. LUCIE COUNTY

EDMUND BAS, P.E. — PROJECT MANAGER

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.



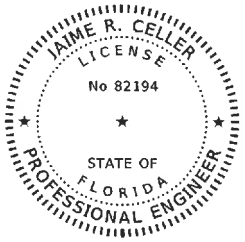
ROADWAY PLANS
ENGINEER OF RECORD: JAIME R. CELLER, P.E.

P.E. NO.: 82194

FISCAL YEAR	SHEET NO.
24	1

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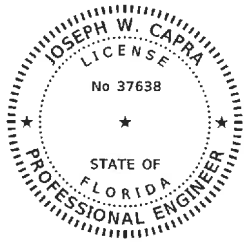
ON THE DATE ADJACENT TO THE SEAL

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CONSOR ENGINEERS, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411
Phone: (561) 253-9550
Jaime R. Celler, P.E. No. 82194

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3A	SUMMARY OF PAY ITEMS
4 THRU 5	TYPICAL SECTION
6 THRU 10	TYPICAL SECTION DETAILS
12 THRU 15	PLAN & PROFILE
21	INTERSECTION DETAIL
22 THRU 31	CROSS SECTIONS
32 THRU 34	SIDESTREET CROSS SECTIONS
35 THRU 38	TEMPORARY TRAFFIC CONTROL PLAN
SQ-1 THRU SQ-7	SUMMARY OF QUANTITIES



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ON THE DATE ADJACENT TO THE SEAL

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CAPTEC ENGINEERING, Inc.
301 NW Flagler Ave.
Stuart, FL 34994
Phone: (772) 692-4344
Joseph W. Capra, P.E. No. 37638

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SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
3B THRU 3C	SUMMARY OF PAY ITEMS
11	GENERAL NOTES
16	DRAINAGE STRUCTURE TABLE
17 THRU 20	DRAINAGE IMPROVEMENT PLAN
39 THRU 42	UTILITY ADJUSTMENT

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone (561) 253-9550
Jaime R. Celler, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIGNATURE SHEET

SHEET NO. 2

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SUMMARY OF PAY ITEMS- ROADWAY

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
0101 1	MOBILIZATION	LS	1	
0101 18	CONSTRUCTION VIDEO	LS	1	
0101 99	SURVEY STAKING & RECORD DRAWINGS	LS	1	
0102 1	MAINTENANCE OF TRAFFIC	LS	1	
0107 1	LITTER REMOVAL	LS	1	
0107 2	MOWING	LS	1	
0108 1	INSPECTION & SETTLEMENT MONITORING	LS	1	
0108 2	VIBRATION MONITORING	LS	1	
0110 1 1	CLEARING & GRUBBING	LS/AC	1/0.41	
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	998	
0120 1	REGULAR EXCAVATION	CY	148.2	
0120 6	EMBANKMENT	CY	195.1	
0160 4	TYPE B STABILIZATION	SY	131	
0285 709	OPTIONAL BASE, BASE GROUP 09	SY	87	
0327 70 6	MILLING EXIST. ASPH. PAVT. 1.5" AVG. DEPTH	SY	11750	
0334 1 13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	TN	1362.0	
0334 1 53	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C, PG76-22	TN	974.0	
0520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	2606	
0520 2 4	CONCRETE CURB, TYPE D	LF	914	
0522 1	CONCRETE SIDEWALK 4" THICK	SY	482	
0522 2	CONCRETE SIDEWALK 6" THICK (SIDEWALK/DRIVEWAY)	SY	438	
0527 2	DETECTABLE WARNINGS	SF	75	
0570 1 2	PERFORMANCE TURF, SOD	SY	1418	
2000 1	UTILITY COORDINATION	LS	1	

SUMMARY OF PAY ITEMS- SIGNING & PAVEMENT MARKINGS

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
0700 1 112	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, 12.0-20.0 SF	EA	2	
0705 10 1	OBJECT MARKER, TYPE 1	EA	2	
0705 11 1	DELINEATOR, FLEXIBLE TUBULAR	EA	2	
0706 1 3	RAISED PAVEMENT MARKERS, TYPE B	EA	212	
0710 11 290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	27	
0710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1	
0711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, CROSSWALK, 12"	LF	798	
0711 11 124	THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS	LF	36	
0711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	153	
0711 11 141	THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM	0.085	
0711 11 170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	13	
0711 11 241	THERMOPLASTIC, STANDARD, YELLOW, 2-4 DOTTED GUIDE LINE /6-10 DOTTED EXTENSION LINE, 6"	GM	0.062	
0711 14 125	THERMOPLASTIC, PREFORMED, WHITE, SOLID, 24" FOR CROSSWALK	LF	511	
0711 16 101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	GM	0.728	
0711 16 131	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SKIP, 6",10-30 SKIP OR 3-9 LANE DROP	GM	0.480	
0711 16 201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	0.587	
0711 16 231	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SKIP, 6"	GM	0.092	

SUMMARY OF PAY ITEMS- LIGHTING

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
0630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	497	
0630 2 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	1064	
0635 2 11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	24	
0639 1 122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND, METER PURCHASED BY CONTRACTOR	AS	1	
0639 2 1	ELECTRICAL SERVICE WIRE, FURNISH & INSTALL	LF	33	
0641 2 11	PRESTRESSED CONCRETE POLE, F&I, TYPE P-II PEDESTAL	EA	2	
0715 1 12	LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6	LF	6991	
0715 61 111	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA	7	
0715 62 111	LIGHT POLE COMPLETE, F&I, STANDARD POLE SPECIAL FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA	2	
0715 7 11	LOAD CENTER, F&I, SECONDARY VOLTAGE	EA	1	
0715 500 1	POLE CABLE DISTRIBUTION SYSTEM, FURNISH AND INSTALL, CONVENTIONAL	EA	10	
0715 511 125SP	LIGHT POLE COMPLETE- SPECIAL DESIGN, SPECIAL FOUNDATION F&I, SINGLE ARM SHOULDER MOUNT, ALUMINUM, 25'	EA	1	

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Colter, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF
PAY ITEMS

SHEET NO.
3A

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SUMMARY OF PAY ITEMS- SIGNALIZATION

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL PLAN	QUANTITY TOTAL FINAL
0630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	200	
0630 2 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	1120	
0632 7 1	SIGNAL CABLE- NEW OR RECONSTRUCTED INTERSECTION, FURNISH & INSTALL	PI	1	
0632 7 6	SIGNAL CABLE, REMOVE- INTERSECTION	PI	1	
0633 1 121	FIBER OPTIC CABLE, F&I, UNDERGROUND, 2-12 FIBERS	LF	30	
0633 1 122	FIBER OPTIC CABLE, F&I, UNDERGROUND, 13-48 FIBERS	LF	400	
0633 1 123	FIBER OPTIC CABLE, F&I, UNDERGROUND, 49-96 FIBERS	LF	30	
0633 2 31	FIBER OPTIC CONNECTION, INSTALL SPLICE	EA	24	
0633 3 12	FIBER OPTIC CONNECTION HARDWARE, F&I, SPLICE TRAY	EA	1	
0633 3 13	FIBER OPTIC CONNECTION HARDWARE, F&I, PRETERMINATED CONNECTOR ASSEMBLY	EA	24	
0633 3 16	FIBER OPTIC CONNECTION HARDWARE, F&I, PATCH PANEL- FIELD TERMINATED	EA	1	
0633 3 17	FIBER OPTIC CONNECTION HARDWARE, F&I, CONNECTOR PANEL	EA	1	
0635 2 11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	18	
0635 2 12	PULL & SPLICE BOX, F&I, 24" x 36" COVER SIZE	EA	2	
0639 1 122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND	AS	1	
0639 2 1	ELECTRICAL SERVICE WIRE, FURNISH & INSTALL	LF	10	
0639 3 11	ELECTRICAL SERVICE DISCONNECT, F&I, POLE MOUNT	EA	1	
0641 2 12	PRESTRESSED CONCRETE POLE, F&I, TYPE P-II SERVICE POLE	EA	1	
0641 2 80	PRESTRESSED CONCRETE POLE, REMOVE	EA	1	
0646 1 11	ALUMINUM SIGNALS POLE, PEDESTAL	EA	3	
0649 21 10	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, SINGLE ARM 60'	EA	3	
0649 21 15	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, SINGLE ARM 70'	EA	1	
0650 1 14	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL ALUMINUM, 3 SECTION, 1 WAY	AS	4	
0650 1 19	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL ALUMINUM, 5 SECTION CLUSTER, 1 WAY	AS	4	
0653 1 11	PEDESTRIAN SIGNAL, FURNISH & INSTALL LED COUNTDOWN, 1 WAY	AS	8	
0660 4 11	VEHICLE DETECTION SYSTEM- VIDEO, FURNISH & INSTALL CABINET EQUIPMENT	EA	1	
0660 4 12	VEHICLE DETECTION SYSTEM- VIDEO, FURNISH & INSTALL ABOVE GROUND EQUIPMENT	EA	4	
0665 1 11	PEDESTRIAN DETECTOR, FURNISH & INSTALL, STANDARD	EA	8	
0670 5 111	TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA, 1 PREEMPTION	AS	1	
0682 1 113	ITS CCTV CAMERA, F&I, DOME PTZ ENCLOSURE - PRESSURIZED, IP, HIGH DEFINITION	EA	4	
0684 1 1	MANAGED FIELD ETHERNET SWITCH, FURNISH & INSTALL	EA	1	
0685 1 14	UNINTERRUPTIBLE POWER SUPPLY, F&I ONLINE/DOUBLE CONVERSION WITH CABINET	EA	1	
0700 3 101	SIGN PANEL, FURNISH & INSTALL GROUND MOUNT, UP TO 12 SF	EA	8	
0700 5 22	INTERNALLY ILLUMINATED SIGN, FURNISH & INSTALL, OVERHEAD MOUNT, 12-18 SF	EA	4	
0715 5 31	FURNISH & INSTALL NEW LUMINARY, BRACKET AND ARM ON NEW/EXISTING POLE	EA	1	

SUMMARY OF PAY ITEMS- DRAINAGE

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL PLAN	QUANTITY TOTAL FINAL
0104 10 3	SEDIMENT BARRIER	LF	1700	
0104 18	INLET PROTECTION SYSTEM	EA	13	
0425 1 331	INLETS, CURB, TYPE P-3, <10'	EA	1	
0425 1 361	INLETS, CURB, TYPE P-6 ≤ 10'	EA	1	
0425 1 452	INLETS, CURB, TYPE J-5 > 10'	EA	1	
0425 4	INLETS, ADJUST	EA	1	
0425 5	MANHOLES, ADJUST	EA	4	
0430 175 115	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 15" S/CD	LF	394	
0430 175 118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18" S/CD	LF	163	
0430 175 124	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 24" S/CD	LF	356	
0430 175 130	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 30" S/CD	LF	283	
0430 175 148	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 48" S/CD	LF	701	
0430 175 160	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 60" S/CD	LF	209	

REVISIONS	
DATE	DESCRIPTION

CAPTEC Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

SUMMARY OF PAY ITEMS

SHEET NO. 3B

Chin Sang, Gary E.

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SUMMARY OF PAY ITEMS- UTILITY RELOCATION

PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY TOTAL	
			PLAN	FINAL
W-1 / S-1	VALVE BOX ADJUSTMENT	LF	5	
S-2	SANITARY MANHOLE RING AND COVER ADJUSTMENTS	EA	2	

REVISIONS	
DATE	DESCRIPTION

CAPTEC Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

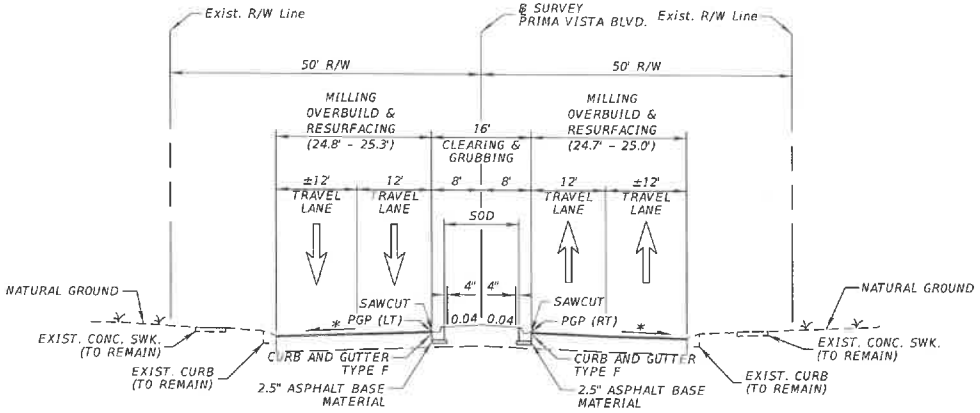
SUMMARY OF PAY ITEMS

SHEET NO. 3C

Chin Sang, Gary E.

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TYPICAL SECTION 1
PRIMA VISTA BLVD
STA. 203+94.96 TO STA. 208+80.00
STA. 214+62.00 TO STA. 218+79.28
POSTED / DESIGN SPEED = 40 MPH

MILLING

MILL EXISTING ASPHALT PAVEMENT (1½" AVERAGE DEPTH)

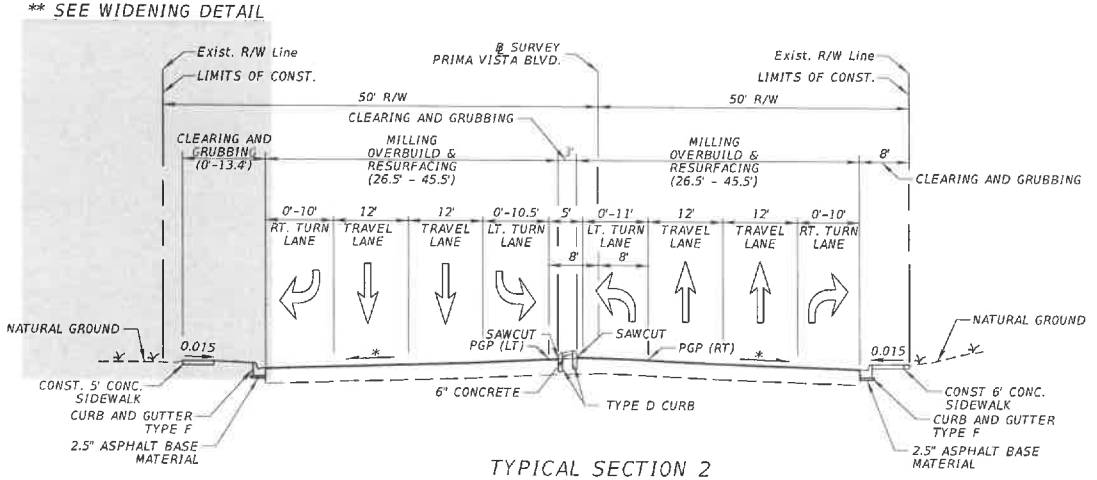
RESURFACING & OVERBUILD

TYPE SP OVERBUILD (TRAFFIC C) THICKNESS VARIES
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½") (PG76-22)

WIDENING

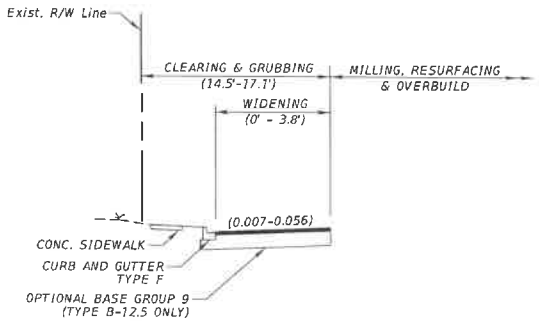
OPTIONAL BASE GROUP 9 (TYPE B-12.5 ONLY) (6") WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½")
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½") (PG76-22)

** SEE WIDENING DETAIL



* MATCH EXISTING CROSS-SLOPES UNLESS PROPOSED CROSS-SLOPES SHOWN ON CROSS-SECTIONS.

TYPICAL SECTION 2
PRIMA VISTA BLVD
STA. 208+80.00 TO STA. 214+62.00
POSTED / DESIGN SPEED = 40 MPH



WIDENING DETAIL
N.T.S.

STA. 209+57.80 TO STA. 210+85.81 LT

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Collier, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

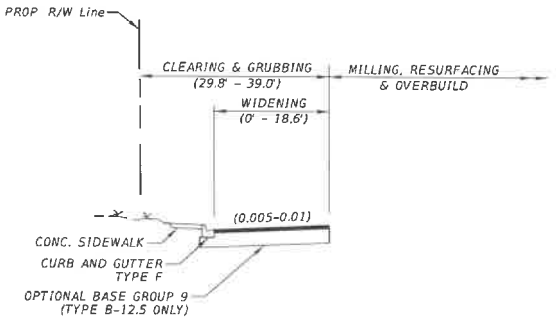
PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION

SHEET NO. 4

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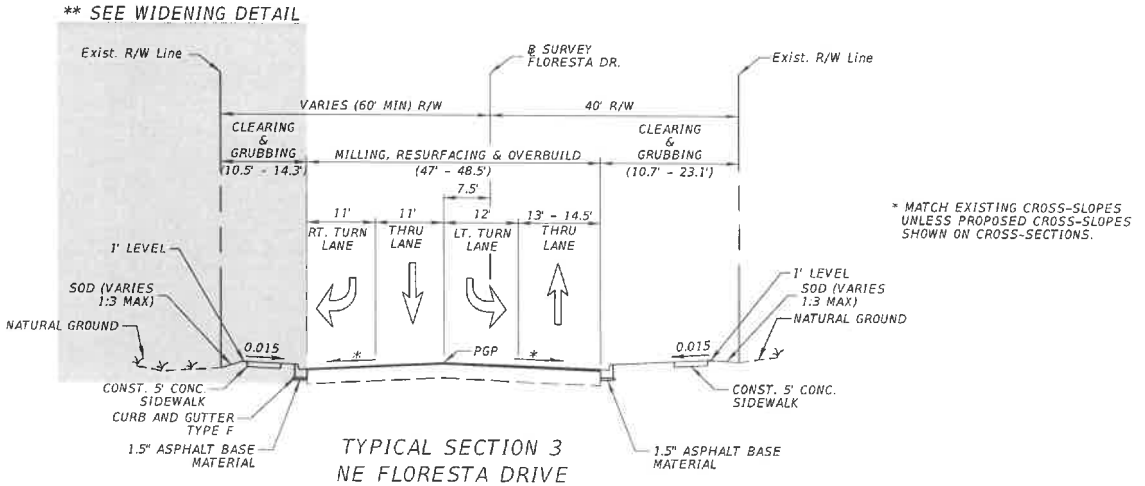
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WIDENING DETAIL

N.T.S.

STA. 727+17.12 TO STA. 727+44.00 LT

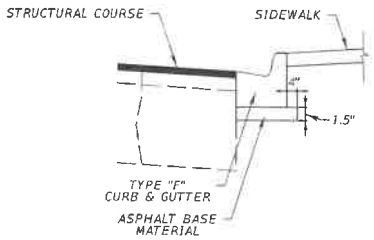


TYPICAL SECTION 3

NE FLORESTA DRIVE

STA. 727+17.12 TO STA. 730+45.54

POSTED / DESIGN SPEED = 40 MPH



ASPHALT BASE CURB PAD DETAIL

N.T.S.

MILLING

MILL EXISTING ASPHALT PAVEMENT (1½" AVERAGE DEPTH)

RESURFACING & OVERBUILD

TYPE SP OVERBUILD (TRAFFIC C) THICKNESS VARIES
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½") (PG76-22)

WIDENING

OPTIONAL BASE GROUP 9 (TYPE B-12.5 ONLY) (6") WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½")
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1½") (PG76-22)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Cellar, P.E. No. 82194

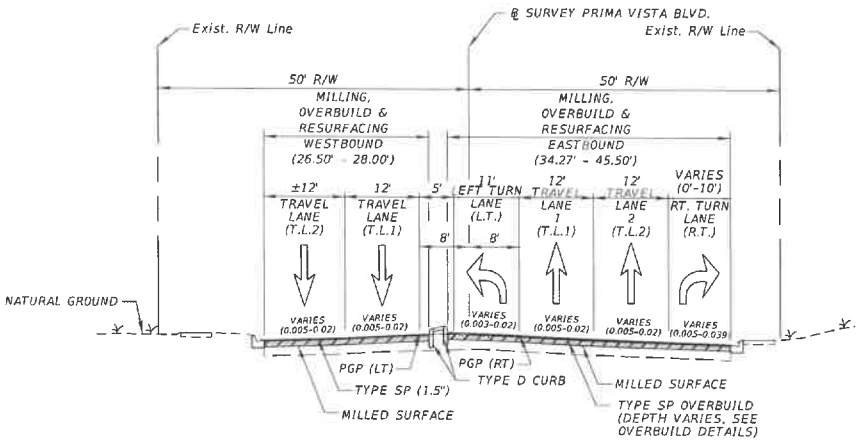
ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

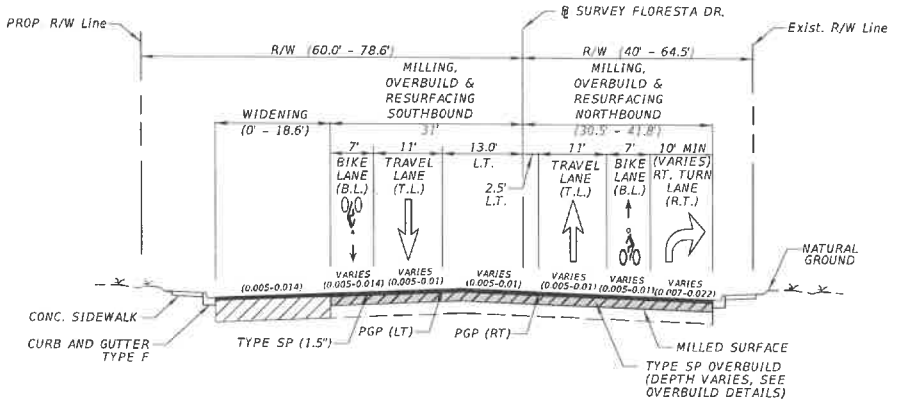
TYPICAL SECTION

SHEET NO. 5

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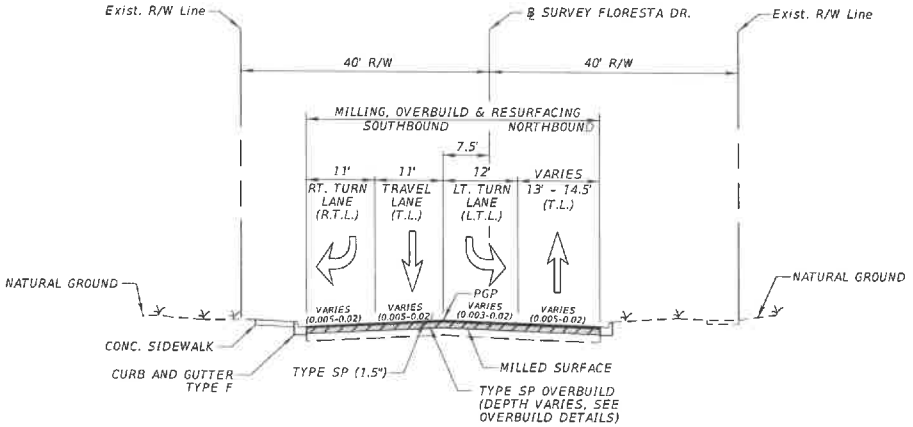


PRIMA VISTA OVERBUILD AND RESURFACING DETAIL (N.T.S.)



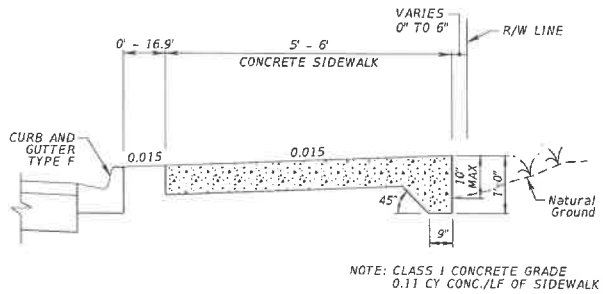
FLORESTA OVERBUILD AND RESURFACING DETAIL (N.T.S.)

STA. 727+17.12 TO STA. 727+44.40



FLORESTA OVERBUILD AND RESURFACING DETAIL (N.T.S.)

STA. 728+26.53 TO STA. 730+28.00



NOTE: CLASS I CONCRETE GRADE
0.11 CY CONC./LF OF SIDEWALK

SPECIAL SIDEWALK DETAIL

PRIMA VISTA BLVD
STA. 209+40.00 TO STA. 210+60.00 RT
STA. 211+90.00 TO STA. 212+88.95 LT
FLORESTA DRIVE
728+50.00 TO 729+44.08 LT
729+64.08 TO 730+00.00 LT
729+51.90 TO 729+75.00 RT

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
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Jaime R. Celler, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION DETAIL

SHEET NO. 6

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OVERBUILD DETAILS

LOCATION		EXIST. SLOPE (%)	PROPOSED SLOPE (%)	MAX. DEPTH OF OVERBUILD (IN.)	WIDTH OF OVERBUILD (FT.)	AREA OF OVERBUILD (SQ. FT.)
STATION	LANE					
208+30.00	EASTBOUND L.T.	(-) 2.1	EXIST.	0.0	0.0	0.0
208+50.00	EASTBOUND L.T.	(-) 2.2	(-) 2.0	1.2	4.2	0.4
209+00.00	EASTBOUND L.T.	(-) 2.7	(-) 2.0	4.6	11.5	2.7
209+50.00	EASTBOUND L.T.	(-) 1.9	(-) 2.0	4.5	11.5	3.1
210+00.00	EASTBOUND L.T.	(-) 2.0	(-) 1.6	3.1	11.5	1.9
210+50.00	EASTBOUND L.T.	(-) 1.8	(-) 1.1	1.8	11.1	1.1
211+00.00	EASTBOUND L.T.	(-) 2.0	(-) 0.5	6.5	10.3	4.7
211+50.00	EASTBOUND L.T.	(-) 2.5	(-) 0.3	9.5	7.5	5.4
212+00.00	EASTBOUND L.T.	(-) 2.9	(-) 1.1	6.9	1.5	0.8
212+50.00	EASTBOUND L.T.	(-) 2.2	(-) 1.6	4.1	1.5	0.7
212+95.00	EASTBOUND L.T.	(-) 2.5	EXIST.	0.0	1.5	0.0
208+30.00	EASTBOUND T.L.1	(-) 2.2	EXIST.	0.0	12.0	0.0
208+50.00	EASTBOUND T.L.1	(-) 2.3	(-) 2.0	1.7	12.0	1.4
209+00.00	EASTBOUND T.L.1	(-) 2.4	(-) 2.0	3.5	12.0	3.3
209+50.00	EASTBOUND T.L.1	(-) 2.2	(-) 2.0	3.2	12.0	3.1
210+00.00	EASTBOUND T.L.1	(-) 2.5	(-) 1.6	3.3	12.0	2.7
210+50.00	EASTBOUND T.L.1	(-) 2.4	(-) 1.1	3.2	12.0	2.3
211+00.00	EASTBOUND T.L.1	(-) 1.9	(-) 0.5	8.5	12.0	7.6
211+50.00	EASTBOUND T.L.1	(-) 1.8	(-) 0.5	11.3	12.0	10.6
212+00.00	EASTBOUND T.L.1	(-) 2.4	(-) 1.1	8.8	12.0	7.8
212+50.00	EASTBOUND T.L.1	(-) 2.4	(-) 1.6	5.3	12.0	4.8
212+95.00	EASTBOUND T.L.1	(-) 2.7	EXIST.	0.0	12.0	0.0
208+30.00	EASTBOUND T.L.1	(-) 2.1	EXIST.	0.0	12.0	0.0
208+50.00	EASTBOUND T.L.2	(-) 2.2	(-) 2.0	2.0	12.0	1.9
209+00.00	EASTBOUND T.L.2	(-) 2.0	(-) 2.0	3.5	12.0	3.5
209+50.00	EASTBOUND T.L.2	(-) 1.6	(-) 2.0	3.2	12.0	2.9
210+00.00	EASTBOUND T.L.2	(-) 1.6	(-) 1.6	3.3	12.0	3.4
210+50.00	EASTBOUND T.L.2	(-) 1.9	(-) 1.1	4.4	12.0	3.8
211+00.00	EASTBOUND T.L.2	(-) 1.9	(-) 0.5	10.4	12.0	7.6
211+50.00	EASTBOUND T.L.2	(-) .4	(-) 0.5	11.1	12.0	11.1
212+00.00	EASTBOUND T.L.2	(-) 1.5	(-) 1.1	9.4	13.0	9.9
212+50.00	EASTBOUND T.L.2	(-) 1.1	(-) 1.6	5.3	13.0	5.4
212+95.00	EASTBOUND T.L.2	(-) 1.8	(-) 2.0	0.0	0.0	0.0
208+30.00	EASTBOUND R.T.	(-) 2.0	EXIST.	0.0	2.3	0.0
208+50.00	EASTBOUND R.T.	(-) 2.1	(-) 2.0	2.0	3.1	0.5
209+00.00	EASTBOUND R.T.	(-) 1.6	(-) 2.0	3.5	6.1	1.8
209+50.00	EASTBOUND R.T.	(-) 1.7	(-) 2.0	2.3	10.0	2.0
210+00.00	EASTBOUND R.T.	(-) 1.8	(-) 2.8	3.3	10.0	2.3
210+50.00	EASTBOUND R.T.	(-) 2.3	(-) 3.7	4.4	10.1	3.0
211+00.00	EASTBOUND R.T.	(-) 1.4	(-) 0.5	11.6	8.4	7.8
211+50.00	EASTBOUND R.T.	(-) 0.3	(-) 0.5	10.9	8.2	7.6
211+75.00	EASTBOUND R.T.	(-) 0.9	(-) 0.5	0.0	0.0	0.0

PRIMA VISTA
EASTBOUND

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
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Phone. (561) 253-9550
Jaime R. Geller, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION
DETAILS

SHEET NO. 7

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OVERBUILD DETAILS

LOCATION		EXIST. SLOPE (%)	PROPOSED SLOPE (%)	MAX. DEPTH OF OVERBUILD (IN.)	WIDTH OF OVERBUILD (FT.)	AREA OF OVERBUILD (SQ. FT.)
STATION	LANE					
208+82.00	WESTBOUND L.T.	(-) 2.3	EXIST.	0.0	0.0	0.0
209+00.00	WESTBOUND L.T.	(-) 3.6	(-) 2.0	3.7	1.5	0.5
209+50.00	WESTBOUND L.T.	(-) 1.9	(-) 2.0	2.7	1.5	0.3
210+00.00	WESTBOUND L.T.	(-) 2.0	(-) 1.6	1.5	1.5	0.2
210+50.00	WESTBOUND L.T.	(-) 2.1	(-) 1.1	2.4	1.5	0.2
211+00.00	WESTBOUND L.T.	(-) 2.1	(-) 0.5	6.3	5.7	2.7
211+50.00	WESTBOUND L.T.	(-) 2.0	(-) 0.5	8.9	8.5	5.8
212+00.00	WESTBOUND L.T.	(-) 2.3	(-) 1.1	6.9	11.5	5.9
212+50.00	WESTBOUND L.T.	(-) 1.5	(-) 1.6	5.1	11.5	3.9
213+00.00	WESTBOUND L.T.	(-) 1.2	(-) 2.0	1.2	2.8	0.1
213+50.00	WESTBOUND L.T.	(-) 2.7	(-) 2.0	1.8	3.0	0.2
214+00.00	WESTBOUND L.T.	(-) 4.3	(-) 2.0	2.0	3.2	0.3
214+50.00	WESTBOUND L.T.	(-) 3.0	(-) 2.0	2.4	3.9	0.4
214+72.00	WESTBOUND L.T.	(-) 2.6	EXIST.	0.0	0.0	0.0
208+82.00	WESTBOUND T.L.1	(-) 2.0	EXIST.	0.0	12.0	0.0
209+00.00	WESTBOUND T.L.1	(-) 2.5	(-) 2.0	4.5	12.0	4.0
209+50.00	WESTBOUND T.L.1	(-) 2.3	(-) 2.0	3.0	12.0	2.8
210+00.00	WESTBOUND T.L.1	(-) 2.4	(-) 1.6	4.8	12.0	4.1
210+50.00	WESTBOUND T.L.1	(-) 3.0	(-) 1.1	4.1	12.0	2.7
211+00.00	WESTBOUND T.L.1	(-) 1.8	(-) 0.5	8.1	12.0	7.3
211+50.00	WESTBOUND T.L.1	(-) 1.7	(-) 0.5	10.6	12.0	9.8
212+00.00	WESTBOUND T.L.1	(-) 2.2	(-) 1.1	8.2	12.0	7.6
212+50.00	WESTBOUND T.L.1	(-) 2.1	(-) 1.6	4.5	12.0	4.3
212+95.00	WESTBOUND T.L.1	(-) 3.4	EXIST.	0.0	12.0	0.0
208+82.00	WESTBOUND T.L.2	(-) 0.9	(-) 2.0	0.0	12.0	0.0
209+00.00	WESTBOUND T.L.2	(-) 1.2	(-) 2.0	4.5	12.0	4.4
209+50.00	WESTBOUND T.L.2	(-) 1.5	(-) 2.0	3.0	12.0	2.9
210+00.00	WESTBOUND T.L.2	(-) 1.6	(-) 1.6	2.9	12.0	3.2
210+50.00	WESTBOUND T.L.2	(-) 1.8	(-) 1.1	5.3	12.0	5.3
211+00.00	WESTBOUND T.L.2	(-) 1.2	(-) 0.5	9.2	12.0	8.8
211+50.00	WESTBOUND T.L.2	(-) 1.6	(-) 0.5	12.2	12.0	11.5
212+00.00	WESTBOUND T.L.2	(-) 1.7	(-) 1.1	8.5	13.0	8.0
212+50.00	WESTBOUND T.L.2	(-) 2.0	(-) 1.6	5.1	13.0	4.9
212+95.00	WESTBOUND T.L.2	(-) 1.6	EXIST.	0.0	13.0	0.0
210+71.12	WESTBOUND R.T.	(-) 0.9	EXIST.	0.0	10.0	0.0
211+00.00	WESTBOUND R.T.	(-) 1.8	(-) 0.5	9.7	10.0	7.8
211+50.00	WESTBOUND R.T.	(-) 1.3	(-) 0.5	13.7	10.0	10.7
212+00.00	WESTBOUND R.T.	(-) 1.4	(-) 3.0	8.5	10.0	6.2
212+50.00	WESTBOUND R.T.	(-) 1.5	(-) 2.4	5.1	10.0	5.8
212+95.00	WESTBOUND R.T.	(-) 1.8	EXIST.	0.0	10.0	0.0

PRIMA VISTA
WESTBOUND

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REVISIONS			
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consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-0550
Jaime R. Collier, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION
DETAILS

SHEET NO. 8

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OVERBUILD DETAILS

LOCATION		EXIST. SLOPE (%)	PROPOSED SLOPE (%)	MAX. DEPTH OF OVERBUILD (IN.)	WIDTH OF OVERBUILD (FT.)	AREA OF OVERBUILD (SQ. FT.)
STATION	LANE					
SOUTH OF PRIMA VISTA						
727+17.12	NORTHBOUND L.T.	(-) 2.0	(-) 1.0	9.9	7.0	5.5
727+44.40	NORTHBOUND L.T.	(-) 2.0	(-) 0.5	12.0	14.8	14.0
727+17.12	NORTHBOUND T.L.	(-) 2.0	(-) 1.0	10.4	11.0	9.1
727+44.40	NORTHBOUND T.L.	(-) 2.0	(-) 0.5	10.7	11.6	10.2
727+17.12	NORTHBOUND B.L.	(-) 2.0	(-) 1.0	11.9	7.0	6.5
727+44.40	NORTHBOUND B.L.	(-) 2.0	(-) 0.5	11.1	7.0	6.3
727+17.12	NORTHBOUND R.T.	(-) 2.0	(-) 2.2	12.2	10.0	10.0
727+44.40	NORTHBOUND R.T.	(-) 2.0	(-) 0.7	12.4	19.5	19.2
NORTH OF PRIMA VISTA						
728+26.53	NORTHBOUND T.L.	(-) 4.3	(-) 0.5	12.8	14.5	11.9
728+57.18	NORTHBOUND T.L.	(-) 4.3	(-) 1.0	12.8	14.5	11.9
729+00.00	NORTHBOUND T.L.	(-) 4.1	(-) 1.4	6.7	14.1	5.3
729+50.00	NORTHBOUND T.L.	(-) 2.8	(-) 2.8	1.7	13.2	0.9
730+00.00	NORTHBOUND T.L.	(-) 2.2	(-) 3.5	1.9	11.9	1.0
730+28.00	NORTHBOUND T.L.	(-) 2.4	(-) 3.3	0.0	11.3	0.0

FLORESTA
NORTHBOUND

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2041 Vista Parkway, Suite 101
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Phone: (561) 253-9550
Jaime R. Collar, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION
DETAILS

SHEET NO. 9

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OVERBUILD DETAILS

LOCATION		EXIST. SLOPE (%)	PROPOSED SLOPE (%)	MAX. DEPTH OF OVERBUILD (IN.)	WIDTH OF OVERBUILD (FT.)	AREA OF OVERBUILD (SQ. FT.)
STATION	LANE					
SOUTH OF PRIMA VISTA						
727+17.12	SOUTHBOUND L.T.	(-) 3.4	(-) 1.0	12.9	5.9	6.1
727+17.12	SOUTHBOUND T.L.	(-) 2.4	(-) 1.0	14.4	11.0	12.7
727+44.40	SOUTHBOUND T.L.	(-) 2.4	(-) 0.5	11.9	11.0	10.9
727+17.12	SOUTHBOUND B.L.	(-) 1.3	(-) 1.0	14.8	7.7	9.4
727+44.40	SOUTHBOUND B.L.	(-) 1.5	(-) 1.4	13.2	37.1	26.0
NORTH OF PRIMA VISTA						
728+26.53	SOUTHBOUND L.T.L.	(-) 1.1	(-) 0.5	7.0	12.0	6.9
728+57.18	SOUTHBOUND L.T.L.	(-) 1.1	(-) 1.0	7.0	12.0	6.9
729+00.00	SOUTHBOUND L.T.L.	(-) 0.4	(-) 1.4	3.6	12.0	3.0
729+50.00	SOUTHBOUND L.T.L.	(-) 0.5	(-) 0.8	1.8	12.0	1.0
730+00.00	SOUTHBOUND L.T.L.	(-) 0.8	(-) 0.5	2.0	11.9	1.7
730+28.00	SOUTHBOUND L.T.L.	(-) 1.3	(-) 1.0	0.0	10.9	0.0
728+26.53	SOUTHBOUND T.L.	(-) 0.5	(-) 0.5	6.9	11.8	5.9
728+57.18	SOUTHBOUND T.L.	(-) 0.5	(-) 1.0	6.9	11.0	5.9
729+00.00	SOUTHBOUND T.L.	(-) 1.4	(-) 1.4	3.6	11.0	3.1
729+50.00	SOUTHBOUND T.L.	(-) 2.7	(-) 1.9	2.8	11.0	1.9
730+00.00	SOUTHBOUND T.L.	(-) 2.8	(-) 2.0	3.1	11.2	2.6
730+28.00	SOUTHBOUND T.L.	(-) 2.1	(-) 2.5	0.0	11.3	0.0
728+26.53	SOUTHBOUND R.T.L.	(-) 2.3	(-) 0.5	8.0	22.0	6.7
728+57.18	SOUTHBOUND R.T.L.	(-) 2.3	(-) 1.0	8.0	11.0	6.7
729+00.00	SOUTHBOUND R.T.L.	(-) 2.6	(-) 1.4	5.2	11.0	3.9
729+50.00	SOUTHBOUND R.T.L.	(-) 3.0	(-) 1.9	3.1	10.9	3.3
730+00.00	SOUTHBOUND R.T.L.	(-) 2.0	(-) 2.0	3.3	9.9	2.7
730+28.00	SOUTHBOUND R.T.L.	(-) 3.1	(-) 3.1	0.0	8.4	0.0

FLORESTA
SOUTHBOUND

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
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Phone: (561) 253-9550
Jaime R. Cellar, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TYPICAL SECTION
DETAILS

SHEET NO. 10

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GENERAL NOTES:

1. GOVERNING SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" YEAR FY 2024-25. IN ADDITION ALL ACTIVITIES ARE TO BE IN ACCORDANCE WITH FDEP STANDARDS AND ITEMS DESCRIBED IN THE TECHNICAL PROVISIONS OF THE CONSTRUCTION CONTRACT.

2. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD PLANS YEAR FY 2024-25.

3. VERTICAL DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD - '88).

4. NOTIFY ST. LUCIE COUNTY SURVEYOR IF SURVEY MONUMENTS ARE IN JEOPARDY OF BEING DISTURBED. THE CONTRACTOR SHALL BE LIABLE FOR REPLACEMENT OF DESTROYED OR DISTURBED SURVEY MARKERS.

   CONTACT: SLC ENGINEERING
   TELEPHONE NO. (772) 462-1707

5. PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATE STATUTE 554.851 FOR THE PROTECTION OF UNDERGROUND UTILITIES AND SHALL CALL 811 FOR LOCATES.

6. THE CONTRACTOR SHALL CONTACT THE OWNER'S OFFICE IMMEDIATELY IF CONFLICTS ARISE DURING CONSTRUCTION AT:

   ST. LUCIE COUNTY ENGINEERING DIVISION
   2300 VIRGINIA AVE.
   2ND. FLOOR ANNEX
   FT. PIERCE, FLORIDA 34982
   TELEPHONE NO. (772) 462-1707

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH CURRENT OSHA, STATE, COUNTY, AND LOCAL REGULATIONS SUCH AS 54 CFR 45894 AND 29 CFR 1926.650, 651, 652 AND THE FLORIDA TRENCH SAFETY ACT.

8. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY ENGINEER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK TO SATISFY ANY RESTORATION REQUIREMENTS AT HIS EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

9. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN CURRENTLY EXISTING.

10. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (102-600 SERIES) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, FHWA). THESE SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.

11. KNOWN UTILITIES:

AT&T	MARK LINSCOTT	(321) 388-9376
FLORIDA POWER & LIGHT	ROB MORRIS	(772) 223-4215
COMCAST	ANTHONY SPRINGSTEEL	(561) 402-4513
CITY OF PSL UTILITY	COLEEN JACOBSEN	(772) 871-5063
FLORIDA CITY GAS	RICHARD WILLIAMS	(772) 871-5063

12. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT WRITTEN APPROVAL FROM THE PRIVATE PROPERTY OWNER.

13. ALL EXISTING FEATURES TO REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.

14. EROSION CONTROL MEASURES SHALL BE TAKEN BY CONTRACTOR PRIOR TO AND DURING CONSTRUCTION AS PER FDOT STANDARD SPECIFICATIONS SECTION 104.

15. TURBIDITY BARRIERS SHALL BE INSTALLED AS PER FDOT FDOT STANDARD PLANS INDEX 104-11.

16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGE OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL TO UTILIZE "APPROVED FOR CONSTRUCTION PLANS" ONLY.

17. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES 14 DAYS PRIOR TO CONSTRUCTION OPERATIONS ADJACENT TO THEIR FACILITIES. THIS ITEM SHALL BE COMPLETED IN COMPLIANCE WITH THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.

18. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ALL AT&T, FPL, LOCAL CABLE, AND ALL LOCAL UTILITY COMPANY (CITY, COUNTY, WATER AND SEWER) LOCATIONS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY THAT UTILITY COMPANY. THESE LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR TO EXPOSE ALL CROSSINGS WITH AT&T, CABLE TV AND FLORIDA POWER AND LIGHT CONDUITS PRIOR TO BEGINNING CONSTRUCTION AND DELIVERY OF PIPE. THE CONTRACTOR IS TO USE EXTREME CAUTION WITHIN THE VICINITY OF PRIVATE UTILITY FACILITIES. THE CONTRACTOR WILL REQUEST A PRIVATE UTILITY REPRESENTATIVES PRESENCE DURING CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES. A PROFILE OF THE PRIVATE UTILITY FACILITIES ARE NOT PROVIDED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PRIVATE UTILITIES AND OBTAINING THE APPROXIMATE LOCATION OF THESE FACILITIES. THIS ITEM SHALL BE COMPLETED IN COMPLIANCE WITH THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.

19. CONTRACTOR SHALL PROTECT ALL EXISTING ABOVE OR UNDERGROUND STRUCTURES, LANDSCAPE FEATURES, TREES AND UTILITIES NOT SHOWN ON THE PLANS TO BE REMOVED BY CONSTRUCTION.

20. PROJECT SUPERINTENDENT: THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN ON THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT THE PRE- CONSTRUCTION MEETING. THIS ITEM SHALL BE COMPLETED IN COMPLIANCE WITH THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.

21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE. BY SUBMITTAL OF A BID FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES HIS COMPLETE UNDERSTANDING AND RESPONSIBILITIES WITH RESPECT TO THE CONSTRUCTION ACTIVITIES REQUIRED UNDER THE SCOPE OF THIS PROJECT.

22. THE "TRENCH SAFETY ACT" SHALL BE INCORPORATED INTO THIS CONTRACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.

23. AS-BUILT RECORD DRAWINGS: UPON COMPLETION OF THE WORK, BUT PRIOR TO SUBMITTAL OF AS-BUILT DRAWINGS WITH EACH INVOICE REQUEST FOR FINAL PAYMENT OR FINAL ACCEPTANCE, THE CONTRACTOR SHALL OBTAIN AND SUBMIT RECORD INFORMATION CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER ONE (1) PAPER PRINTS OF THE PLAN SHEETS, PROFILES AND DETAILS SHALL BE PROVIDED. THE PRINT SHALL BE SIGNED AND SEALED BY THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND THE FLORIDA PROFESSIONAL ENGINEER RESPONSIBLE FOR CERTIFYING THE PROJECT. ALL SHEETS MUST INCLUDE THE VERTICAL DATUM AND HORIZONTAL DATUM USED IN EASILY READABLE PRINT.

    THREE (3) ELECTRONIC RECORD DRAWING FILES SHALL ALSO BE PROVIDED AS FOLLOWS:

    ONE (1) DIGITAL RECORD DRAWING CAD FILE SAVED IN THE ORIGINAL FORMAT AS DESIGNED. BUT BEING AUTOCAD VERSION 2004 OR NEWER. ONE (1) DIGITAL RECORD DRAWING SAVED IN DWF FORMAT AS AN EXACT REPRODUCTION OF THE SIGNED AND SEALED RECORD DRAWING ON PAPER, WITHOUT SIGNATURE OR SEAL WITH A RESOLUTION OF 300 DOTS PER INCH (DPI). ONE (1) DIGITAL RECORD DRAWING SAVED IN PDF FORMAT AS AN EXACT REPRODUCTION OF THE SIGNED AND SEALED RECORD DRAWING ON PAPER, WITHOUT SIGNATURE OR SEAL WITH A RESOLUTION OF 300 DOTS PER INCH (DPI).

    ALL RECORD DRAWING INFORMATION SHALL ACCURATELY DEPICT ALL SURVEYED INFORMATION WITH ALL HORIZONTAL VECTOR INFORMATION BEING SHOWN IN THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND IN THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM OR THE LATEST NGS ADOPTED DATUM USING U.S. SURVEY FEET AS THE UNIT OF MEASUREMENT.

    CAD FILES: THE DIGITAL RECORD DRAWING CAD FILE SHALL FOLLOW THESE GENERAL STANDARDS FOR INCLUSION IN THE UTILITY'S GEOGRAPHIC INFORMATION SYSTEM (GIS): ALL RECORD DRAWING PIPING INFORMATION SHALL BE PLACED ON SEPARATE LAYERS BY PIPING TYPE, DIAMETER AND MATERIAL. ALL RECORD DRAWING FIXTURE INFORMATION (FIRE HYDRANTS, VALVES, METERS, REDUCERS, TEES, WYES, CROSSES, CAPS, ETC.) SHALL BE PLACED ON SEPARATE LAYERS BY THE PIPING TYPE THEY ARE ATTACHED TO. ALL PIPING SHALL BE DRAFTED AS POLYLINES; SEPARATED ONLY AT JUNCTIONS OR CHANGES IN PIPE DIAMETER. ALL PIPING POLYLINES SHALL SNAP TO ONE ANOTHER AT EVERY JUNCTION AND CHANGE IN PIPE DIAMETER. A TEMPLATE FILE SHALL BE PROVIDED TO THE UTILITY DEPARTMENT WHICH CLEARLY DEPICTS RECORD DRAWING LAYERS AND BLOCKS TO BE USED IN FINAL RECORD DRAWING SUBMITTALS. ALL RECORD DRAWING CAD FILES SHALL ADHERE TO THE LAYER AND BLOCK STRUCTURE SUBMITTED IN THE TEMPLATE FILE.

24. THE CONTRACTOR WILL SUBMIT FOR APPROVAL BY OWNER A PLAN SHOWING THE SCHEDULE OF WORK, INCLUDING A HIGHLIGHTED PLAN SHOWING THE ORDER OF CONSTRUCTION WHICH WILL FACILITATE MAINTAINING EXISTING SERVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY RULES AND REGULATIONS GOVERNING THE USE OF STREETS FOR PROTECTION OF THE WORK AND PUBLIC SAFETY. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED BY CONTRACTOR IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

25. SHOP DRAWING SUBMITTAL APPROVALS ARE REQUIRED FOR ALL STRUCTURES, PIPE, RIPRAP, BEDDING STONE, GEOTEXTILE AND SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. THE ENGINEER REQUIRES FIVE (5) BUSINESS DAYS TO REVIEW SHOP DRAWINGS AFTER RECEIPT. THIS ITEM SHALL BE COMPLETED IN COMPLIANCE WITH THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT PER FDOT AND NRCS REQUIREMENTS (WHICH EVER IS MORE STRINGENT). IF DEWATERING IS REQUIRED, CONTRACTOR SHALL PROVIDE DEWATERING PLANS AS A SHOP DRAWING SUBMITTAL.

26. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M 145, FOUND SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12 INCH LIFTS COMPACTED TO NOT LESS THAN 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180. THICKNESS OF LAYERS MAY BE INCREASED, PROVIDED THAT THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING AND CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

27. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS CLEARING AND GRUBBING SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE ADJUSTED SHALL BE DESIGNATED ON THE DRAWINGS.

28. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145. FILL SHOULD BE FREE FROM DEBRIS; VEGETATION, ORGANIC OR OTHER DELETERIOUS MATTER, AND SHOULD CONSIST OF CLEAN GRANULAR MATERIAL. IT SHOULD CONTAIN NOT MORE THAN 10 PERCENT PASSING THE U.S. STANDARD NUMBER 200 SIEVE, AND HAVE AN ORGANIC CONTENT LESS THAN ONE PERCENT. FILL SHOULD BE PLACED IN APPROXIMATELY LEVEL LIFTS OF LESS THAN 12 INCHES IN UNCOMPACTED THICKNESS, BE MOISTURE CONDITIONED AS NECESSARY, AND UNIFORMLY COMPACTED TO AT LEAST 98 PERCENT RELATIVE COMPACTION AS DETERMINED BY THE MODIFIED PROCTOR PROCEDURE (ASTM D1557).

29. ALL DISTURBED AREAS SHALL BE SODDED WITH ARGENTINE BAHIA SOD UPON COMPLETION OF GRADING TO AVOID EROSION AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING OF THE STORMWATER MANAGEMENT SYSTEM.

30. TRENCHES AND EXCAVATIONS SHOULD BE KEPT DRY WHILE WORK IS IN PROGRESS. EXCAVATED MATERIALS, SUCH AS BOULDERS AND LOGS THAT ARE NOT SUITABLE FOR BACKFILL, SHOULD BE REMOVED FROM SITE. THE PIPE BARREL SHALL BE UNIFORMLY SUPPORTED ALONG ITS ENTIRE LENGTH ON UNDISTURBED SOIL OR BEDDING MATERIAL. PROPER BEDDING SHALL BE SUPPLIED IF THE EXISTING MATERIAL INCLUDES ROCK, ORGANIC MATTER OR OTHER SHARP OR UNSTABLE MATERIAL.

31. THE CONTRACTOR SHALL CONSTRUCT THE IMPROVEMENTS IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES AND WATER QUALITY ON OR OFF-SITE. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS. ALL WORK WITHIN THIS PROJECT WILL BE COMPLETED IN STRICT COMPLIANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATORY CRITERIA AND REQUIREMENTS.

32. ALL EXISTING LINES THAT ARE ABANDONED SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR AS REQUIRED BY THE ENGINEER AND OWNER.

CLEAN-UP:

1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE/REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.

2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOB SITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.

3. UNLESS OTHERWISE SPECIFIED OR NOTED; ALL DISTURBED AREAS SHALL BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO SUBMITTAL FOR ACCEPTANCE BY THE OWNER AND LOCAL REGULATORS.

4. ALL DISTURBED AREAS SHALL BE SODDED WITH ARGENTINE BAHIA SOD FOR STABILIZATION.

10 DAYS PRIOR TO CROSSING EXISTING CONFLICTS, THE CONTRACTOR WILL POTHOLE THE LOCATION OF ALL EXISTING UTILITIES TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS. NO POTHOLES IN PAVEMENT AREA WILL BE ALLOWED.

811 CONTRACTOR MUST CALL 811 AT LEAST 48 HOURS BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE YOU DIG! Florida 811 Sunshine One-Call, Inc. www.sunshine811.com

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REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Engineering, Inc. Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

PRIMA VISTA BLVD.

GENERAL NOTES

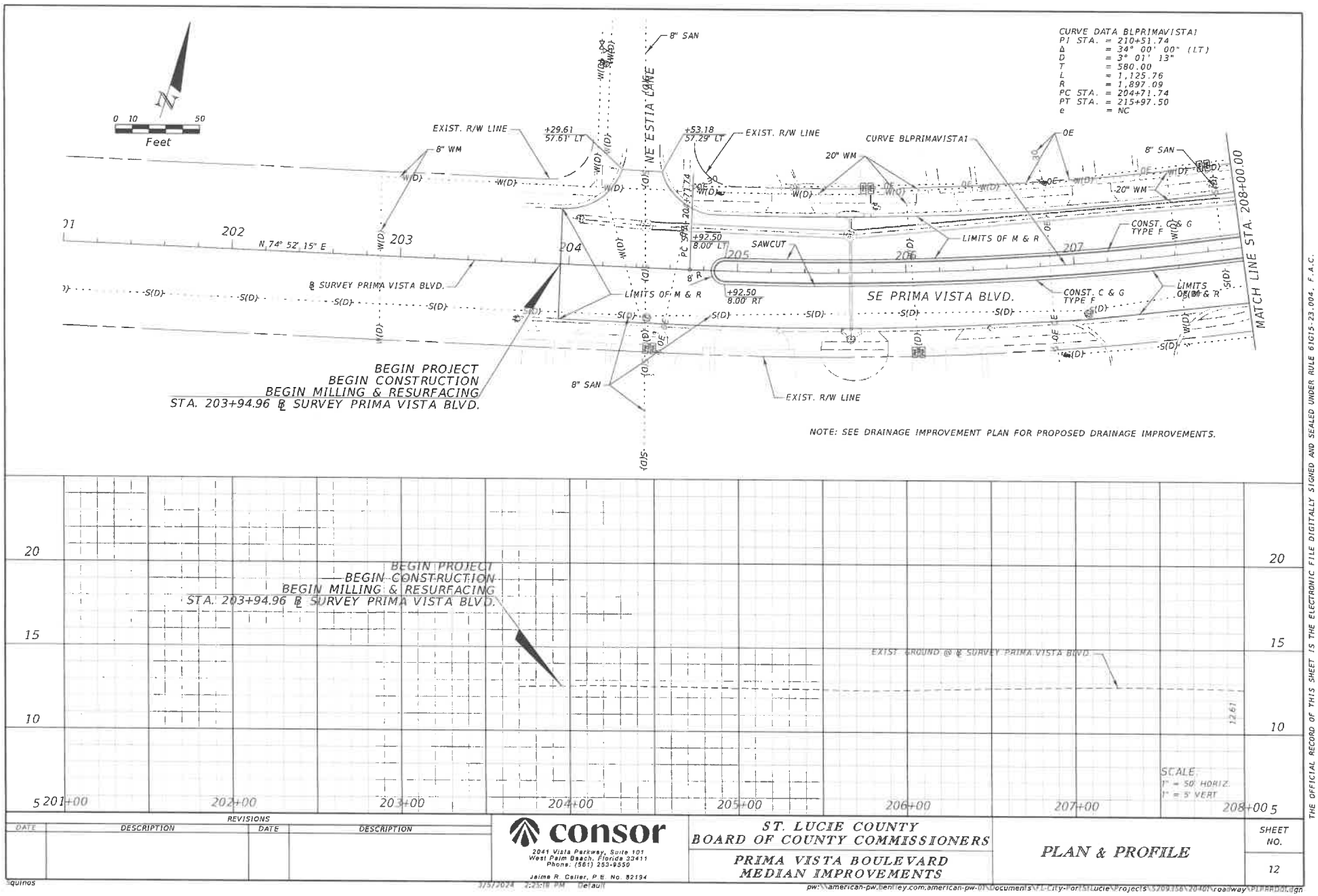
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Caller, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

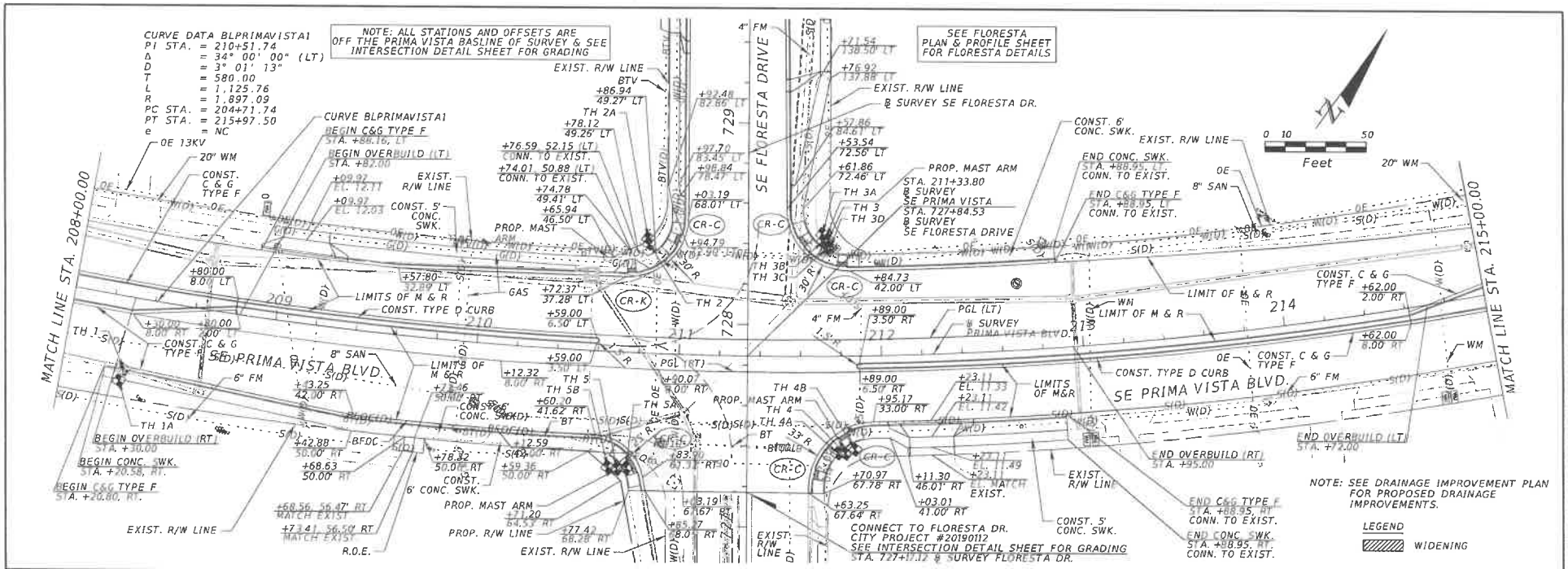
PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

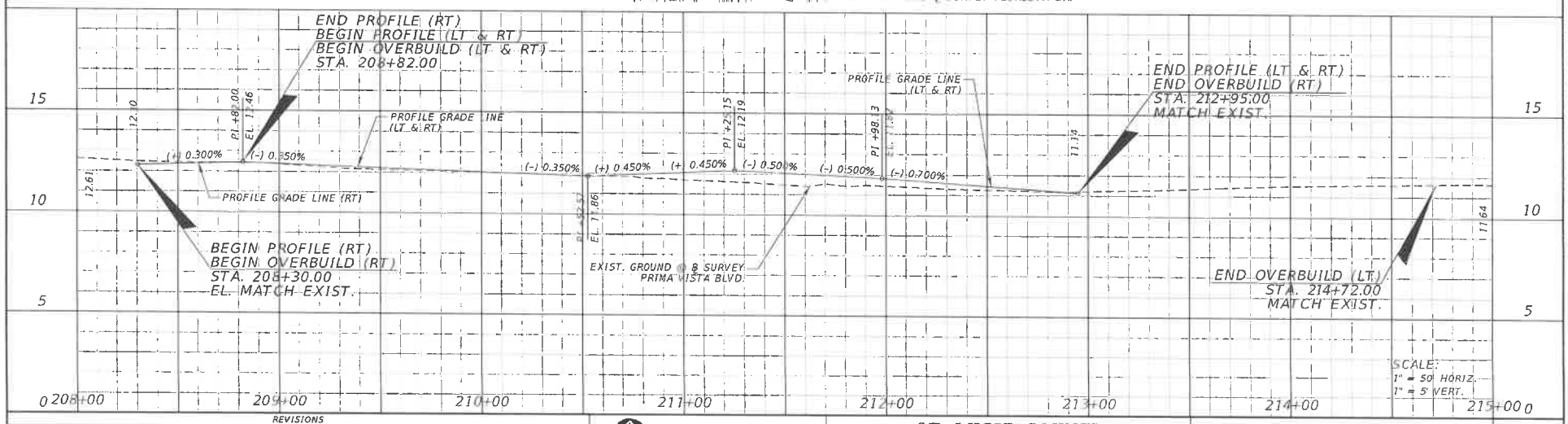
PLAN & PROFILE

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BOARD OF COUNTY COMMISSIONERS

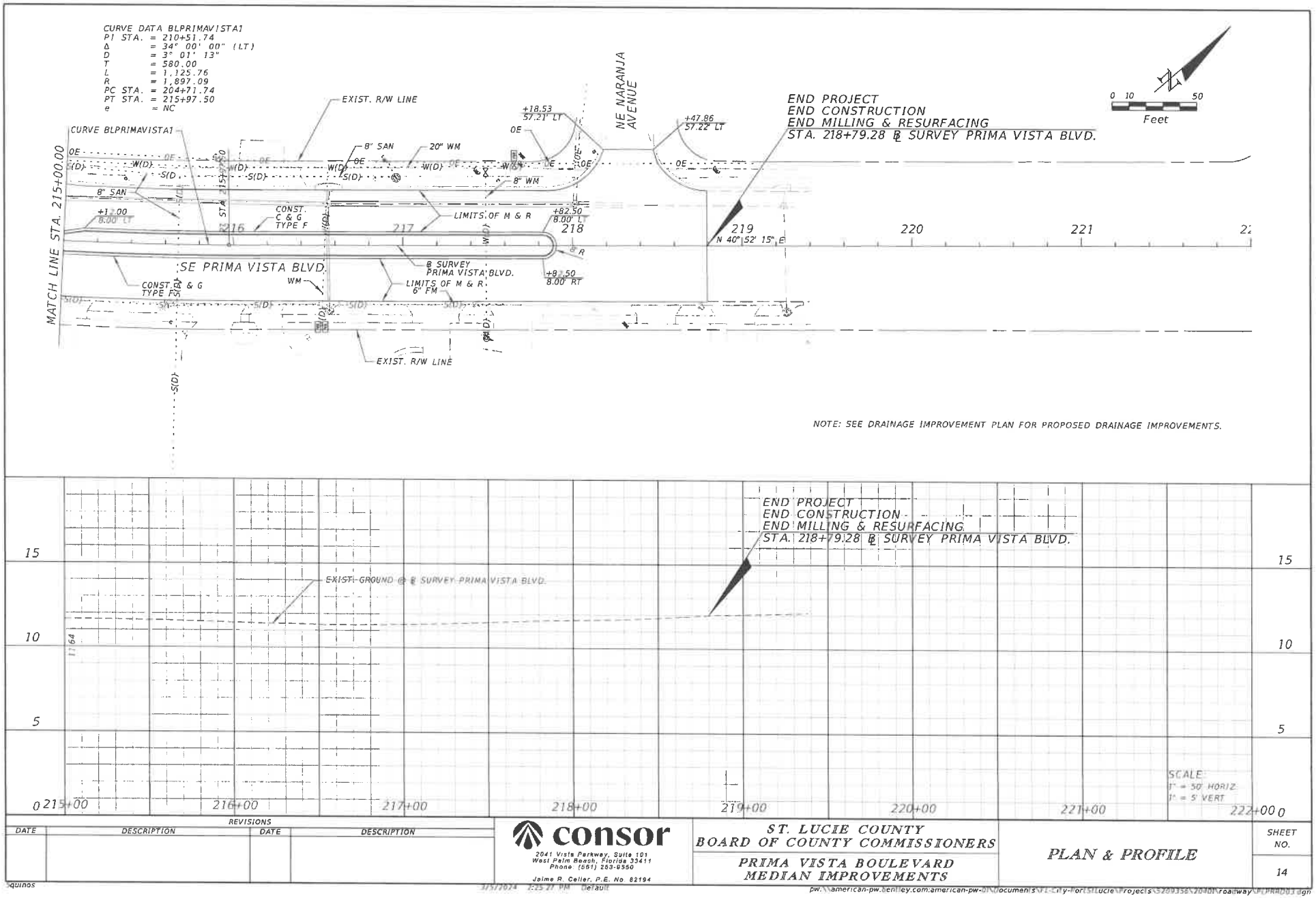
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MEDIAN IMPROVEMENTS

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REVISIONS			
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BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

PLAN & PROFILE

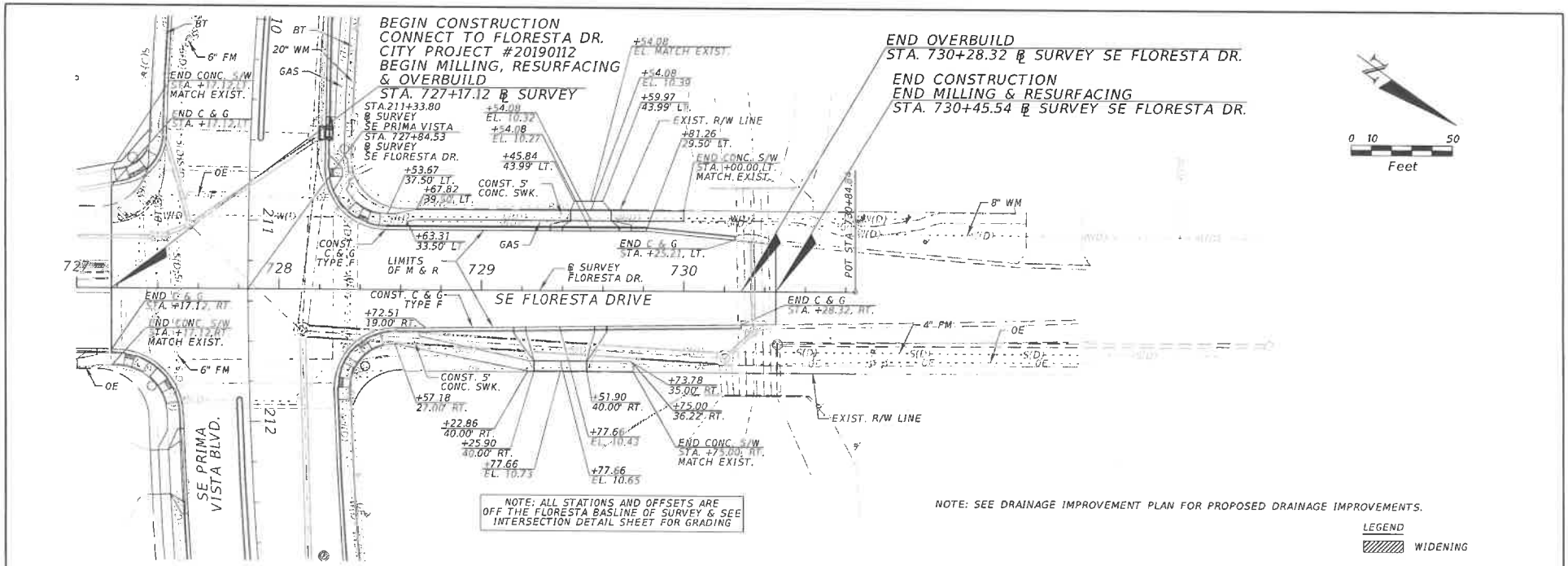
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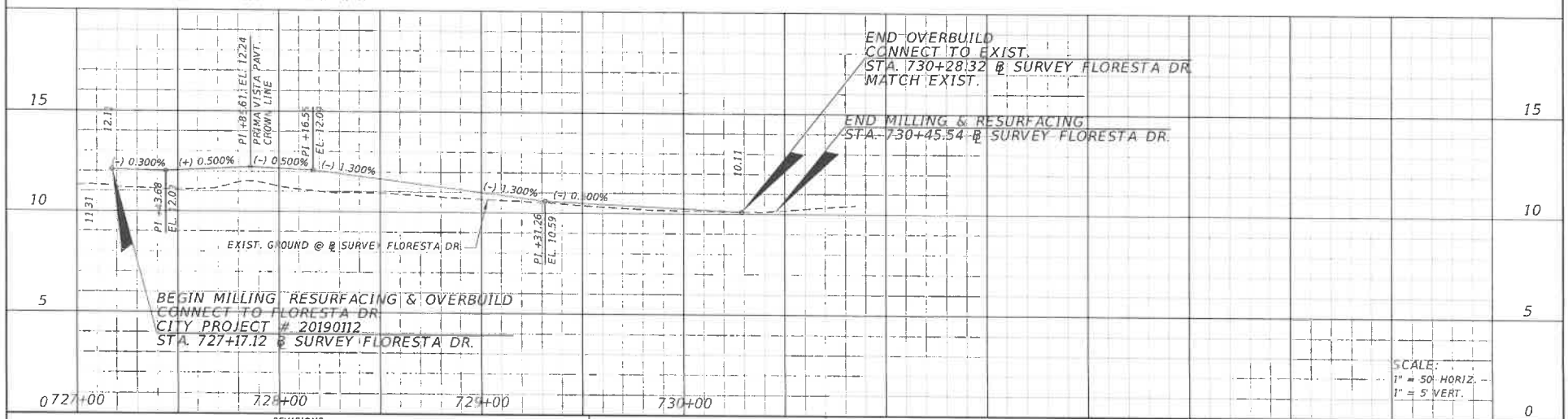
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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

PLAN & PROFILE

SHEET NO. 15

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STRUCTURE TABLE

STR-#	STATION	SIDE	DESCRIPTION	EXIST. TOP	FLOW	PIPE	INVERT
BAFFLE BOX	211+09	43.75' Rt.	Exist. Baffle Box	EL. 10.96	IN OUT	18"x18" RCP, 16 LF 18"x18" RCP, 112 LF	NW. INV. 3.12 SE. INV. 3.05
CB-1	732+89	25.59' Rt.	Exist. - Type C Inlet	EL. 10.25	IN	18"x18" RCP, 243 LF	SE. INV. 4.81
CB-2	211+57	249.67' Lt.	Exist. - Curb Inlet Type 4	EL. 10.04	OUT IN	18"x18" RCP, 19 LF 18"x18" RCP, 46 LF	E. INV. 6.24 SW. INV. 6.21
CB-2A	211+04	249.14' Lt.	Exist. - Curb Inlet Type 6	EL. 9.24	OUT	18"x18" RCP, 46 LF	NE. INV. 6.30
CB-3	211+11	155.74' Rt.	Exist. - Type E Inlet	EL. 10.07	IN	18"x18" RCP, 112 LF	NW. INV. 4.21
CB-4	212+98	43.31' Lt.	Exist. - Curb Inlet Type 6	EL. 10.43	IN	15"x15" RCP, 20 LF	SE. INV. 4.24
CB-5	212+96	38.66' Rt.	Exist. - Curb Inlet Type 4	EL. 10.60	IN	15"x15" RCP, 62 LF	NW. INV. 4.35
CB-6	216+56	34.20' Lt.	Exist. - Curb Inlet Type 6	EL. 10.66	IN	15"x15" RCP, 10 LF	SE. INV. 3.77
CB-7	216+56	38.65' Rt.	Exist. - Curb Inlet Type 4	EL. 11.27	IN	15"x15" RCP, 63 LF	NW. INV. 4.65
CB-8	210+55	32.16' Lt.	Exist. - Curb Inlet Type 5 To Be Removed	EL. 11.15			
CB-8A	210+55	37.22' Lt.	Const. Curb Inlet Type 5 72" J BOTTOM	EL. 11.59	IN OUT OUT	48"x48" RCP, 187 LF 48"x48" RCP, 99 LF 18"x18" RCP, 82 LF	SW. INV. 2.36 NE. INV. 2.11 E. INV. 2.26
CB-9	210+57	43.28' Rt.	Exist. - Curb Inlet Type 5 ADJUST TOP to EP EL. 11.26	EL. 11.24	IN	15"x15" RCP, 49 LF	NE. INV. 4.42
CB-10	208+66	34.65' Lt.	Exist. - Curb Inlet Type 5	EL. 11.92	IN	15"x15" RCP, 10 LF	S. INV. 7.89
CB-11	208+68	41.26' Rt.	Curb inlet type P-3	EL. 11.97	IN IN	15"x15" RCP, 66 LF 15"x15" RCP, 40 LF	NW. INV. 3.41 W. INV. 3.42
CB-11A	208+29	35.63' Rt.	CONST. Index No. 425-021 Curb Inlet Type 6	EL. 11.70	OUT	15"x15" RCP, 40 LF	E. INV. 3.54
CB-12	205+68	34.27' Lt.	Exist. - Curb Inlet Type 6	EL. 11.93	IN	15"x15" RCP, 12 LF	S. INV. 8.08
CB-13	205+67	39.67' Rt.	Exist. - Curb Inlet Type 4	EL. 12.12	IN	15"x15" RCP, 62 LF	N. INV. 7.37
MH-1	211+64	261.52' Lt.	Exist. Manhole	EL. 10.29	OUT OUT	18"x18" RCP, 243 LF 18"x18" RCP, 24 LF	NW. INV. 4.30 NE. INV. -1.70
MH-2	211+72	235.33' Lt.	Exist. Manhole	EL. 10.32	IN IN OUT	60"x60" RCP, 209 LF 18"x18" RCP, 19 LF 60"x60" RCP, 19 LF	SE. INV. 0.85 W. INV. 6.10 NE. INV. 0.90
MH-3	211+55	26.97' Lt.	Exist. Manhole ADJUST TOP 11.95	EL. 10.89	OUT IN IN	60"x60" RCP, 209 LF 30"x30" RCP, 140 LF 48"x48" RCP, 99 LF	NW. INV. 0.75 NE. INV. 2.06 SW. INV. 0.50

STRUCTURE TABLE

STR-#	STATION	SIDE	DESCRIPTION	EXIST. TOP	FLOW	PIPE	INVERT
MH-4	212+96	23.56' Lt.	Exist. Manhole	EL. 11.65	OUT IN OUT OUT	30"x30" RCP, 140 LF 24"x24" RCP, 197 LF 15"x15" RCP, 62 LF 15"x15" RCP, 20 LF	SW. INV. 2.28 NE. INV. 2.55 SE. INV. 4.29 NW. INV. 4.29
MH-6	214+96	24.94' Lt.	Exist. Manhole	EL. 10.50	OUT IN	24"x24" RCP, 197 LF 24"x24" RCP, 159 LF	SW. INV. 2.30 NE. INV. 2.30
MH-7	216+56	24.67' Lt.	Exist. Manhole	EL. 10.71	OUT IN OUT OUT	24"x24" RCP, 159 LF 30"x30" RCP, 146 LF 15"x15" RCP, 10 LF 15"x15" RCP, 63 LF	SW. INV. 3.75 NE. INV. 4.41 NW. INV. 3.75 SE. INV. 4.38
MH-7A	218+02	24.54' Lt.	Exist. Manhole	EL. 11.26	OUT OUT OUT	30"x30" RCP, 146 LF 30"x30" RCP, 28 LF 18"x18" RCP, 52 LF	SW. INV. 4.75 NE. INV. 4.93 NW. INV. 5.05
MH-8	208+65	24.44' Lt.	Exist. Manhole	EL. 11.90	IN OUT OUT OUT	48"x48" RCP, 294 LF 48"x48" RCP, 187 LF 15"x15" RCP, 66 LF 15"x15" RCP, 10 LF	SW. INV. 3.06 NE. INV. 2.79 SE. INV. 3.24 N. INV. 6.72
MH-9	205+67	22.67' Lt.	Exist. Manhole	EL. 12.06	IN OUT OUT OUT	48"x48" RCP, 121 LF 48"x48" RCP, 294 LF 15"x15" RCP, 12 LF 15"x15" RCP, 62 LF	W. INV. 3.44 NE. INV. 3.79 N. INV. 8.16 S. INV. 6.78
MH-10	204+45	24.75' Lt.	Exist. Manhole	EL. 12.16	OUT OUT	48"x48" RCP, 121 LF 48"x48" RCP, 40 LF	E. INV. 4.05 W. INV. 4.05
MH-12	211+03	28.75' Rt.	Exist. Manhole Adjust TOP 11.93	EL. 11.11	IN OUT OUT	18"x18" RCP, 82 LF 18"x18" RCP, 16 LF 15"x15" RCP, 49 LF	W. INV. 3.00 SE. INV. 3.00 SW. INV. 4.98

TOP ELEVATION INDICATES

CURB INLETS - EDGE OF PAVEMENT
DITCH BOTTOM INLETS - GRATE
MANHOLES - RIM

REVISIONS

DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

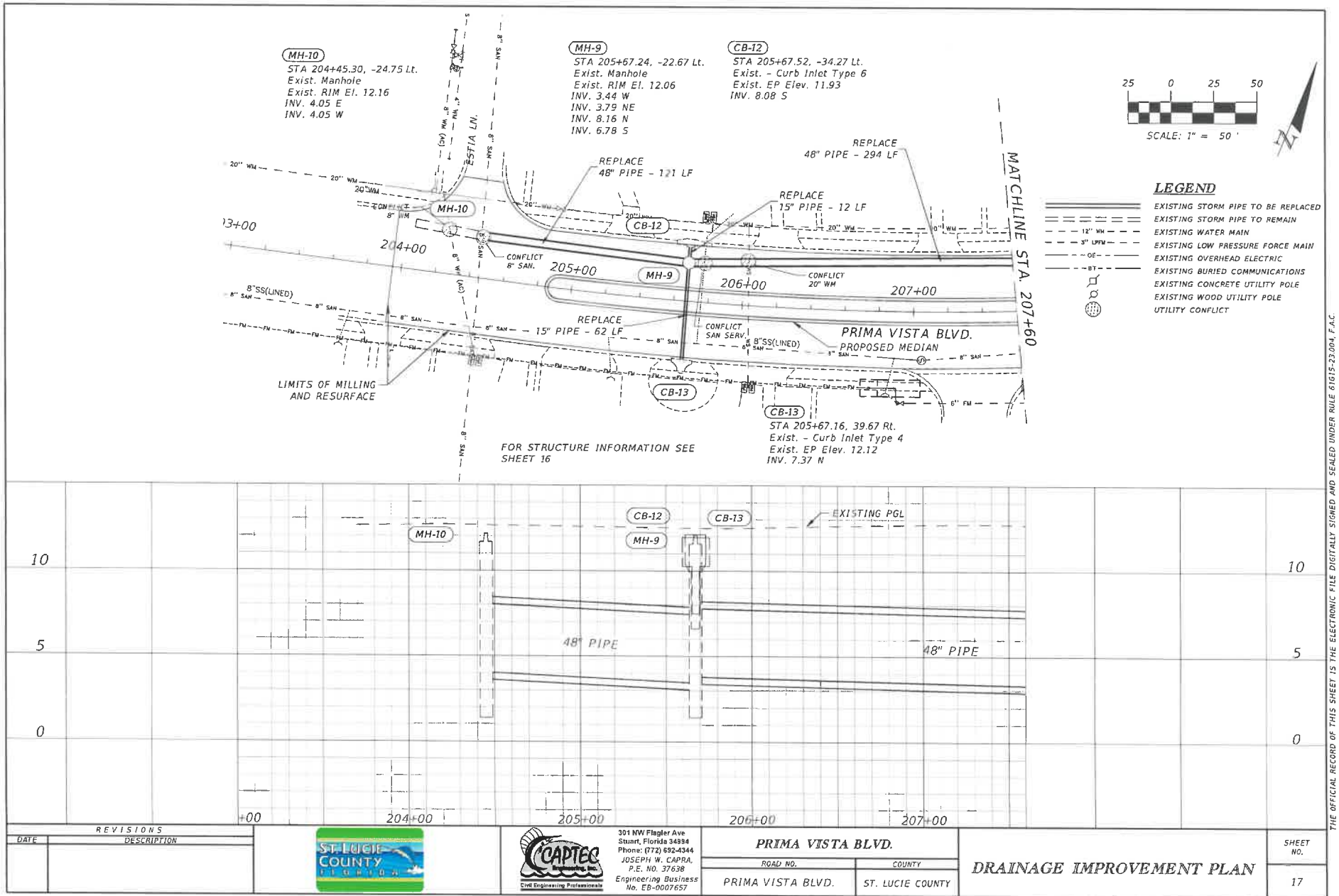
DRAINAGE STRUCTURE TABLE

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REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

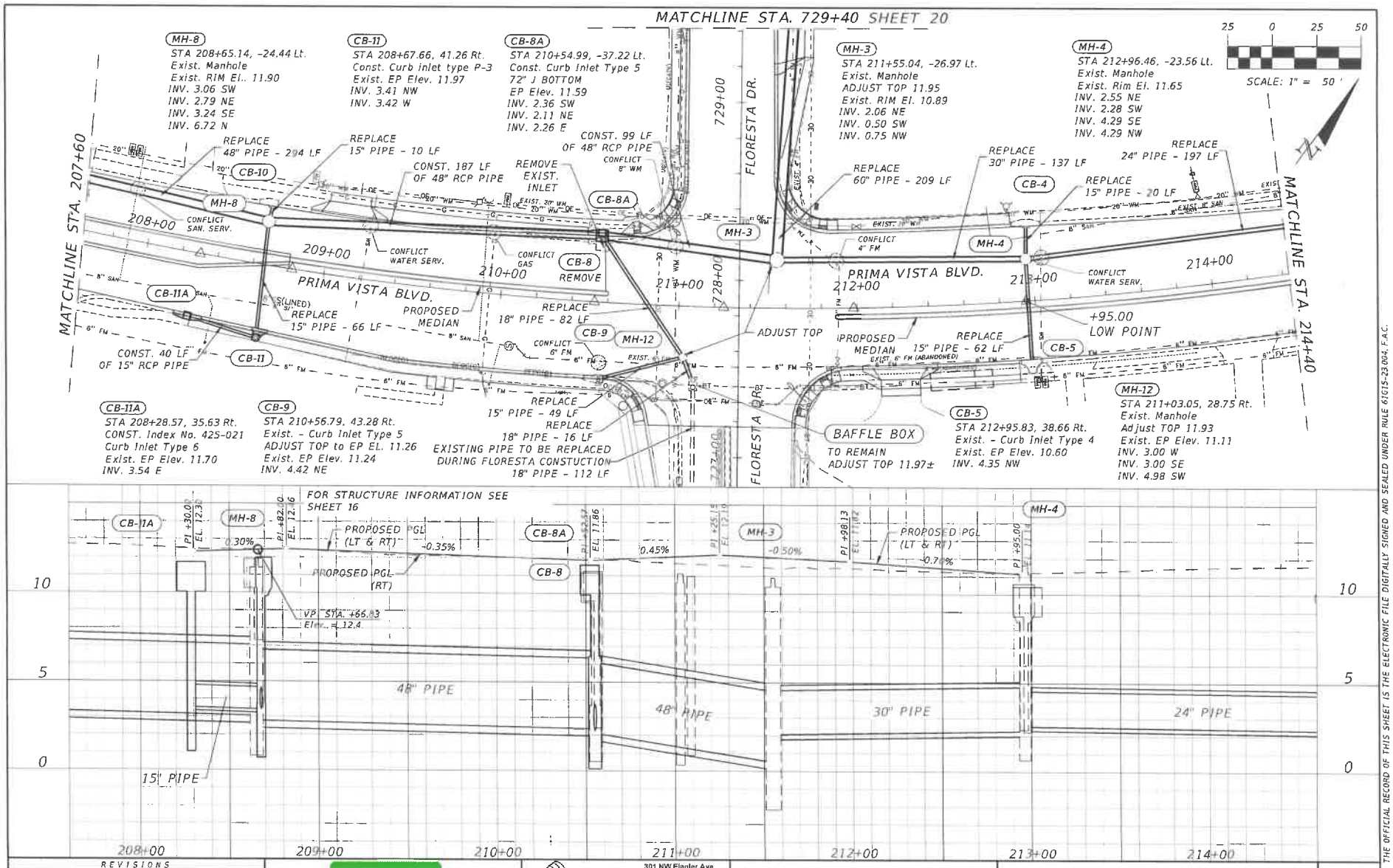
CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.		
ROAD NO.	COUNTY	DRAINAGE IMPROVEMENT PLAN
PRIMA VISTA BLVD.	ST. LUCIE COUNTY	SHEET NO. 17

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Stuart, Florida 34994
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Engineering Business No. EB-0007657

PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

DRAINAGE IMPROVEMENT PLAN

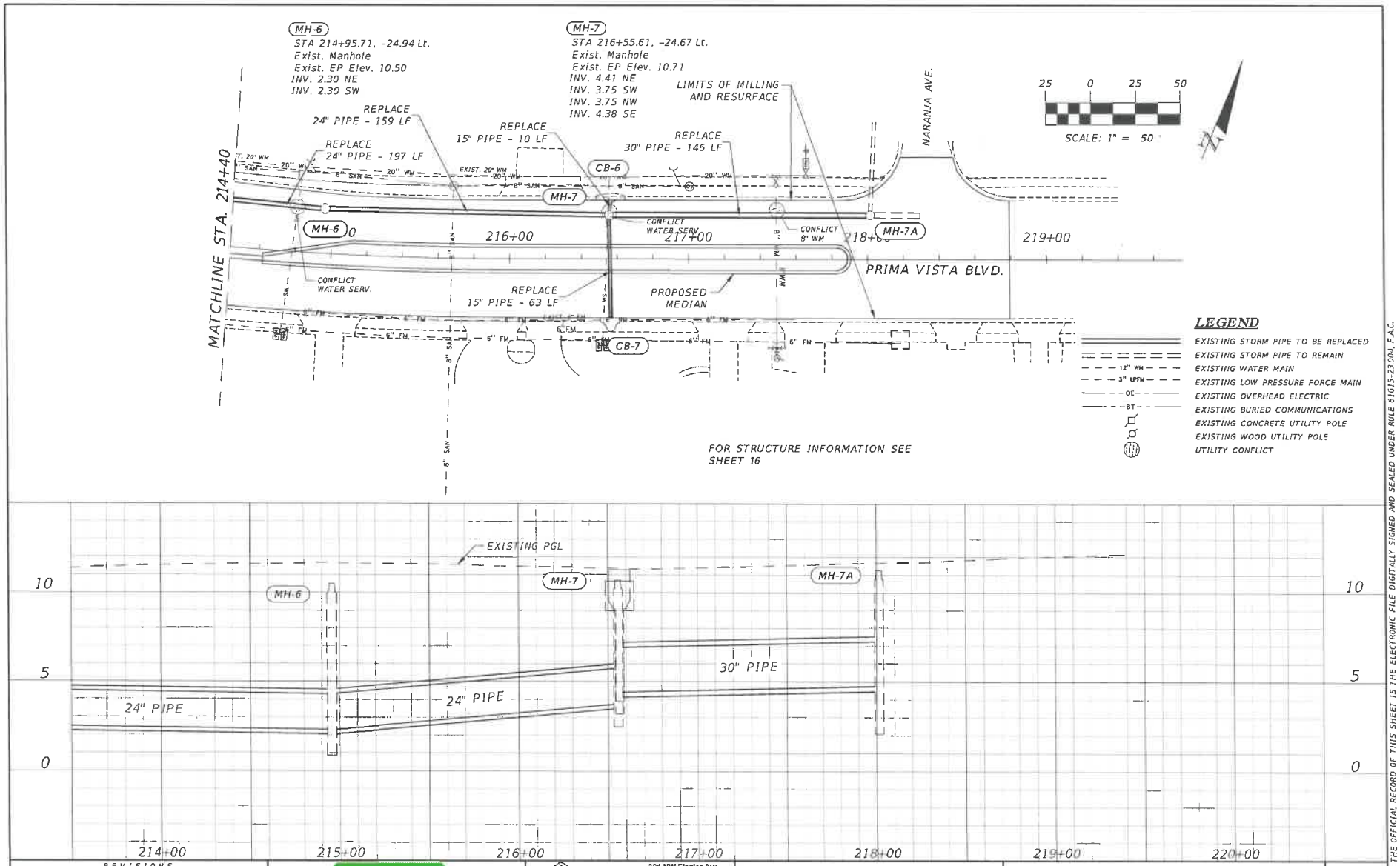
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301 NW Flagler Ave
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Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

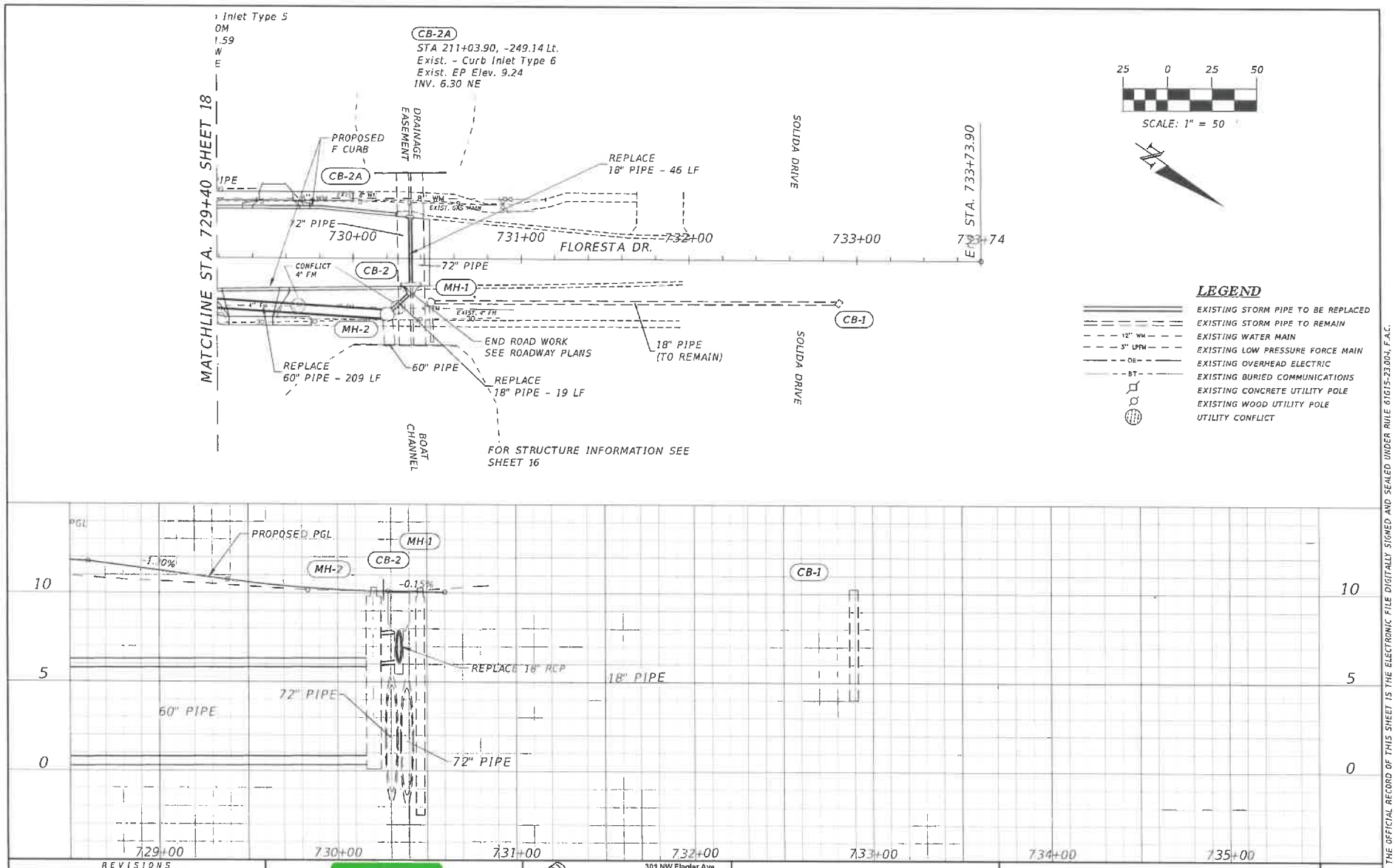
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ROAD NO.	COUNTY	DRAINAGE IMPROVEMENT PLAN
PRIMA VISTA BLVD.	ST. LUCIE COUNTY	

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JOSEPH W. CAPRA,
P.E. NO. 37638
Engineering Business
No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

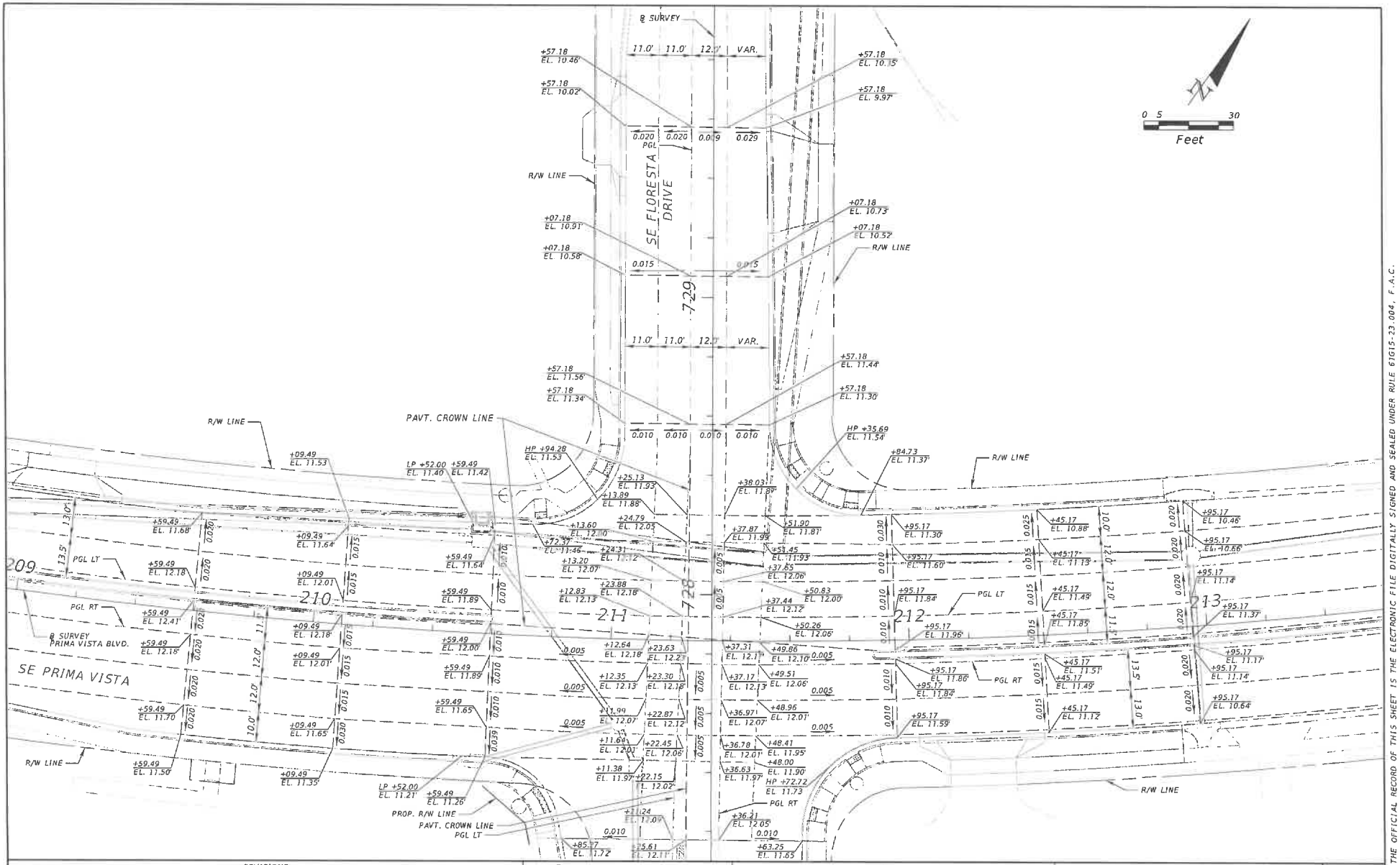
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DRAINAGE IMPROVEMENT PLAN

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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

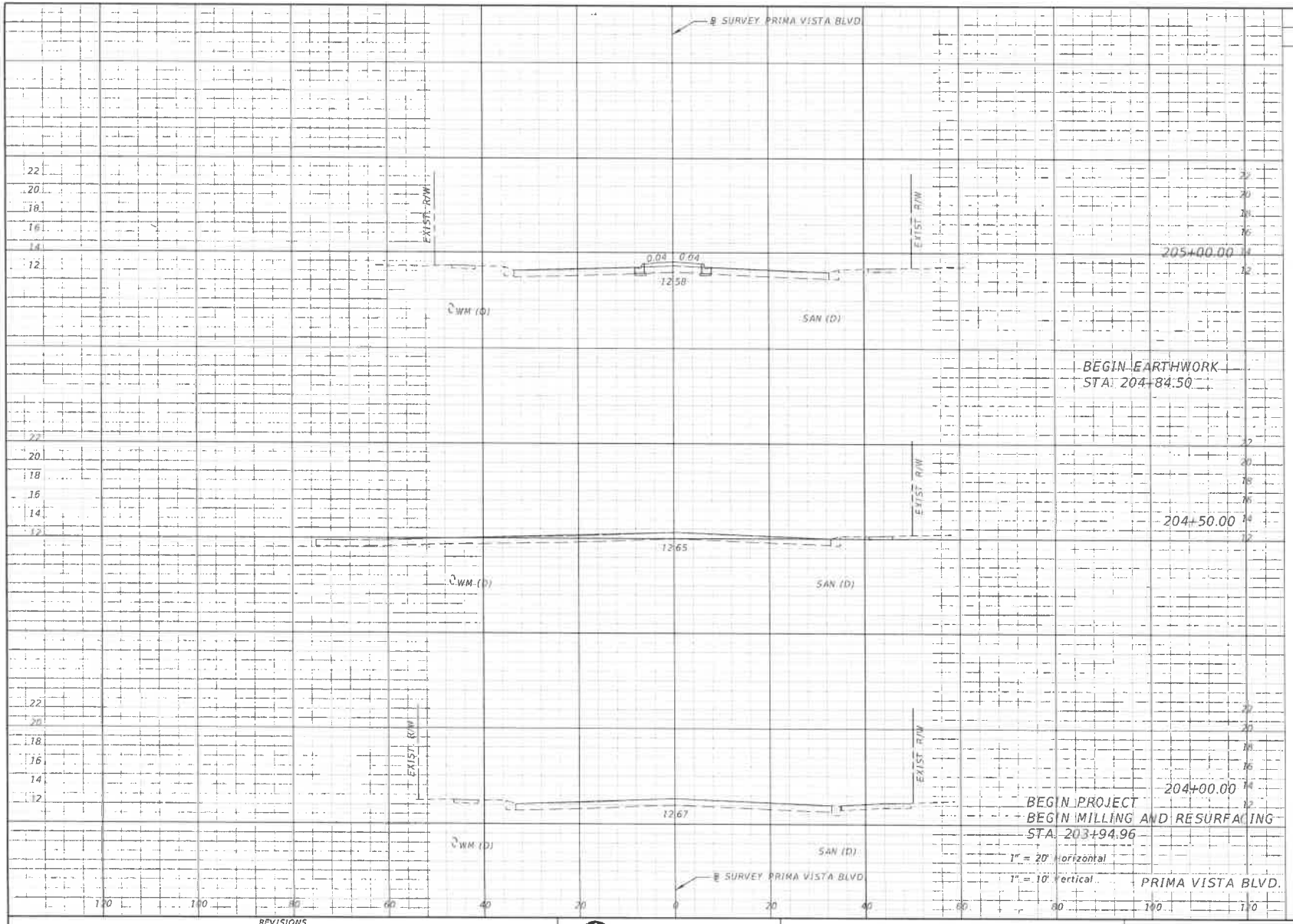
INTERSECTION DETAIL

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A	V	A	V
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2.6		4.7	
	0.8		1.3
0.0		0.0	

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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

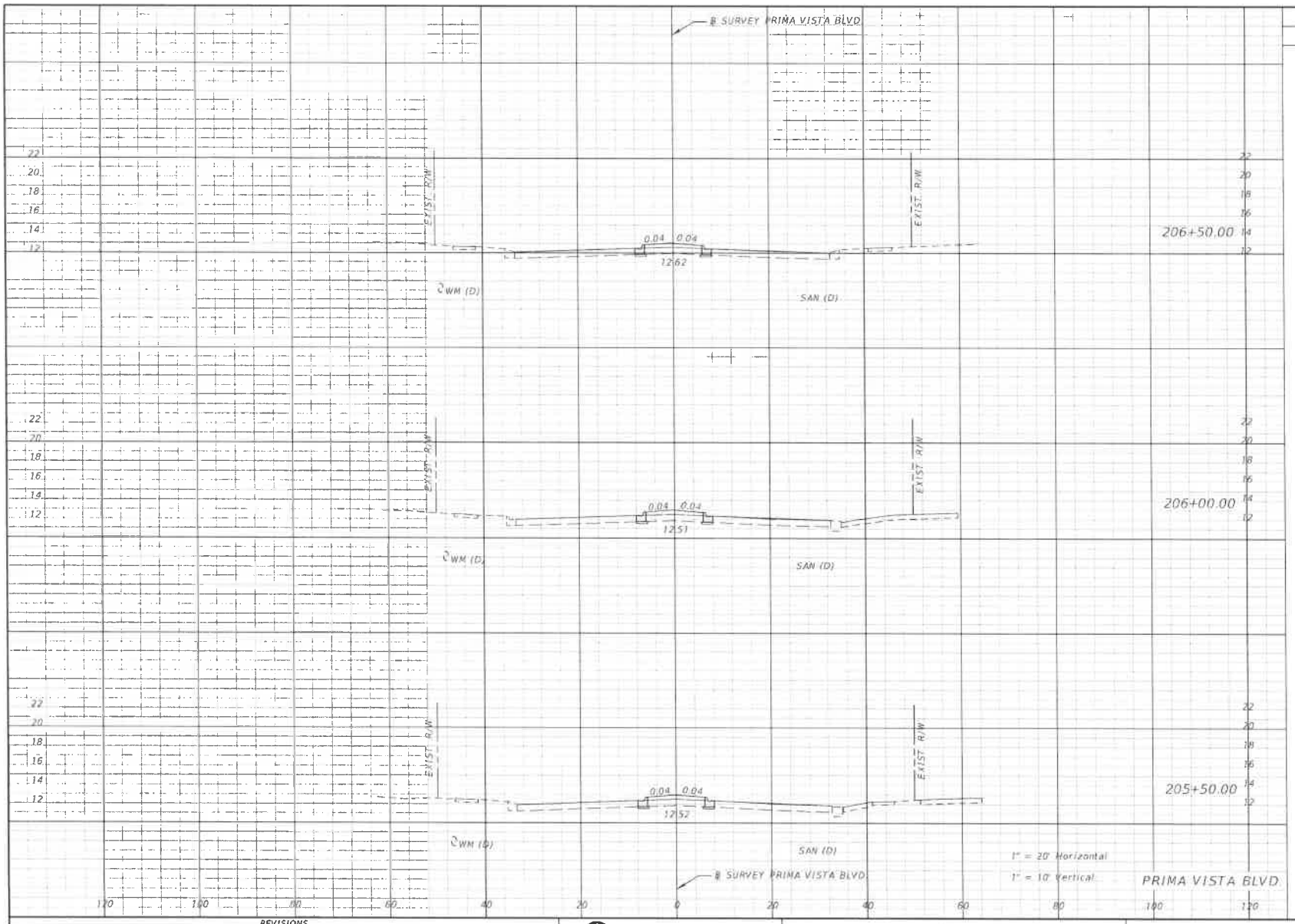
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	4.8		8.8
2.6		4.8	
	4.8		8.8
2.6		4.7	

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2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
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Jaime R. Geller, P.E. No. 82194

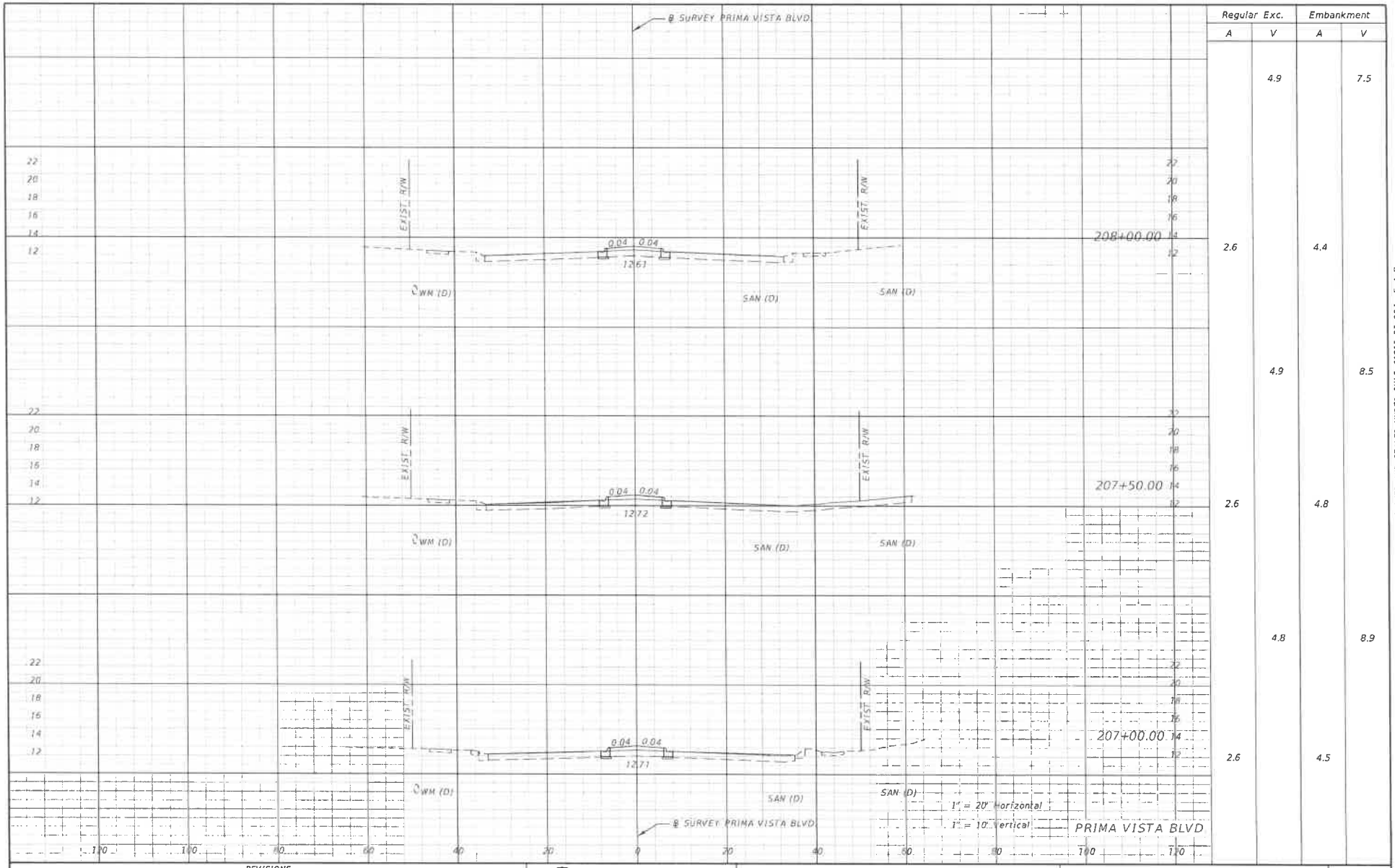
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Regular Exc.		Embankment	
A	V	A	V
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2.6		4.4	
	4.9		8.5
2.6		4.8	
	4.8		8.9
2.6		4.5	

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Jaime R. Collier, P.E. No. 82194

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BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

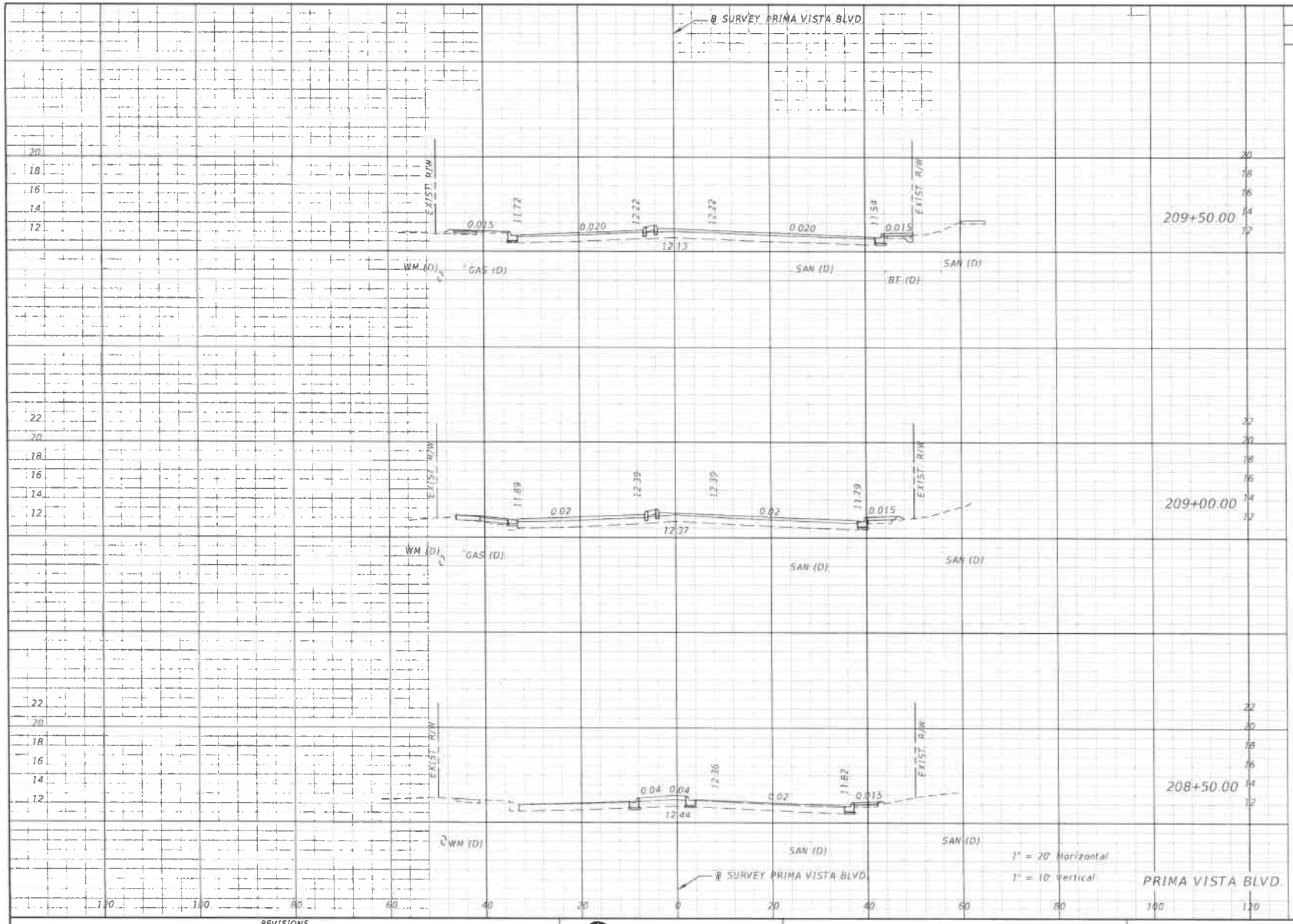
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4.7		2.1	
	6.3		2.8
2.2		0.9	
	6.1		4.8
2.6		3.7	

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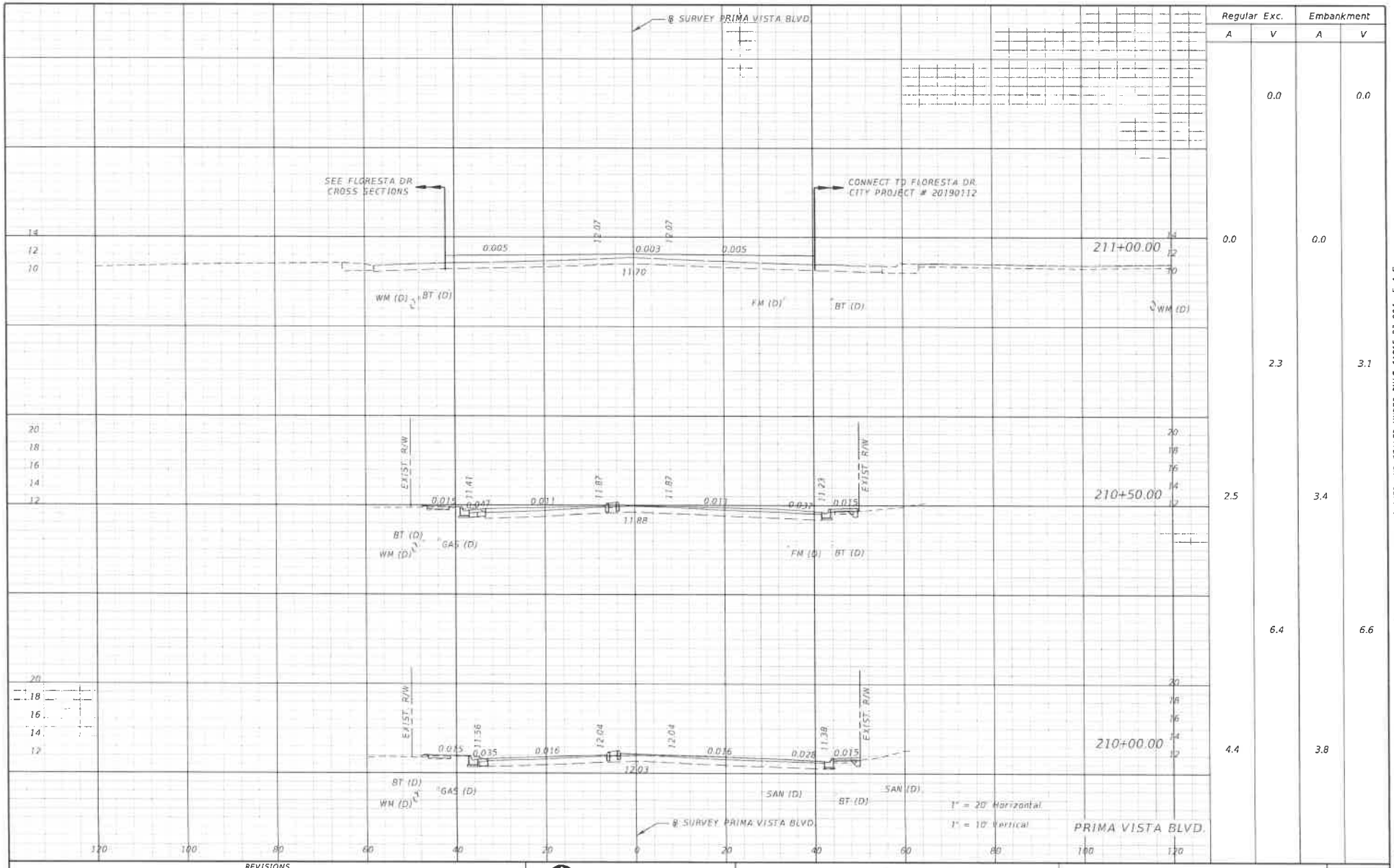
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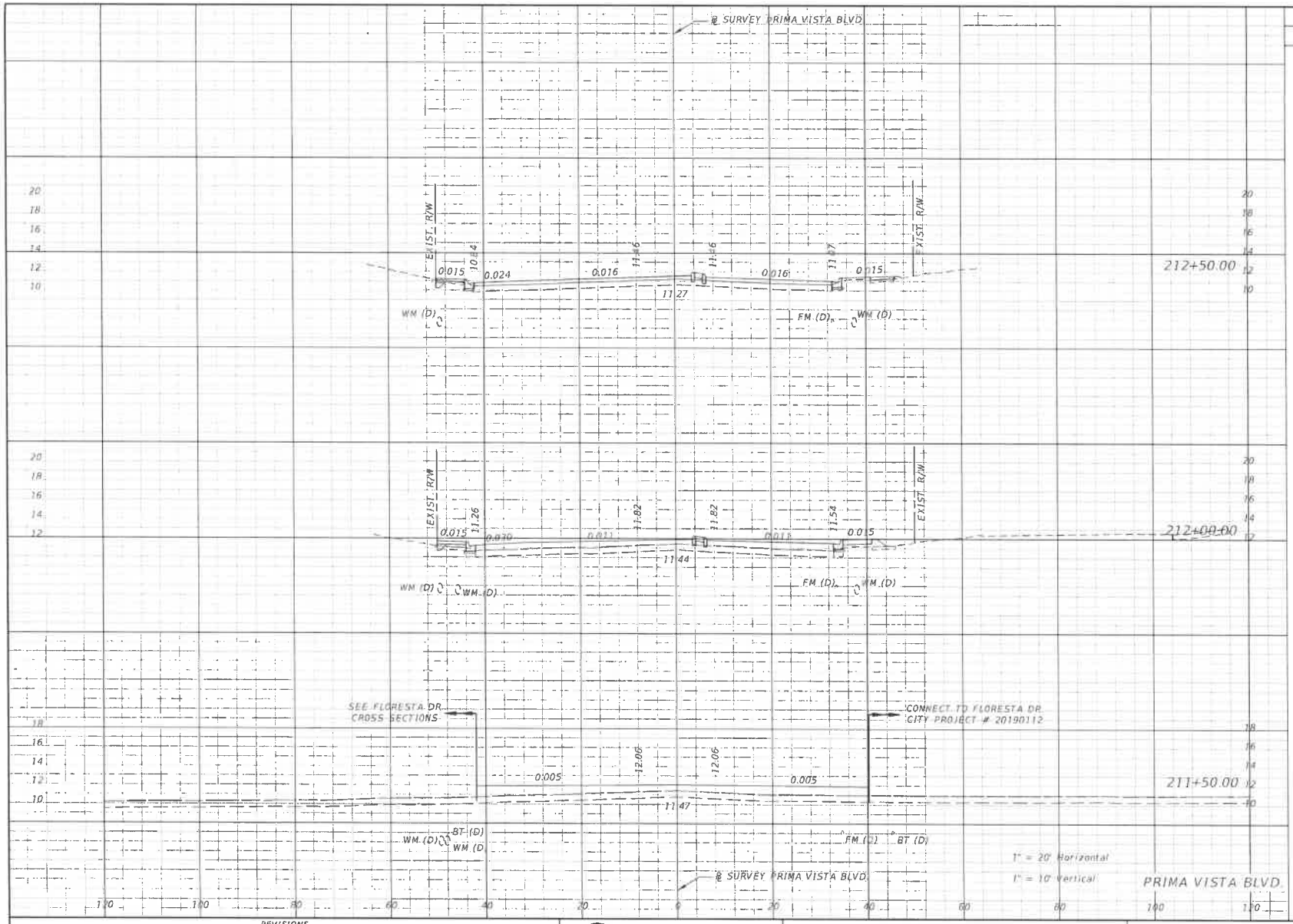
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Regular Exc.		Embankment	
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1.2		5.7	
	1.8		10.9
0.8		6.1	
	0.7		5.6
0.0		0.0	

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2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Colter, P.E. No. 82194

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BOARD OF COUNTY COMMISSIONERS

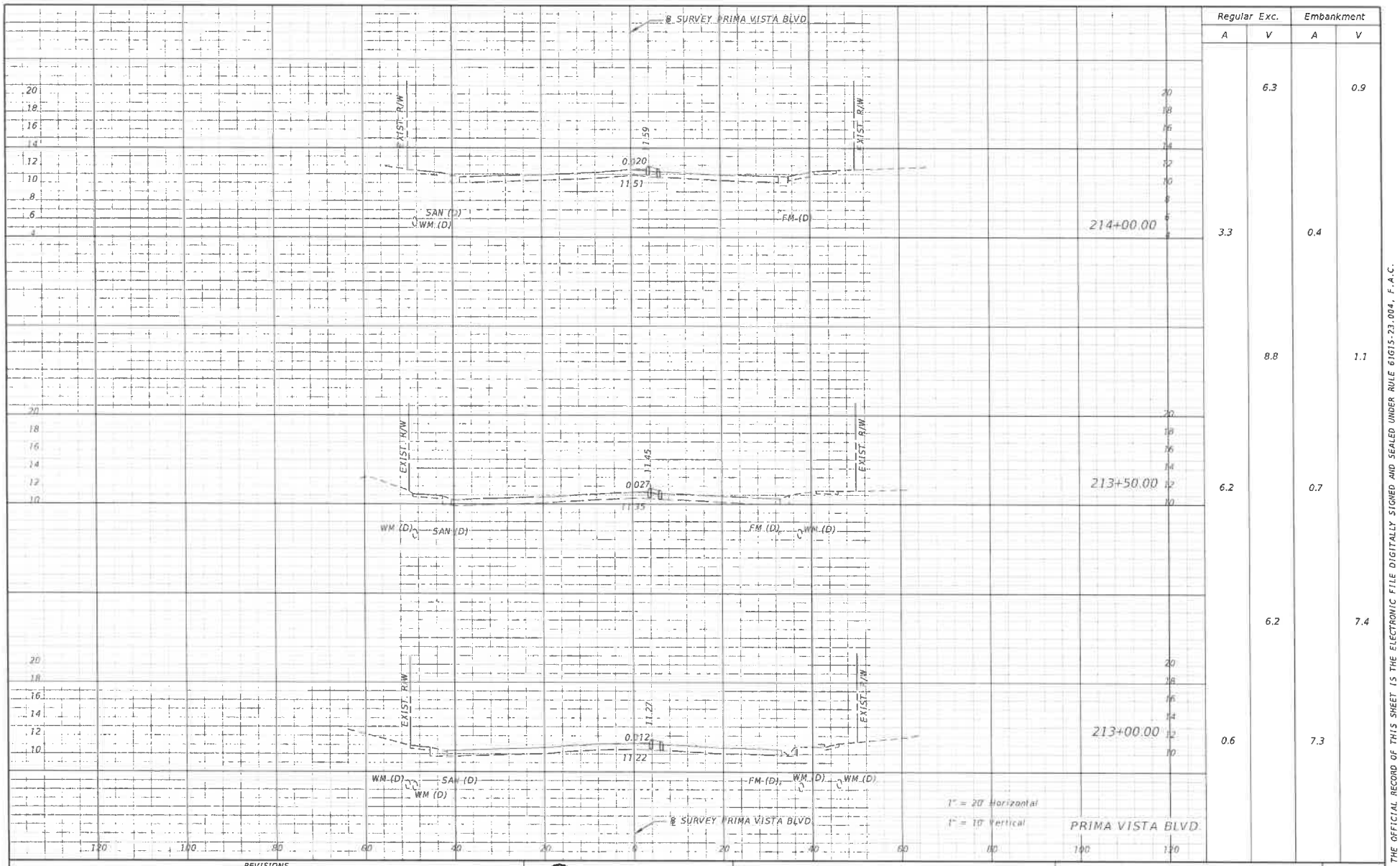
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Regular Exc.		Embankment	
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	8.8		1.1
6.2		0.7	
	6.2		7.4
0.6		7.3	

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Phone: (561) 233-9550
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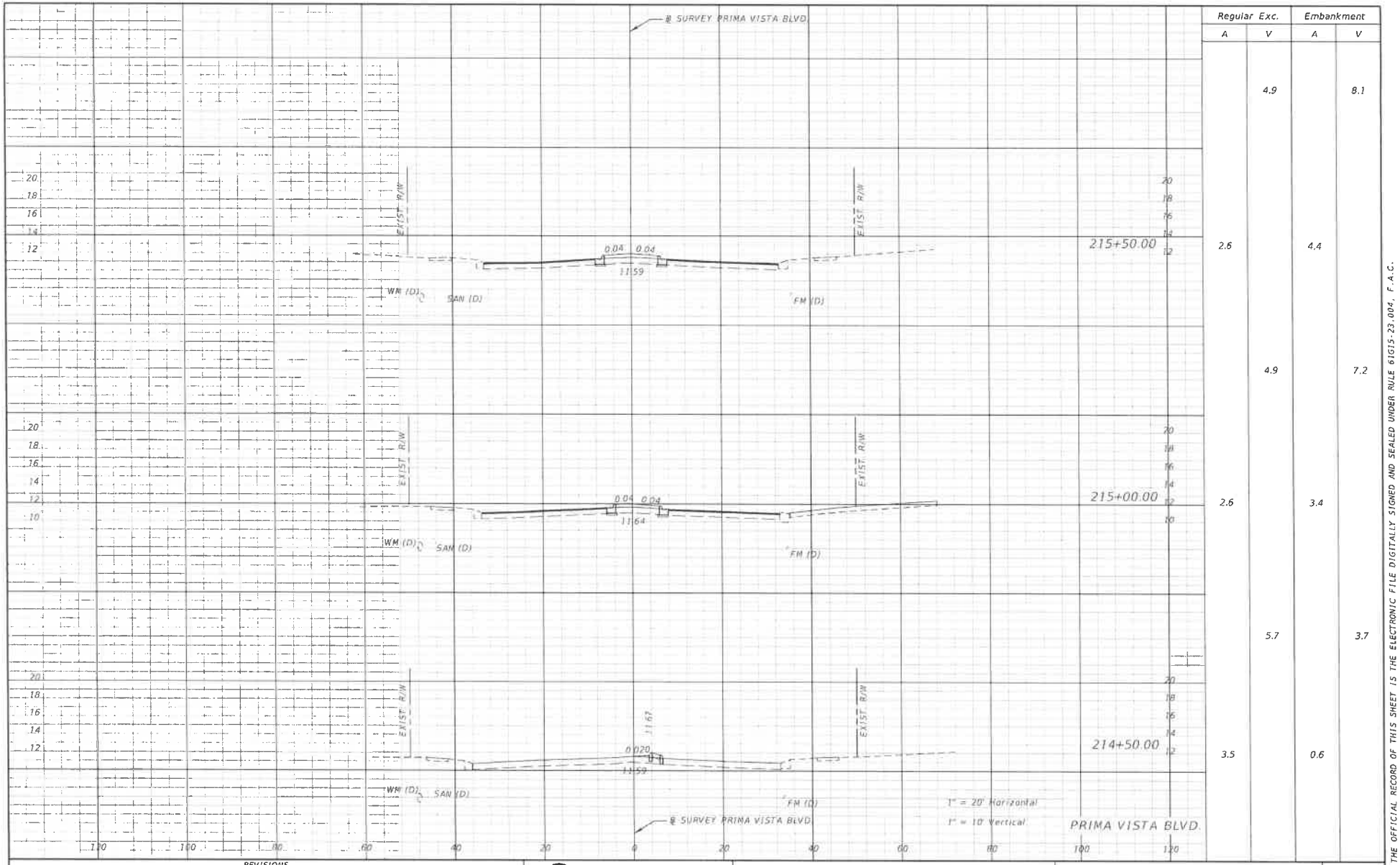
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2.6		4.4	
	4.9		7.2
2.6		3.4	
	5.7		3.7
3.5		0.6	

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Phone: (561) 253-9550
Jaime R. Celler, P.E. No. 62194

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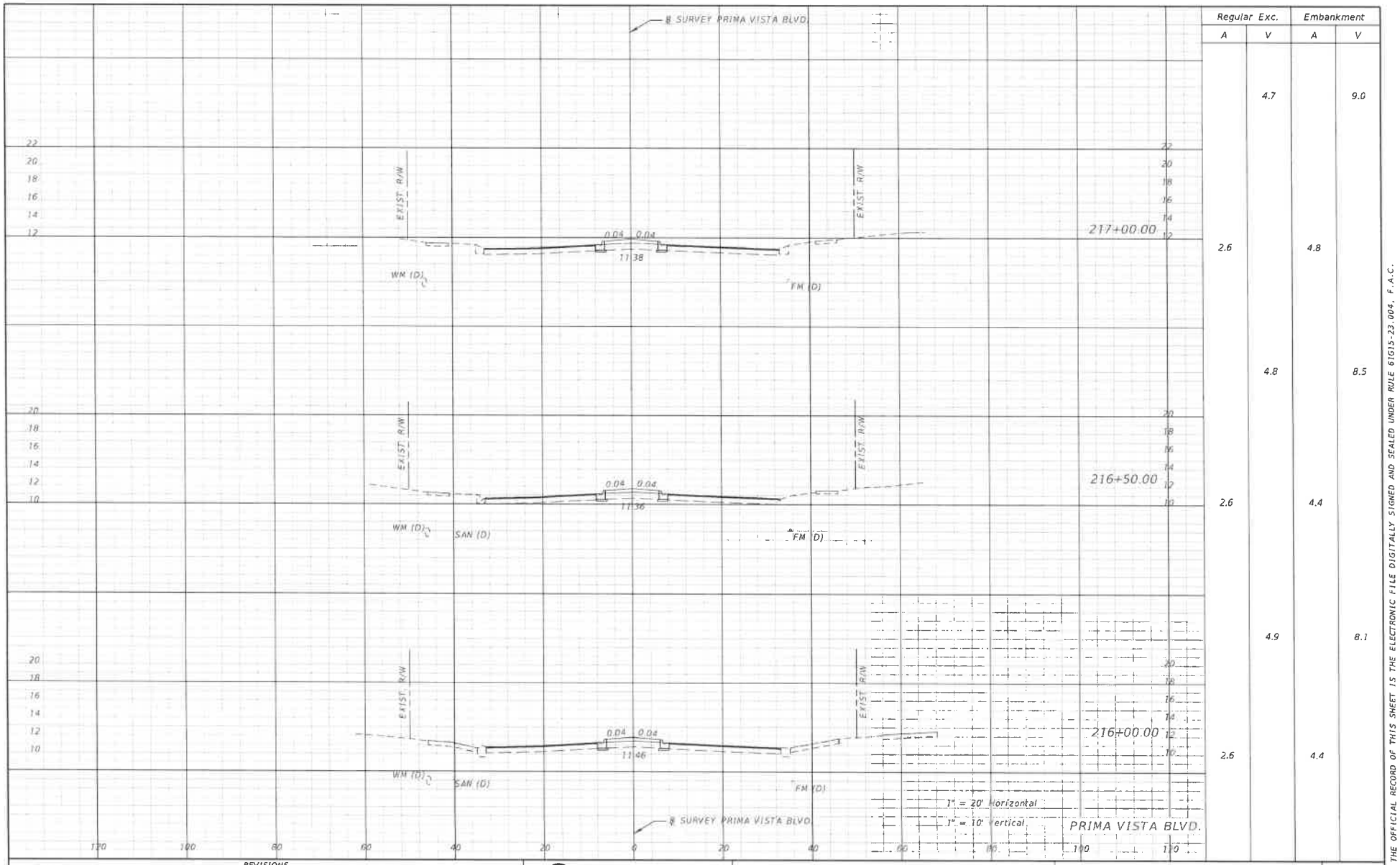
CROSS SECTIONS

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Regular Exc.		Embankment	
A	V	A	V
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2.6		4.8	
	4.8		8.5
2.6		4.4	
	4.9		8.1
2.6		4.4	

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Jaime R. Celler, P.E. No. 82194

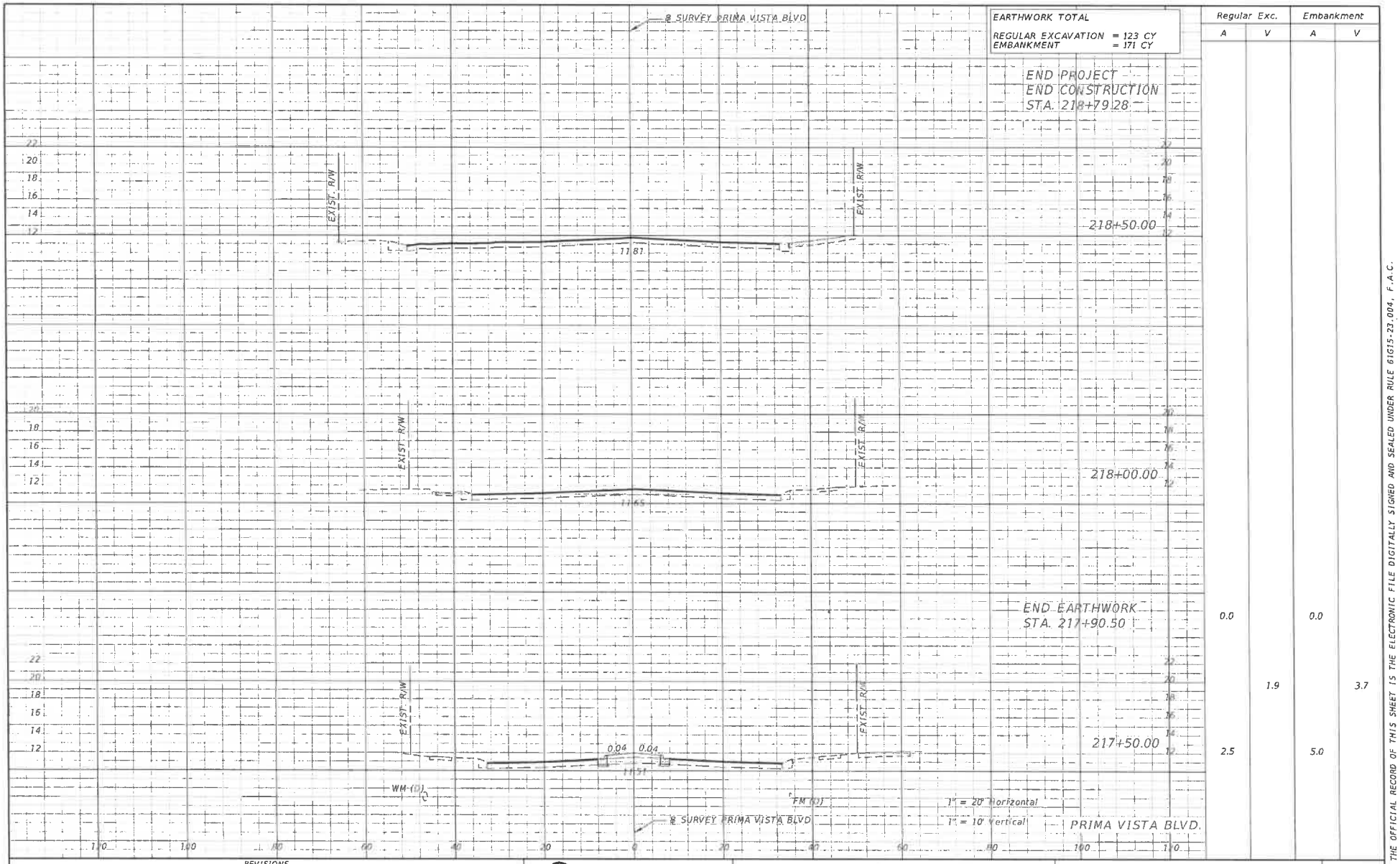
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CROSS SECTIONS

SHEET NO. 30

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Jaime R. Collier, P.E. No. 82194

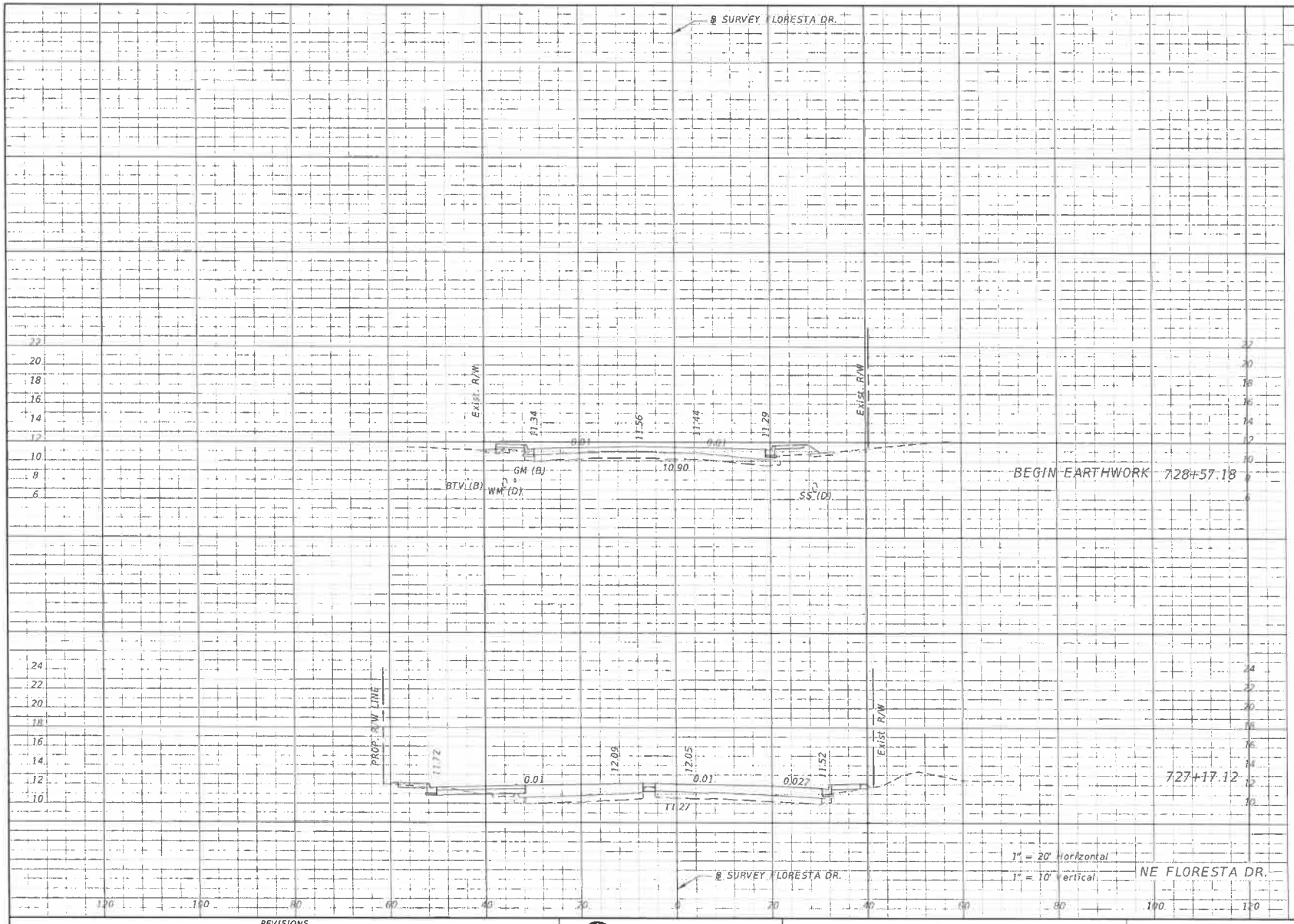
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Regular Exc.		Embankment	
A	V	A	V
0.8	2.2	8.6	12.3

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West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Colter, P.E. No. 82194

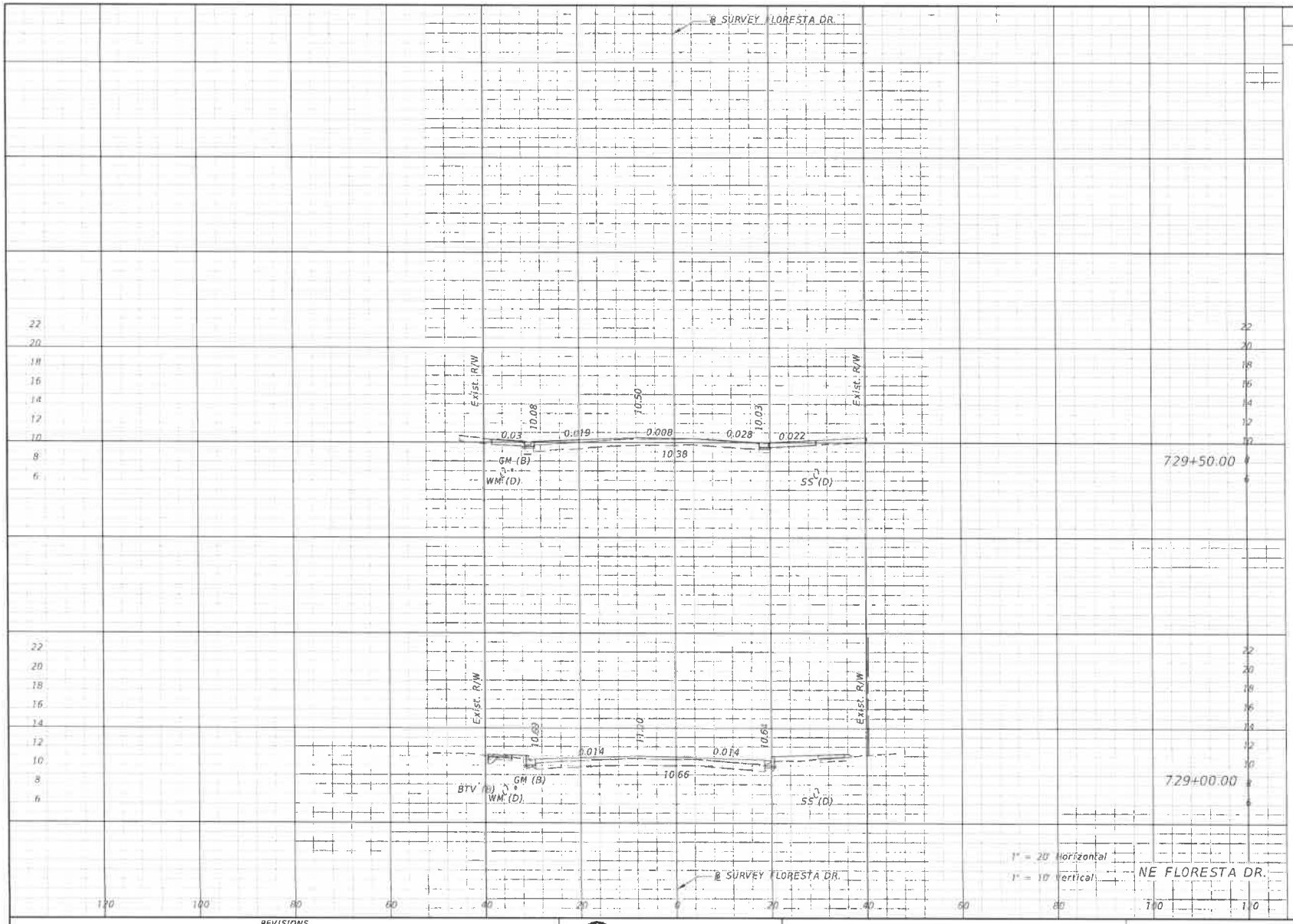
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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIDESTREET
CROSS SECTIONS

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Regular Exc.		Embankment	
A	V	A	V
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9.3		0.0	
	10.4		6.4
2.0		6.9	

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DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Cellar, P.E. No. 82194

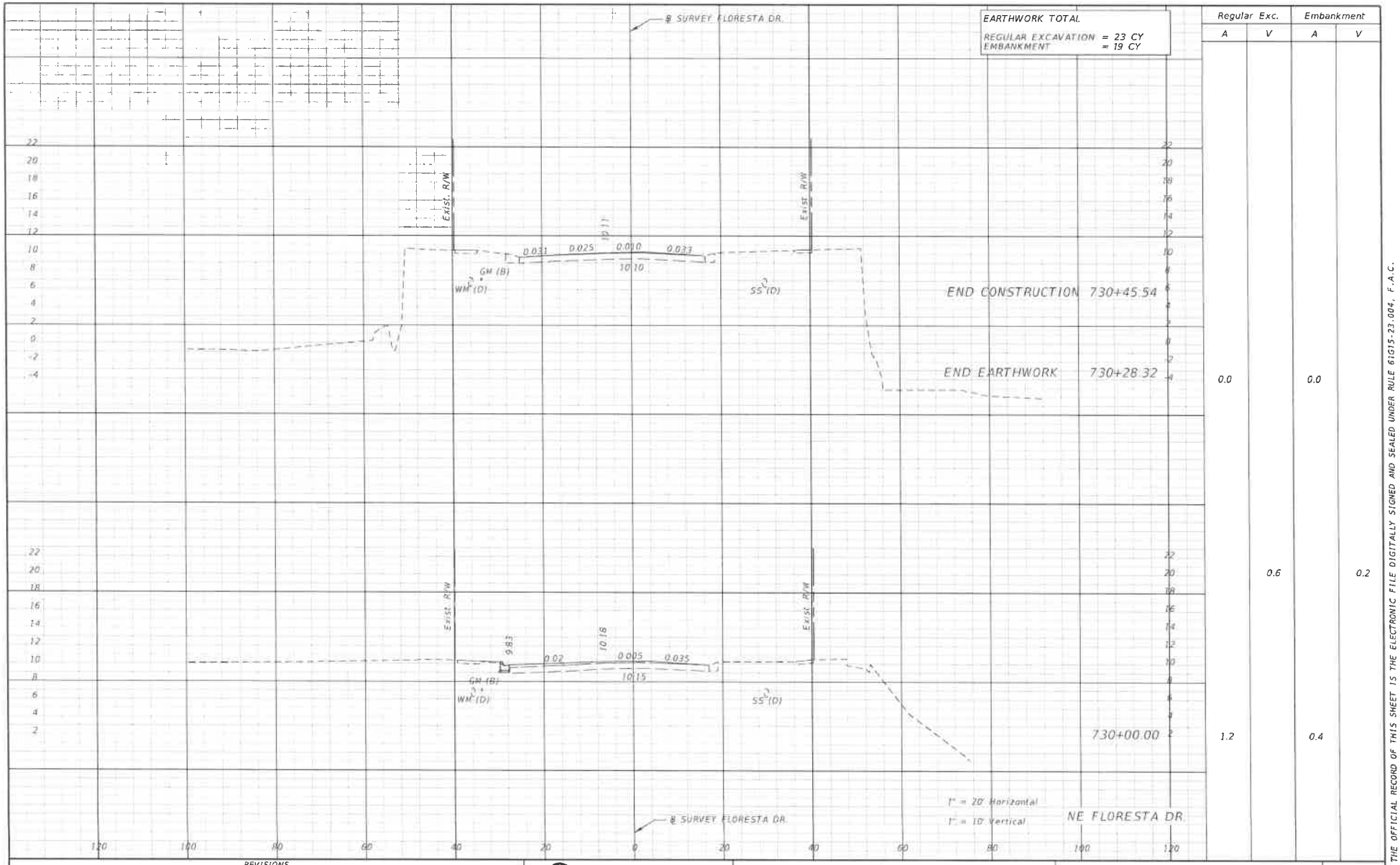
ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIDESTREET CROSS SECTIONS

SHEET NO. 33

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Regular Exc.		Embankment	
A	V	A	V
0.0		0.0	
	0.6		0.2
1.2		0.4	

REVISIONS			
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consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Collier, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIDESTREET
CROSS SECTIONS

SHEET NO. 34

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TRAFFIC CONTROL PLAN GENERAL NOTES

1. ENGINEER MUST APPROVE ALL ROADWAY CLOSURES 14 BUSINESS DAYS IN ADVANCE. CLOSURES SHALL BE COORDINATED WITH CITY PUBLIC WORKS & COUNTY ENGINEERING DEPARTMENTS AND EMERGENCY SERVICES.

2. FOR PAVEMENT DROP-OFFS CONTRACTOR CAN USE SHOULDER TREATMENT PER STANDARD PLANS 102-600 (SHEET 8 OF 11) IN LIEU OF BARRIER WALL AT NO ADDITIONAL COST.

3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES DISTURBING THE SOIL.

4. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FLORIDA D.O.T. STANDARD PLANS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS A MINIMUM CRITERIA. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH (BUT NOT LIMITED TO) THE STANDARD PLANS.

5. THE CONTRACTOR SHALL MAKE PROVISIONS FOR THE REMOVAL OF STORMWATER FROM THE ROADWAY(S) DURING CONSTRUCTION. PROVISIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

6. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ALL POTHOLES WHICH DEVELOP WITHIN THE PROJECT LIMITS WITH COLD PATCH ASPHALT CONCRETE. COST TO BE INCLUDED UNDER 102-1 MAINTENANCE OF TRAFFIC.

7. THE ALTERATION OF TRAFFIC TRAVEL WAYS TO CREATE A WORK ZONE SHALL NOT COMMENCE UNTIL ALL LABOR AND MATERIALS ARE AVAILABLE FOR THE CONSTRUCTION.

8. THE WORK AREA SHALL BE PROTECTED BY TRAFFIC CONTROL DEVICES AS SPECIFIED IN THE STANDARD PLANS.

9. THE CONTRACTOR SHALL REMOVE, RELOCATE OR COVER ANY SIGNS OR OBLITERATE ANY PAVEMENT MARKINGS THAT CONFLICT WITH THE TRAFFIC CONTROL PHASES. WHEN THE CONFLICT NO LONGER EXISTS, THE CONTRACTOR SHALL REINSTALL OR UNCOVER THOSE SIGNS AND PAVEMENT MARKINGS IN THEIR ORIGINAL POSITION. (SEE SIGNING AND PAVEMENT MARKING PLANS).

10. PERMANENT RPM'S WHERE REQUIRED, SHALL BE PLACED WITHIN 72 HOURS OF COMPLETION OF THE PERMANENT STRIPING.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A WORK ZONE SCHEDULE SO THAT ANY LOCATION UNDER CONSTRUCTION WILL NOT BE LEFT IN A HAZARDOUS CONDITION AT THE COMPLETION OF ANY WORK PERIOD.

12. CONTRACTOR SHALL WORK WITH ANY ADJACENT CONTRACTORS DURING THE DURATION OF THE PROJECT.

13. POSTED REGULATORY SPEED SHALL BE MAINTAINED FOR ALL PHASES.

14. IF A LANE CLOSURE CAUSES EXTENDED CONGESTION, THE CONTRACTOR SHALL BE DIRECTED TO REOPEN THE CLOSED LANE(S) UNTIL SUCH TIME AS TRAFFIC FLOW HAS RETURNED TO AN ACCEPTABLE LEVEL. OPEN ALL LANES DURING INACTIVE WORK TIMES.

15. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PREVENT MILLED MATERIAL FROM ENTERING THE DRAINAGE SYSTEM AT NO ADDITIONAL COST TO THE DEPARTMENT. EXISTING DRAINAGE STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED. ALL DRAINAGE STRUCTURES (EXISTING & PROPOSED) SHALL BE PROTECTED FROM SEDIMENTATION AND MILLING MATERIAL ACCORDING TO DEP FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR MANUAL, SECTION # 4.08- STORMDRAIN INLET PROTECTION.

16. THE AREA TO BE CONSTRUCTED SHALL NOT EXCEED THAT AREA WHICH WILL BE PAVED WITH STRUCTURAL COURSE BY THE END OF THE SAME WORK PERIOD.

17. CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKINGS INCLUDING CROSSWALKS, LANE LINES, STORAGE AREAS, TURN LANES, ARROWS AND MESSAGES WITHIN THE PROJECT LIMITS. SAID TEMPORARY MARKINGS TO BE PAINT. TEMPORARY RPM'S SHALL BE INSTALLED ON THE EDGE OF LANE LINES OF ALL TRANSITIONS, TANGENT SECTIONS AND CROSSOVERS WITHIN THE WORK ZONE.

18. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENTS AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE ENGINEER.

19. ALL TRENCHING OR EXCAVATION WITHIN THE PAVEMENT AREA SHALL BE PERFORMED PRIOR TO THE RESURFACING OPERATION.

20. ADJUSTMENT OF SIGNAL HEADS NECESSARY FOR ALIGNMENT TO TEMPORARY LANE CONFIGURATION INCLUDED UNDER 102-1 MAINTENANCE OF TRAFFIC.

21. CONTRACTOR SHALL MAKE PROVISIONS TO ENSURE POSITIVE DRAINAGE IS MAINTAINED AT ALL TIMES.

22. NORMAL WORKING HOURS FOR THE CONTRACTOR SHALL BE FROM 8:00 AM TO 5:00 PM MONDAY THRU FRIDAY. IF THE CONTACTOR DESIRES TO WORK OUTSIDE OF THESE TIMES THEY MUST OBTAIN APPROVAL FROM CITY & COUNTY.

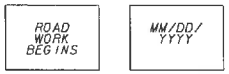
23. TRAFFIC CONTROL OFFICER SHALL BE USED FOR THE SIGNALIZED INTERSECTION AT FLORESTA DR. WHEN SIGNALS ARE NOT IN USE.

24. 5'X4' PROJECT INFORMATION SIGNS SHALL BE PLACED DURING CONSTRUCTION. THE COUNTY WILL PROVIDE THE PROJECT INFORMATION SIGNS TO THE CONTRACTOR.

ADVANCE CONSTRUCTION NOTICE:

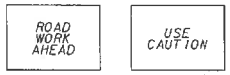
1. FURNISH AND MAINTAIN PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) ON EASTBOUND AND WESTBOUND PRIMA VISTA BLVD. THE PCMS SHALL BE IN PLACE TWO (2) WEEKS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES. PCMS SHALL BE REMOVED OR RELOCATED AS DIRECTED BY THE ENGINEER.

PCMS MESSAGE PRIOR TO CONSTRUCTION (14 DAYS IN ADVANCE)



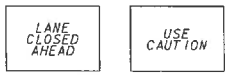
MESSAGE 1 MESSAGE 2

PCMS MESSAGE DURING CONSTRUCTION (NON-LANE CLOSURES)



MESSAGE 1 MESSAGE 2

PCMS MESSAGE DURING CONSTRUCTION (LANE CLOSURES)



MESSAGE 1 MESSAGE 2

GENERAL NOTES

REVISIONS			
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consor
2041 Vista Parkway, Suite 101
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Phone: (561) 253-9550
Jaime R. Cotler, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

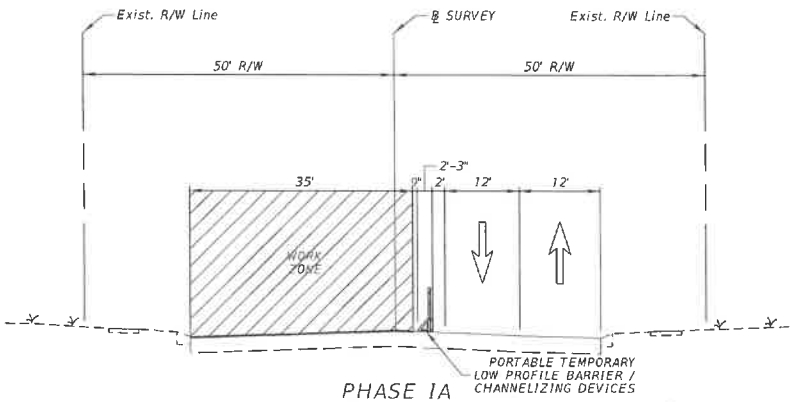
PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TEMPORARY TRAFFIC CONTROL PLAN

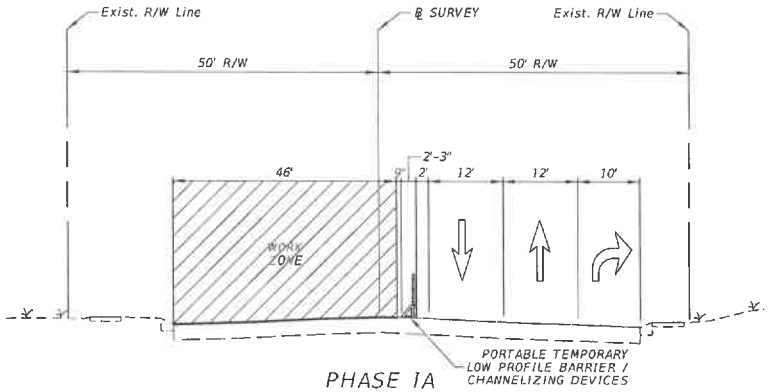
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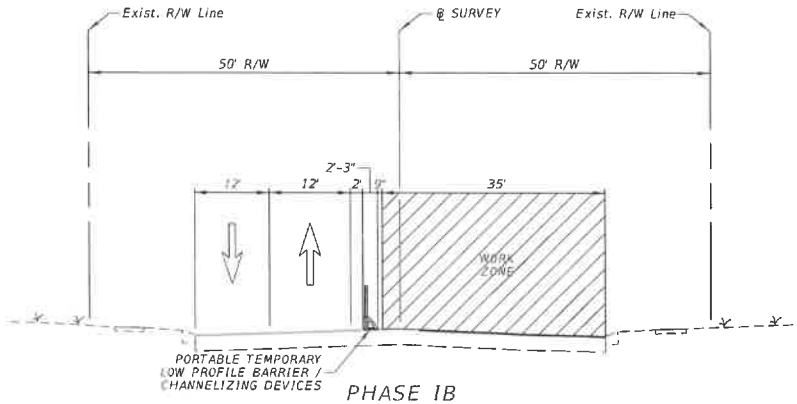


PHASE IA
PRIMA VISTA BLVD
STA. 208+80.00 TO STA. 210+60.00
STA. 211+90.00 TO STA. 214+62.00

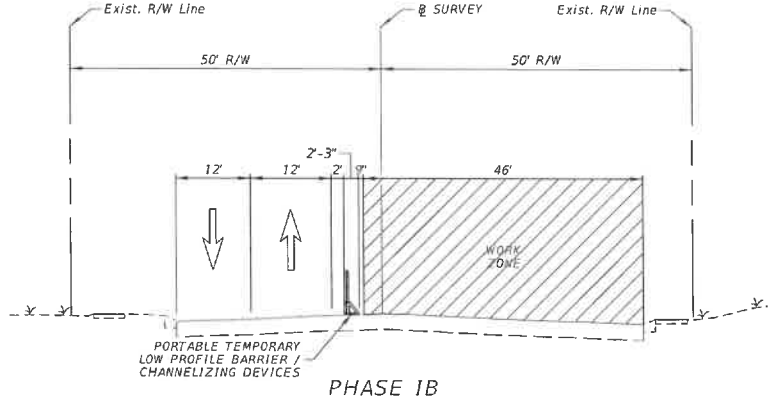


PHASE IA
PRIMA VISTA BLVD
STA. 203+94.96 TO STA. 208+80.00
STA. 214+62.00 TO STA. 218+79.28

PHASE IA
1. INSTALL TEMPORARY EROSION/SEDIMENT CONTROL DEVICES.
2. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-120, 102-613, 102-615, AND 102-660.
3. SHIFT TRAFFIC AS SHOWN. MAINTAIN AT LEAST TWO LANES OF TRAFFIC - ONE LANE FOR EACH DIRECTION.
4. CONSTRUCT STORM DRAINAGE TRUNKLINE.



PHASE IB
PRIMA VISTA BLVD
STA. 208+80.00 TO STA. 210+60.00
STA. 211+90.00 TO STA. 214+62.00



PHASE IB
PRIMA VISTA BLVD
STA. 203+94.96 TO STA. 208+80.00
STA. 214+62.00 TO STA. 218+79.28

PHASE IB
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-120, 102-613, 102-615, AND 102-660.
2. SHIFT TRAFFIC AS SHOWN. MAINTAIN AT LEAST TWO LANES OF TRAFFIC - ONE LANE FOR EACH DIRECTION.
3. CONSTRUCT STORM DRAINAGE (CROSSDRAIN) SYSTEM.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Collier, P.E. No. 82194

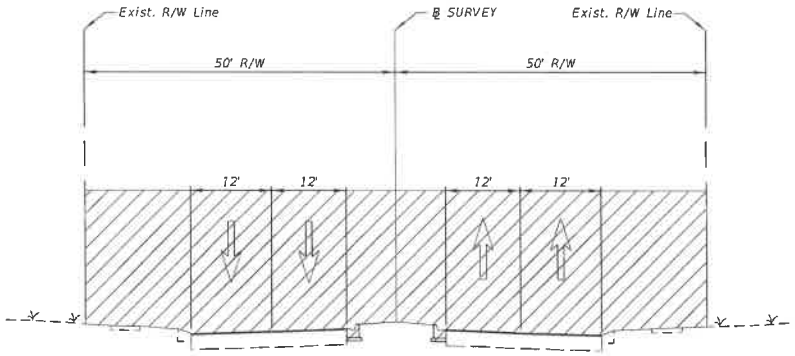
ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

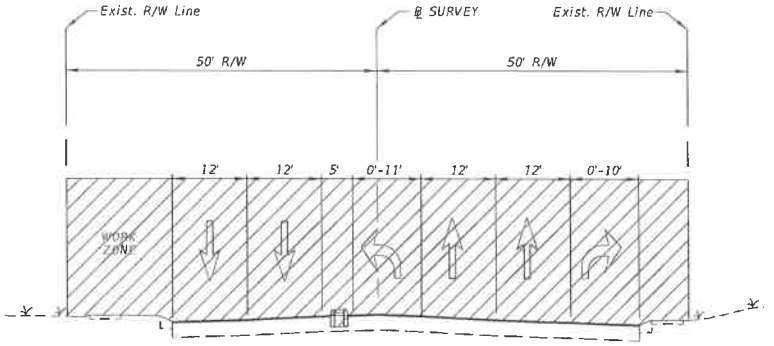
TEMPORARY TRAFFIC CONTROL PLAN

SHEET NO. 36

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PHASE II
PRIMA VISTA BLVD
STA. 208+80.00 TO STA. 210+60.00
STA. 211+90.00 TO STA. 214+62.00



PHASE II
PRIMA VISTA BLVD
STA. 203+94.96 TO STA. 208+80.00
STA. 214+62.00 TO STA. 218+79.28

PHASE II
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-613, 102-615, AND 102-660.
2. MILL, OVERBUILD AND WIDEN AS SHOWN IN PLANS.
3. CONSTRUCT ROADSIDE FEATURES.
4. CONSTRUCT SIGNALIZATION MAST ARMS AT INTERSECTION OF FLORESTA DRIVE.
5. CONSTRUCT LIGHTING.

PHASE III- (FINAL CONFIGURATION)
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-613, 102-615, AND 102-660.
2. PLACE FINAL ASPHALT LAYER.
3. PLACE FINAL PAVEMENT MARKINGS AND SIGNS.

REVISIONS			
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consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Collier, P.E. No. 82194

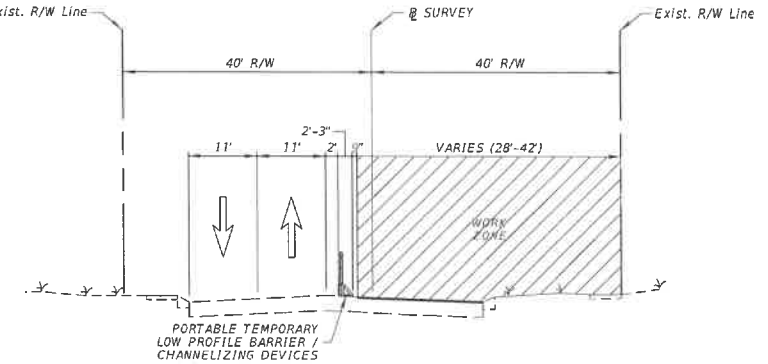
ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TEMPORARY TRAFFIC
CONTROL PLAN

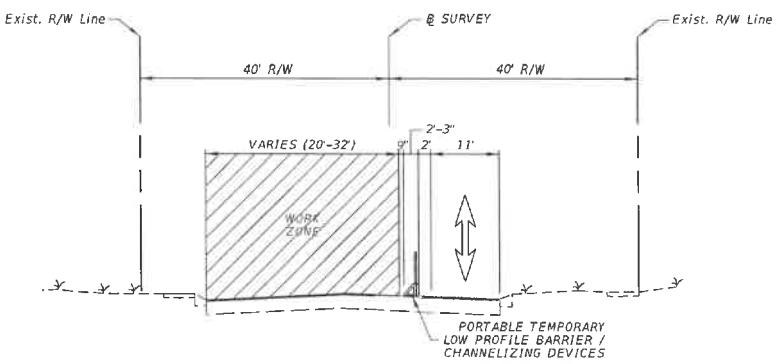
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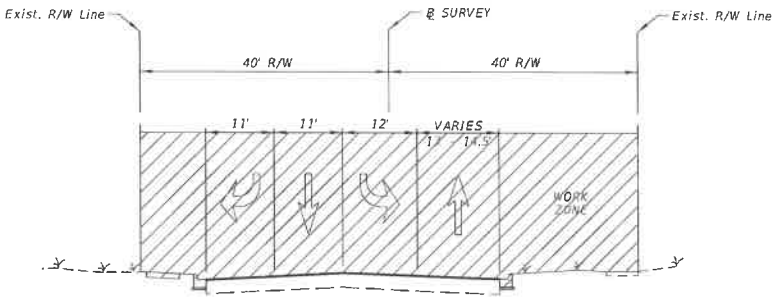
PHASE IA
NE FLORESTA DRIVE
STA. 728+60.27 TO STA. 730+45.54

PHASE IA
1. INSTALL TEMPORARY EROSION/SEDIMENT CONTROL AND TURBIDITY BARRIERS.
2. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-120, 102-601, 102-602, 102-604, AND 102-660.
3. SHIFT TRAFFIC AS SHOWN. MAINTAIN TWO LANES OF TRAFFIC - ONE LANE FOR EACH DIRECTION.
4. CONSTRUCT STORM DRAINAGE TRUNKLINE.



PHASE IB
NE FLORESTA DRIVE
STA. 728+60.27 TO STA. 730+45.54

PHASE IB
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-120, 102-604, AND 102-660.
2. SHIFT TRAFFIC AS SHOWN. MAINTAIN TWO LANES OF TRAFFIC - ONE LANE FOR EACH DIRECTION.
3. CONSTRUCT STORM DRAINAGE (CROSSDRAIN) SYSTEM.



PHASE II
NE FLORESTA DRIVE
STA. 728+60.27 TO STA. 730+45.54

PHASE II
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-604, AND 102-660.
2. MILL AND OVERBUILD AS SHOWN IN PLANS.
3. CONSTRUCT ROADSIDE FEATURES.
4. CONSTRUCT LIGHTING.

PHASE III- (FINAL CONFIGURATION)
1. PLACE TRAFFIC CONTROL SIGNS AND DEVICES UTILIZING FDOT STANDARD PLANS INDEX 102-604, AND 102-660.
2. PLACE FINAL ASPHALT LAYER.
3. PLACE FINAL PAVEMENT MARKINGS AND SIGNS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-0550
Jaime R. Celler, P.E. No. 82194

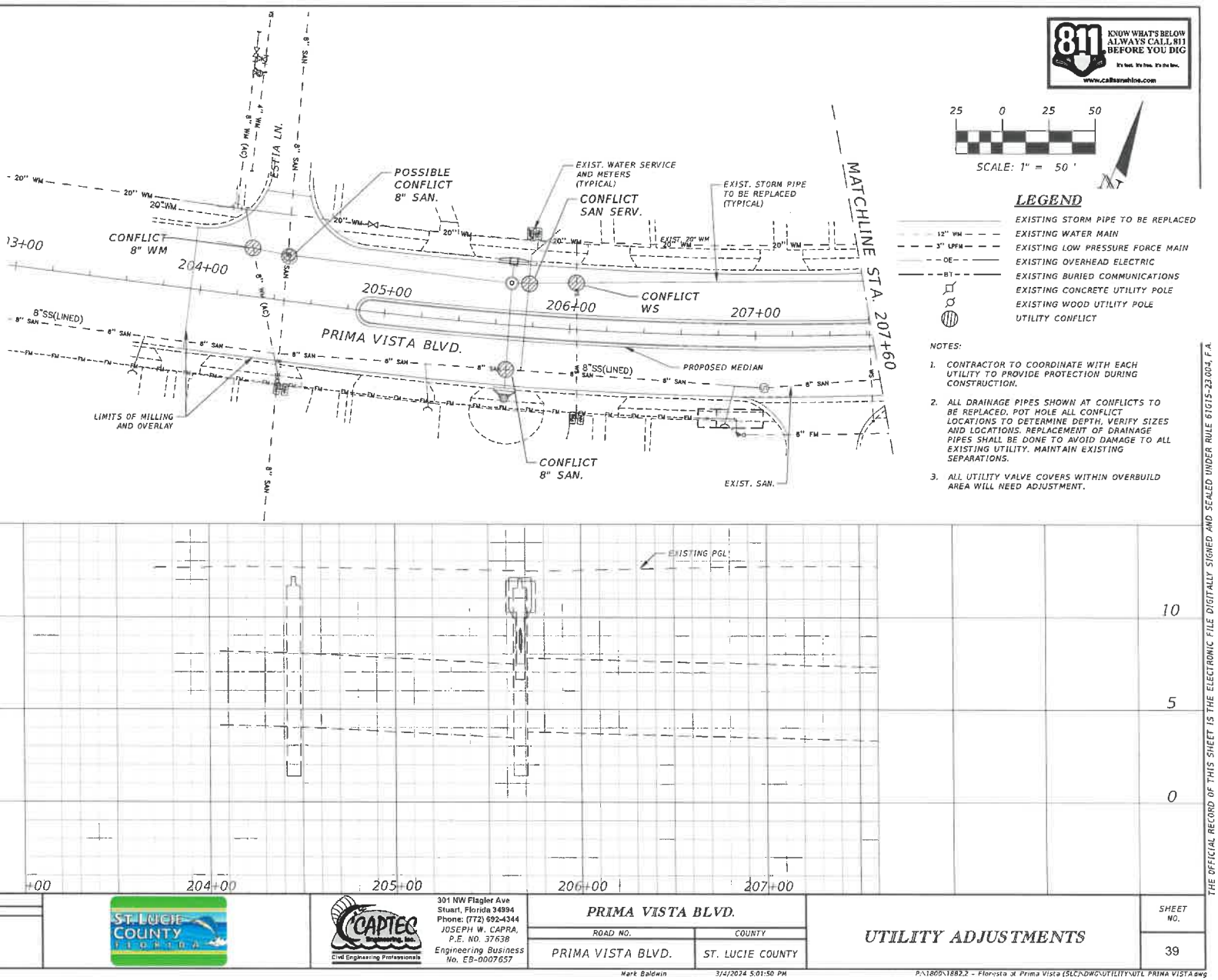
ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TEMPORARY TRAFFIC CONTROL PLAN

SHEET NO. 38

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REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Engineering, Inc. Civil Engineering Professionals

301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

PRIMA VISTA BLVD.

UTILITY ADJUSTMENTS

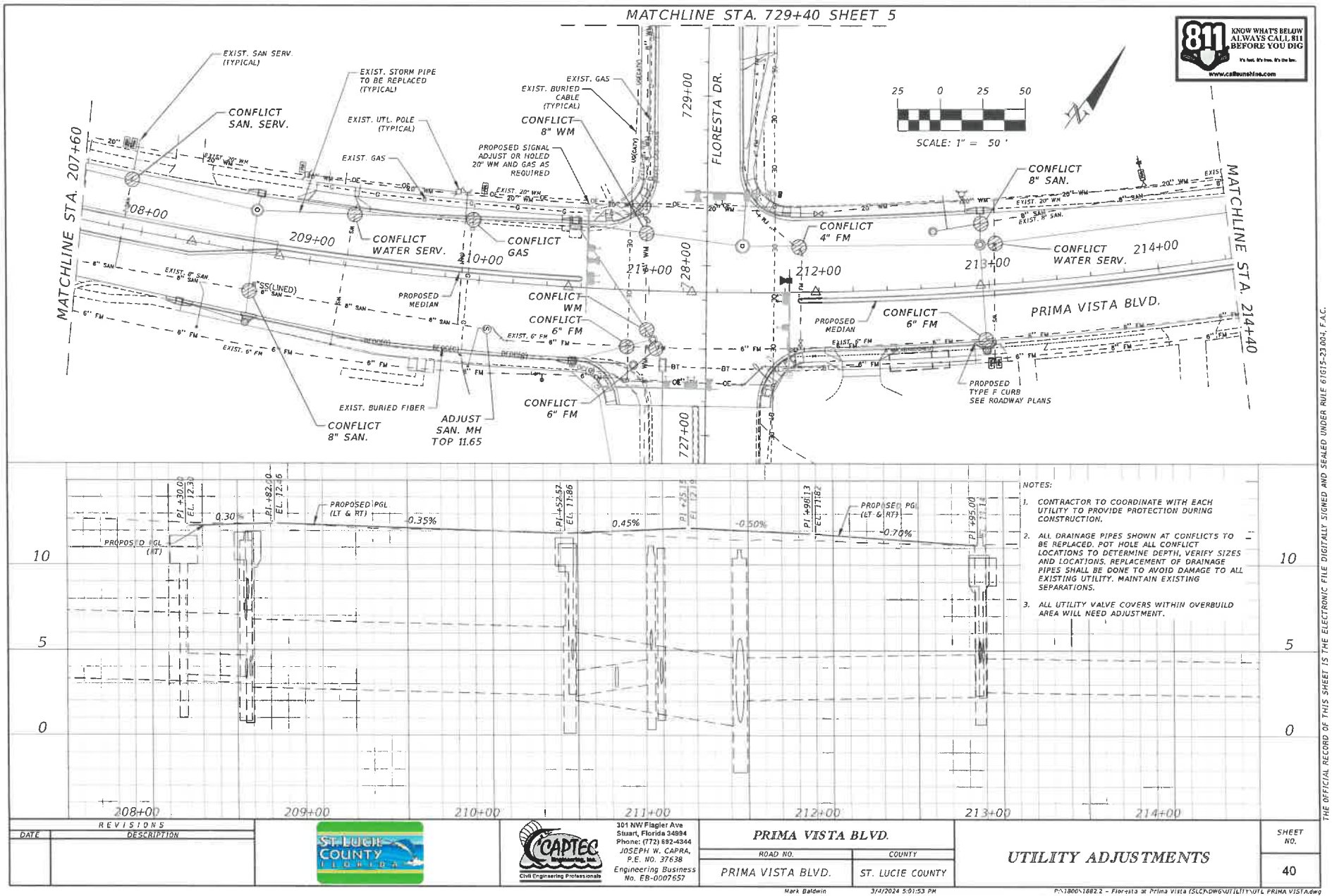
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REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

PRIMA VISTA BLVD.

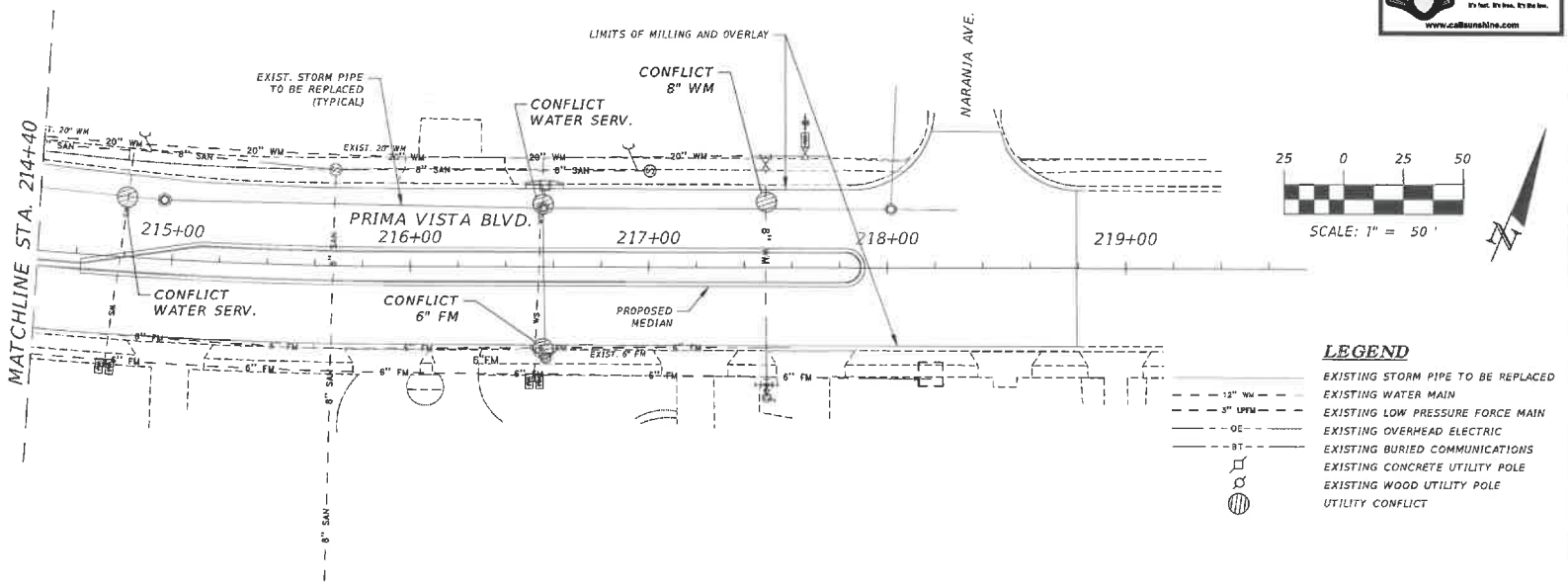
UTILITY ADJUSTMENTS

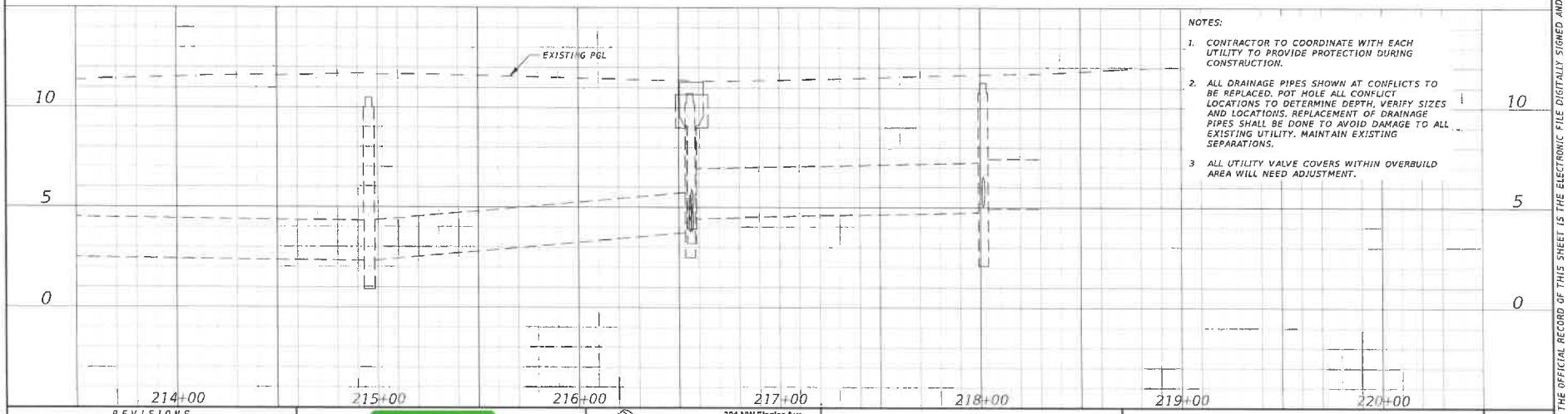
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NOTES:

1. CONTRACTOR TO COORDINATE WITH EACH UTILITY TO PROVIDE PROTECTION DURING CONSTRUCTION.
2. ALL DRAINAGE PIPES SHOWN AT CONFLICTS TO BE REPLACED. POT HOLE ALL CONFLICT LOCATIONS TO DETERMINE DEPTH, VERIFY SIZES AND LOCATIONS. REPLACEMENT OF DRAINAGE PIPES SHALL BE DONE TO AVOID DAMAGE TO ALL EXISTING UTILITY. MAINTAIN EXISTING SEPARATIONS.
3. ALL UTILITY VALVE COVERS WITHIN OVERBUILD AREA WILL NEED ADJUSTMENT.

REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

PRIMA VISTA BLVD.

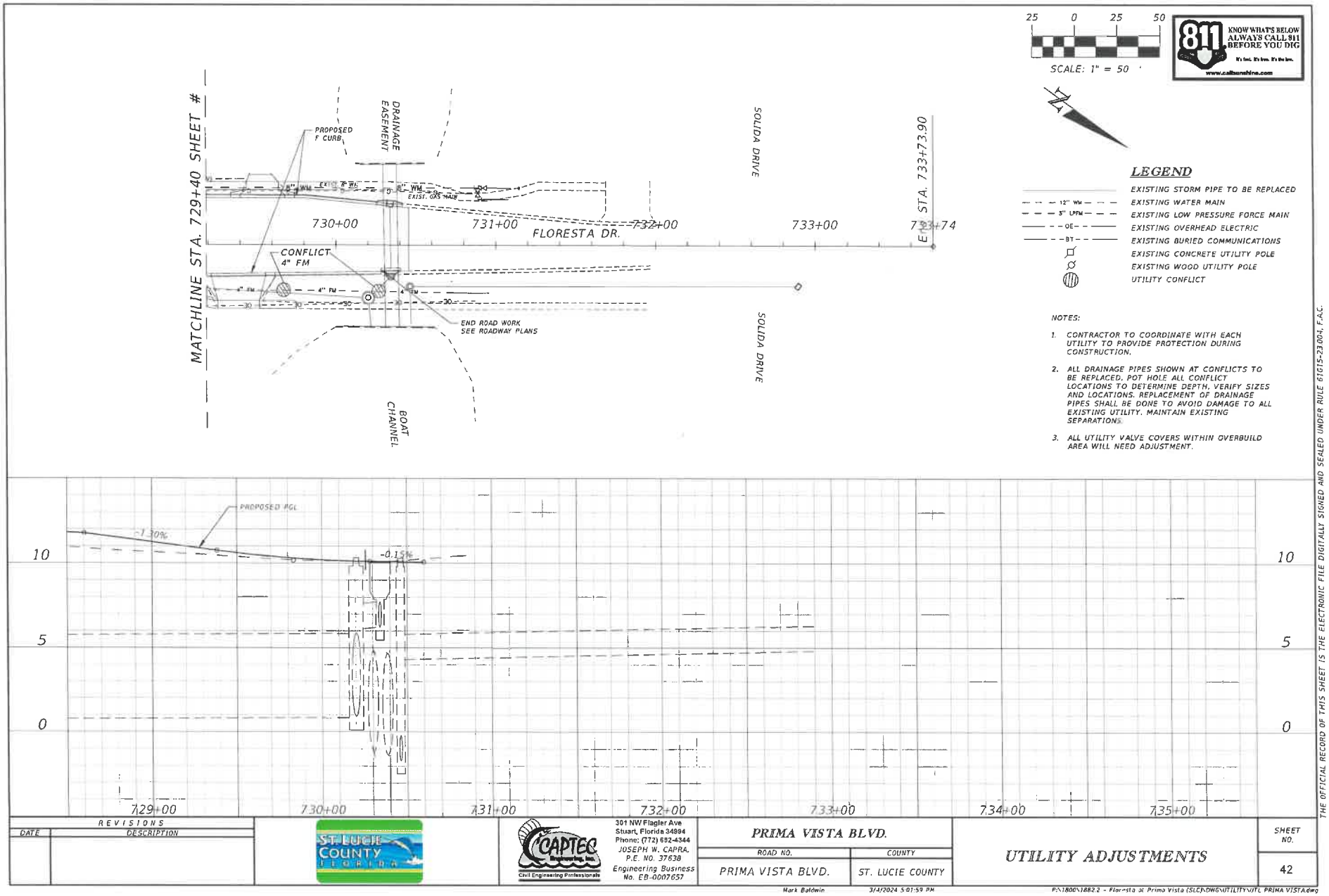
UTILITY ADJUSTMENTS

SHEET NO. 41

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SUMMARY OF LUMP SUM ITEMS

PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY		DESIGN NOTES	CONSTRUCTION REMARKS
			P	F		
0101 1	MOBILIZATION	LS		1		
0102 1	MAINTENANCE OF TRAFFIC	LS		1	PROJECT DURATION	
0101 18	CONSTRUCTION VIDEO	LS		1		
0101 99	SURVEY STAKING & RECORD DRAWINGS	LS		1		
0107 1	LITTER REMOVAL	LS		1		
0107 2	MOWING	LS		1		
2000 1	UTILITY COORDINATION	LS		1		

INDEX OF SUMMARY OF QUANTITIES

SHEET NO.	SHEET DESCRIPTION
SQ-1	SUMMARY OF LUMP SUM ITEMS
SQ-2	SUMMARY OF MONITOR EXISTING STRUCTURES
SQ-3	SUMMARY OF CLEARING AND GRUBBING & REMOVAL ITEMS
SQ-4	SUMMARY OF EARTHWORK
SQ-4	SUMMARY OF PAVEMENT
SQ-5	SUMMARY OF CURB & GUTTER AND/OR TRAFFIC SEPARATORS
SQ-6	SUMMARY OF SIDEWALK & DETECTABLE WARNINGS
SQ-7	SUMMARY OF PERFORMANCE TURF

PAY ITEM FOOTNOTES

0101 1 — INCLUDES ALL COSTS AND EQUIPMENT NECESSARY INCLUDING A TWO PERSON BUCKET TRUCK FOR USE BY THE ENGINEER OR COUNTY REPRESENTATIVE DURING INSPECTION OF THE TRAFFIC SIGNAL.

0101 99 — AS-BUILT DRAWINGS AND ALL CERTIFICATION / CONVEYANCE DOCUMENTS MUST BE SUBMITTED PRIOR TO SCHEDULING THE FINAL INSPECTION.

1. ALL RECORD DRAWINGS SHALL BE SUBMITTED IN CONFORMANCE WITH CITY OF PORT ST. LUCIE'S MINIMUM RECORD DRAWING STANDARDS.
2. ALL RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
3. A MINIMUM OF THREE (3) SETS OF COMPLETE RECORD DRAWINGS SHALL BE SUBMITTED IN CORRELATION WITH THE APPROVED CONSTRUCTION DRAWINGS. (INCLUDING UTILITIES, IRRIGATION, LANDSCAPE, ROADWAY, ELECTRICAL, DRAINAGE, ETC.) RECORD DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC FORMAT AUTOCAD 2018 OR LATEST VERSION.
4. THE CONTRACTOR IS REQUIRED TO ESTABLISH AN ELEVATION REFERENCE POINT.
5. THE CONTRACTOR MUST KEEP RIGHT-OF-WAY LINE AND RIGHT OF ENTRY LINE STAKES IN PLACE EVERY 100' DURING CONSTRUCTION.

0102 1 — PAY ITEM INCLUDES ALL ITEMS UTILIZED FOR MAINTENANCE OF TRAFFIC PER THE FDOT STANDARD PLANS INDEX WHICH ARE NOT INCLUDED FOR PAYMENT UNDER SEPARATE ITEMS. CONTRACTOR TO PROVIDE EVERYTHING TO MEET FDOT STANDARD PLANS INDEX. THESE ITEMS INCLUDE AND ARE NOT LIMITED TO: TRAFFIC CONTROL OFFICER, WORK ZONE SIGNS, TEMPORARY LOW PROFILE BARRIER F&I AND RELOCATE, CHANNELIZING DEVICES (ALL TYPES), ARROW BOARD/ADVANCE WARNING ARROW PANELS, TEMPORARY RETROREFLECTIVE PAVEMENT MARKERS, TEMPORARY PORTABLE CHANGEABLE MESSAGE SIGNS AND TEMPORARY PAINTED PAVEMENT MARKINGS. INCLUDES PEDESTRIAN MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE FDOT STANDARD PLANS INDEX AND SPECIFICATIONS. INCLUDES MAINTENANCE AND RELOCATION OF MAILBOXES, REMOVAL OF ALL EXISTNG CONFLICTING PAVEMENT MARKINGS AND COMMERCIAL MATERIAL FOR TEMPORARY DRIVEWAY MAINTENANCE.

0285 709 — BASE COURSE SHALL BE ASPHALT BASE (LBR 100).

0522 1 — PAY ITEM INCLUDES ADDITIONAL CONCRETE FOR SPECIAL SIDEWALK DETAIL, THE COST OF 40.9 CY OF ADDITIONAL CONCRETE.

0527 2 — DETECTABLE WARNING SURFACES SHALL BE BRICK RED IN COLOR. INCLUDES ALL LABOR, SURFACE PREPARATION, MATERIALS AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

2000 1 — SHALL COMPENSATE THE CONTRACTOR FOR ALL COORDINATION WITH EXISTING UTILITY PROVIDERS THROUGHOUT THE DURATION OF THE CONSTRUCTION CONTRACT.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO. SQ-1

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SUMMARY OF MONITOR EXISTING STRUCTURES

SITE NO.	LOCATION ADDRESS AND/OR STA.	STRUCTURE USAGE	INSPECTION & SETTLEMENT MONITORING 0108 1 LS		VIBRATION MONITORING 0108 2 LS		DESIGN NOTES	CONSTRUCTION REMARKS
			P	F	P	F		
1	301 NE PRIMA VISTA BLVD (CVS PHARMACY)	MEDICAL TREATMENT	X		X			
		TOTAL	1		1			

THE LIST INCLUDES EXISTING STRUCTURES (AS DETERMNED BY THE COUNTY OF ST. LUCIE) LOCATED OUTSIDE THE LIMITS SPECIFIED IN ARTICLE 108-2 OF THE FDOT SPECIFICATIONS THAT ARE REQUIRED TO BE MONITORED. THIS LIST SHOULD NOT BE CONSIDERED ALL INCLUSIVE AND DOES NOT CONTAIN EXISTING STRUCTURES TO BE MONITORED THAT ARE LOCATED WITHIN THE DISTANCES SPECIFIED IN ARTICLE 108-2.

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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO.
SQ-2

SUMMARY OF CLEARING AND GRUBBING & REMOVAL ITEMS

PAY ITEM NO.	PAY ITEM DESCRIPTION	LOCATION STA. TO STA.	SIDE	AREA ID	UNITS	SECONDARY UNITS (IF LUMP SUM) AREA (AC)	QUANTITY P	QUANTITY F	TOTAL P	TOTAL F	DESIGN NOTES	CONSTRUCTION REMARKS
0110 1 1	CLEARING & GRUBBING	204+92.50 to 210+59.00	LT/RT	12521	LS	0.151			1		0.41 TOTAL AC	
		208+80.00 to 208+98.39	LT	20916		0.006						
		209+21.58 to 210+74.69	LT	20896		0.010						
		209+21.70 to 210+87.36	LT	12591		0.023						
		209+73.44 to 210+78.69	RT	20938		0.008						
		210+71.73 to 210+94.88	LT	20881		0.003						
		210+93.15 to 211+01.07	LT	21079		0.002						
		211+56.15 to 211+66.91	LT	21072		0.002						
		211+63.33 to 212+88.95	LT	30578		0.009						
		211+70.85 to 212+12.40	RT	20960		0.004						
		211+89.00 to 217+82.50	LT/RT	12543		0.133						
		212+04.01 to 212+12.26	RT	18779		0.001						
		212+33.75 to 212+88.95	RT	18670		0.008						
		212+33.81 to 212+88.95	RT	30519		0.005						
		728+59.67 to 729+45.26	LT	20852		0.006						
		728+59.73 to 729+42.12	LT	21061		0.006						
		728+60.18 to 729+22.33	RT	21066		0.012						
		728+60.24 to 729+25.90	RT	20861		0.005						
		729+51.90 to 729+75.00	RT	20871		0.002						
		729+54.12 to 729+75.01	RT	12957		0.006						
		729+61.33 to 730+00.00	LT	20845		0.003						
		729+68.23 to 730+00.00	LT	12969		0.002						
0110 4 10	REMOVAL OF EXISTING CONCRETE	208+80.00 to 210+48.92	RT	18252	SY		40.5		998		CURB & GUTTER	
		208+80.00 to 210+84.56	RT	33105			152.3				SIDEWALK/CURB & GUTTER	
		208+88.15 to 211+03.22	LT	18271			51.0				CURB & GUTTER	
		208+94.66 to 209+25.17	LT	7424			29.7				DRIVEWAY	
		209+21.61 to 210+97.95	LT	18121			112.9				SIDEWALK	
		210+48.83 to 210+86.51	RT	16673			12.6				CURB & GUTTER	
		211+54.14 to 212+88.95	LT	18298			32.8				CURB & GUTTER	
		211+63.04 to 212+88.95	RT	8814			34.6				CURB & GUTTER	
		211+63.33 to 212+88.95	LT	30617			96.8				SIDEWALK	
		211+65.08 to 212+12.32	RT	16716			46.6				SIDEWALK	
		212+08.53 to 212+37.57	RT	7731			60.1				DRIVEWAY	
		212+33.75 to 212+88.95	RT	7945			30.6				SIDEWALK	
		728+59.67 to 729+43.80	LT	18183			45.8				SIDEWALK	
		728+59.73 to 730+25.38	LT	18328			36.6				CURB & GUTTER	
		728+60.13 to 730+28.35	RT	18316			37.1				CURB & GUTTER	
		728+60.24 to 729+25.90	RT	18188			39.0				SIDEWALK	
		729+15.94 to 729+61.73	RT	8039			79.7				DRIVEWAY	
		729+40.96 to 729+70.74	LT	7548			30.3				DRIVEWAY	
		729+51.76 to 729+75.00	RT	8030			10.9				SIDEWALK	
		729+64.02 to 730+00.00	LT	7560			18.4				SIDEWALK	

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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO. SQ-3

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SUMMARY OF EARTHWORK

PAY ITEM NO.	PAY ITEM DESCRIPTION	CY		DESIGN NOTES	CONSTRUCTION REMARKS
		P	F		
0120 1	REGULAR EXCAVATION				
	PRIMA VISTA	123.0			
	FLORESTA (STA. 728+57.18 TO STA. 730+28.57)	23.0			
	FLORESTA (STA. 727+17 TO STA. 727+44.40)	2.2			
	TOTAL REGULAR EXCAVATION	148.2			
0120 6	EMBANKMENT				
	PRIMA VISTA	170.8			
	FLORESTA (STA. 728+57.18 TO STA. 730+28.57)	19.3			
	FLORESTA (STA. 727+17 TO STA 727+44.40)	5.0			
	TOTAL EMBANKMENT	195.1			

SUMMARY OF PAVEMENT

PAY ITEM NO.	PAY ITEM DESCRIPTION	LOCATION		SIDE	AREA ID	UNIT	QUANTITY		TOTAL		DESIGN NOTES	CONSTRUCTION REMARKS
		STA. TO STA.	DESCRIPTION				P	F	P	F		
0160 4	TYPE B STABILIZATION	209+57.63 to 210+85.81		LT	40155	SY	66.3		131			
		210+60.51 to 211+03.19		RT	40169		64.2					
		211+26.98 to 211+29.47		RT	27680		0.1					
285709	OPTIONAL BASE, BASE GROUP 09	209+57.80 to 210+85.81	TYPE B-12.5	LT	42223	SY	33.7		87			
		210+60.51 to 211+03.19	TYPE B-12.5	RT	42237		53.4					
		211+26.98 to 211+29.47	TYPE B-12.5	RT	27225		0.1					
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	203+94.96 to 218+79.28		LT/RT	36725	SY	10603.5		11750			
		728+28.47 to 730+45.54		LT/RT	36706		1146.6					
0334 1 13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	209+57.80 to 210+85.78	1.5" THICKNESS	LT	40115	TN	2.78		1362.0			
		210+60.54 to 211+03.19	1.5" THICKNESS	RT	40127		4.40					
		211+26.98 to 211+29.47	1.5" THICKNESS	RT	28208		0.01					
		208+30.00 to 212+95.00	OVERBUILD (EB)	LT/RT			494.51					
		208+82.00 to 214+72.00	OVERBUILD (WB)	LT/RT			494.55					
		727+17.12 to 727+44.40	OVERBUILD (NB/SB)	LT/RT			146.03					
		728+26.53 to 730+28.00	OVERBUILD (NB/SB)	LT/RT			219.70					
0334 1 53	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C, PG76-22	203+94.96 to 218+79.28	1.5" THICKNESS	LT/RT	39724	TN	879.41		974.0			
		728+28.49 to 730+45.54	1.5" THICKNESS	LT/RT	39836		94.60					

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BOARD OF COUNTY COMMISSIONERS

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MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO. SQ-4

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SUMMARY OF CURB & GUTTER AND/OR TRAFFIC SEPARATORS

PAY ITEM NO	PAY ITEM DESCRIPTION	LOCATION STA. TO STA.	SIDE	AREA ID	UNIT	QUANTITY GROSS LENGTH	DEDUCTIONS TYPE	DEDUCTIONS LENGTH	NET LENGTH P	NET LENGTH F	TOTAL P	TOTAL F	DESIGN NOTES	CONSTRUCTION REMARKS
0520 1 10	CONCRETE CURB & GUTTER, TYPE F	204+86.00 to 208+80.00	LT/RT		LF	796.1			796.1		2606			
		208+20.75 to 210+83.78	RT			283.2			283.2					
		208+88.15 to 211+01.62	LT			227.1			227.1					
		211+55.29 to 212+88.95	LT			143.8			143.8					
		211+64.69 to 212+88.95	RT			146.4			146.4					
		214+62.00 to 217+89.00	LT/RT			662.4			662.4					
		728+53.67 to 730+25.35	LT			171.9			171.9					
		728+53.67 to 730+28.34	RT			174.7			174.7					
0520 2 4	CONCRETE CURB, TYPE D	208+79.86 to 210+60.50	LT		LF	361.9			361.9		914			
		211+87.50 to 211+62.16	RT			552.3			552.3					

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BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO. SQ-5

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SUMMARY OF SIDEWALK & DETECTABLE WARNINGS

LOCATION STA. TO STA.	SIDE	AREA ID	LENGTH	WIDTH	CONC SIDEWALK 4" 0522 1 SY P	CONC SIDEWALK 4" 0522 1 SY F	CONC SIDEWALK 6" 0522 2 SY P	CONC SIDEWALK 6" 0522 2 SY F	DETECTABLE WARNINGS 0527 2 SF P	DETECTABLE WARNINGS 0527 2 SF F	DESIGN NOTES	CONSTRUCTION REMARKS
208+20.75 to 210+60.35	RT	4767			154.8							
209+21.61 to 210+46.76	LT	41377			66.4							
211+90.97 to 212+88.95	LT	30704			64.2							
211+95.17 to 212+12.37	RT	4696			10.7							
212+33.85 to 212+88.95	RT	30709			30.7							
728+62.57 to 729+44.08	LT	4588			45.1							
728+68.07 to 729+25.90	RT	4607			36.4							
729+51.90 to 729+75.00	RT	4600			12.8							
729+64.08 to 730+00.00	LT	4595			20.0							
208+80.00 to 210+60.00	LT	40656					39.8				MEDIAN	
208+88.14 to 209+31.80	LT	5439					35.5				DRIVEWAY	
210+60.35 to 210+83.30	RT	15716					21.7					
210+46.76 to 211+01.10	LT	34514					59.3					
211+55.62 to 211+90.97	LT	15706					39.9					
211+65.18 to 211+95.17	RT	15726					30.3					
211+88.00 to 214+62.00	RT	40663					61.0				MEDIAN	
212+02.48 to 212+43.72	RT	30724					44.4				DRIVEWAY	
729+15.90 to 729+61.90	RT	5490					75.8				DRIVEWAY	
729+34.08 to 729+74.08	LT	5463					30.7				DRIVEWAY	
210+73.29 to 210+78.50	LT	34538							8.0			
210+74.82 to 210+81.24	RT	15662							18.9			
210+95.88 to 210+99.58	LT	34543							9.5			
211+59.43 to 211+64.01	LT	15657							9.8			
211+65.60 to 211+68.58	RT	4150							9.5			
211+78.14 to 211+83.18	RT	4165							9.6			
211+78.64 to 211+83.87	LT	15652							9.8			
				SUB-TOTAL:	441 1		438.4		75.1			
				TOTAL:	441		438		75			

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BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SUMMARY OF QUANTITIES

SHEET NO. SQ-6

SUMMARY OF PERFORMANCE TURF

LOCATION STA. TO STA.	SIDE	AREA ID	LENGTH	WIDTH	PERFORMANCE TURF (SOD) 0570 1 2 SY P	PERFORMANCE TURF (SOD) 0570 1 2 SY F	DESIGN NOTES	CONSTRUCTION REMARKS
204+92.50 to 208+80.00	LT/RT	6907			494.6			
208+29.91 to 209+19.97	RT	37090			16.2			
208+29.96 to 209+20.07	RT	37083			10.3			
209+21.57 to 210+74.78	LT	36853			17.8			
209+21.61 to 210+62.57	LT	36999			64.7			
209+24.65 to 210+73.23	LT	36955			33.1			
209+66.61 to 209+68.63	RT	37066			1.4			
209+73.41 to 209+75.40	RT	37078			1.4			
210+60.35 to 210+76.47	RT	37033			5.9			
210+60.35 to 210+77.42	RT	37013			3.0			
210+76.59 to 210+94.89	LT	37142			4.2			
210+77.52 to 210+93.86	LT	37123			7.7			
211+61.86 to 211+89.19	LT	37104			4.6			
211+62.90 to 211+89.19	LT	37113			9.2			
211+70.97 to 212+12.41	RT	37205			7.2			
211+71.93 to 212+10.44	RT	37187			15.8			
212+33.80 to 212+88.95	RT	37170			6.9			
212+33.87 to 212+88.95	RT	37097			33.5			
212+35.76 to 212+88.99	RT	37180			12.8			
214+62.00 to 217+82.50	LT/RT	6898			406.6			
728+59.66 to 729+44.27	LT	37290			5.3			
728+60.23 to 729+25.90	RT	20326			7.1			
728+60.24 to 729+19.65	RT	20426			13.0			
728+63.31 to 729+44.08	LT	37300			24.4			
728+69.28 to 729+25.90	RT	37307			45.7			
729+51.90 to 729+75.00	RT	19381			1.0			
729+51.90 to 730+28.36	RT	37347			134.5			
729+63.43 to 730+00.00	LT	19349			1.8			
729+64.09 to 730+26.04	LT	37333			28.3			
				SUB-TOTAL:	1418.0			
				TOTAL:	1418			

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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

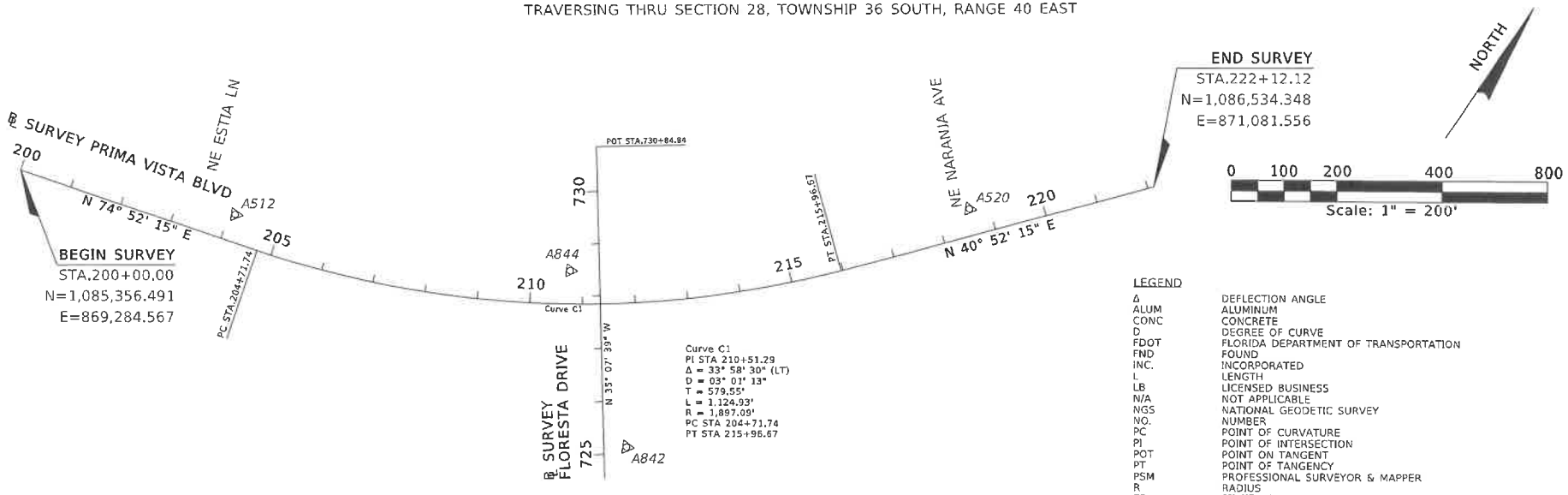
SUMMARY OF QUANTITIES

SHEET NO. SQ-7

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PROJECT CONTROL POINTS

TRAVERSING THRU SECTION 28, TOWNSHIP 36 SOUTH, RANGE 40 EAST



Curve C1
PI STA 210+51.29
Δ = 33° 58' 30" (LT)
D = 03° 01' 13"
T = 579.55'
L = 1,124.93'
R = 1,897.09'
PC STA 204+71.74
PT STA 215+96.67

LEGEND

Δ	DEFLECTION ANGLE
ALUM	ALUMINUM
CONC	CONCRETE
D	DEGREE OF CURVE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
INC.	INCORPORATED
L	LENGTH
LB	LICENSED BUSINESS
N/A	NOT APPLICABLE
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
POT	POINT ON TANGENT
PT	POINT OF TANGENCY
PSM	PROFESSIONAL SURVEYOR & MAPPER
R	RADIUS
SR	STATE ROAD
STA	STATION
T	TANGENT
US	UNITED STATES

1) BEARINGS AND DISTANCES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM (N.A.D.) 1983 (2011 ADJUSTMENT). A BEARING OF N 55°27'27" E HAS BEEN ESTABLISHED BETWEEN MONUMENTS A512 TO A520.

NAME	NORTHING	EASTING	STAMPING	DESCRIPTION
A512	1085513.097	869668.291	LB 7025	5/8" IRON ROD & CAP
A520	1086302.579	870815.169	N/A	4"X4" CONC. MON

2) THE PROJECT BASELINE IS SHOWN FOR COMPUTATIONAL PURPOSES ONLY AND DOES NOT, IN ALL AREAS, CONSTITUTE THE CENTERLINE OF RIGHT OF WAY. PROJECT CONTROL POINTS SHOULD BE USED TO ESTABLISH A POSITION RELATIVE TO SAID CALCULATED BASELINE WHICH WAS NOT MONUMENTED AS A PART OF THIS SURVEY.

3) VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND IS REFERENCED TO POINTS BM 5029 & BM PSL1317, AS PUBLISHED BY THE CITY OF PORT SAINT LUCIE.

4) PROJECT UNITS: U.S. SURVEY FOOT

5) FIELD BOOK REFERENCES: 20-190

6) ELECTRONIC DATABASE: JOBRW1.GPK

ADAM C. DAO License Number 6899 STATE OF FLORIDA Professional Surveyor and Mapper

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by Adam C Dao
Date: 2022.07.01 14:45:27 -04'00'

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LIMITS: PRIMA VISTA BLVD. 1000' EAST AND WEST OF FLORESTA DR.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THIS SPECIFIC PURPOSE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING, REFERENCING, DESCRIBING AND MAPPING THE PROJECT CONTROL POINTS OR BASELINE FOR THE TRANSPORTATION FACILITY DEPICTED HEREON AND THAT SAID SURVEY WAS DONE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J 17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS MAP CONSISTING OF SHEET 1 OF 1 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF THE RESULTS OF A FIELD SURVEY PERFORMED BY THE FDOT DISTRICT 4, SURVEY OFFICE AND COMPLETED ON NOV. 5, 2020.

SURVEYOR: ADAM C. DAO PSM NUMBER 6899

PROJECT NETWORK CONTROL TABULATION SHEET DETAILS

POINT NAME	EASTING	NORTHING	SCALE FACTOR	LATITUDE	LONGITUDE	BASELINE STATION	OFFSET	ELEVATION	DESCRIPTION
A512	869668.291	1085513.097	0.99999343	27°19'06.59942"	80°20'32.88380"	204+11.30	51.03 LT	N/A	FND 5/8" IRON ROD AND CAP STAMPED LB 7025
A520	870815.169	1086302.579	0.99999400	27°19'14.35723"	80°20'20.12257"	218+62.54	49.78 LT	N/A	FND 4X4 CONCRETE MONUMENT
A842	870527.701	1085561.750	0.99999385	27°19'07.03629"	80°20'23.35309"	211+71.28	272.12 RT	10.98	SET 5/8" IRON ROD & CAP STAMPED BOWMAN CG LB8030
A844	870253.682	1085780.040	0.99999372	27°19'09.21223"	80°20'26.37822"	210+76.19	63.65 LT	11.51	SET 5/8" IRON ROD & CAP STAMPED BOWMAN CG LB8030

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADAM C. DAO, PSM.
SURVEYOR LICENSE NUMBER 6899
BOWMAN CONSULTING GROUP, LTD., INC.
301 SE OCEAN BLVD, SUITE 301
STUART, FLORIDA 34994
CERTIFICATE OF AUTHORIZATION LB8030

CITY OF PORT ST. LUCIE
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
PrimaVista	ST. LUCIE	

#USER# #DATE# #TIME# #FILE#

PROJECT CONTROL

SHEET NO. CTL 1

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

VERIFIED UTILITY LOCATE

Vvh #	UTILITY DESCRIPTION (Owner, type)	SIZE	MATERIALS	SURVEY DATA			EXISTING GROUND ELEVATION	TOP OF UTILITY ELEVATION	COMMENTS
				STATION	OFFSET	LT/RT			
TH1	NO UTILITY FOUND	SEE NOTE	N/A	208+30.03	35.93	RT	12.04	4.04	CLEARING LOCATION - NO UTILITY FOUND AT THIS LOCATION
TH1A	AT&T, TELEPHONE	(5)4"	PVC	208+28.61	41.76	RT	12.08	8.53	
TH2	NO UTILITY FOUND	SEE NOTE	N/A	210+83.23	54.15	LT	11.26	3.26	CLEARING LOCATION - NO UTILITY FOUND AT THIS LOCATION
TH2A	COMCAST, CATV	2"	HDPE	210+82.79	56.65	LT	11.31	9.21	
TH3	NO UTILITY FOUND	SEE NOTE	N/A	211+74.37	57.33	LT	11.59	7.59	CLEARING LOCATION - NO UTILITY FOUND AT THIS LOCATION, HIT SOLID ROCK/GROUND AT ±4.00'
TH3A	AT&T, TELEPHONE	(2)4"	PVC	211+71.56	60.23	LT	11.61	9.11	HUB SET OVER EASTERN MOST CABLE.
TH3B	AT&T, TELEPHONE	(2)4"	PVC	211+71.70	56.74	LT	11.35	8.95	HUB SET OVER EASTERN MOST CABLE.
TH3C	UNKNOWN UTILITY	6"	HDPE	211+73.84	53.23	LT	11.45	9.25	
TH3D	CITY OF PSL, TRAFFIC CONTROL	2"	PVC	211+75.40	53.38	LT	11.34	10.34	
TH4	AT&T, TELEPHONE	(4)4"	PVC	211+81.39	48.42	RT	11.33	7.83	HUB SET OVER SOUTHERN MOST CABLE.
TH4A	AT&T, TELEPHONE	(4)4"	PVC	211+77.64	48.20	RT	11.15	7.40	HUB SET OVER SOUTHERN MOST CABLE.
TH4B	AT&T, TELEPHONE	(4)4"	PVC	211+85.99	46.43	RT	11.19	7.99	HUB SET OVER NORTHERN MOST CABLE.
TH5	NO UTILITY FOUND	SEE NOTE	N/A	210+71.38	57.87	RT	11.59	3.59	CLEARING LOCATION - NO UTILITY FOUND AT THIS LOCATION
TH5A	NO UTILITY FOUND	SEE NOTE	N/A	210+75.85	57.35	RT	11.47	7.07	GPR INDICATED AN IMAGE AT THIS LOCATION. HOWEVER, NO UTILITY FOUND.
TH5B	NO UTILITY FOUND	SEE NOTE	N/A	210+67.02	57.18	RT	11.54	8.24	GPR INDICATED AN IMAGE AT THIS LOCATION. HOWEVER, NO UTILITY FOUND

S.U.E. NOTES:

1. OWNERSHIP IS BASED UPON OBSERVING VISIBLE ABOVE GROUND UTILITY FEATURES AND PROFESSIONAL JUDGEMENT. RECORDS WERE PROVIDED BY THE CITY OF PORT ST. LUCIE.

SURVEYOR'S NOTES:

1. HORIZONTAL INFORMATION IS RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 / 2011 ADJUSTMENT.
2. VERTICAL INFORMATION IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
3. PROJECT UNITS: U.S. SURVEY FEET
4. BASELINE OF SURVEY PREFORMED AND SUBMITTED BY BOWMAN.
5. THIS SPECIFIC PURPOSE SURVEY IS TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF THE VACUUM TEST HOLES AS MARKED ON THE SURFACE BY THE SUBSURFACE UTILITY ENGINEERING DEPARTMENT OF BOWMAN. THE SIGNING SURVEYOR IS CERTIFYING ONLY TO THE LOCATION OF THE TEST HOLES AS MARKED ON THE SURFACE.

LEGEND:

&	AND
B/L	BASELINE
BT	BURIED TELEPHONE
C/L	CENTERLINE
DBC	DIRECT BURIED CONDUIT
DIP	DUCTILE IRON PIPE
ELECTRO.	ELECTROMAGNETIC
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FM	FORCE MAIN
GPR	GROUND PENETRATING RADAR
HDPE	HIGH DENSITY POLYETHYLENE
LT.	LEFT
N/A	NOT APPLICABLE
PCONC	POURED CONCRETE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE
RT.	RIGHT
S.U.E.	SUBSURFACE UTILITY ENGINEERING
S.R.	STATE ROAD
TH	TEST HOLE
UNK	UNKNOWN
Vvh	VERIFIED VERTICAL ELEVATION and HORIZONTAL LOCATION
W/	WITH

LIMITS: VARIOUS LOCATIONS ALONG FLORESTA DRIVE FROM JUST NORTH OF ELKCAM WATERWAY TO PRIMA VISTA BLVD.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS SPECIFIC PURPOSE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING, REFERENCING, DESCRIBING AND MAPPING THE UTILITY VACUUM EXCAVATIONS, AS MARKED ON THE SURFACE, FOR THE CITY OF PORT ST. LUCIE DEPICTED HEREON AND THAT SAID SURVEY WAS DONE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS MAP CONSISTING OF SHEET UTV-1 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON APRIL 14, 2021.

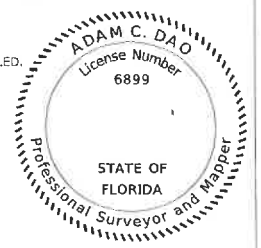
SURVEYOR: ADAM C. DAO PSM NUMBER: 6899

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Digitally signed by Adam Dao
Date: 2021.04.15 09:33:29 -04'00'

THE ABOVE NAMED PROFESSIONAL SURVEYOR & MAPPER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

INDEX OF SURVEY PLANS	
SHEET NUMBER	SHEET DESCRIPTION
UTV-1	VERIFIED UTILITY LOCATE



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADAM C. DAO, PSM
SURVEYOR LICENSE NUMBER 6899
BOWMAN CONSULTING GROUP, LTD., INC.
301 SE OCEAN BLVD, SUITE 301
STUART, FLORIDA 34994
CERTIFICATE OF AUTHORIZATION LB8030

CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

ROAD	COUNTY
PRIMA VISTA	ST. LUCIE

VERIFIED UTILITY LOCATE

SHEET NO. UTV-1

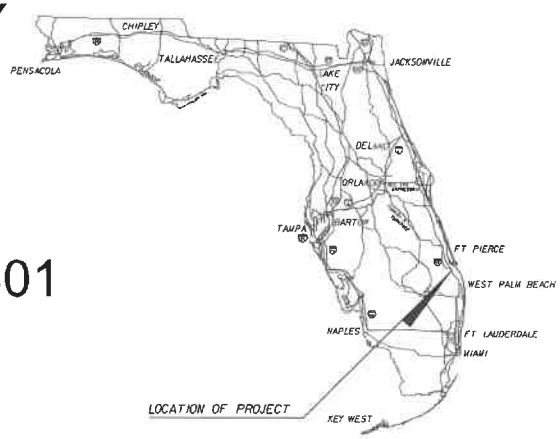
DATE *TIME* *FILE*

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ST. LUCIE COUNTY

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS
ST. LUCIE COUNTY PROJECT No. 20401

SIGNING AND PAVEMENT MARKING PLANS



INDEX OF SIGNING AND PAVEMENT MARKING PLANS

SHEET NO.	SHEET DESCRIPTION
S-1	KEY SHEET
S-2	TABULATION OF QUANTITIES
S-3	GENERAL NOTES
S-4 THRU S-6	SIGNING AND PAVEMENT MARKING PLAN

ST. LUCIE COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

CHRIS DZADOVSKY	DISTRICT 1
LARRY LEET	DISTRICT 2
LINDA BARTZ	DISTRICT 3
JAMIE FOWLER	DISTRICT 4
CATHY TOWNSEND	DISTRICT 5

COUNTY ADMINISTRATION

GEORGE LANDRY	COUNTY ADMINITRATOR

PUBLIC WORKS DEPARTMENT

PATRICK DAYAN, P.E.	DIRECTOR OF PUBLIC WORKS
DAN ZRALLACK, P.E.	COUNTY ENGINEER

ST. LUCIE COUNTY

EDMUND BAS, P.E.	PROJECT MANAGER

JAIME R. CELLER LICENSE No 82194 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
Jaime R Celler
2024.04.16 22:20:37 -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.

JAIME R. CELLER, P.E.
CONSOR ENGINEERS, LLC
2041 VISTA PARKWAY, SUITE 101
WEST PALM BEACH, FLORIDA 33411
PHONE: (561) 253-9550

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

SIGNING AND PAVEMENT MARKING PLANS
ENGINEER OF RECORD: JAIME R. CELLER, P.E.

P.E. NO.: 82194

PLANS PREPARED BY:

consor
2041 Vista Parkway, Suite 101, West Palm Beach, Florida 33411
Phone: (561) 253-9550

FISCAL YEAR	SHEET NO.
24	S-1

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Ericka.Moore 3/5/2024 1:32:20 PM pw:\\americon-pw.bentley.com:americon-pw-01\Documents\FL-City-PortStLucie\Projects\S209356\2

SIGNING AND PAVEMENT MARKINGS: TABULATION OF QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS						TOTAL THIS SHEET		GRAND TOTAL	
			S-4		S-5		S-6					
			PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL
0700 1112	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, 12.0-20.0 SF	EA	1				1		2		2	
0705 10 1	OBJECT MARKER, TYPE 1	EA	1				1		2		2	
0705 11 1	DELINEATOR, FLEXIBLE TUBULAR	EA			2				2		2	
0706 1 3	RAISED PAVEMENT MARKERS, TYPE B	EA	49		116		47		212		212	
0710 11 290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	11		5		11		27		27	
0710 90	PAINTED PAVEMENT MARKINGS (FINAL SURFACE)	LS							1		1	
*	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	GM	0.148		0.442		0.138		0.728		0.728	
*	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM			0.084		0.001		0.085		0.085	
*	PAINTED PAVEMENT MARKINGS, STANDARD-OTHER SURFACES, WHITE, SKIP, 6",10-30 SKIP OR 3-9 LANE DROP	GM	0.154		0.182		0.144		0.480		0.480	
*	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR CROSSWALK 12"	LF	87		617		94		798		798	
*	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS	LF			11				11		11	
*	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, ARROW	EA			13				13		13	
*	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	GM	0.153		0.290		0.144		0.587		0.587	
*	PAINTED PAVEMENT MARKINGS, STANDARD-OTHER SURFACES, YELLOW, SKIP, 6"	GM	0.046				0.046		0.092		0.092	
0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK	LF	87		617		94		798		798	
0711 11124	THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS	LF			36				36		36	
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	13		126		15		153		153	
0711 11141	THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM			0.084		0.001		0.085		0.085	
0711 11170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA			13				13		13	
0711 11241	THERMOPLASTIC, STANDARD, YELLOW, 2-4 DOTTED GUIDE LINE /6-10 DOTTED EXTENSION LINE, 6"	GM			0.062				0.062		0.062	
0711 14125	THERMOPLASTIC, PREFORMED, WHITE, SOLID, 24" FOR CROSSWALK	LF			511				511		511	
0711 16101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	GM	0.148		0.442		0.138		0.728		0.728	
0711 16131	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SKIP, 6",10-30 SKIP OR 3-9 LANE DROP	GM	0.154		0.182		0.144		0.480		0.480	
0711 16201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	0.153		0.290		0.144		0.587		0.587	
0711 16231	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SKIP, 6"	GM	0.046				0.046		0.092		0.092	

* THESE QUANTITIES ARE PAID FOR UNDER THE PAINTED PAVEMENT MARKINGS (FINAL SURFACE), LUMP SUM - ITEM NO. 710-90. THE QUANTITIES SHOWN ARE FOR ONE APPLICATION; SEE SPECIFICATION 710 FOR THE NUMBER OF APPLICATIONS REQUIRED.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone (561) 253-9550
Jaime R. Celler, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TABULATION OF QUANTITIES

SHEET NO. S-2

Erica.Moore 3/5/2024 1:12:23 PM Default
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SIGNING AND PAVEMENT MARKING GENERAL NOTES

1. SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE TIME OF INSTALLATION.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

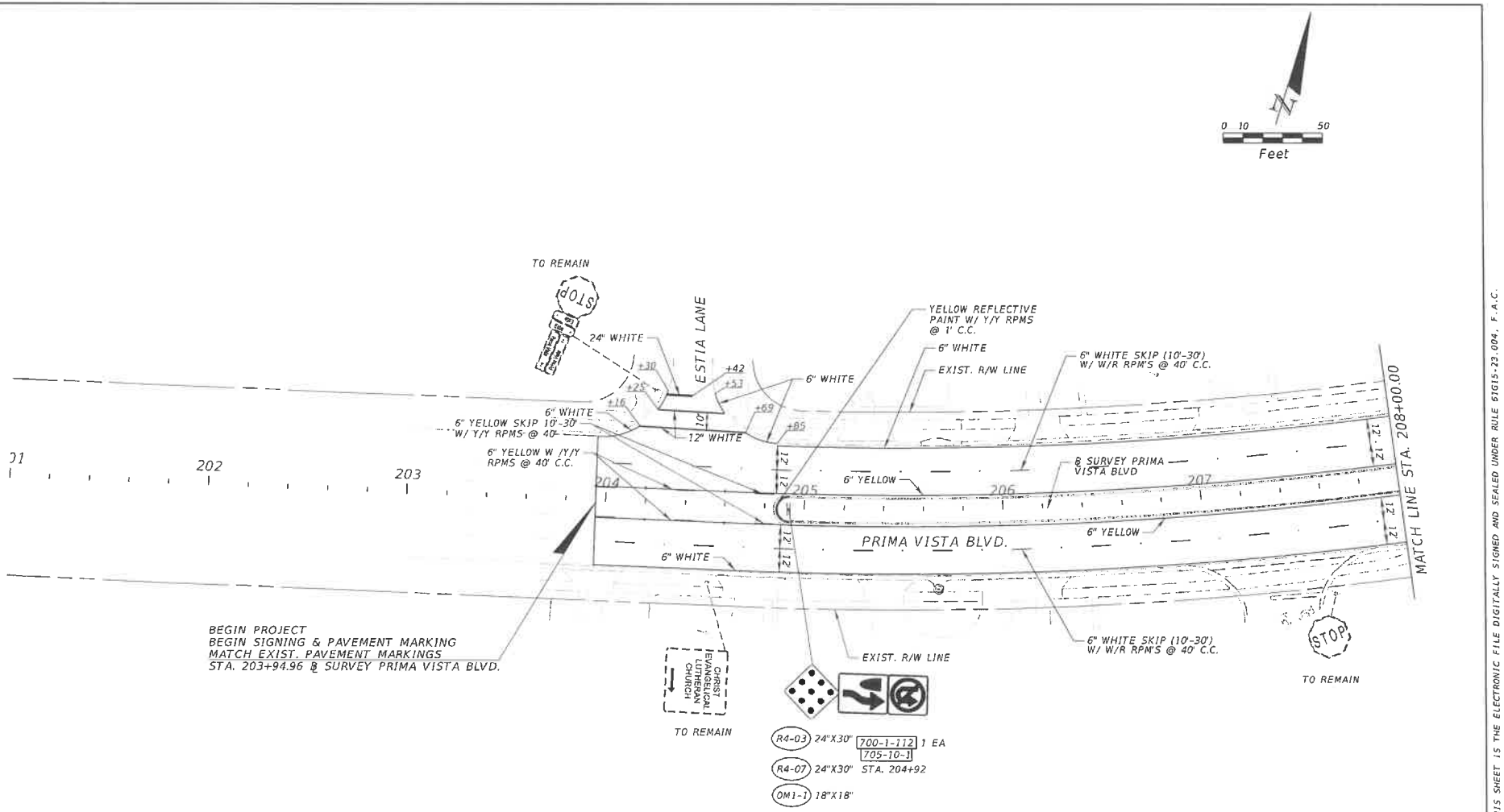
consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-0550
Jaime R. Collier, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

GENERAL NOTES

SHEET NO. 5-3



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Geller, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

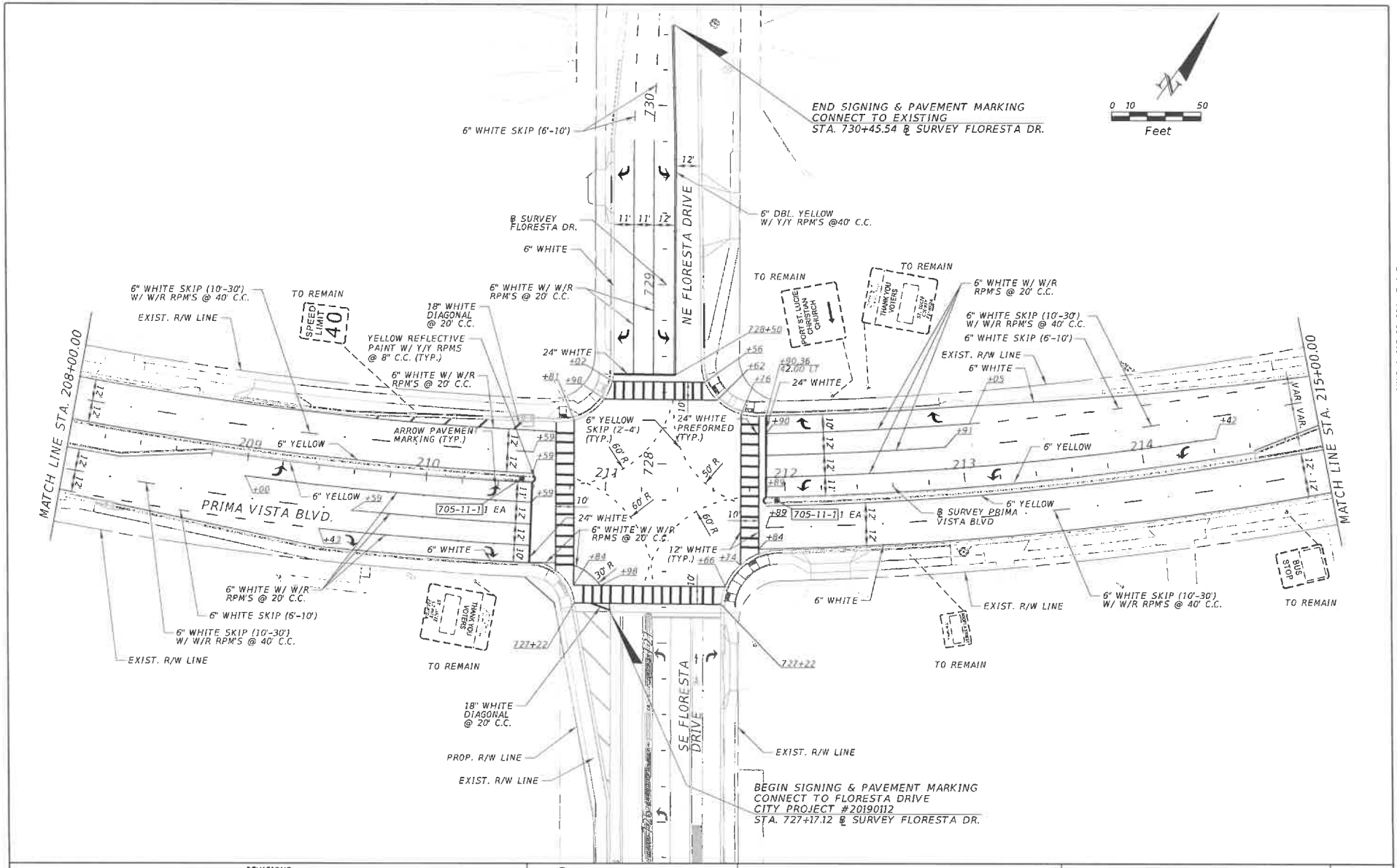
SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. S-4

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2641 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Geller, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

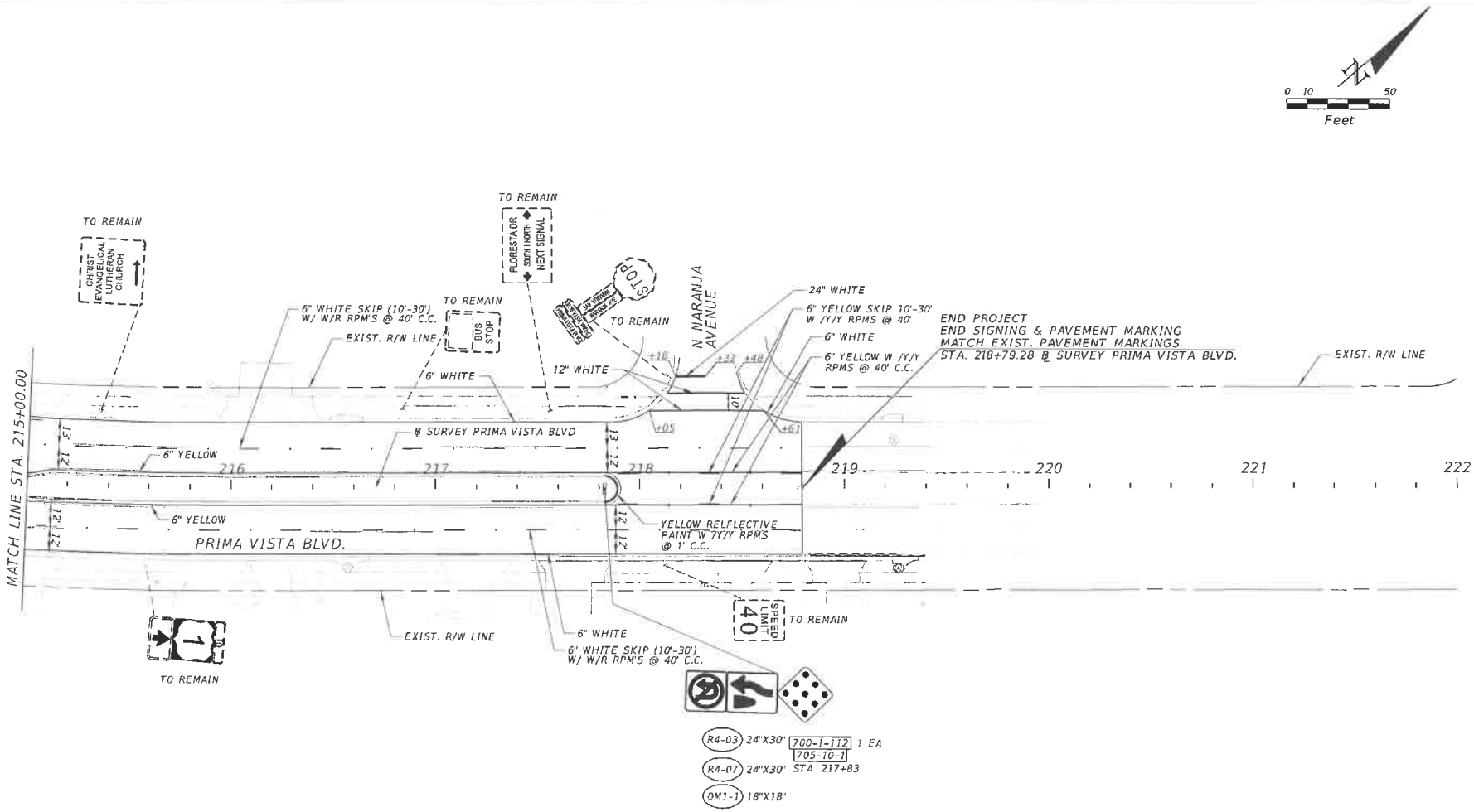
SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. S-5

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Jaime R. Celler, P.E. No. 82194

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. S-6

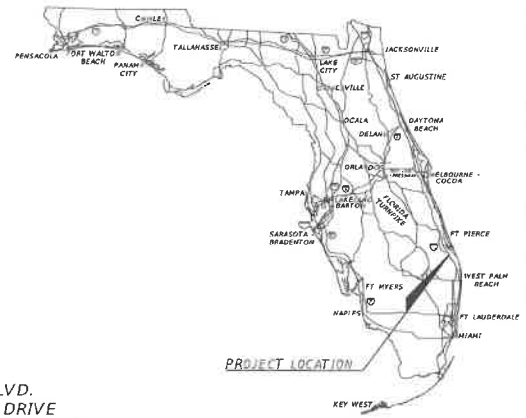
Eric a.Moore 3/5/2024 1:33:31 PM Default
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BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
ENGINEERING DIVISION

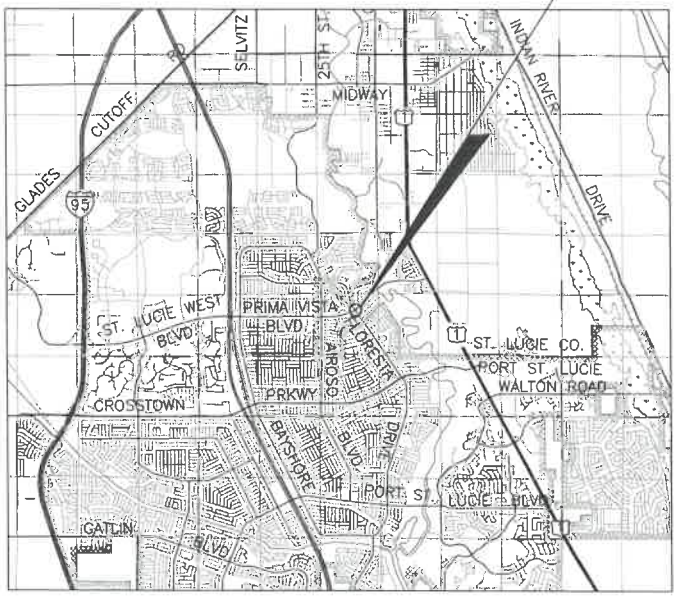
PROPOSED PLANS FOR
COUNTY PROJECT NO. 20401

PRIMA VISTA BLVD. AND FLORESTA DRIVE

SIGNALIZATION PLANS



PRIMA VISTA BLVD.
AND FLORESTA DRIVE



INDEX OF SIGNALIZATION PLANS

SHEET NO.	*SHEET DESCRIPTION*
T-1	*KEY SHEET*
T-2	*TABULATION OF QUANTITIES*
T-3 TO T-6	*GENERAL NOTES*
T-7	*SIGNALIZATION PLAN*
T-8	*STANDARD MAST ARM TABULATION*
T-9	*STANDARD MAST ARM DATA TABLE*
T-10	*GUIDESIGN WORKSHEET*

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARDS PLANS DATED FY 2023-24, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED FY 2024-25, AS AMENDED BY CONTRACT DOCUMENTS.

BOARD OF COUNTY COMMISSIONERS

CHRIS DZADOVSKY	*DISTRICT 1*
LARRY LEET	*DISTRICT 2*
LINDA BARTZ	*DISTRICT 3*
JAMIE FOWLER	*DISTRICT 4*
CATHY TOWNSEND	*DISTRICT 5*

COUNTY ADMINISTRATOR

GEORGE LANDRY — *COUNTY ADMINISTRATOR*

PUBLIC WORKS DEPARTMENT

PATRICK DAYAN, P.E. — *DIRECTOR OF PUBLIC WORKS*
DAN ZRALLACK, P.E. — *COUNTY ENGINEER*

ST.LUCIE COUNTY

EDMUND BAS, P.E. — *PROJECT MANAGER*

JOSEPH W. CAPRA LICENSE No 37638 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Joseph W Capra 2024.05.06 15:30:15 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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Joseph W. Capra, P.E. No. 37638
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Stuart, FL 34994
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PLANS PREPARED BY:

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Civil Engineering Professionals
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Engineering Business No. EB-0007657

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

FISCAL YEAR	*SHEET NO.*
24	*T-1*

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TABULATION OF QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS T-7 PLAN	T-7 FINAL	TOTAL THIS SHEET PLAN	TOTAL THIS SHEET FINAL	GRAND TOTAL PLAN	GRAND TOTAL FINAL	REF. SHT.
100-1	SUPPLY BUCKET TRUCK FOR COUNTY INSPECTION	EA	1		1		1		
630-2-11	CONDUIT, F&I, OPEN TRENCH	LF	200		200		200		
630-2-12	CONDUIT, F&I, DIRECTIONAL BORE	LF	1120		1120		1120		
632-7-1	SIGNAL CABLE - NEW OR RECONSTRUCTED INTERSECTION F&I	PI	1		1		1		
632-7-6	SIGNAL CABLE, REMOVE - INTERSECTION	PI	1		1		1		
633-1-121	FIBER OPTIC CABLE, F&I, UNDERGROUND, 2-12 FIBERS	LF	30		30		30		
633-1-122	FIBER OPTIC CABLE, F&I, UNDERGROUND, 13-48 FIBERS	LF	400		400		400		
633-1-123	FIBER OPTIC CABLE, F&I, UNDERGROUND, 49-96 FIBERS	LF	30		30		30		
633-2-31	FIBER OPTIC CONNECTION, INSTALL, SPLICE	EA	24		24		24		
633-3-12	FIBER OPTIC CONNECTION HARDWARE, F&I, SPLICE TRAY	EA	1		1		1		
633-3-13	FIBER OPTIC CONNECTION HARDWARE, F&I, PRETERMINATED CONNECTOR ASSEMBLY	EA	24		24		24		
633-3-16	FIBER OPTIC CONNECTION HARDWARE, F&I, PATCH PANEL - FIELD TERMINATED (24 CONNECTOR)	EA	1		1		1		
633-3-17	FIBER OPTIC CONNECTION HARDWARE, F&I, CONNECTOR PANEL (24 CONNECTOR)	EA	1		1		1		
634-4-60	SPAN WIRE ASSEMBLY, REMOVE- POLES REMAIN (INCLUDES SIGN, SIGNALS, ATTACHMENT)	PI	1		1		1		
635-2-11	PULL & SPLICE BOX, F&I, 13"X24" COVER SIZE	EA	18		18		18		
635-2-12	PULL & SPLICE BOX, F&I, 24"X36" COVER SIZE	EA	2		2		2		
639-1-122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND, METER PURCHASED BY CONTRACTOR	AS	1		1		1		
639-2-1	ELECTRICAL SERVICE WIRE, F&I	LF	300		300		300		
639-3-11	ELECTRICAL SERVICE DISCONNECT, F&I, POLE MOUNT	EA	1		1		1		
639-4-6	HONDA EU3000IS GENERATOR	EA	1		1		1		
641-2-12	PRESTRESSED CONCRETE POLE, F&I, TYPE P-II SERVICE POLE	EA	1		1		1		
641-2-80	PRESTRESSED CONCRETE POLE, REMOVE, POLE 30' AND GREATER	EA	1		1		1		
646-1-11	ALUMINUM SIGNAL POLES, PEDESTAL	EA	3		3		3		
646-1-60	ALUMINUM SIGNAL POLES, (PEDESTAL AND PEDESTRIAN DETECTOR POST), REMOVE	EA	1		1		1		
649-21-6	STEEL MAST ARM ASSEMBLY, F&I, SINGLE ARM 50'	EA	1		1		1		
649-21-10	STEEL MAST ARM ASSEMBLY, F&I, SINGLE ARM 60'	EA	2		2		2		
649-21-15	STEEL MAST ARM ASSEMBLY, F&I, SINGLE ARM 70'	EA	1		1		1		
650-1-24	VEHICULAR TRAFFIC SIGNAL - VIDEO, F&I POLY w/ALUMINUM TOP, 3 SECTION, 1 WAY	AS	4		4		4		
650-1-29	VEHICULAR TRAFFIC SIGNAL - VIDEO, F&I POLY w/ALUMINUM TOP, 5 SECTION, 1 WAY	AS	4		4		4		
653-1-11	PEDESTRIAN SIGNAL, FURNISH & INSTALL LED COUNTDOWN, 1 WAY	AS	8		8		8		
653-1-60	PEDESTRIAN SIGNAL, REMOVE, POLE/PEDESTAL TO REMAIN	AS	6		6		6		
660-4-11	VEHICLE DETECTION SYSTEM - VIDEO, F&I, CABINET EQUIPMENT	EA	1		1		1		
660-4-12	VEHICLE DETECTION SYSTEM - VIDEO, F&I, ABOVE GROUND EQUIPMENT	EA	4		4		4		
665-1-11	PEDESTRIAN DETECTOR, FURNISH & INSTALL, STANDARD	EA	8		8		8		
665-1-60	PEDESTRIAN DETECTOR, REMOVE - POLE/PEDESTAL TO REMAIN	EA	6		6		6		
670-5-111	TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA, 1 PREEMPTION	AS	1		1		1		
670-5-600	TRAFFIC CONTROLLER ASSEMBLY, REMOVE CONTROLLER WITH CABINET	AS	1		1		1		
680-1-112	SYSTEM CONTROL EQUIPMENT, F&I, CABINET EQUIPMENT	EA	4		4		4		
680-1-113	SYSTEM CONTROL EQUIPMENT, F&I, ABOVE GROUND EQUIPMENT	EA	4		4		4		
682-1-113	ITS CCTV CAMERA, F&I, DOME PTZ ENCLOSURE - PRESSURIZED, IP, HIGH DEFINITION	EA	4		4		4		
684-1-1	MANAGED FIELD ETHERNET SWITCH, FURNISH & INSTALL	EA	1		1		1		
685-1-14	UNINTERRUPTIBLE POWER SUPPLY, F&I ONLINE/DOUBLE CONVERSION WITH CABINET	EA	1		1		1		
700-3-101	SIGN PANEL, F&I GROUND MOUNT, UP TO 12 S.F.	EA	8		8		8		
700-5-22	INTERNALLY ILLUMINATED SIGN, F&I, OVERHEAD MOUNT, 12-18 SF	EA	4		4		4		
715-5-31	FURNISH & INSTALL NEW LUMINARY, BRACKET AND ARM ON NEW/EXISTING POLE	EA	1		1		1		

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REVISIONS DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Civil Engineering Professionals
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Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

TABULATION OF QUANTITIES

SHEET NO. T-2

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ST LUCIE COUNTY – TRAFFIC SIGNAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING:
   MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD); FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (STANDARD SPECIFICATIONS) FY 2024-25; FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FY 2023-24, ALL SUPPLEMENTS THERETO; NATIONAL ELECTRIC CODE; ST LUCIE COUNTY TRAFFIC SIGNAL SPECIFICATIONS; AND ANY OR ALL ST LUCIE COUNTY TRAFFIC ENGINEERING DIVISION REQUIREMENTS.

2. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNAL AND RELATED COMMUNICATIONS EQUIPMENT IS ST LUCIE COUNTY TRAFFIC ENGINEERING DIVISION (SLCTED) (772) 462-1932. ALL TRAFFIC SIGNAL AND RELATED COMMUNICATIONS EQUIPMENT WHEN USING PAY ITEM SERIES: 632, 634, 635, 660, 670, 684 AND 685 FOR THIS CONTRACT SHALL BE COMPATIBLE WITH SLCTD CENTRAL COMPUTER NETWORK SYSTEM. PRIOR TO ANY PURCHASING OF THE ABOVE PRODUCTS, ENSURE THEY HAVE BEEN APPROVED FOR SYSTEM COMPATIBILITY BY THE MAINTAINING AGENCY.

3. SLCTD SHALL BE NOTIFIED AT (772) 462-1932 AT LEAST TWO (2) FULL BUSINESS DAYS PRIOR TO ANY WORK BEING PERFORMED AT A SIGNALIZED LOCATION IN ORDER TO PROPERLY TRANSFER MAINTENANCE RESPONSIBILITIES.

4. THE CONTRACTOR SHALL DELIVER ALL REMOVED TRAFFIC SIGNAL EQUIPMENT, EXCEPT CONCRETE STRAIN POLES, TO SLC ROAD AND BRIDGE LOCATED AT 3071 OLEANDER AVE, FT PIERCE FL. 34982 (772) 462-1932. THE COST OF DELIVERY TO SLCTD SHALL BE INCLUDED IN THE REMOVAL OF THE RELATED SIGNAL PAY ITEM. THE CONTRACTOR SHALL CONTACT THE SLCTD SEVEN (7) FULL BUSINESS DAYS PRIOR TO THE DELIVERY OF ANY REMOVED EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR CONCRETE STRAIN POLE DISPOSAL AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR SHALL BE ADVISED THAT OTHER PROJECTS MAY BE UNDER CONSTRUCTION CONCURRENTLY WITH THIS PROJECT AND THAT COORDINATION EFFORTS MAY BE NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE CONSTRUCTION SCHEDULE AND FOR THE AMOUNT OF COORDINATION REQUIRED. THE COST SHALL BE INCLUDED IN THE BID.

6. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY AND PRIOR TO ANY FURTHER RELATED WORK ACTIVITY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.

7. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE-CALL AT 1-800-432-4770 FOR LOCATIONS OF UTILITIES WITHIN THE AREA(S) OF CONSTRUCTION FOR THIS PROJECT A MINIMUM OF TWO (2) FULL BUSINESS DAYS PRIOR TO ANY DIGGING OR EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTACT ANY UTILITY OWNER(S) THAT MY NOT BE A "SUNSHINE" MEMBER.

8. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE LOCATION AND PROTECTION, REPAIR AND/OR REPLACMENT OF ALL UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ANY REQUIRED UTILITY RELOCATIONS.

9. THE CONTRACTOR SHALL NOTIFY ALL INVOLVED UTILITIES TWO (2) FULL BUSINESS DAYS IN ADVANCE, BEFORE SETTING TRAFFIC SIGNAL POLES OR PERFORMING ANY DIGGING OR OTHER EXCAVATION WORK, SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR. KNOWN UTILITY COMPANIES INCLUDE:

COMPANY	FACILITIES	TELEPHONE NUMBER
AT&T	TELEPHONE	(877) 648-4734
CITY GAS COMPANY OF FLORIDA	GAS	(877) 945-7891
FLORIDA POWER & LIGHT	ELECTRIC	(772 462-0555
ST LUCIE COUNTY TRAFFIC SIGNALIZATION	Anthony Spataro	(772) 462-1932
ST LUCIE COUNTY WATER WATER & SEWER	James Lappert	(772) 538-7539

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE COMPANY PROVIDING ELECTRICAL POWER TO DETERMINE IF A SERVICE PROCESSING FEE IS REQUIRED. IF REQUIRED, FEE SHALL BE REFLECTED IN THE CONTRACTOR'S BID UNIT PRICE FOR ELECTRICAL POWER SERVICE ASSEMBLY.

11. THE CONTRACTOR SHALL COORDINATE AND FIELD VERIFY LOCATION(S) OF THE ELECTRIC SERVICE POINT PRIOR TO INSTALLING CONDUIT, DISCONNECT SWITCH, AND PULL BOXES.

12. (IF APPLICABLE) IT SHOULD BE NOTED THAT NO TEST BORINGS WERE MADE WHERE CONDUIT RUNS ARE TO BE INSTALLED BY JACKING OR TRENCHING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE JOB SITE CONDITIONS BEFORE SUBMITTING BID PROPOSALS IN ACCORDANCE WITH SECTION 2-4 OF THE FDOT SPECIFICATIONS.

13. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN ACCORDANCE WITH THE APPLICABLE GUIDELINES SET FORTH IN FDOT DESIGN STANDARD INDEXES 600 THROUGH 650; THE MUTCD; AND SECTION 102 OF THE STANDARD SPECIFICATIONS.

14. THE CONTRACTOR SHALL MAKE ALL VIDEO DETECTORS INSTALLED AS PART OF THE PROJECT FULLY OPERATIONAL IN ACCORDANCE WITH THEIR ASSOCIATED ISOLATED INTERSECTION SIGNAL TIMING CHART PRIOR TO THE ACTIVATION OF THE SIGNAL.

15. THE CONTRACTOR SHALL VERIFY ALL SIGNAL POLE ELEVATIONS AND LOCATIONS INCLUDING POSSIBLE UTILITY CONFLICTS PRIOR TO PROCURMENT. THE CONTRACTOR SHALL VERIFY THAT ALL SIGNAL POLE ELEVATIONS WILL MEET MUTCD, FDOT AND ST LUCIE COUNTY REQUIREMENTS FOR LOW POINT OF CLEARANCE. ALL SIGNAL ASSEMBLIES SHALL HAVE A VERTICAL CLEARANCE OF 17.5 FEET MINIMUM AND 19 FEET MAXIMUM FROM THE BOTTOM OF THE ASSEMBLY TO THE ROAD.

16. UNDER NO CIRCUMSTANCES SHALL ENERGIZED CABLE BE PLACED IN THE SAME CONDUIT OR PULL BOX AS VIDEO DETECTION CABLE.

17. ALL FIELD WIRING SHALL BE NEATLY BUNDLED AND CLEARLY IDENTIFIED WITH PERMANENT LEGIBLE, WEATHERPROOF TAGS THAT ARE SECURELY ATTACHED TO EACH CABLE. THE TAGGING SYSTEM PROPOSED SHALL BE SUBMITTED FOR APPROVAL WITH THE OTHER EQUIPMENT SUBMITTALS REQUIRED FOR THIS PROJECT.

18. THE CABINET DOOR SHALL OPEN AWAY FROM THE INTERSECTION UNLESS SPECIFIED OTHERWISE.

19. TRAFFIC SIGNAL ACCEPTANCE TESTING PROCEDURES SHALL BE IN ACCORDANCE WITH SECTION 611 OF THE STANDARD SPECIFICATIONS.

20. THERE WILL BE A 90 DAY WARRANTY PERIOD SUBJECT TO THE REQUIREMENTS CONTAINED IN ARTICLE (SECTIONS 611-5 THROUGH 611-7.3) "CONTRACTOR'S WARRANTY PERIOD FOR SIGNAL INSTALLATIONS" AS FOUND IN FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

21. THE CONTRACTOR SHALL PROVIDE FOUR COPIES OF MARKED-UP (AS-BUILT) CONSTRUCTION PLANS, AND ONE CAD FILE OF SUCH, COPY OF SHOP DRAWING AND A COPY OF MAST ARM SPECIFICATION AND ANY/ALL APPROVED SHOP DRAWINGS AT THE TIME OF SIGNAL CONDITIONAL ACCEPTANCE INSPECTION BY THE MAINTAINING AGENCY.

22. ALL SUBMITTALS AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH SECTION 603 OF THE FDOT STANDARD SPECIFICATIONS:

23. THE CONTRACTOR SHALL SUBMIT IN WRITING A REQUEST FOR SIGNAL INSPECTION TO THE MAINTAINING AGENCY. ALLOW TWO (2) WEEKS FOR SIGNAL INSPECTION.

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REVISIONS	
DATE	DESCRIPTION

301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.		
ROAD NO.	COUNTY	
PRIMA VISTA BLVD.	ST. LUCIE COUNTY	

GENERAL NOTES

SHEET NO. T-3

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ST LUCIE COUNTY – TRAFFIC SIGNAL GENERAL NOTES

24. IN ACCORDANCE WITH FDOT STANDARDS & SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE THE ASSOCIATED TRAFFIC SIGNAL MANUFACTURER WARRANTIES FOR THE ASSOCIATED MATERIALS AND/OR EQUIPMENT PRIOR TO THE FINAL ACCEPTANCE OF THE TRAFFIC SIGNAL.

25. UPON COMPLETION AND FINAL ACCEPTANCE OF THE PERMANENT TRAFFIC SIGNAL INSTALLATION BY ST LUCIE COUNTY, THE SIGNALS AND EQUIPMENT SHALL BE MAINTAINED BY SLCTD.

A. POWER SERVICE

1. POWER SERVICES SHALL FOLLOW THE LATEST FDOT STANDARD PLANS INDEX 639-002.
2. POWER SERVICES ARE TO BE 120/240 VAC WITH TRIPLEX SERVICE DROP WIRE.
3. FLORIDA POWER & LIGHT POWER SUPPLIED INSTALLATIONS REQUIRE A METER CAN.
4. MAST ARM POWER SERVICES SHALL BE MOUNTED ON A STUB POLE.
5. CONCRETE STRAIN POLE INSTALLATIONS SHALL HAVE THE POWER SERVICE MOUNTED ON THE STRAIN POLE.

B. TRAFFIC SIGNAL CONTROLLER

1. SHALL BE COMPATIBLE WITH ECONOLITE SYSTEM SOFTWARE.
2. SHALL HAVE INTERNAL TIME-BASED CAPABILITIES
3. SHALL HAVE INTERNAL RAILROAD PREEMPTION WITH IMMEDIATE RETURN TO COORDINATION.
4. SHALL HAVE A REMOVABLE EEPROM WITH DOWNLOAD AND UPLOAD CAPABILITIES.

C. TRAFFIC SIGNAL COMMUNICATIONS INTERCONNECT

VARIANCE TO COMMUNICATION INTERCONNECT DUE TO DESIGN CRITERIA WOULD REQUIRE PRIOR APPROVAL FROM ST LUCIE COUNTY.

1. TWO (2) 2" CONDUITS SHALL BE INSTALLED WITH ALL INTERCONNECT RUNS.
2. PULL BOXES CONTAINING INTERCONNECT ARE TO BE INSTALLED AT NO MORE THAN 1000 FOOT INTERVALS MARKED "TRAFFIC SIGNAL" (FDOT STANDARD PLANS INDEX 635-001).
3. FIBER OPTIC INTERCONNECT RUNS SHALL HAVE A SLACK/SPLICE BOX AT ALL SIGNALIZED INTERSECTIONS MARKED "FIBER OPTICS". SLACK/SPLICE BOXES SHALL CONTAIN A MINIMUM OF 100 FEET OF FIBER OPTIC CABLE SLACK (FDOT STANDARD PLANS INDEX 635-001) AND SHALL BE LOCATED AT NO MORE THAN 1/2-MILE INTERVALS.
4. FIBER OPTIC CABLE SHALL BE 96-FIBER SINGLE MODE. A #14 AWG (OR IRC-APPROVED ALTERNATIVE) TRACE WIRE SHALL BE INSTALLED WITH THE FIBER RUN.
5. THE CONNECTION FROM THE SLACK/SPLICE BOX TO THE SIGNAL CABINET (PIG TAIL) SHALL BE A 12-FIBER SINGLE MODE CABLE. FIBER IN THE CABINET SHALL BE TERMINATED IN A FIBER OPTIC TERMINAL PANEL.
6. IN THE CABINET, DATA CONVERSION WILL BE ACCOMPUSHED WITH RUGGEDCOM GIGABIT ETHERNET SWITCH OR IRC-APPROVED EQUIVALENT.
7. CONTRACTOR TO RECONNECT EXISTING ADAPTIVE SYSTEM PER C-1 THRU 6.

D. TRAFFIC SIGNAL MAST ARM

1. MAST ARMS SHALL FOLLOW THE LATEST FDOT STANDARD PLANS INDEXES 649-030 AND 649-031.
2. ALL MAST ARM POLES SHALL HAVE LED STREET LIGHTS 120-V 250-W
3. MAST ARM POLES ARE TO HAVE A TERMINAL COMPARTMENT IN PLACE OF A HAND HOLE, PER FDOT STD PLANS 649-031.
4. MAST ARM MOUNTING HEIGHT (MEASUREMENT UB PER FDOT STD PLANS 649-031) SHALL BE 19-FEET FOR HORIZ AND 20-FEET FOR VERTICAL MOUNTED SIGNALS, IN THE ABSENCES OF GEOMETRIC ABNORMALTIES.
5. ALL MAST ARMS SHALL BE GALVANIZED STEEL.
6. MAST ARMS ARE TO HAVE LED INTERNALLY-ILLUMINATED SINGLE-SIDED STREET NAME SIGNS WITH LOCAL STREET NAMES AND 1" WHITE BORDER. THE STREET NAME SIGNS ARE TO BE MOUNTED WITH FIXED BRACKETS ON THE ARM BETWEEN THE POLE AND THE FIRST TRAFFIC SIGNAL.

E. TRAFFIC SIGNAL POLES & SPAN WIRE

1. POLES SHALL FOLLOW THE LATEST STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 17725.
2. STRAIN POLES SHALL HAVE LED LUMINAIRES, BARRING OBSTRUCTIONS OR DESIGN CRITE
3. BOTH UPPER AND LOWER SPAN SHALL BE 7/16 INCH CABLE WIRE.
4. THE SIGNAL CABLE SHALL BE ATTACHED TO THE MESSENGER WIRE BY LASHING RODS.

F. TRAFFIC SIGNAL HEADS

1. TRAFFIC SIGNALS MOUNTED ON SPAN CABLE ARE TO BE LIGHTWEIGHT, (RED SECTION TO BE ALUMINUM AND ALL OTHER SECTIONS TO BE POLY PLASTIC), 12 INCH INDICATIONS.
2. TRAFFIC SIGNALS MOUNTED ON MAST SUPPORTS ARE TO BE ALL POLYCARBONATE 12-INCH INDICATIONS. THE STANDARD MOUNTING SHALL BE VERTICAL USING PELCO ASTRO BRAC OR SLC-APPROVED EQUIVALENT. SPAN MOUNT SIGNALS ARE TO BE MOUNTED VERTICAL. ALL VEHICLE SIGNAL HEADS ARE TO HAVE YELLOW RETRO-RELFECTIVE BACK PLATES.
3. TRAFFIC SIGNALS ARE TO BE SUPPLIED WITH ALL LED INDICATIONS, INCLUDING ALL ARROWS AND YELLOWS.
4. TRAFFIC SIGNALS ARE TO BE SUPPLIED WITH TUNNEL VISORS.
5. TRAFFIC SIGNALS AND ASSOCIATED ACCESSORIES, INCLUDING BUT NOT LIMITIED TO BACKPLATES SHALL BE MCCAIN.
6. PEDESTRIAN SIGNALS ARE TO BE COUNT DOWN PEDESTRIAL SIGNALS WITH INTERNATIONAL-STYLE HAND/MAN (SYMBOLS) WITH FULL (NOT OUTLINE) LED INDICATIONS.

G. VIDEO DETECTORS

1. VIDEO DETECTION SYSTEM SHALL BE ECONOLITE LATEST TECHNOLOGY.

H. VIDEO SURVEILLANCE

1. VIDEO CAMERAS SHALL BE BOSCH PAN, TILT & ZOOM LATEST TECHNOLOGY OR SLC-APPROVED EQUIVALENT.

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GENERAL NOTES

SHEET NO. T-4

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ST LUCIE COUNTY – TRAFFIC SIGNAL GENERAL NOTES

PAY ITEM NOTES

PAY ITEM NO. 101-1
INCLUDES ALL NECESSARY EQUIPMENT INCLUDING A TWO PERSON BUCKET TRUCK FOR USE BY THE ENGINEER OR COUNTY REPRESENTATIVE DURING INSPECTION OF TRAFFIC SIGNAL.

PAY ITEM NO.102-1
INCLUDES ALL COSTS ASSOCIATED WITH FURNISHING, INSTALLING MAINTAINING AND REMOVAL OF ALL ITEMS OF MAINTENANCE OF TRAFFIC NOT PAID FOR UNDER SEPARATE ITEMS.

PAY ITEM NO. 630-2-11
SHALL BE INSTALLED PER SECTION 630 OF FDOT'S STANDARD SPECIFICATIONS. ALL CONDUITS SHALL ENTER PULL BOXES AS REQUIRED IN FDOT STANDARD PLANS 630-001. ALL CONDUIT SHALL BE 2 INCH, SCHEDULE 40 PVC UNLESS SPECIFICED OTHERWISE IN THE PLANS OR SPECIFICATIONS.

PAY ITEM NO. 630-2-12
SHALL CONSIST OF MULTIPLE 2 INCH SCHEDULE 40 PVC SLEEVES PER BORE. SEE SPECIFIC PLAN SHEETS FOR NUMBER REQUIRED FOR THE BORE. ALL DIRECTIONAL BORING SHALL BE DONE IN CONFORMANCE WITH FDOT UTILITY ACCOMODATIONS MANUAL REQUIREMENTS.

PAY ITEM NO. 632-7-1
SHALL BE INSTALLED PER FDOT STANDARD PLANS 635-001 AS APPLICABLE. THREE (3) SPARE CONDUCTORS PER SIGNAL CABLE ARE REQUIRED. SPARES SHALL BE GROUNDED TO THE BUS GROUNDING FACILITY IN THE CONTROLLER CABINET. THE CONTRACTOR SHALL VERIFY COLOR CODES WITH ST LUCIE COUNTY TRAFFIC ENGINEERING DIVISION FOR THE SIGNAL CONDUCTORS PRIOR TO ORDERING.

PAY ITEM NO. 635-2-11
SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS 630-001, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SIZE THE PULL BOXES SUCH THAT THEY WILL ALLOW PLACEMENT OF ALL CABLES INSIDE THE PULL BOXES WHILE MAINTAINING THE REQUIRED MINIMUM BENDING RADII ON THE CABLES AND NOT EXCEEDING THE MAXIMUM BENDING RADII OF THE CABLES. PULL BOX COVERS SHALL BE FDOT APPROVED OF NON-METALLIC CONSTRUCTION WITH RECESSED COVER LOGO "TRAFFIC SIGNAL" OR "FIBER OPTIC" AS APPROPRIATE. PULL BOXES SHALL BE QUAZITE AND PLACED BEHIND CURB AND GUTTER. IF THER IS NO CURB AND GUTTER, THE PULL BOXES SHALL BE PLACED A MINIMUM OF 7 FEET FROM THE EDGE OF PAVEMENT WITH PULL BOXES AND LIDS BEING TRAFFIC BEARING. PULL BOXES SHALL NOT BE PLACED IN PEDESTRIAN RAMPS.

PAY ITEM NO. 639-1-122
SHALL INCLUDE THE COST OF ALL LABOR, MATERIALS, AND PERMITS REQUIRED TO FURNISH AND INSTALL THE ASSEMBLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL AGENCIES REQUIRED FOR APPROVAL OF THE COMPLETED INSTALLATION. FDOT STANDARD PLANS 639-002 (AS APPLICABLE) SHALL APPLY.

PAY ITEM NO. 639-2-1
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE CONDUCTORS FOR THE POWER SERVICE.

PAY ITEM NO. 650-1-24 AND 650-1-29
HEADS SHALL HAVE AN ALUMINUM TOP SECTION WITH ALL OTHER SECTIONS POLYCARBONATE, BLACK IN COLOR. TUNNEL VISORS SHALL BE FULL VISORS. SIGNAL DISPLAYS SHALL BE LED. THE CONTRACTOR SHALL CONTACT THE ST. LUCIE COUNTY TRAFFIC ENGINEERING DIVISION PRIOR TO ORDERING. THIS IS TO ENSURE THAT THEY MEET COUNTY STANDARDS AND ARE CONSISTENT WITH LED UNITS CURRENTLY IN SERVICE WITH THE COUNTY. ALL BACKPLATES SHALL BE ALUMINUM WITH YELLOW RETRO-REFLECTIVE SHEETING.

PAY ITEM NO. 660-4-11 AND 660-4-12
SHALL CONSIST OF FOUR (4) VEHICLE DETECTOR ASSEMBLIES (VIDEO TYPE), ECONOLITE VIDEO DETECTION, LATEST TECHNOLOGY. A COMPLETE VIDEO DETECTION INSTALLATION CONSISTENT WITH ST LUCIE COUNTY STANDARDS FOR ALL APPROACHES OF THE INTERSECTION IS REQUIRED. THE EQUIPMENET SHALL BE VIDEO DETECTION UNITS CAPABLE OF INTERFACE WITH THE TRAFFIC SIGNAL CONTROLLER UNIT AND SHALL INCLUDE THE COST OF MOUNTING ARMS TO EXTEND CAMERA TO A POSITION OVER THE ROADWAY. THE CONSTRACTOR IS REQUIRED TO COORDINATE WITH THE SUPPLIER AND ST LUCIE COUNTY TRAFFIC ENGINEERING DIVISION TO ENSURE RELIABLE OPERATION. CAMERA LOCATIONS MAY REQUIRE ADJUSTMENT IN THE FIELD. CONTACT ST LUCIE COUNTY TRAFFIC DIVISION, RICHARD MARINO AT (772) 462-2874 BEFORE ORDERING.

PAY ITEM NO. 670-5-111
THE CONTRACTOR SHALL COORDINATE WITH THE ST LUCIE COUNTY TRAFFIC DIVISION PRIOR TO ORDERING ANY CONTROLLER RELATED EQUIPMENT.

ALL TRAFFIC SIGNAL EQUIPMENT MUST BE CONSISTENT WITH ST LUCIE COUNTY TRAFFIC DIVISION STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE ST LUCIE COUNTY TRAFFIC DIVISION TO CONFIRM THAT EQUIPMENT STANDARDS HAVE NOT CHANGED SINCE THE TIME OF PUBLICATION OF THESE PLANS.

REVISIONS	
DATE	DESCRIPTION

361 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA,
P.E. NO. 37638
Engineering Business
No. EB-0007657

PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

GENERAL NOTES

SHEET NO. T-5

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ST LUCIE COUNTY – TRAFFIC SIGNAL GENERAL NOTES

CONTROLLER ASSEMBLY:

a. Econolite V-TS2-T1"Plug-n-Go" Traffic Cabinet Assembly, Size 7 Cabinet (72"Hx44"Wx24"D) with (3) three Shelves 16 phase (4 ped and 4 O/L)
b. Integrated Drawer/Computer Shelf
c. Econolite Cobalt TS-2, Type 2 (With ABC Connectors) Controller and Data key
d. SDLC Communication Panel
e. Malfunction Management Unit_ Econolite (or) EDI MMU2-16LEIP
f. Configuration #4, 16 Load Bay main panel (SDP10) (Phase 1-8, overlaps A, B,C,D and Ped 2,4,6,8)
g. Configuration #2, 16 Detector Rack
h. Temple Glance TSP/EVP 500-086 Cabinet Equipment APL Number 663-001-011g TIMM 50 Preemption/Priority FMU2 4G Video with 4 port switch Conn/Svc/Supp Plan CAT 4 Video
i. Preemption Panel/Relay required
j. Vision Comm Manager, ACP Primary Model AVCM
l. A/Scope Vision Package to include the Following Items: 4 Vision Cameras, 4 Short Mast +Arm Brackets and 1000ft continuous video cable, no splices
m. All Relays in cabinet shall be socket mounted
n. Generator Transfer Switch built into cabinet
o. Econolite Tech Power APL #685-002-012

Item #	Part	Qty	Description
			Uninterruptible Power Supply - UPS
1	DBLMX1000U-36	1	UPS; TRAFFIC; 1000 WATT DOUBLE CONVERSION LED 36 VDC 120 VAC
2	HSU-1500	1	BYPASS SWITCH; SINGLE SOURCE INPUT
3	1090-008	3	BATTERY, 12V, 45AH, 6.54W X 7.79L X 6.73H
4	CAB45310P1	1	AUX UPS CABINET, 36 X 20 X 16 IN/OUT BARE

PAN, TILT & ZOOM (PTZ) CAMERA:
a. Econolite WTI-Viper H.264 HD30L - required at Intersections

VEHICLE DETECTION SYSTEM:
a. Econolite Autoscope Vision

GENERATOR:
a. Honda EU30001S Generator

SCHOOL ZONE FLASHERS:
a. TCS Signal cabinets w/ cellular connectivity

MAST ARMS:

a. All Mast Arms shall be Galvanized. The cost of all subsurface analysis and structural engineering to ensure the proper design and sizing of the mast arms and mast arm foundation shall be the responsibility of the CONTRACTOR and shall be included in the unit price for each mast arm assembly. All certified reports and design criteria shall be subtted for the Owner's records.
b. The CONTRACTOR will be issued a purchase order for mast arms prior to the beginning of a project due to the excessive lead-time associated with this product. The CONTRACTOR will not be reimbursed for the storage of these mast arms prior to their installation. The costs for storage will be included in the bid items for mast arms.
c. The CONTRACTOR is required to order mast arms within ten (10) days of receipt of purchase order unless otherwise directed by the COUNTY.

NOTE:

THE EXISTING SYSTEM HAS AN ADAPTIVE CONTROL DETECTION SYSTEM - LOCATED ALONG PRIMA VISTA FROM US NO 1 TO FLORESTA TO AIROSO SIGNALS . THE CONTRACTOR WILL INSTALL NEW COMPONENTS IN THIS FLORESTA/ PRIMA VISTA SIGNAL AS PER THE SLC PUBLIC WORKS SIGNAL DEPTS. CRITERIA. ALL COMPONENTS SHALL BE PROVIDED, INSTALLED, TESTED AND FULLY OPERATIONAL PRIOR TO PROJECT COMPLETION. THE COST OF THIS WORK WILL BE INCLUDED IN THE PAY ITEM NO'S 680-1-112 AND 680-1-113.

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REVISIONS	
DATE	DESCRIPTION

301 NW Flagler Ave
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JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

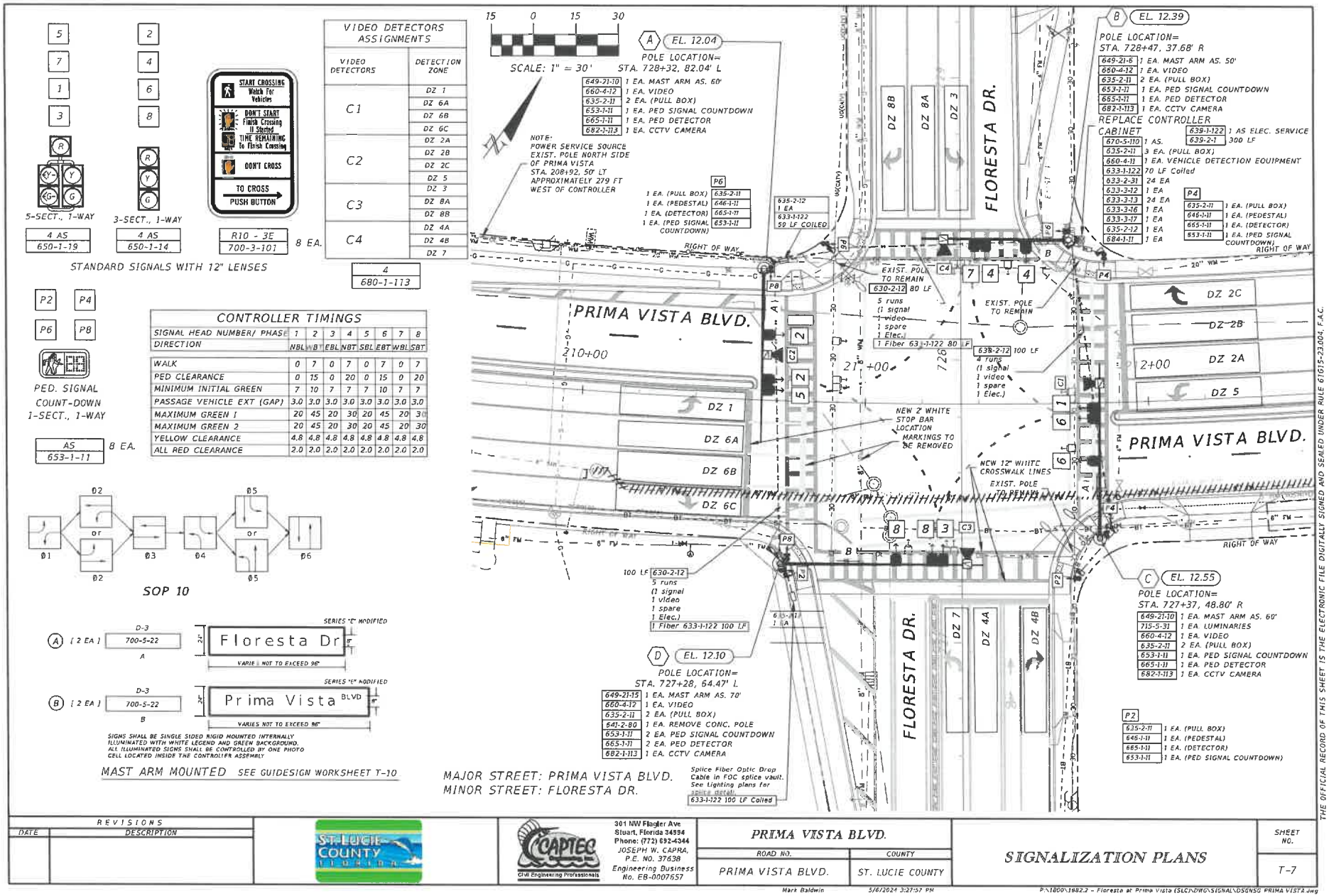
PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

GENERAL NOTES

SHEET NO. T-6

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ST. LUCIE COUNTY FLORIDA

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JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

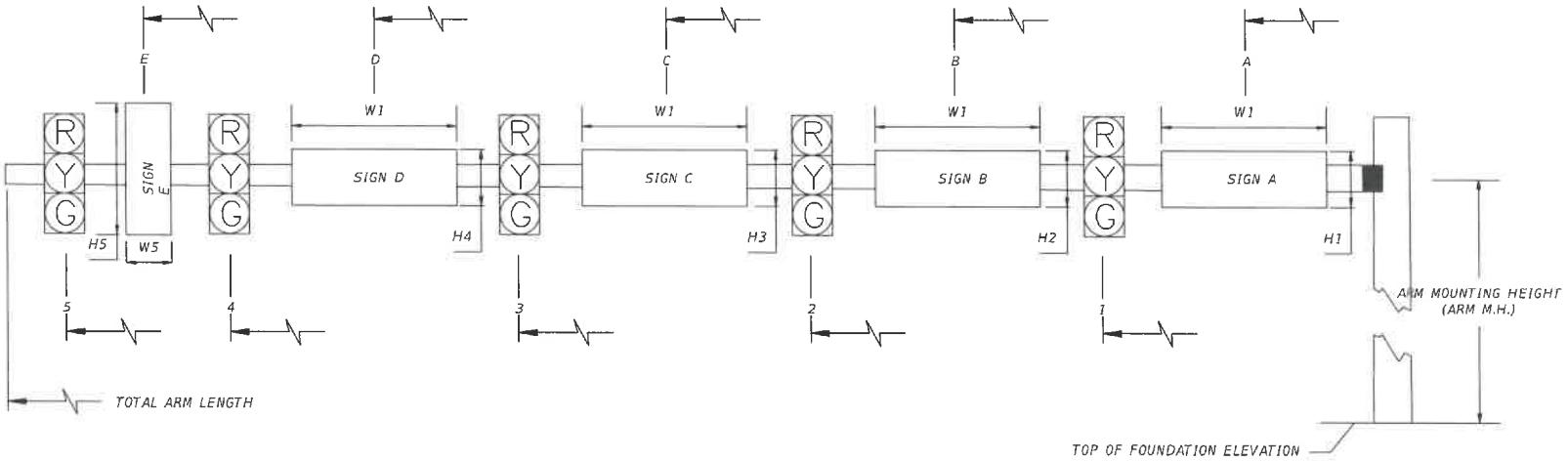
SIGNALIZATION PLANS

SHEET NO. T-7

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*DENOTES NUMBER OF SECTIONS IN SIGNAL HEAD ASSEMBLY
V-DENOTES VERTICAL

V-DENOTES VARIES 8' MAX.

						SIGNAL DATA												SIGN DATA																						
ID NO.	SHEET NO.	LOCATION BY STATION	TOP OF FOUNDATION ELEVATION	RDWY ARM NO.	CROWN ELEV.	SIGNAL V/H	BACK PLATES Y/N	PED. SIGNAL Y/N	DISTANCE FROM POLE												TOTAL ARM LENGTH	ARM M.H.	∠ BETWEEN DUAL ARMS 90/270	DISTANCE FROM POLE / HIEGHT AND WIDTH OF SIGN																	PAINT COLOR
									1	*	2	*	3	*	4	*	5	*				A	H1	W1	B	H2	W2	C	H3	W3	D	H4	W4	E	H5	W5		
A	T4	728+39	12.04	1	12.08	V	Y	Y	22'	3	42'	5									60'	20.9'		13'	20"	V													
B	T4	728+43	12.39	1	11.74	V	Y	Y	13'	3	30'	5									50'	20.4'					6'	20"	V										
C	T4	727+37	12.55	1	11.99	V	Y	Y	27'	3	43'	5									60'	20.3'		17'	20"	V													
D	T4	727+28	12.10	1	12.08	V	Y	Y	40'	3	55'	5									70'	20'					23'	20"	V										

REVISIONS

DATE	DESCRIPTION

301 NW Flagler Ave
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JOSEPH W. CAPRA,
P.E. NO. 37638
Engineering Business
No. EB-0007657

ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

PRIMA VISTA BLVD.

STANDARD MAST ARM TABULATION

SHEET NO. T-8

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STANDARD MAST ARM ASSEMBLIES DATA TABLE

STRUCTURE ID NUMBERS	ASSEMBLY (1) NUMBERS	FIRST ARM			SECOND ARM			UF (deg)	LL (deg)	POLE				SPECIAL DRILLED SHAFT (4)				GROUT PAD
		ARM TYPE	FAA (2) (ft.)	FBA (2) (in.)	ARM TYPE	FAA(2) (ft.)	FBA (2) (in.)			POLE TYPE	UAA (3) (ft.)	UB (ft.)	UCA (3) (in.)	DA (ft.)	DB (ft.)	RA	RB	Y/N
A	A60/S-P4/S	A60/S								P4/S				12	4.5	11	16	
B	A50/S-P3/S	A50/S								P3/S				12	4.5	11	16	
C	A60/S/H-P4/S/L	A60/S/H								P4/S/L				12	4.5	11	16	
D	A70/S-P5/S	A70/S								P5/S				14	5.0	11	18	

TABLE NOTES:

1. Assembly Number Legend

Single Arm:
Arm Type - Pole Type = D# - S#
= E# - T#
= F# - W#

Double Arm:
First Arm Type - Second Arm Type - Pole Type = D# - D# - S#
= E# - E# - T#
= F# - F# - W#

2. If an entry appears in columns "FAA" and "FBA", a shorter arm is required. This is obtained by removing length from the arm tip. For these cases the mast arm length shall be shortened from "FA" to "FAA" and the tip diameter shall be increased from "FB" to "FBA".

3. If an entry appears in columns "UAA" and "UCA", a shorter pole is required. This is obtained by removing length from the pole tip. For these cases the pole height shall be shortened from "UA" to "UAA" and the pole tip diameter shall be increased from "UC" to "UCA".

4. The foundations for Standard Mast Arm Assemblies are pre-designed and are based upon the following conservative soil criteria which covers the great majority of soil types found in Florida. Only complete the "Special Drilled Shaft" data information if site conditions dictate drilled shafts with additional foundation capacity.

Classification = Cohesionless (Fine Sand)
Friction Angle = 30 Degrees (30°)
Unit Weight = 50 lbs. / cu. ft. (assumed saturated)

GENERAL NOTES:

1. Work this sheet with the Signal Designer's "Mast Arm Tabulation". See "Mast Arm Tabulation" for special instructions that include non-standard Handhole location, paint color, terminal compartment requirement, and pedestrian features.

2. Work with Index Nos. 17743 and 17745.

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REVISIONS	
DATE	DESCRIPTION

ST. LUCIE COUNTY FLORIDA

CAPTEC Civil Engineering Professionals

301 NW Flagler Ave
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JOSEPH W. CAPRA, P.E. NO. 37638
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PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

STANDARD MAST ARM DATA TABLE

SHEET NO. T-9

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SIGN NUMBER	A	STATION(S)
QUANTITY	2	1 none
WIDTH	7'-0"	2
HEIGHT	2'	3
BORDER WIDTH	0.5"	4
BORDER RADII	1.5"	5
PANEL COLOR	Green	
LEGEND	White	
BORDER	White	

SYMBOL(S)	ANGLE	X	Y	WID	HT

SIGN NUMBER	CLEARANCE EDGE OF LANE	COLUMN SIZE	AVERAGE LENGTH



SIGN NUMBER		STATION(S)
QUANTITY		1
WIDTH		2
HEIGHT		3
BORDER WIDTH		4
BORDER RADII		5
PANEL COLOR		
LEGEND		
BORDER		

SYMBOL(S)	ANGLE	X	Y	WID	HT

SIGN NUMBER	CLEARANCE EDGE OF LANE	COLUMN SIZE	AVERAGE LENGTH

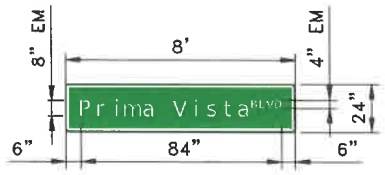
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SIGN NUMBER	B	STATION(S)
QUANTITY	2	1 none
WIDTH	8'-0"	2
HEIGHT	2'	3
BORDER WIDTH	0.5"	4
BORDER RADII	1.5"	5
PANEL COLOR	Green	
LEGEND	White	
BORDER	White	

SYMBOL(S)	ANGLE	X	Y	WID	HT

SIGN NUMBER	CLEARANCE EDGE OF LANE	COLUMN SIZE	AVERAGE LENGTH



SIGN NUMBER		STATION(S)
QUANTITY		1
WIDTH		2
HEIGHT		3
BORDER WIDTH		4
BORDER RADII		5
PANEL COLOR		
LEGEND		
BORDER		

SYMBOL(S)	ANGLE	X	Y	WID	HT

SIGN NUMBER	CLEARANCE EDGE OF LANE	COLUMN SIZE	AVERAGE LENGTH

COPY	P	r	l	m	a		V	l	s	t	a		B	L	V	D		L
SPACE	6.2	11.9	22.8	31.3	39.2	44.1	51.2	54.7	61.1	67.6	75.1	77.4	80.7	83.6	87.1	90.6		96"
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MAJOR STREET: PRIMA VISTA BLVD.
MINOR STREET: FLORESTA DR.

REVISIONS	
DATE	DESCRIPTION

301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
JOSEPH W. CAPRA, P.E. NO. 37638
Engineering Business No. EB-0007657

PRIMA VISTA BLVD.	
ROAD NO.	COUNTY
PRIMA VISTA BLVD.	ST. LUCIE COUNTY

GUIDESIGN WORKSHEET

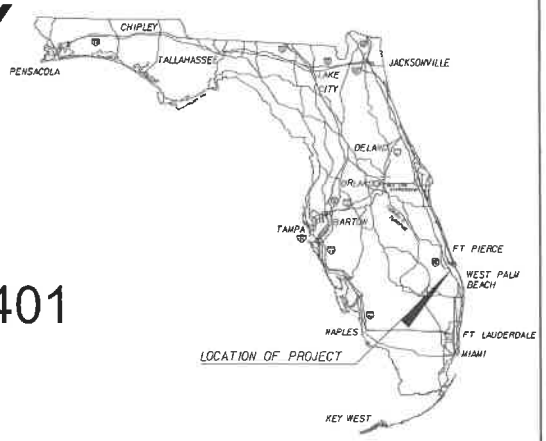
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ST. LUCIE COUNTY



PRIMA VISTA BOULEVARD MEDIAN IMPROVEMENTS

ST. LUCIE COUNTY PROJECT NO. 20401

LIGHTING PLANS

INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-1A	SIGNATURE SHEET
L-2	TABULATION OF QUANTITIES
L-3	GENERAL NOTES
L-4 THRU L-5	POLE DATA AND LEGEND
L-6 THRU L-8	LIGHTING PLANS
L-9 THRU L-10	LOAD CENTER DETAILS
L-11	SERVICE POINT DETAILS
L-12	LIGHT POLE SPREAD FOOTING DETAILS

ST. LUCIE COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

CHRIS DZADOVSKY	DISTRICT 1
LARRY LEET	DISTRICT 2
LINDA BARTZ	DISTRICT 3
JAMIE FOWLER	DISTRICT 4
CATHY TOWNSEND	DISTRICT 5

COUNTY ADMINISTRATION

GEORGE LANDRY	COUNTY ADMINISTRATOR

PUBLIC WORKS DEPARTMENT

PATRICK DAYAN, P.E.	DIRECTOR OF PUBLIC WORKS
DAN ZRALLACK, P.E.	COUNTY ENGINEER

ST. LUCIE COUNTY

EDMUND BAS, P.E.	PROJECT MANAGER

PLANS PREPARED BY:

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

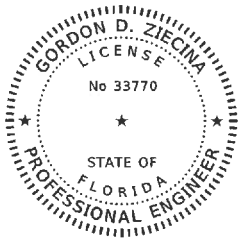
LIGHTING PLANS
ENGINEER OF RECORD: GORDON D. ZIECINA, P.E.

P.E. NO.: 33770

FISCAL YEAR	SHEET NO.
24	L-1

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Gordon D Ziecina Digitally signed by Gordon D Ziecina Date: 2024.04.16 23:10:58-04'00'

ON THE DATE ADJACENT TO THE SEAL

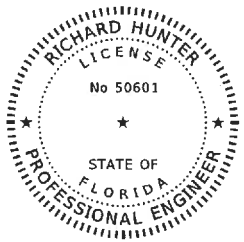
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CONSOR ENGINEERS, LLC
2041 Vista Parkway, Suite 101
West Palm Beach, FL 33411
Phone: (561) 253-9550
Gordon D. Ziecina, P.E. No. 33770

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LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-1A	SIGNATURE SHEET
L-2	TABULATION OF QUANTITIES
L-3	GENERAL NOTES
L-4 THRU L-5	POLE DATA AND LEGEND
L-6 THRU L-8	LIGHTING PLANS
L-9 THRU L-10	LOAD CENTER DETAILS
L-11	SERVICE POINT DETAILS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Digitally signed by Richard A Hunter
Date: 2024.04.16 16:57:06 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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2018 Cypress Ridge Blvd., Suite 200
Wesley Chapel, Florida 33544
Phone: (813) 435-2600
Richard A. Hunter, P.E. No. 50601

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LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1A	SIGNATURE SHEET
L-12	LIGHT POLE SPREAD FOOTING DETAILS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

consor
2041 Vista Parkway, Suite 101
West Palm Beach, Florida 33411
Phone: (561) 253-9550
Gordon D. Ziecina, P.E. No. 33770

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SIGNATURE SHEET

SHEET NO.
L-1A

TABULATION OF QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS						TOTAL THIS SHEET		GRAND TOTAL	
			L-6		L-7		L-8					
			PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL
0630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	37		460				497		497	
0630 2 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	402		244		418		1064		1064	
0635 2 11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	5		14		5		24		24	
0639 1 122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND, METER PURCHASED BY CONTRACTOR	AS			1				1		1	
0639 2 1	ELECTRICAL SERVICE WIRE, FURNISH & INSTALL	LF			33				33		33	
0641 2 11	PRESTRESSED CONCRETE POLE, F&I, TYPE P-11 PEDESTAL	EA			2				2		2	
0715 1 12	LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6	LF	1581		3868		1542		6991		6991	
0715 61 111	LIGHT POLE COMPLETE, F&I, STANDARD POLE STANDARD FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA	2		2		3		7		7	
0715 62 111	LIGHT POLE COMPLETE, F&I, STANDARD POLE SPECIAL FOUNDATION, 30' MOUNTING HEIGHT, 8' ARM LENGTH	EA			2				2		2	
0715 7 11	LOAD CENTER, F&I, SECONDARY VOLTAGE	EA			1				1		1	
0715 500 1	POLE CABLE DISTRIBUTION SYSTEM, FURNISH AND INSTALL, CONVENTIONAL	EA	2		5		3		10		10	
0715 511 125SP	LIGHT POLE COMPLETE- SPECIAL DESIGN, SPECIAL FOUNDATION F&I, SINGLE ARM SHOULDER MOUNT, ALUMINUM, 25'	EA			1				1		1	

ITEM 0639 2 1 SHALL INCLUDE 3-#4 AWG CONDUCTORS.

ITEM 0715 511 125 ITEMS INCLUDE UTILITY CONFLICT POLES AS IDENTIFIED IN PLANS AND TO BE DESIGNED BY CONTRACTOR.

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ST. LUCIE COUNTY
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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

TABULATION OF QUANTITIES

SHEET NO. L-2

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GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE ST. LUCIE COUNTY & CITY OF PORT ST LUCIE PUBLIC WORKS DEPT. TWO (2) FULL BUSINESS DAYS IN ADVANCE OF ANY WORK TO BE CARRIED OUT AT ANY LIGHTING FACILITY. 772-871-5177
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MOST RECENT VERSION OF FDOT STANDARD PLANS UNLESS OTHERWISE SPECIFIED IN THE CITY APPROVED DESIGN OR THESE GENERAL NOTES.
3. CONDUCTOR AND/OR CABLE SHALL BE HOUSED IN 2" SCHEDULE 40 CONDUIT AS SHOWN ON APPROVED PLAN SHEETS. PROVIDE ONE SPARE CONDUIT FOR EACH CONDUIT RUN AND ROADWAY CROSSING. EACH SPARE CONDUIT SHALL BE SUPPLIED WITH PULL STRING.
4. CONTRACTOR SHALL STAKE ALL POLE LOCATIONS AND REQUEST UTILITY COMPANIES TO LOCATE AND MARK UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
5. POLES, LUMINAIRES AND BASES SHALL BE FABRICATED IN ACCORDANCE WITH AASHTO'S "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS" AND SHALL HAVE BEEN TESTED BY FHWA APPROVED METHODS. CERTIFICATION FOR TESTS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.
6. PULLING INSTRUCTIONS: CONNECT PULLING DEVICES TO COPPER WIRE AND NOT TO JACKET AND MEET THE MANUFACTURER'S REQUIREMENTS. USE PULLING COMPOUND PER MANUFACTURER'S REQUIREMENTS. ALL BENDS SHALL NOT BE LESS THAN THE MANUFACTURER'S REQUIREMENTS.
7. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL SAFETY CODE AND ROAD AND BRIDGE CONSTRUCTION. ALL COMPONENTS SHALL BE PROPERLY GROUNDED AND BONDED PER N.E.C. REQUIREMENTS.
8. IN LOCATIONS WHERE UNDERGROUND UTILITIES ARE IN CLOSE PROXIMITY TO LIGHTING POLES OR CONDUIT RUNS, AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL HAND DIG THE FIRST 4' OF THE HOLE FOUNDATION AND CONDUIT RUN. ANY LIGHT POLE ADJUSTMENTS SHALL BE COORDINATED WITH EOR FOR APPROVAL.
9. HAND HOLE COVERS FOR POLES AND TRANSFORMER BASES SHALL BE LOCATED OPPOSITE APPROACHING TRAFFIC.
10. THE WIRES AT THE POLE HAND HOLES AND PULL BOXES SHALL BE LOOPED IN THE POLE AND PULL BOXES WITH SUFFICIENT LENGTH TO COMPLETELY REMOVE CONNECTORS AND SPLICES ONE (1.00) FOOT OUTSIDE THE HAND HOLE AND PULL BOXES TO MAKE CONNECTIONS AND SPLICES ACCESSIBLE FOR CHANGING FUSES AND TROUBLESHOOTING THE SYSTEM.
11. ALL CONDUCTOR AND/OR WIRE CONNECTIONS SHALL BE BUTT SPLICED AND WATERPROOF. WIRE NUTS WILL NOT BE ACCEPTED.
12. EACH POLE SHALL BE EQUIPPED WITH AN ACCESSIBLE FUSE AND FUSE HOLDER WITH PROTECTIVE BOOTS.
13. EACH POLE SHALL BE EQUIPPED WITH A LIGHTING SURRESTOR THAT IS PROPERLY GROUNDED.
14. A PULL BOX SHALL BE INSTALLED AT EACH POLE LOCATION. PULL BOX SHOULD BE LOCATED 2' MAX FROM POLE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EACH PULL BOX SHALL BE SUPPLIED WITH A GROUNDING ROD AND EACH POLE SHALL BE PROPERLY GROUNDED.
15. ALL STREET LIGHTING AND PEDESTRIAN LIGHTING PULL BOXES SHALL BE ARMORCAST PRODUCTS COMPANY #A6001946TAPXXI2 POLYMER CONCRETE BOX WITH NON-METALLIC LID AND NON-SKID SURFACE OR APPROVED EQUAL. LID MUST BE STAMPED "STREET LIGHTING". BOX DIMENSIONS ARE 13W S 24L X 12H. 20K WITH OPEN BOTTOM. LID MUST BE FASTENED TO BOX.
16. INSTALLATION OF PULL BOXES WITHING THE SIDEWALK SHOULD BE AVOIDED WHENEVER POSSIBLE, BUT IF NECESSARY, SHALL BE APPROVED BY ST. LUCIE COUNTY PUBLIC WORKS PRIOR TO WORK BEING CONDUCTED AND SHALL BE FLUSH WITH SIDEWALK. PULL BOXES SHALL NEVER BE PLACED WITHIN SIDEWALK RAMPS OR ROADWAY.
17. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND ALL EXISTING UTILITIES, INCLUDING OVERHEAD POWER LINES.
18. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION.
19. CONTACT SUNSHINE ONE CALL OF FLORIDA AT 811 OR SUNSHINE811.COM AT LEAST TWO (2) FULL BUSINESS DAYS BEFORE DIGGING.
20. THE LIGHTING SYSTEM WILL BE MAINTAINED BY THE COUNTY ONLY AFTER FINAL ACCEPTANCE.
21. ALL LIGHTING PLANS, SUBMITTAL DATA AND LIGHTING SHOP DRAWINGS SHALL BE APPROVED BY ST. LUCIE COUNTY PUBLIC WORKS PRIOR TO THEIR USE. NO CHANGES TO THE APPROVED LIGHTING PLAN, EQUIPMENT SPECIFICATIONS OR INSTALLATION DETAILS SHALL BE MADE WITHOUT PRIOR APPROVAL BY ST. LUCIE COUNTY PUBLIC WORKS.

PAY ITEM FOOTNOTES

1. ITEM 0635-2-11: ROADSIDE PULL BOX COVERS SHALL BE MARKED "STREET LIGHTING", PLACED FLUSH TO GRADE.

** LIGHTING DESIGN CRITERIA

ROADWAY LIGHTING (PRIMA VISTA BLVD.)

AVERAGE MAINTAINED ILLUMINANCE	0.4 FOOT CANDLES
UNIFORMITY RATIO AVG./MIN.	6:1 OR LESS
WIND SPEED	160 MPH

** LIGHTING DESIGN CRITERIA BASED ON AASHTO ROADWAY LIGHTING DESIGN GUIDE TABLE 3-5a, AREA CLASSIFICATION -LOCAL- RESIDENTIAL - R3 ASPHALT ROADWAY SURFACE (TABLE 3-1).

*** ROUNDABOUT/INTERSECTION LIGHTING CRITERIA

ROADWAY LIGHTING (PRIMA VISTA BLVD.)

AVERAGE MAINTAINED ILLUMINANCE	1.4 FOOT CANDLE (MEDIUM)
AVERAGE/MINIMUM RATIO	6:1 OR LESS
WIND SPEED	160 MPH

*** SOURCE: NCHRP REPORT 672. EXHIBIT 8-1 (RECOMMENDED ILLUMINANCE VALUES FOR ROUNDABOUTS)

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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

GENERAL NOTES

SHEET NO. L-3

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FDOT POLE DATA

POLE NO.	CIRCUIT	STATION	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT	POLE SETBACK	PAY ITEM	FOUNDATION
1	A-1	203+69.74 ℄ PRIMA VISTA	8'	60	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
2	A-1	205+24.33 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
3	A-1	208+48.54 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
4	A-1	210+08.42 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-62-111	SPREAD FOOTER
5	A-1	210+92.52 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-62-111	SPREAD FOOTER
7	A-2	212+61.72 ℄ PRIMA VISTA	8'	60	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
8	A-2	215+33.77 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
9	A-2	217+38.16 ℄ PRIMA VISTA	8'	118	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD
10	A-2	219+14.81 ℄ PRIMA VISTA	8'	60	30'-0"	PLACE AT R/W LINE	715-61-111	STANDARD

FDOT UTILITY CONFLICT POLE DATA

POLE NO.	CIRCUIT	STATION	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT	POLE SETBACK	PAY ITEM	FOUNDATION
6	A-2	212+15.31 ℄ PRIMA VISTA	6'	60	25'-0"	PLACE AT R/W LINE	715-511-125SP	SPREAD FOOTER

NOTES:

1) 715-511-125 UTILITY CONFLICT POLE TO BE DESIGNED BY CONTRACTOR.

LEGEND

SYMBOLS — DESCRIPTION

——•—— SIZE 2" SCHEDULE 40 P.V.C. CONDUIT WITH CONDUCTORS INSIDE CONDUIT. SIZE AND NUMBER OF CONDUCTORS AS SHOWN ON PLANS.

——••—— SIZE 2" SCHEDULE 40 P.V.C. HDPE CONDUIT WITH SPARE, DIRECTIONAL DRILLED AT ROADWAY CROSSINGS WITH CONDUCTORS INSIDE CONDUIT. SIZE AND NUMBER OF CONDUCTORS AS SHOWN ON PLANS.

PULL BOX

PROPOSED LOAD CENTER (POLE MOUNTED).

PROPOSED UTILITY CONFLICT POLE. FDOT ALUMINUM POLE, 25' MOUNTING HEIGHT LED LUMINAIRE 60 WATTS (8,067 LUMENS) TYPE II, MEDIUM, AMERICAN ELECTRIC LIGHTING ATBS_P30_MVOLT_R2_4K_NR.

PROPOSED STANDARD FDOT POLE, 30' MOUNTING HEIGHT, LED LUMINAIRE 60 WATTS (8,067 LUMENS) TYPE II, MEDIUM, AMERICAN ELECTRIC LIGHTING ATBS_P30_MVOLT_R2_4K_NR.

PROPOSED STANDARD FDOT POLE, 30' MOUNTING HEIGHT, LED LUMINAIRE 118 WATTS (15,452 LUMENS) TYPE IV, SHORT, AMERICAN ELECTRIC LIGHTING ATBM_P30_MVOLT_R3_4K_NR.

NOTES:

1) CONDUIT, PULL BOXES, LOAD CENTERS AND POLE FOUNDATIONS SHALL BE PLACED INSIDE OF RIGHT-OF-WAY.

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POLE DATA AND LEGEND

SHEET NO. L-4

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FPL POLE DATA

POLE NO.	STATION	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT
12	206+84.21	6'	93 (LED)	25'-0"
13	206+85.36	6'	59 (LED)	25'-0"
15	209+83.62	6'	59 (LED)	25'-0"
18	213+83.51	6'	93 (LED)	25'-0"
19	215+93.59	6'	93 (LED)	25'-0"

LED LUMINAIRES/ARMS TO BE INSTALLED BY FPL

FPL POLE DATA

POLE NO.	STATION	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT
11	204+72.90	6'	59 (LED)	25'-0"
14	208+91.59	6'	59 (LED)	25'-0"
16	210+87.80	6'	93 (LED)	25'-0"
17	213+79.08	6'	59 (LED)	25'-0"
20	218+02.87	6'	59 (LED)	25'-0"

REPLACE HPS LUMINAIRE WITH LED TO BE INSTALLED BY FPL

LEGEND (FPL POLES ONLY)

SYMBOLS	DESCRIPTION
	LUMINAIRE TO BE MOUNTED ON FPL POLE. LED LUMINAIRE DESIGNED FOR TYPE IV, MEDIUM DISTRIBUTION LED LUMINAIRE 93 WATTS (14,782 LUMENS) (ROADWAY LUMINAIRE), MANUFACTURER COOPER STREET LIGHTING SOLUTIONS - STREETWORKS, CATALOG NUMBER ARCH-M-PA2-90-740-U-T3-93W. (TO BE INSTALLED BY FPL)
	FPL LED RETROFIT TO BE HANDLED BY FPL LIGHTING SERVICES THRU CITY OF PSL. LED LUMINAIRE DESIGNED FOR TYPE IV, MEDIUM DISTRIBUTION LED LUMINAIRE 93 WATTS (14,782 LUMENS) (ROADWAY LUMINAIRE), MANUFACTURER COOPER STREET LIGHTING SOLUTIONS - STREETWORKS, CATALOG NUMBER ARCH-M-PA2-90-740-U-T3-93W.
	LUMINAIRE TO BE MOUNTED ON FPL POLE. LED LUMINAIRE DESIGNED FOR TYPE IV, MEDIUM DISTRIBUTION LED LUMINAIRE 59 WATTS (8,328 LUMENS) (ROADWAY LUMINAIRE), MANUFACTURER COOPER STREET LIGHTING SOLUTIONS - STREETWORKS, CATALOG NUMBER ARCH-S-PAI-60-740-U-T3-59W. (TO BE INSTALLED BY FPL)
	FPL LED RETROFIT TO BE HANDLED BY FPL LIGHTING SERVICES THRU CITY OF PSL. LED LUMINAIRE DESIGNED FOR TYPE IV, MEDIUM DISTRIBUTION LED LUMINAIRE 59 WATTS (8,328 LUMENS) (ROADWAY LUMINAIRE), MANUFACTURER COOPER STREET LIGHTING SOLUTIONS - STREETWORKS, CATALOG NUMBER ARCH-S-PAI-60-740-U-T3-59W.
	EXISTING LUMINAIRE, POLE & FOUNDATION TO BE REMOVED OR RELOCATED BY FPL.

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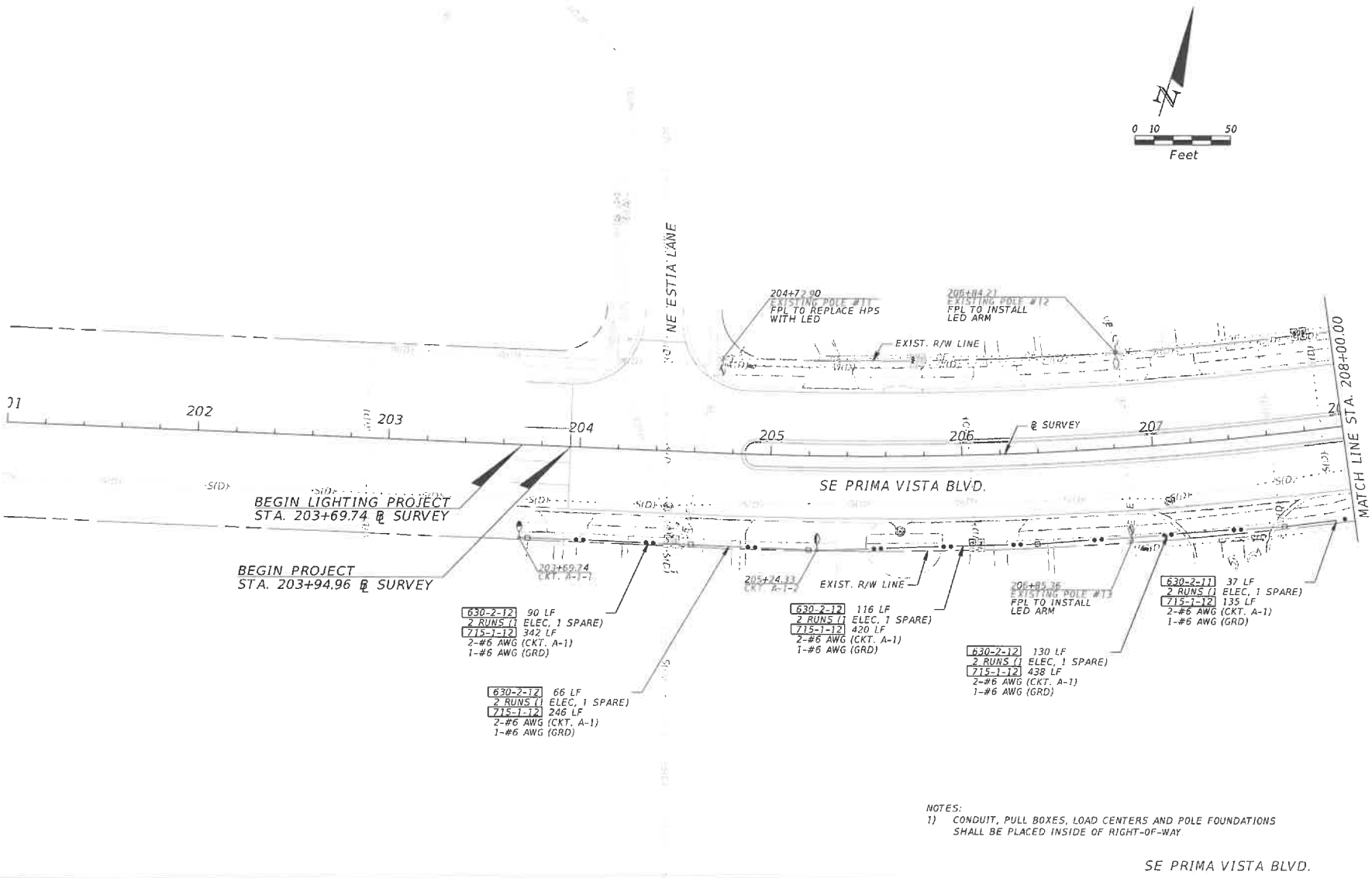
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POLE DATA AND LEGEND

SHEET NO. L-5

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NOTES:
1) CONDUIT, PULL BOXES, LOAD CENTERS AND POLE FOUNDATIONS SHALL BE PLACED INSIDE OF RIGHT-OF-WAY.

SE PRIMA VISTA BLVD.

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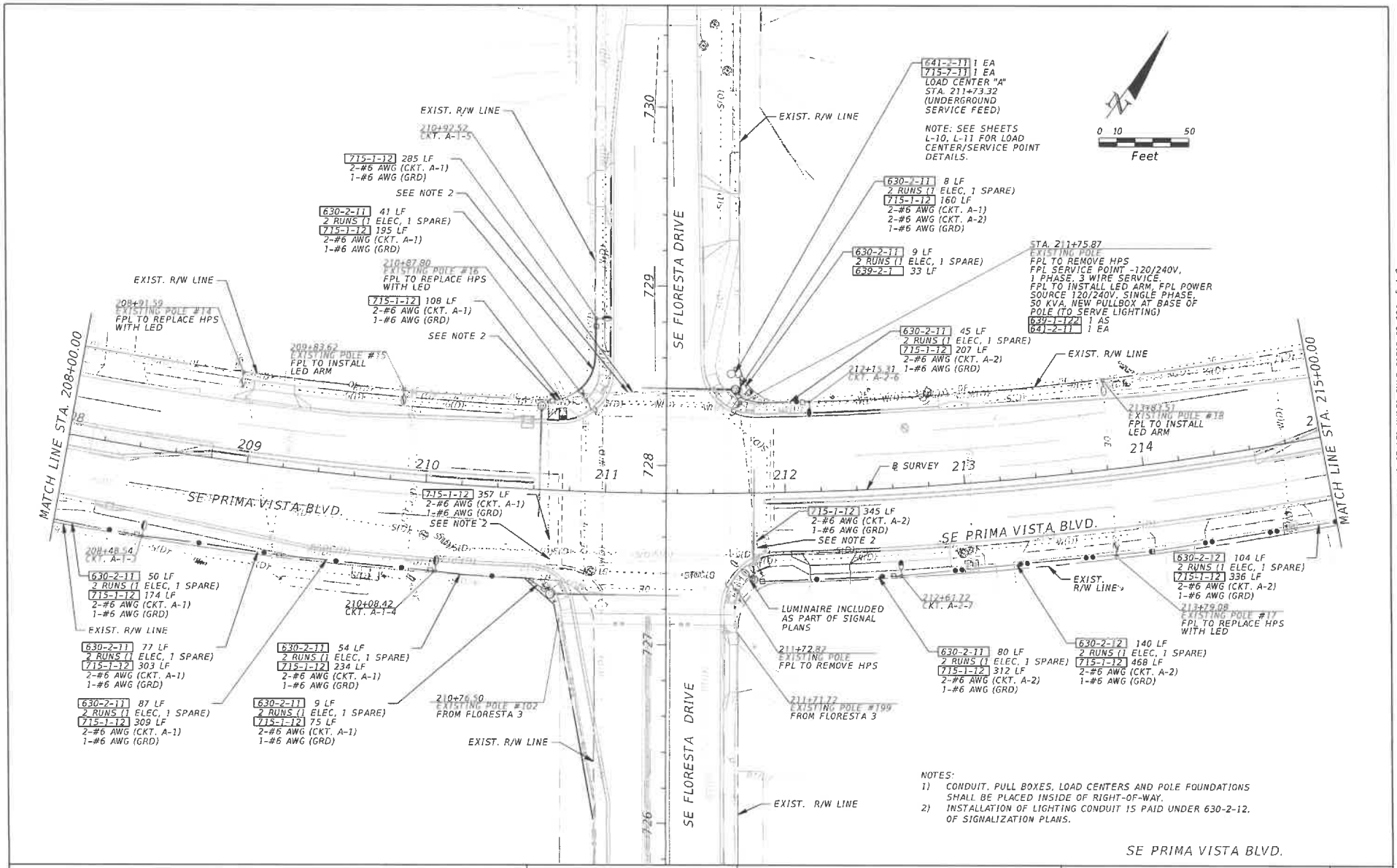
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LIGHTING PLANS

SHEET NO. L-6

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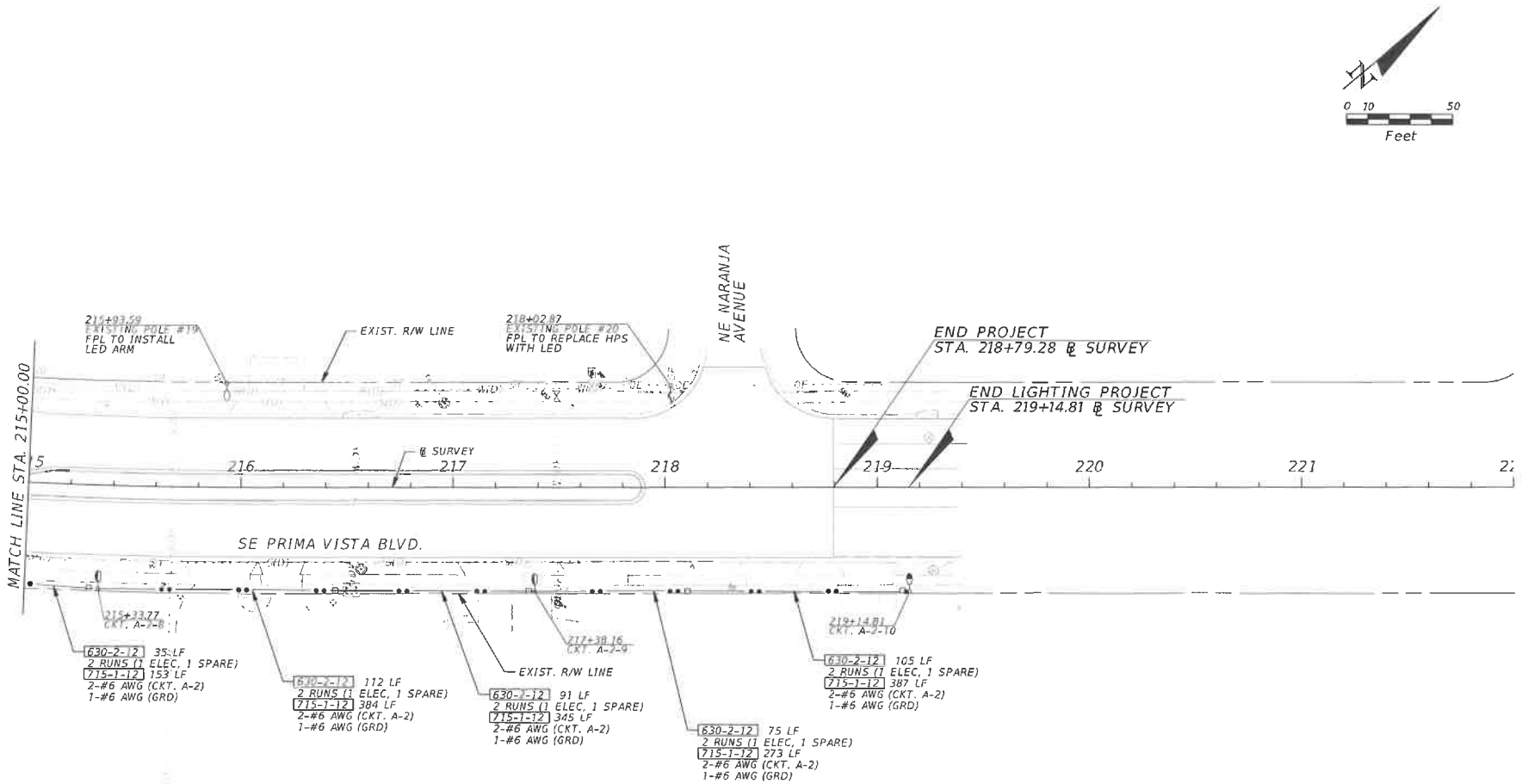
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LIGHTING PLANS

SHEET NO.
L-7

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NOTES:
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SE PRIMA VISTA BLVD.

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LIGHTING PLANS

SHEET NO. L-8

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FLORESTA DR. PROPOSED LOAD CENTER SCHEDULES (LIGHTING)								
LOAD CENTER	CIRCUIT	CONDUCTORS	NUMBER ROADWAY FIXTURES	NUMBER GUIDE SIGN FIXTURES	WALL PACKS	BREAKER SIZE	LOAD CENTER RATING	MAINTAINING AGENCY
"A" STA. 211+73.32 67' LT PRIMA VISTA BLVD.	A-1	#6 AWG	5	-	-	40 AMP. 2P	100 AMP	ST. LUCIE COUNTY (772)-462-1707
	A-2	#6 AWG	4	-	-	40 AMP. 2P		
	SPARE	-	-	-	-	40 AMP. 2P		

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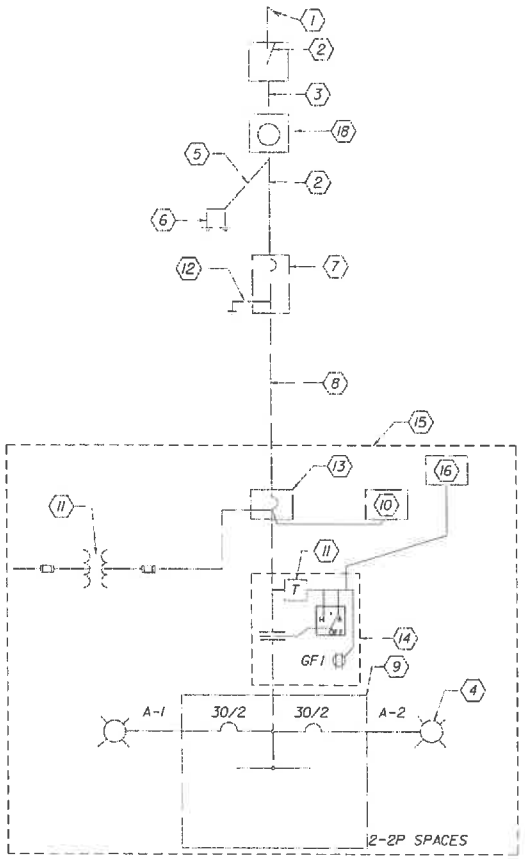
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LOAD CENTER DETAILS

SHEET NO.
L-9

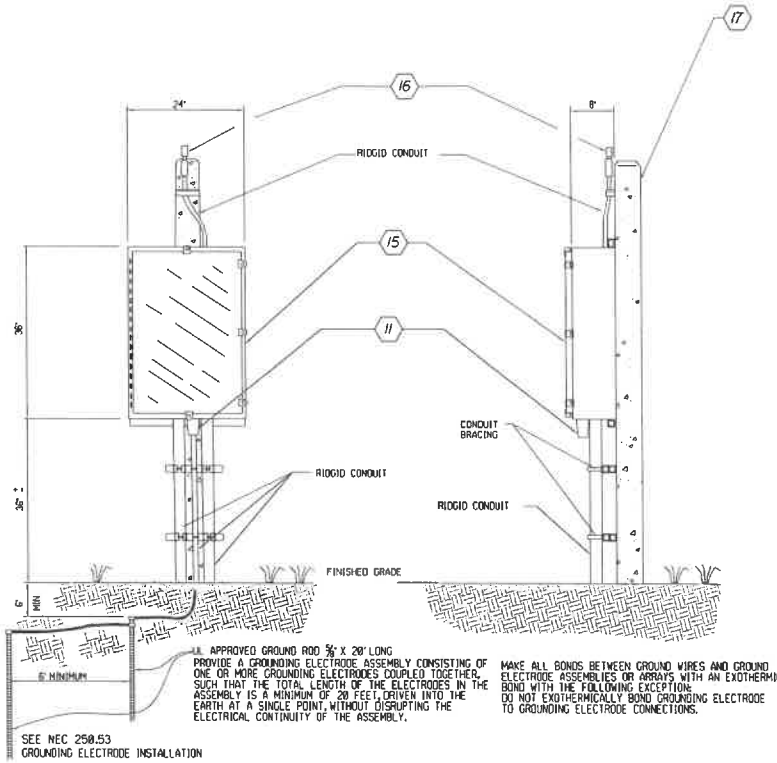
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ONE LINE DIAGRAM (TYPICAL)
N.T.S.

KEY NOTES

1. 120/240V SINGLE PHASE 3-WIRE FPL ELECTRIC UNDERGROUND SERVICE
2. 200A NON-FUSED DISCONNECT AS REQUIRED BY FPL
3. 3#1/0 IN 2" RIGID GALVANIZED STEEL CONDUIT
4. ROADWAY LUMINAIRE CONNECTED TO CIRCUITS AS CALLED FOR IN PLANS
5. #4 INSULATED COPPER GROUND WIRE IN 1" RIGID GALVANIZED STEEL CONDUIT
6. 2 QTY COPPER CLAD GROUND ROD 5/8" DIA. 20' LONG SEPARATED BY MINIMUM 6'. SEE DETAIL THIS SHEET
7. 200A, 120/240V, 2-POLE BREAKER IN NEMA 3R
8. 3#1/0 IN 2" RIGID GALVANIZED STEEL CONDUIT
9. PANEL BOARD, 200A, 120/240V, SINGLE PHASE, 3-WIRE WITH CIRCUIT BREAKERS AND GROUND BAR AS INDICATED
10. SERVICE ENTRANCE SURGE ARRESTOR INTERMATIC AC6503
11. CONTROL TRANSFORMER FURNISHED WITH LIGHTING CONTACTOR, IF NECCESSARY.
12. LIGHTNING ARRESTER
13. MAIN CIRCUIT BREAKER AS CALLED FOR ON SHEET L-9, 2-POLE 100A
14. 100A, 2-POLE, ELECTRICALLY HELD CONTACTOR
15. CONCRETE PEDESTAL MOUNT NEMA 12 STAINLESS STEEL ENCLOSURE WITH LOCKING TONGUE AND HASP EBOX CATALOG NO. S24368N4X
16. PHOTOELECTRIC CONTROL INTERMATIC K4135 OR EQUIVALENT
17. CONCRETE SERVICE POLE TYPE P-11, 12' LONG
18. METER CAN WITH BLANK COVER & SHORTING BLOCK PER FPL REQUIREMENT



LOAD CENTER SPECIFICATIONS

1. THE ENCLOSURE SHALL BE STAINLESS STEEL AND RAIN-TIGHT.
2. THE ENCLOSURE DOOR SHALL BE LOCKABLE BY PADLOCK AND SHALL HAVE A CONTINUOS HINGE ALONG LEFT SIDE. NO SCREWS TO BE USED TO ATTACH THE DOOR.
3. THE TRANSFORMER SHALL PROVIDE 240V, SINGLE PHASE, 3 WIRE SERVICE.
4. 240 VOLT MINIMUM RATING BOLT-IN TYPE BREAKERS SHALL BE USED.
5. SERVICE PANEL SHALL INCLUDE A 3 POSITION OVERRIDE SWITCH FOR "ON, OFF, & PHOTOCELL AUTOMATIC".
6. THE ENCLOSURE TO BE RIGIDLY ATTACHED TO THE POLE FACE.
7. A 600 VOLT SURGE ARRESTOR SHALL BE WIRED INSIDE THE ENCLOSURE.
8. ALL SERVICE EQUIPMENT SHALL BE U.L. APPROVED.

NOTES:

1. A PULL BOX IS REQUIRED AT EACH SERVICE POINT.
2. ALL CONDUIT SHALL BE RIGID OR INTERMEDIATE METAL ON ALL ABOVE GROUND INSTALLATIONS.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE A COMPLETE SERVICE ASSEMBLY AS PER THE PLANS AND SERVICE SPECIFICATIONS.
4. THE SERVICE INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND APPLICABLE LOCAL CODES.
5. ALL NEUTRAL WIRES TO HAVE WHITE INSULATION. DO NOT USE WHITE OR GREEN INSULATED WIRES FOR UNDERGROUND CONDUCTORS. HOT SHALL BE BLACK OR RED; GROUND SHALL BE GREEN.

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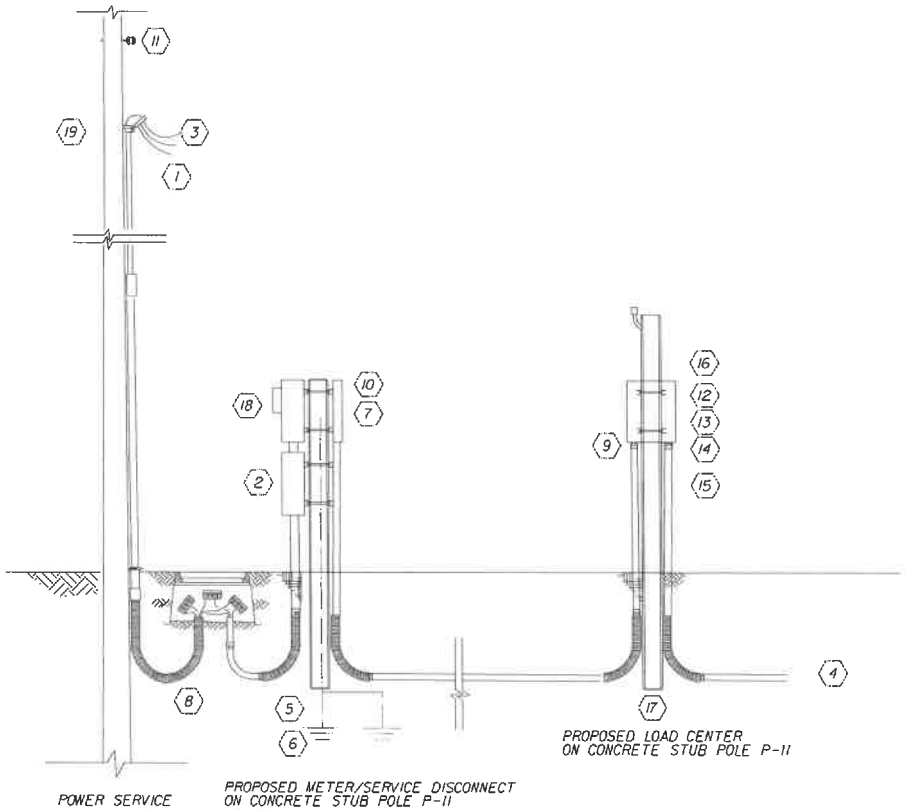
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PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

LOAD CENTER DETAILS

SHEET NO.
L-10



TYPICAL DETAIL "C"
N.T.S.

KEYED NOTES

1. 120/240V SINGLE PHASE 3-WIRE FPL ELECTRIC UNDERGROUND SERVICE.
2. 200A, 120-240V, 2 POLE, NEMA 3R NON-FUSED DISCONNECT AS REQUIRED BY FPL.
3. 3 #4 AWG FEEDER CONDUCTORS IN 2" RIGID GALVANIZED STEEL CONDUIT.
4. LED LIGHT POLES CONNECTED TO CIRCUITS AS CALLED FOR IN PLANS.
5. #4 INSULATED COPPER GROUND WIRE IN 2" PVC CONDUIT.
6. COPPER CLAD GROUND RODS 5/8" DIA. 20' LONG SEPARATED BY 6' MINIMUM.
7. 200A, 120-240V, 2-POLE BREAKER IN NEMA 3R.
8. 2" PVC CONDUIT (CONDUCTOR SIZE #4 AWG).
9. PANEL BOARD, 200A, 120-240V, SINGLE PHASE, 3-WIRE WITH CIRCUIT BREAKERS AS INDICATED ON L-10.
10. SERVICE ENTRANCE SURGE ARRESTOR INTERMATIC AC6503
11. FPL TRANSFORMER SINGLE PHASE, 120-240V.
12. LIGHTNING ARRESTER MOUNTED ON OUTSIDE OF ENCLOSURE.
13. MAIN CIRCUIT BREAKER AS CALLED FOR ON SHEET L-10, 2-POLE 120-240V
14. 2-POLE, ELECTRICALLY HELD CONTACTOR
15. CONCRETE PEDESTAL MOUNT NEMA 12 STAINLESS STEEL ENCLOSURE WITH LOCKING TONGUE AND HASP EBOX CATALOG NO. S24368N4XS
16. PHOTOELECTRIC CONTROL INTERMATIC K4135 OR EQUIVALENTS
17. CONCRETE SERVICE POLE TYPE P-11, 12' LONGS
18. METER SOCKET BY CONTRACTOR TO MEET FPL REQUIREMENTS.
19. FPL SERVICE POLE.

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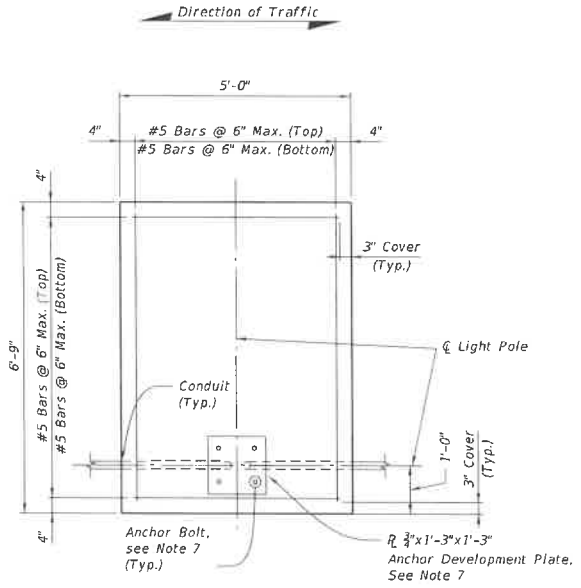
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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

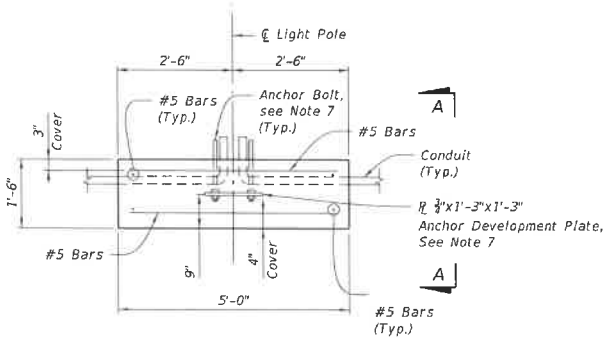
PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

SERVICE POINT DETAILS

SHEET NO. L-11



FOOTING PLAN



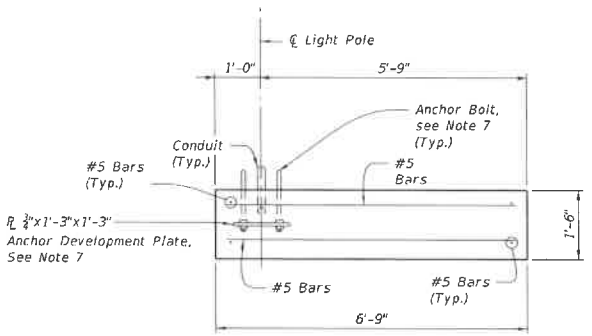
FOOTING ELEVATION

NOTES:

1. Reinforcing steel shall be ASTM A615, Grade 60.
2. Anchor Development Plate shall be ASTM A36, Grade 36 Steel.
3. Concrete shall be Class II with a minimum 28-day compressive strength of 3.4 ksi for all environmental classifications.
4. The foundation for the Light Pole Structure shall be constructed in accordance with Section 455 of the FDOT specifications except that no payment for the foundation shall be made under Section 455.
5. This foundation is designed to resist the following Service Loading at the base of the Light Pole from a pole mounted luminaire with a maximum weight of 37 lbs. and a maximum effective projected area of 2.19 ft
   - Wind Moment - 4.41 kip-ft
   - Torsion - 0.46 kip-ft
   - Shear - 0.43 kip
   - Axial - 0.09 kip

   If the furnished pole produces greater reactions than those listed above, then redesign the foundation submitting the necessary drawings and calculations, signed and sealed by a Professional Engineer registered in the State of Florida, to the Engineer for review and approval at no additional cost to the City
6. The following design soil data was used in the design of these Light Pole Spread Footing foundations:
   - Effective Soil Unit Weight - 37.6 pcf
   - Internal Angle of Friction - 28°
   - Nominal Bearing Capacity - 2200 psf

   LRFD Strength Limit States were used in the design of the footing for eccentricity, sliding/torsion and bearing.
7. The design of the Anchor Bolts shall assure that the Anchor Bolts fit within the reinforcing and that they effectively transmit the required forces to the Spread Footer foundation with the addition of the Anchor Development Plate. A minimum 4" concrete cover for the Anchor Bolts shall be maintained. Submit the necessary drawings and calculations, signed and sealed by a Professional Engineer registered with the State of Florida, for review and approval at no additional cost to the City.
8. The pull box shall not be located within the Spread Footer foundation.



VIEW A-A

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS

PRIMA VISTA BOULEVARD
MEDIAN IMPROVEMENTS

LIGHT POLE SPREAD
FOOTING DETAILS

SHEET NO.
L-12

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TRAFFIC IMPACT ANALYSIS

Murphy Oil Gas Station
St. Lucie County
Port St. Lucie, Florida

Prepared For:
HSQ Group, Inc
7975 NW 154th Street,
Miami Lakes, Florida 33016

Prepared By:
Langan Engineering & Environmental Services, LLC
1221 Brickell Avenue, Suite 1800
Miami, FL 33016
FL Certificate of Authorization No: 6601

Maximo G Polanco

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Date: 2025.07.15 12:56:06-04'00'

MAXIMO G. POLANCO
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No. 91355
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Maximo Polanco, PE 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.

Maximo G. Polanco, P.E.
P.E. License No. 91355

Eric Schwarz, P.E., LEED AP
Principal/Vice President

October 2024;
March 2025
Revised: July 2025

LANGAN

341021601

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EXECUTIVE SUMMARY

Langan Engineering & Environmental Services, LLC was retained by HSQ Group, Inc. to prepare a traffic-impact analysis for the Murphy Oil Gas Station development that will be located built at in Port St. Lucie, Florida. The 0.9-acre vacant site is located on the northeast corner of the intersection of Port St. Lucie Boulevard (SR-716) and SW Bayshore Boulevard in Port St. Lucie, Florida. The development will comprise the construction of a gas station with 12 fueling positions and a 2,824-square-foot convenience store. The development is expected to be built by 2027 or sooner. We analyzed one signalized intersection and one stop-sign controlled intersection for the 2027 build conditions. The peak-hour traffic-impact analyses with the proposed development's impacts in 2027 yielded the following results:

- The signalized intersection is expected to operate within its adopted Level of Service (LOS) during the morning peak-hour and is expected to operate beyond capacity during the afternoon peak-hour with and without the proposed project's impacts.
- We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.
- The stop-sign controlled approaches of the stop-sign controlled intersection are expected to operate within their adopted LOS during the morning and afternoon peak hours.
- The proposed driveways connections are expected to operate at LOS A during the morning and afternoon peak-hours.
- The proposed development will not have gate-controlled access at any of the proposed site driveways.

We conducted intersection-capacity analyses for the existing, no build (future without project) and build (future with project) conditions. The proposed development is expected to generate 2,750 daily, 48 morning peak-hour, and 57 afternoon new peak-hour trips.

1.0 INTRODUCTION

Langan was retained by HSQ Group, Inc to prepare this impact-analysis report for the Murphy Oil Gas Station (development) to be built in Port St. Lucie, Florida. The 0.9-acre vacant site is located on the northeast corner of the intersection of Port St. Lucie Boulevard (SR-716) and SW Bayshore Boulevard in Port St. Lucie, Florida. The development is proposing to construct a gas station with 12 fueling positions and a 2,824 square-foot convenience store expected to be built by 2027 or sooner.

We analyzed one signalized intersection and one stop sign controlled intersection during the morning and afternoon peak hours and found that the signalized intersection is expected to operate with their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak-hour with and without the proposed project's impacts. We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard to mitigate the delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. The stop-controlled intersection is expected to operate within their adopted LOS during the morning and afternoon peak hours. This report presents the traffic-data and traffic-impact analysis for this proposed development.

1.1 Project Description

The development will be built in one parcel (PCN No. 4408-511-0001-000-0). **Appendix A** contains the figures of this report. **Figure 1** illustrates the site location. **Appendix B** contains a copy of the site plan that shows the proposed development program and location of the development's driveways. The proposed development will have access through two driveway connections: one to Port St. Lucie Boulevard and one to the existing parking lot of the Shoppes of Victoria Square Mall. The south driveway on Port St. Lucie Boulevard (SR-716) will operate as a right-turn only ingress driveway and the north driveway will operate as a full access driveway. St. Lucie County's and FDOT adopted maximum LOS for non-state local and major city/county roads is LOS D and for primary arterials is LOS E within the study area.

1.2 Study Methodology and Study Area

Langan undertook the following steps to prepare this study in accordance with the standard methodology requirements from the **City of Port St. Lucie Engineering Standards** and the Florida Department of Transportation.

- Collected morning (7 to 9 AM) and afternoon (4 to 6 PM) peak-hour vehicle turning-movement volumes at the following study intersections:
    - SW Bayshore Boulevard & Crescent Avenue (unsignalized)
    - SW Port St. Lucie Boulevard & SW Bayshore Boulevard (signalized)
- Used Peak Season Conversion Factors (PSCF) from the Florida Department of Transportation (FDOT) to convert the traffic data into peak-season volumes.
- Prepared trip-generation estimates for the proposed development, based on accepted trip-generation rates developed by the Institute of Transportation Engineers (ITE), as well as from existing traffic data collected at the existing site's driveways.
- Calculated a growth rate for background traffic by using FDOT historical data from traffic-count stations near the project.
- Developed trip-distribution estimates for the proposed development based on census data Journey-to-Work (JTW) model.
- Prepared morning and afternoon peak-hour intersection-capacity analyses for the following conditions at the study intersections: 2024 existing, 2027 future no-build, and 2027 future build.
- Calculated the morning and afternoon peak-hour LOS intersection-capacity analyses of the development's driveways for the 2027 build conditions.

2.0 DESCRIPTION OF EXISTING CONDITIONS

Langan visited the study area to collect the lane-configuration and traffic-control data shown in **Figure 2**. **Appendix C** contains the county's signal-timing data.

2.1 Roadway Characteristics

SW Bayshore Boulevard

SW Bayshore Boulevard is a four-lane, divided, north-south, city-maintained, principal arterial roadway with a 40 MPH posted speed limit north of SW Port St. Lucie. It transitions to two-lane, undivided, urban minor collector with 35 MPH posted speed limit.

Crescent Avenue

Crescent Avenue is a two-lane, undivided, east-west, city-maintained, local roadway with a 30 MPH posted speed limit.

SW Port St. Lucie Boulevard

SW Port St. Lucie Boulevard is a six-lane, divided, east-west, state-maintained, principal arterial roadway with a 45 MPH posted speed limit.

2.2 Traffic Counts and Volumes

Traffic volume data was collected on Wednesday, October 16, 2024, from 7:00 to 9:00 AM and 4:00 to 6:00 PM. We applied FDOT's season adjustment factors (1.12) to convert the traffic data into peak-season volumes. We compared the data of each intersection and determined that the study area peak hour occurred between 7:30 AM and 8:30 AM and between 5:00 PM and 6:00 PM for the study area, but we analyzed the intersections based on the peak hour of each to provide a worst-case scenario. **Figure 3** illustrates the existing weekday morning and afternoon peak-hour traffic volumes. Appendix C contains the traffic data and seasonal adjustment factors.

2.3 Intersection Capacity Analysis (Level of Service)

We conducted 2024 existing-conditions capacity analyses for the study intersections using Synchro software. We found that the signalized intersection is operating within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. The stop-sign controlled intersection is operating within their adopted LOS during the morning and afternoon peak hours. **Table 1** summarizes the results of the existing-conditions analysis. **Appendix D** contains intersection-volume tables; **Appendix E** contains the capacity-analyses worksheets.

Table 1 - 2024 Existing Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.1	A	3.7
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	E	79.6	F	85.5

Capacity analyses for stop-sign controlled intersections are calculated for certain intersection approaches, not for the entire intersection. The stop-sign controlled approaches of stop-sign controlled intersections often exceed their adopted LOS during peak hours because all vehicles must stop and incur a delay before proceeding through the intersection. Capacity analysis provides an indication of the adequacy of intersection and roadway facilities to serve traffic demand. The evaluation criteria used to analyze the study intersections is based on the *7th Edition Highway Capacity Manual* published by the Transportation Research Board.

3.0 PLANNED AND PROGRAMMED ROADWAY IMPROVEMENTS

We reviewed the Transportation Planning Organization's 2024 Transportation Improvement Program (TIP 2024 through 2028), the county Long Range Transportation Plan (SmartMoves 2045) and the FDOT Five Year Work Program (2024 through 2028) and found one project in the TIP program. The project number 4462201 plans to improve the interchange of the Turnpike at Port St. Lucie. Appendix C includes excerpts from St. Lucie TIP showing the proposed improvement information.

4.0 NO BUILD CONDITIONS

This section of the report covers background traffic growth and future traffic volumes used to evaluate the no build conditions. The no-build conditions evaluate future traffic volumes without the impacts of the proposed development.

4.1 Background/No Build Traffic

Background, or no build traffic volumes, account for annual increases in traffic from approved and unbuilt land-development projects and historical increases in traffic volumes. Developing no build traffic operating conditions allows us to project what can be expected to exist in the study area without the proposed development.

We developed 2027 no-build traffic volumes by applying a compounded growth rate to the 2024 volumes. We reviewed FDOT Historical Data to review the traffic growth trends within the study area and found that there has been a declining trend in the past five years. Therefore, we used a 0.5 percent annual growth rate to develop future background volumes. The growth-rate factor accounts for increased background traffic volumes and was applied to the existing volumes to develop 2027 no-build traffic volumes.

4.2 Intersection Analysis No Build Conditions

We conducted intersection capacity analyses and found that the signalized intersection is operating within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. The stop-sign controlled intersection is operating within their adopted LOS during the morning and afternoon peak hours. **Figure 4** illustrates the 2027 no-build traffic volumes. **Table 2** summarizes the results of the 2027 no-build conditions capacity analysis. Appendix E contains the capacity-analyses worksheets.

Table 2 - 2027 No Build Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.3	C	17.0
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	F	82.0	F	89.4

5.0 BUILD CONDITIONS

This section of the report covers site-generated trips, trip distribution, and future traffic volumes used to evaluate the build conditions. The evaluation of the build conditions analyzes the future traffic volumes for the anticipated build-out year of the residential development by adding the development-generated traffic to the 2027 no-build peak hour traffic volumes.

5.1 Site-Generated Trips

The proposed development is expected to generate 2,750 daily, 48 morning peak-hour, and 57 afternoon new peak-hour trips. We prepared daily, morning peak-hour and afternoon peak-hour trip estimates for the proposed development using equations from the 11th Edition of the ITE *Trip Generation Manual* based on Land Use 945 – Convenience Store/Gas Station – GFA (2 – 4k). We applied a 76% and 75% pass-by rate to the gas station uses trip generation estimates during the morning and afternoon peak hours respectively, based on rates of the 11th Edition of the ITE *Trip Generation Manual* and the ITE Trip Generation Handbook 3rd Edition. **Table 3** summarizes the trip-generation estimates for the proposed development. **Appendix E** contains the trip-generation data.

Table 3 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Uses Gasoline-Service Station with Convenience Store	12 Fuel Pumps	2,750	99	99	198	115	115	230
	Pass-by Trips	-	75	75	150	87	86	173
	Net New Trips	**2,750**	**24**	**24**	**48**	**28**	**29**	**57**

5.2 Trip Distribution

We used census data and the Journey to Work (JTW) Model to determine the directional distribution of site-generated trips. The OnTheMap website, created by the United States Census Bureau, was used to produce a work destination report based on census blocks. The report produces the number of people who commute to the selected work census blocks from home census blocks. Work census blocks were designated as census blocks that are within a 2-mile radius of the project site. A distribution was developed based on the direction of the home census blocks from the work census blocks and the number of employees in each home census block. Preferred routes were then assigned to the existing roadway, originating from the project site that follows the JTW distribution. Accordingly, for accessing the gas station development, 26% of the project traffic is expected to derive from the west, 30% from the north, 29% from the east and 15% from the south. **Figures 5** and **5.1** show the proposed development's net new and pass-by traffic distributions, respectively. **Figures 6** and **6.1** illustrate the morning and afternoon development net new and pass-by traffic assignments, respectively.

5.3 Intersection Analysis Build Conditions

We conducted capacity analyses for the study intersections and determined that the signalized intersection is expected to operate within their adopted LOS during the morning peak hour and beyond capacity during the afternoon peak hour. We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the overall expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.

The stop-sign controlled intersection is also expected to operate within their adopted LOS during the morning and afternoon peak hours with and without the developments' impacts. The 2027 build traffic volumes were derived by adding the total site-generated trips to the 2027 no-build traffic volumes. **Figure 7** illustrates the 2027 build morning and afternoon peak-hour traffic volumes. **Table 4** summarizes the 2027 build LOS for the morning and afternoon peak hours.

Table 4 - 2027 Build Intersection Capacity Analysis Summary

Location	Traffic Control	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
(1) SW Bayshore Boulevard & Crescent Avenue	Unsignalized	WB Approach	B	13.4	C	17.1
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Signalized	Overall	F	82.6	F	95.2
		Overall[1]	E	75.1	F	95.0

[1] Optimized signal timing without changing cycle length

5.4 Driveway Volumes and Turn Lane Analysis

We analyzed the development's proposed driveway connections to Port St. Lucie Boulevard and found that the driveway will operate at LOS A during the morning and afternoon peak hours for the 2027 build conditions. The south driveway on Port St. Lucie Boulevard (SR-716) will operate as a right-turn only ingress driveway. The north driveway will operate as a full access driveway. and will provide direct access to the internal parking lot of the Shoppes of Victoria Square Mall.

We analyzed the need for an exclusive right-turn lane at the driveway connection to Port St. Lucie Boulevard and determined that an exclusive right turn lane is not warranted. The proposed development is expected to generate at most 68 right-turn ingress trips during the peak hour periods which is below the 80 right-turn warrant threshold as discussed with the City of Port St. Lucie Public Works Department.

Figure 8 shows the project site generated trips at the driveway connections to public roadways; Appendix E contains the capacity analysis worksheets.

6.0 CONCLUSIONS

Langan performed a traffic-impact analysis for the Murphy Oil Gas Station development expected to be completed by 2027. The analysis shows the following results for the 2027 build conditions:

- The signalized intersection is expected to operate within their adopted Level of Service (LOS) during the morning peak-hour. The intersection is expected to operate beyond capacity during the afternoon peak-hour with and without the proposed project's impacts.
- We optimized the signal timing, without changing the cycle length, of the intersection of Port St. Lucie Boulevard and SW Bayshore Boulevard during the morning and afternoon peak hours to improve the overall LOS and delay time of the movements and approaches that are expected to operate beyond capacity during the morning and afternoon peak hours. Through the signal timing optimization, some movements are still operating beyond capacity, but most of the expected delays improve relative to the no build conditions. The westbound, northbound, and southbound approaches are operating beyond capacity under existing conditions. The proposed development is expected to impact the subject intersection by 0.9 percent of the total traffic at the intersection.
- The stop-sign controlled approaches of the stop-sign controlled intersection are expected to operate within their adopted LOS during the morning and afternoon peak hours.
- The proposed driveways connections are expected to operate at LOS A during the morning and afternoon peak-hours.
- The proposed development will not have gate-controlled access at any of the proposed site driveways.

APPENDIX A
FIGURES



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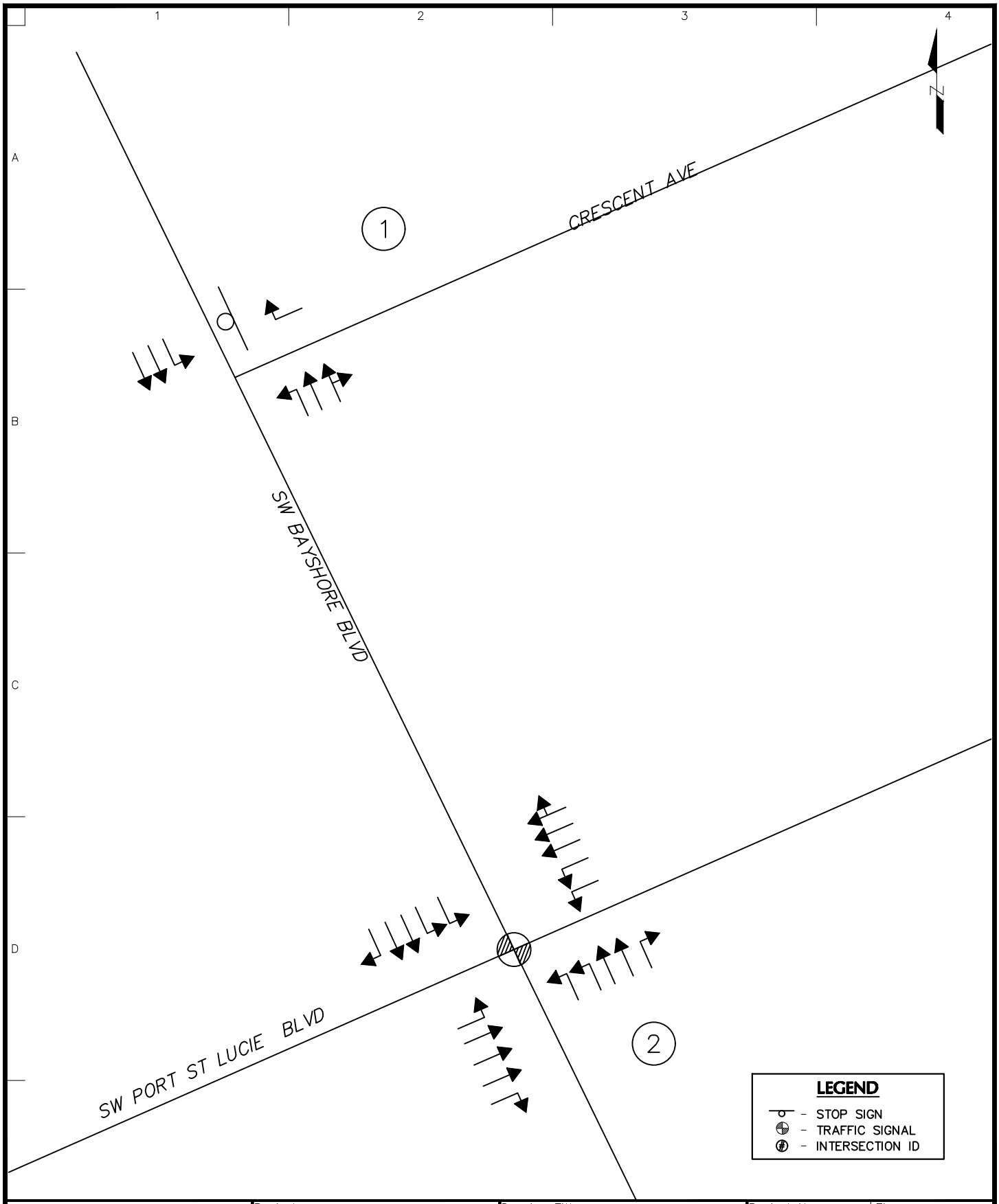
Project No. 341021601

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Project	MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA
Drawing Title	SITE LOCATION MAP
Project No.	341021601
Date	JULY 2025
Drawn By	RSM
Checked By	JCG
Figure	1

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Date: 7/15/2025 Time: 08:24 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 1 Document Code: FG01-341021601-0101-KT001-01



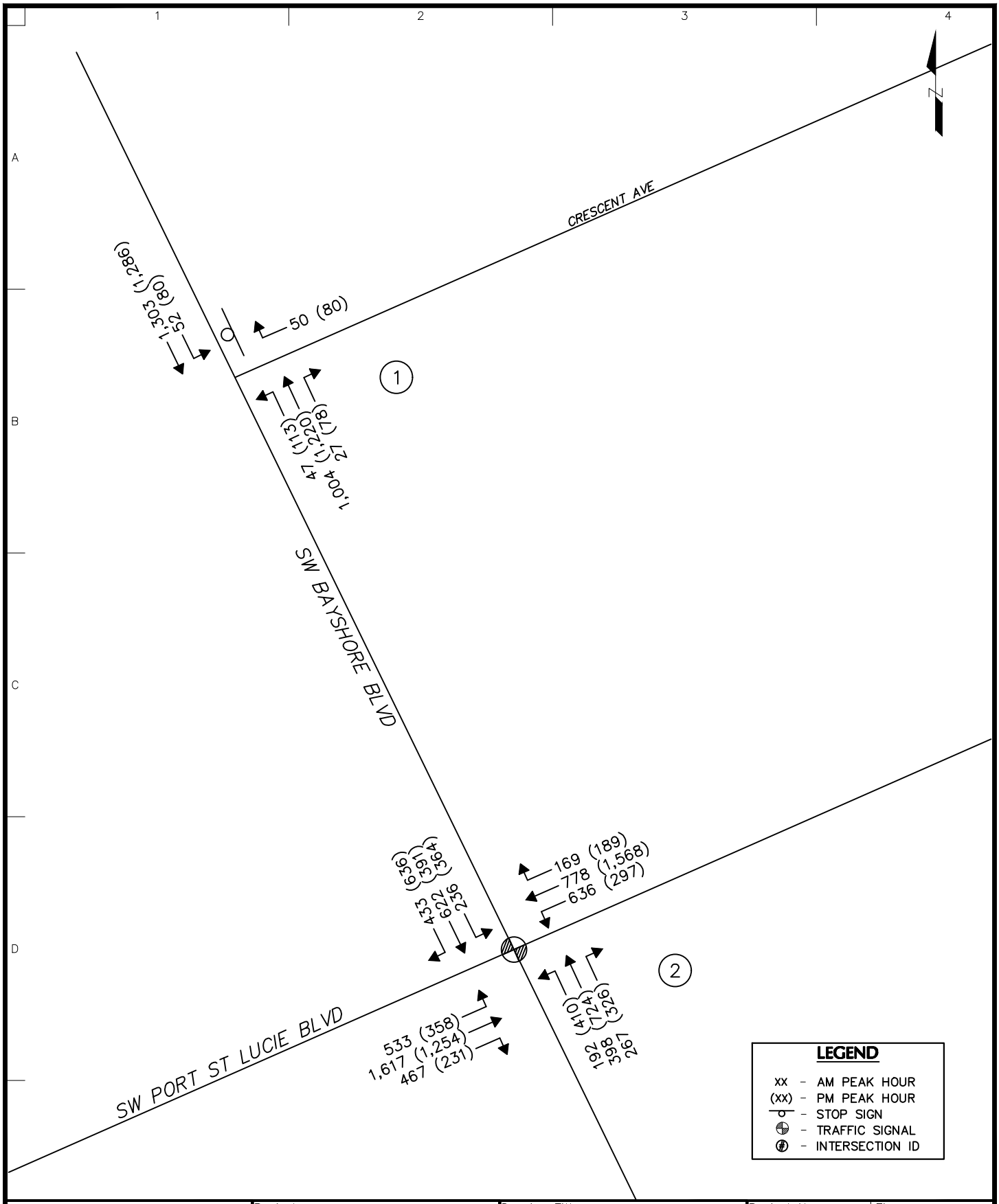
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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title INTERSECTION LANES CONFIGURATION	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 2

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 2 Document Code: FG01-341021601-0101-KT001-01

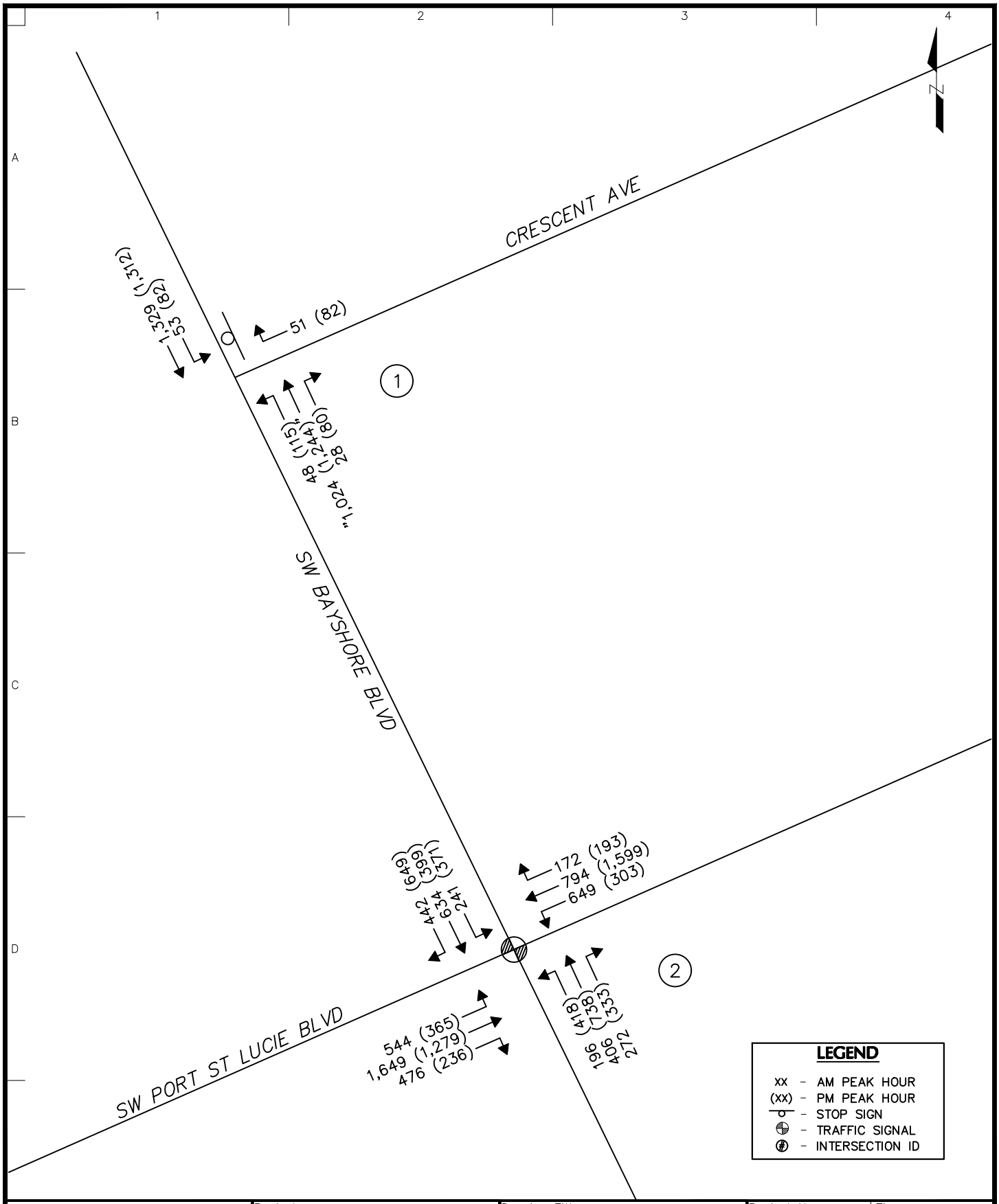


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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project **MURPHY OIL GAS STATION** PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title 2024 EXISTING CONDITIONS	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 3

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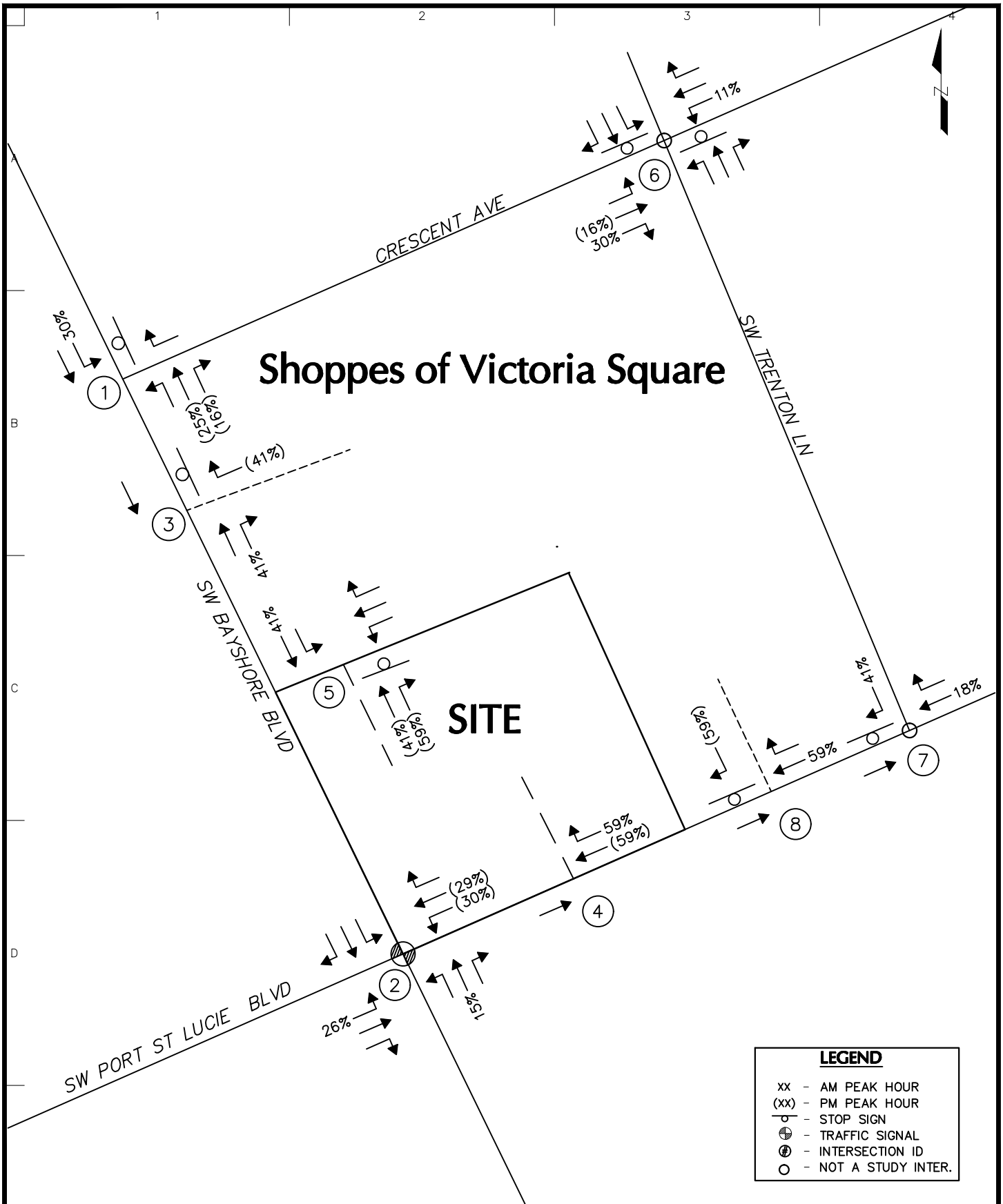


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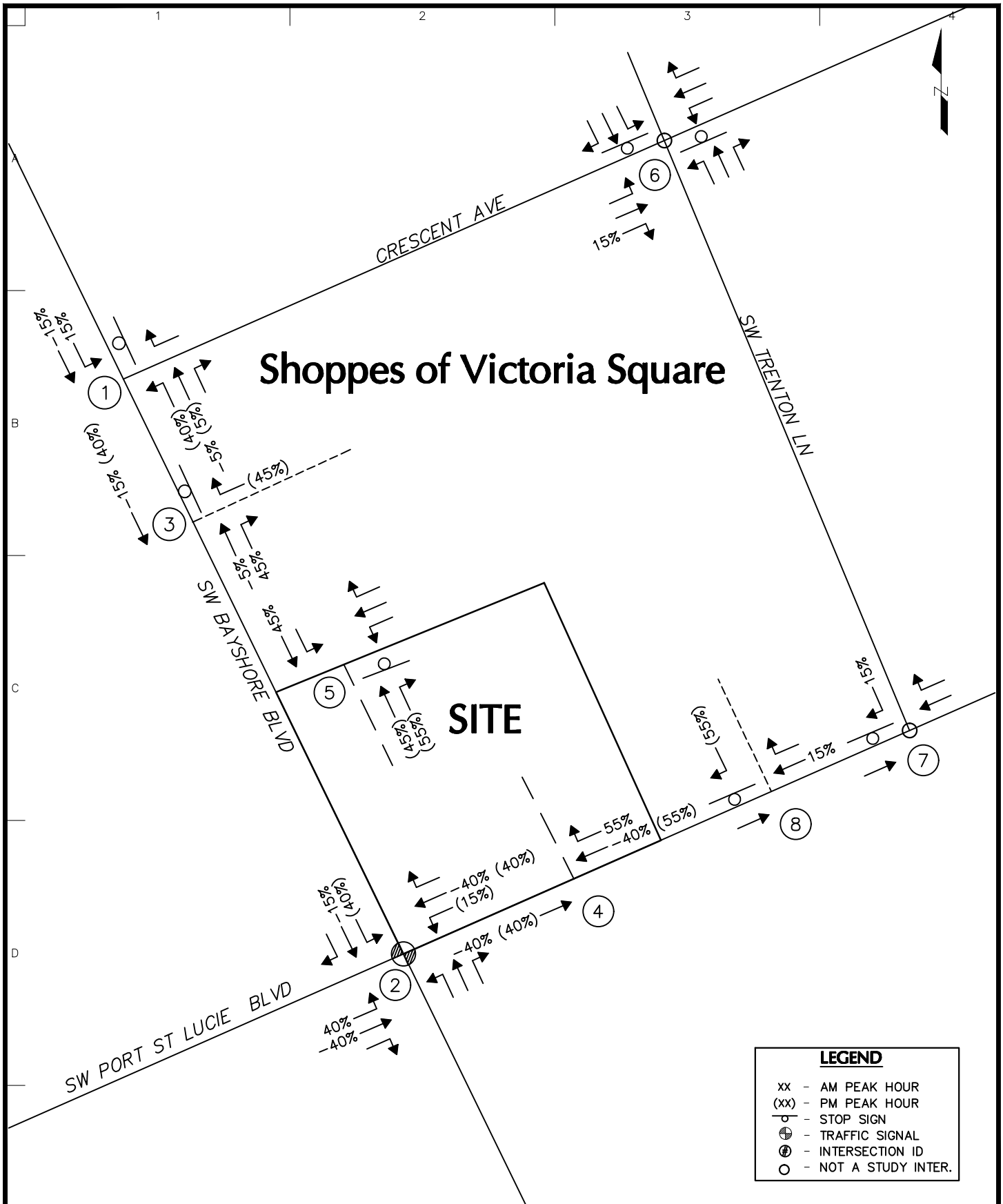
Langan Engineering and Environmental Services, LLC.
525 Okeechobee Boulevard, Suite 910
West Palm Beach, FL 33401
T: 561.473.8300 F: 561.473.8350 www.langan.com

Project	MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA
Drawing Title	PROJECT TRAFFIC DISTRIBUTION
Project No.	341021601
Date	JULY 2025
Drawn By	RSM
Checked By	JCG
Figure	5

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 5 Document Code: FG01-341021601-0101-KT001-01



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West Palm Beach, FL 33401
T: 561.473.8300 F: 561.473.8350 www.langan.com

Project
MURPHY OIL GAS STATION
PORT SAINT LUCIE
ST. LUCIE COUNTY FLORIDA

Drawing Title
PASS-BY PROJECT TRAFFIC DISTRIBUTION

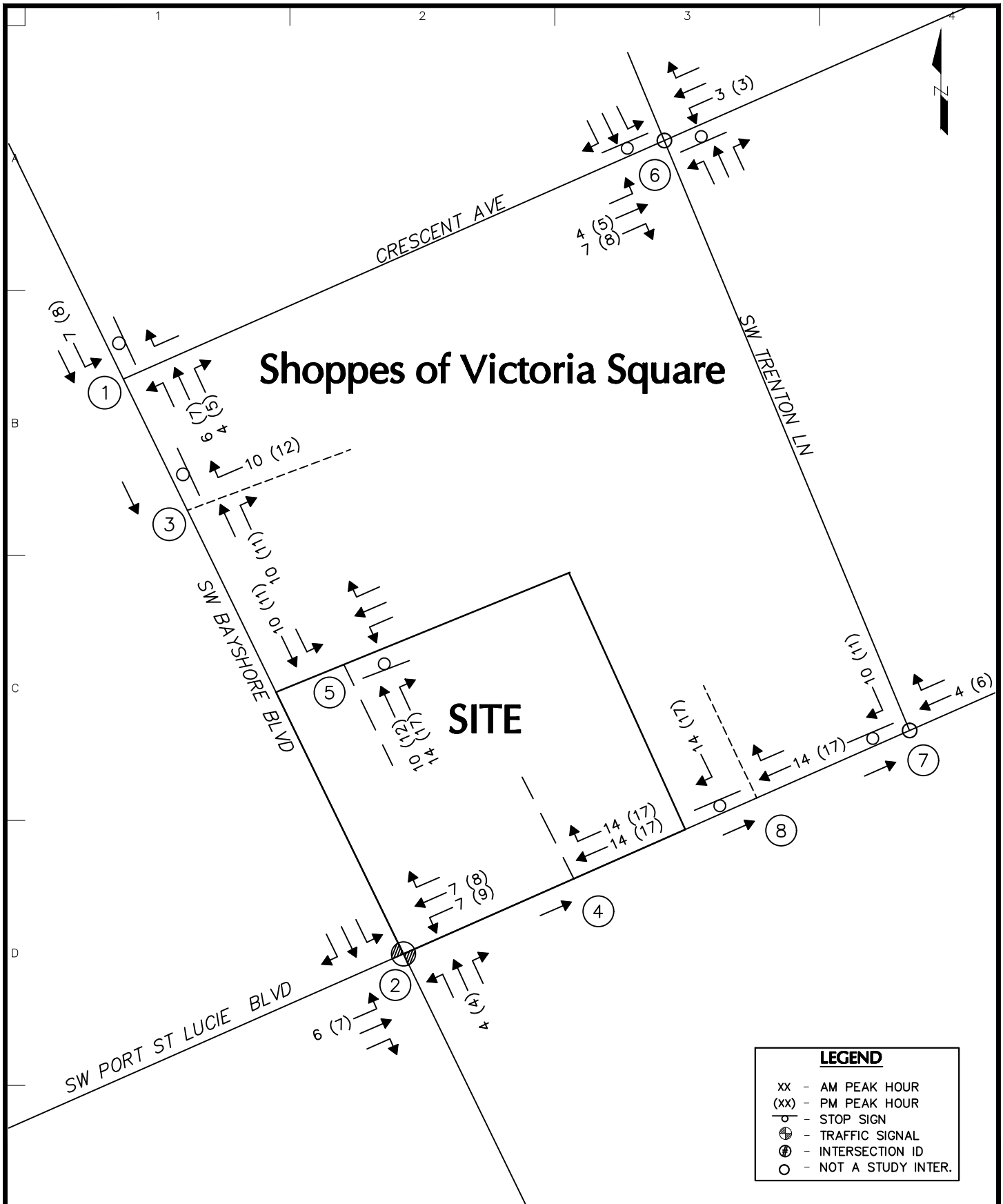
Project No. 341021601
Date JULY 2025
Drawn By RSM
Checked By JCG

Figure 5.1

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 5.1 Document Code: FG01-341021601-0101-KT001-01



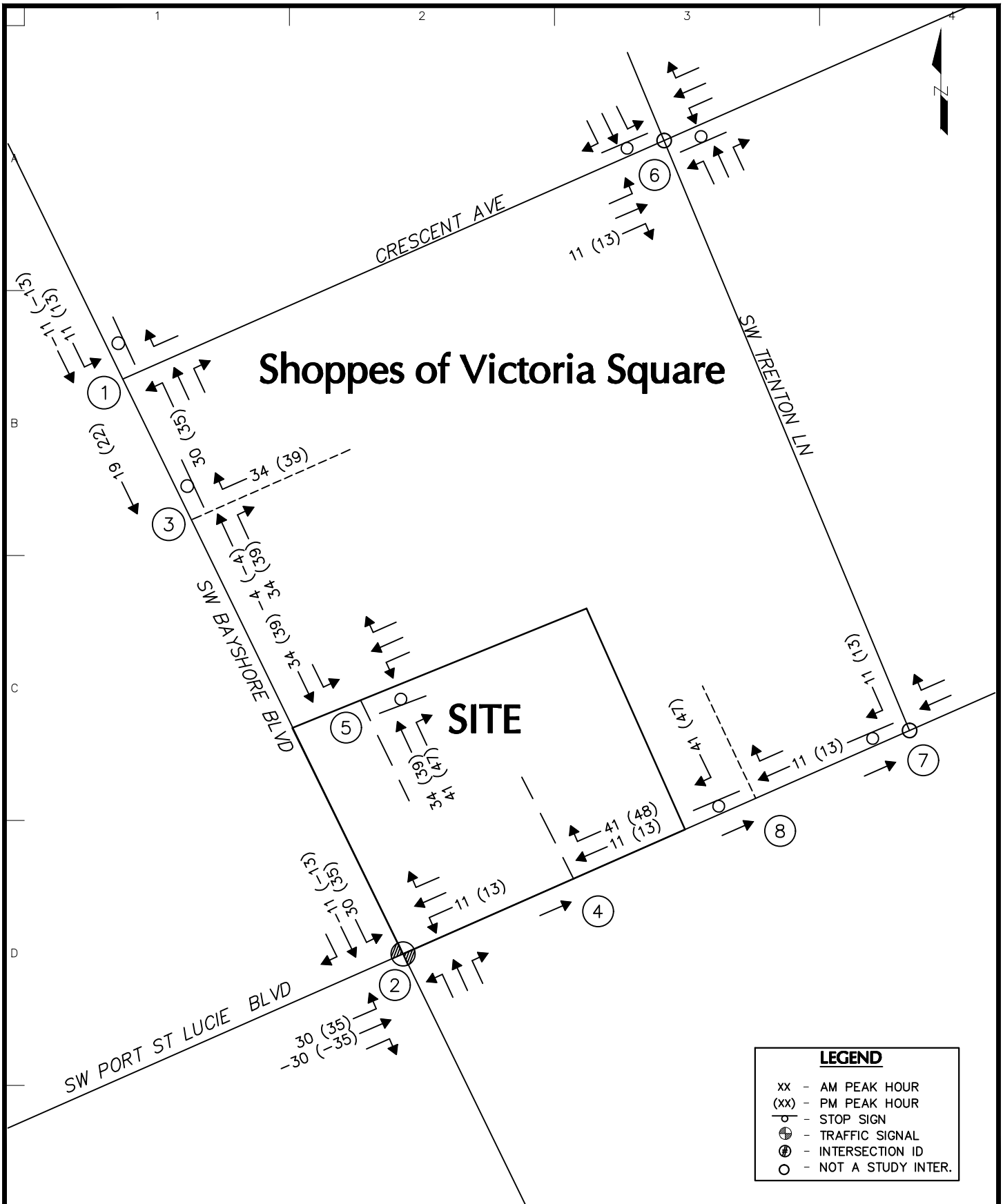
LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title PROJECT TRAFFIC	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 6

LANGAN

Project No. 341021601

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Date: 7/15/2025 Time: 12:19 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 6 Document Code: FG01-341021601-0101-KT001-01



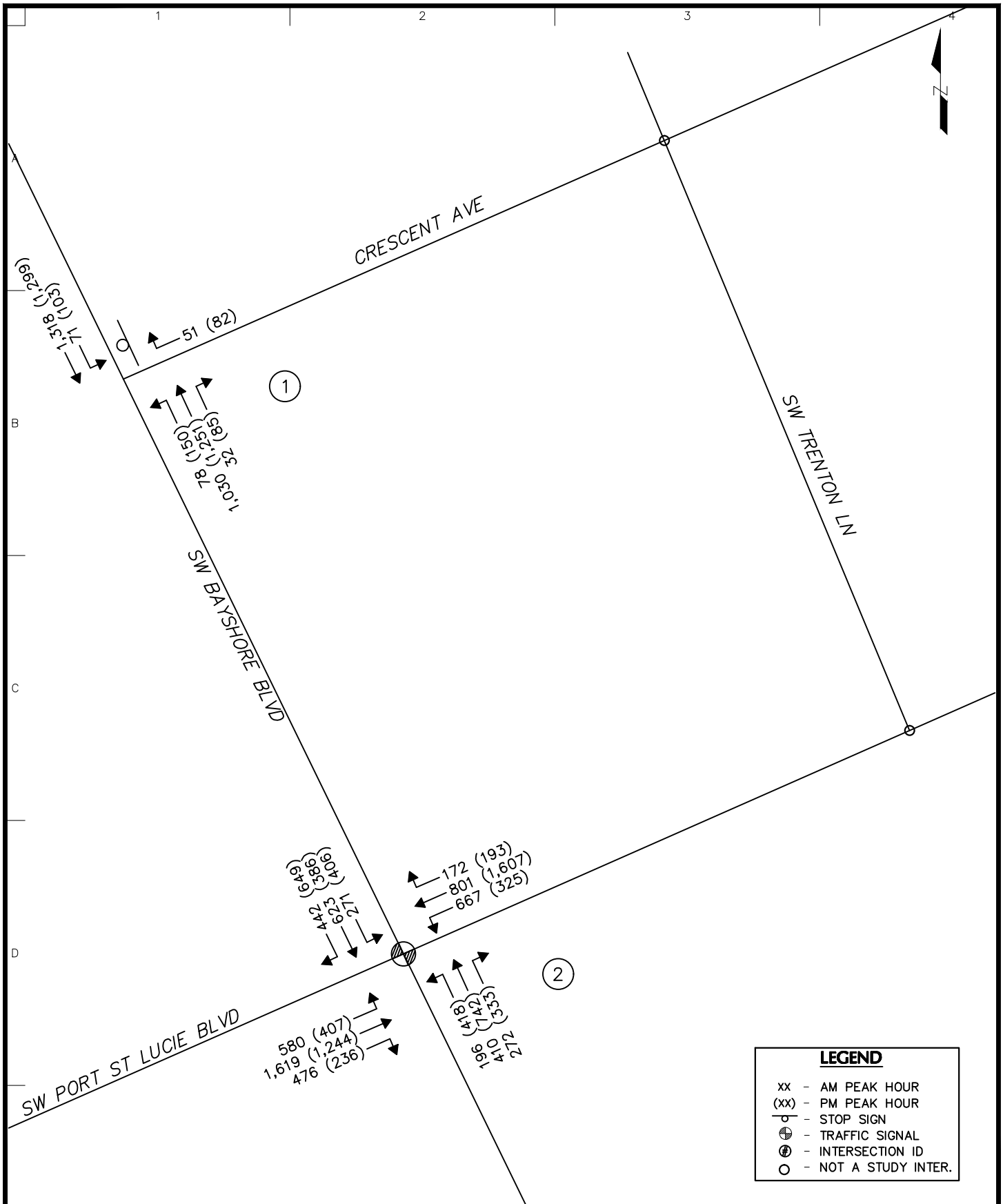
LANGAN

Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title PASS-BY PROJECT TRAFFIC	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 6.1

© 2024 Langan

Date: 7/15/2025 Time: 12:20 User: lturinoaguilar Style Table: Langan.stb Layout: FIG 6.1 Document Code: FG01-341021601-0101-KT001-01

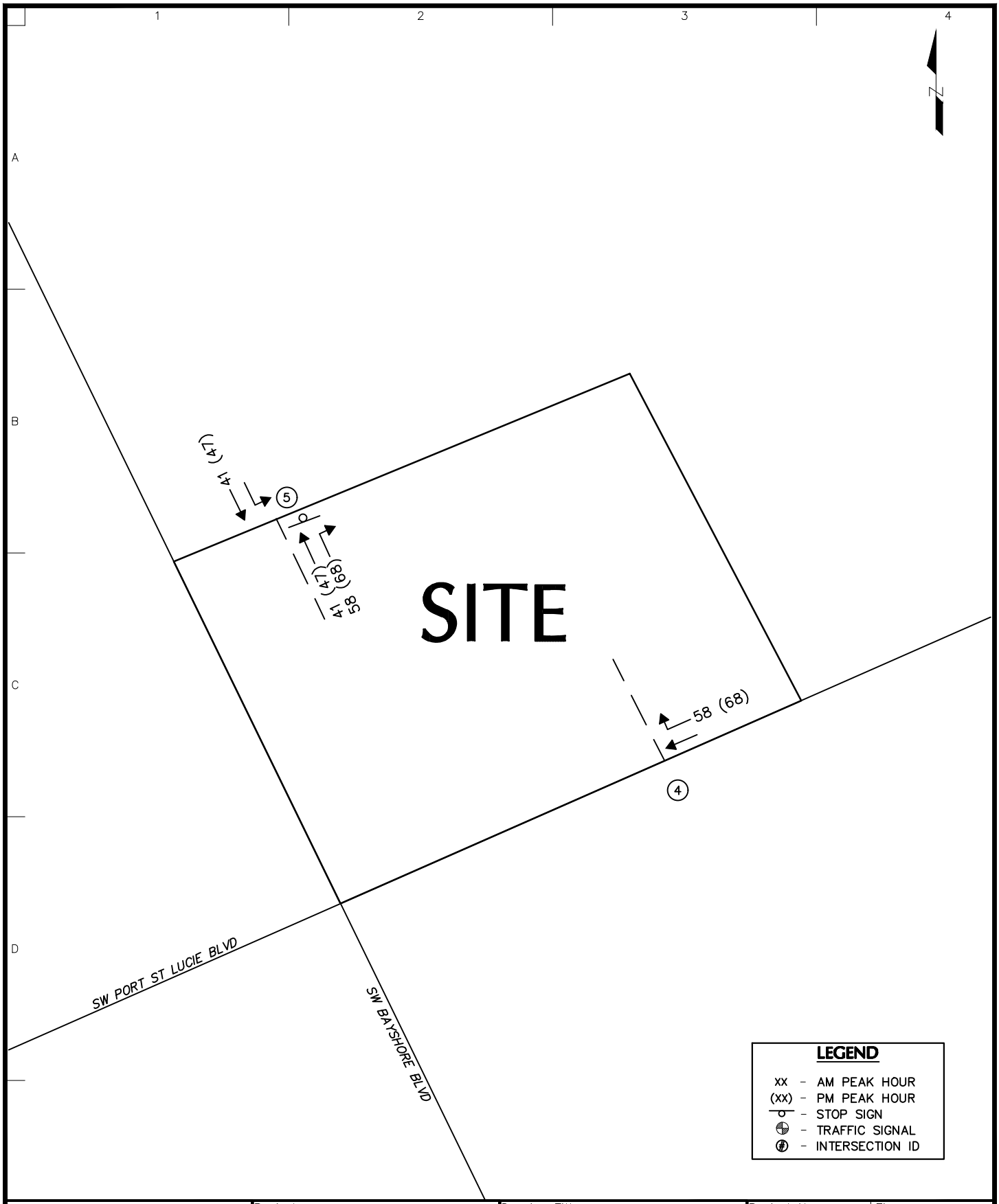


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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title 2027 BUILD VOLUMES	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 7

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Project No. 341021601

LANGAN Langan Engineering and Environmental Services, LLC. 525 Okeechobee Boulevard, Suite 910 West Palm Beach, FL 33401 T: 561.473.8300 F: 561.473.8350 www.langan.com	Project MURPHY OIL GAS STATION PORT SAINT LUCIE ST. LUCIE COUNTY FLORIDA	Drawing Title DRIVEWAY VOLUMES	Project No. 341021601 Date JULY 2025 Drawn By RSM Checked By JCG	Figure 8

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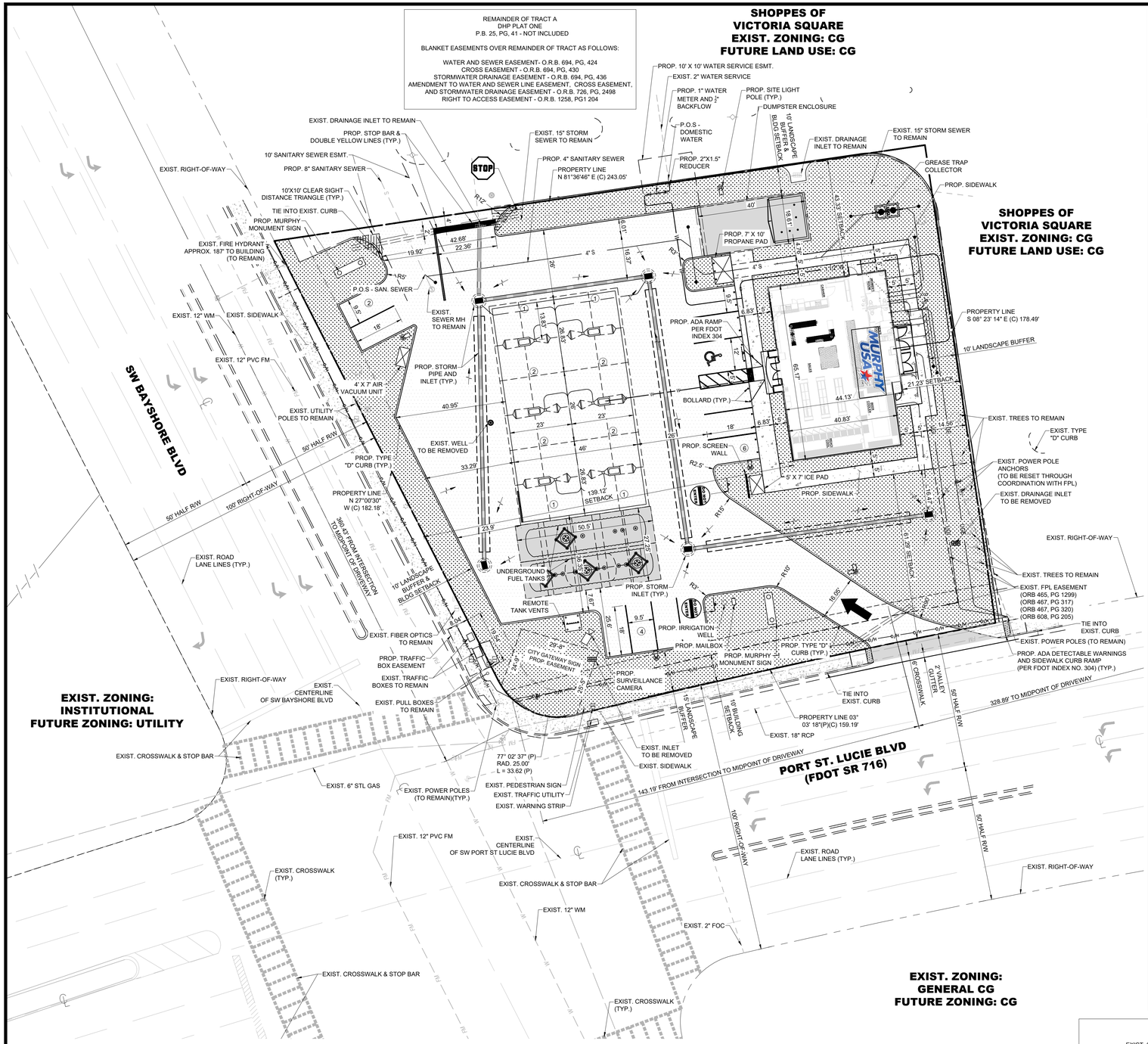
APPENDIX B
SITE PLAN

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

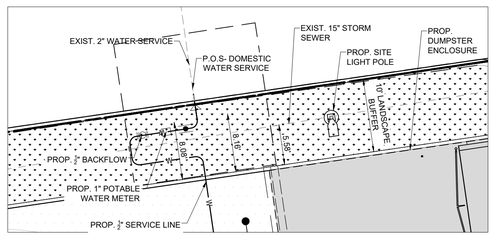
WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG



PERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	GREEN	20,908.80	0.48	47.9%
			-	
	TOTAL	20,908.80	0.48	47.9%

IMPERVIOUS AREA	TYPE	AREA (sf)	AREA (ac)	%
	SIDEWALK	827.64	0.02	1.9%
	PAVEMENT	19,045.06	0.48	43.7%
	BUILDING	2,831.40	0.07	6.5%
			-	
	TOTAL	22,704.10	0.52	52.1%



PROP. WATER CONNECTION
SCALE: 1"=10'

PROJECT TEAM:

OWNER
SL PSL BLVD LP
5950 BERKSHIRE LN, STE 700
DALLAS, TX 75225

DEVELOPER
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

LANDSCAPE
COLLABORATIVE INDEPENDENT
2347 SW 5TH STREET
MIAMI, FL 33135

CIVIL ENGINEER/SURVEY
HSQ GROUP
7975 NW 154TH STREET SUITE 360
MIAMI LAKES, FLORIDA 33016

811 Know what's **below.** **Call** before you dig.

N
0' 20' 30' 40'
SCALE IN FEET

SITE DATA

LEGAL DESCRIPTION:
A REPLAT OF A PORTION OF TRACT "A", ACCORDING TO DHP PLAT ONE, AS RECORDED IN PLAT BOOK 25, PAGE 41 AND 41A, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE A THE INTERSECTION OF THE CENTERLINE OF S.W. PORT ST. LUCIE BLVD. (100 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF SW BAYSHORE BLVD. (100 FOOT RIGHT-OF-WAY); THENCE N 26°54'12" W, ALONG THE CENTERLINE OF SAID S.W. BAYSHORE BLVD. (BASIS OF BEARINGS), A DISTANCE OF 60.32 FEET; THENCE N 63°05'08" E, A DISTANCE 50.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S.W. BAYSHORE BLVD. AND THE POINT OF BEGINNING; THENCE N 26°54'12" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 182.18 FEET; THENCE N 81°42'24" E, A DISTANCE OF 243.05 FEET; THENCE S 08°17'36" E, A DISTANCE OF 178.10 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. PORT ST. LUCIE BLVD., BEING A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2985.60 FEET AND A CHORD BEARING OF S 77°34'50" W; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°03'17", A DISTANCE OF 159.19 FEET TOP THE POINT OF REVERSE CURVATURE, OF A CONCAVE TOP THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET: THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°02'37", A DISTANCE OF 33.62 FEET TO THE POINT OF BEGINNING.

BUILDING COVERAGE:
PROPOSED: 2,824 S.F

MAXIMUM ALLOWED: 40% PROVIDED THAT THE COMBINED AREA COVERAGE OF ALL IMPERVIOUS SURFACES SHALL NOT EXCEED 80%

PROJECT NOTES:

UTILITY PROVIDERS:
WATER & WASTEWATER: PSLUSD
IRRIGATION: N/A (PROPOSED)
SOLIDWASTE: WASTEPRO
ELECTRIC: FPL

STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT WILL COLLECT SITE RUNOFF THROUGH THE USE OF CATCH BASINS INTERCONNECTED BY PIPES WITH EXFILTRATION TRENCH THAT ULTIMATELY CONNECT TO THE MASTER DRAINAGE SYSTEM AT THE NEIGHBORING PLAZA.

WATER:
CONNECTION TO EXISTING WATER MAIN WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

SEWER:
CONNECTION TO EXISTING GRAVITY SEWER WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

FIRE PROTECTION:
EXISTING FIRE HYDRANT ASSEMBLY SHOWN ON THE PLAN VIEW. EXISTING FIRE HYDRANT IS APPROXIMATELY 187' TO THE CLOSEST POINT OF THE PROPOSED BUILDING.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL USE THE PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
PROPOSED LANDSCAPE PLANS TO ADHERE WITH CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN SUBMITTAL.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS TO ADHERE WITH FDOT AND ADA REQUIREMENTS.

A/C UNITS:
ALL A/C UNITS TO BE LOCATED ON THE ROOF.

SIGNAGE:
SIGNAGE TO BE APPROVED UNDER SEPARATE REVIEW PROCESS.

TRAFFIC STATEMENT:
THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 945 (CONVENIENCE STORE/GAS STATION) WAS USED TO DETERMINE THE EXPECTED GROSS DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED DEVELOPMENT.

Designation	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Convenience Store w/ Gas Station (2-4k GFA)	945	8	FP	2,121	132	153
	Existing Total				2,121	132	153
Proposed	Convenience Store w/ Gas Station (2-4k GFA)	945	12	FP	3,181	198	230
	Proposed Total				3,181	198	230
	Net New Trips				1,060	66	77

WELLFIELD PROTECTION ORDINANCE:
THE PARCEL IS NOT LOCATED WITHIN A FLORIDA WELLFIELD PROTECTION ZONE.

NEAREST FIRE HYDRANT LOCATIONS:
EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW.

MAINTENANCE NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH THE ITY CODE, SECTION 41.08 (g).

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

D. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 2,824 S.F MURPHY EXPRESS CONVENIENCE STORE WITH THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

OVERALL SITE ADDRESS: 299 SW PORT ST. LUCIE BLVD, PORT ST. LUCIE, FLORIDA 34984

TOWNSHIP: SEC. 8, TOWNSHIP 37 S, RANGE 40 E

FOLIO: 4408-511-0001-000-0

TOTAL SITE AREA: 38,969 S.F. (0.895 ACRES)

EXISTING ZONING: CG (GENERAL COMMERCIAL)

EXISTING LAND USE: VACANT LAND – GENERAL COMMERCIAL

PROPOSED USE: CONVENIENCE STORE WITH GAS SALES

REQUIRED BUILDING HEIGHT:
THE FACADE OF THE BUILDING FACING AN ARTERIAL OR COLLECTOR ROAD OR AN INTERSTATE HIGHWAY SHALL HAVE A MINIMUM BUILDING WALL HEIGHT OF 22 FEET, EXCLUSIVE OF SLOPED ROOF HEIGHT, FOR AT LEAST 60% OF THE LENGTH OF THE BUILDING. 35 FEET MAX. HEIGHT.

PROPOSED BUILDING HEIGHT: TOP OF BUILDING: 22'-0"
TOP OF TOWER ROOF: 28'-6"

NUMBER OF STORIES: 1

CONVENIENCE STORE AREA: 2,824 S.F. CANOPY AREA: 3,920 S.F.

TOTAL BUILDING AREA: 2,824 S.F.

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	10'	43'
EAST:	10'	21'
SOUTH:	10'	71'
WEST:	25'	131'

	ZONING	LAND USE
NORTH:	CG	COMMERCIAL
EAST:	CG	COMMERCIAL
SOUTH:	CG	ROW
WEST:	I	ROW

PROVIDED FLOOR AREA RATIO: 6,396 S.F.

REQUIRED FLOOR AREA RATIO: N/A

EXISTING
- S — SANITARY SEWER LINE
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- OHE,TV,T — OVERHEAD ELECTRIC, TELEVISION,TELEPHONE
- SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE

PROPOSED
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- FPL EASEMENT
- BUILDING SETBACK LINE AND LANDSCAPE BUFFER
- CONCRETE SIDEWALK
- LANDSCAPE
- PAVERS
- HEAVY DUTY CONCRETE 8"
- STAND DUTY CONCRETE 5"

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F)	REQUIRED: RATIO	SPACES			
		1/200 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
FUELING STATION	2,824		15		1	16
		PROVIDED:	SPACES			
		1/91 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11	12	1	24

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

ENVIRONMENTAL ASSESSMENT NOTE:
UNITED CONSULTING RECOMMENDS THE PRODUCTION OF A SOIL AND GROUNDWATER MANAGEMENT PLAN (SGMP) PER THE LIMITED PHASE II ENVIRONMENTAL ASSESSMENT DATED JUNE 26, 2024



VICINITY MAP

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. CSP-1

ARIEF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

REV-2	2/25/2025	PRN	PM	DES	DRW
	DATE	---	---	---	---

SITE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

This item has been digitally signed and sealed by Aref Shehadeh, P.E. 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.

HSQ GROUP
Engineers - Planners - Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016
(786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

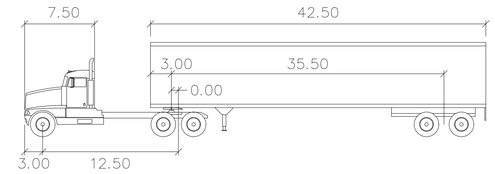
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING:
INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

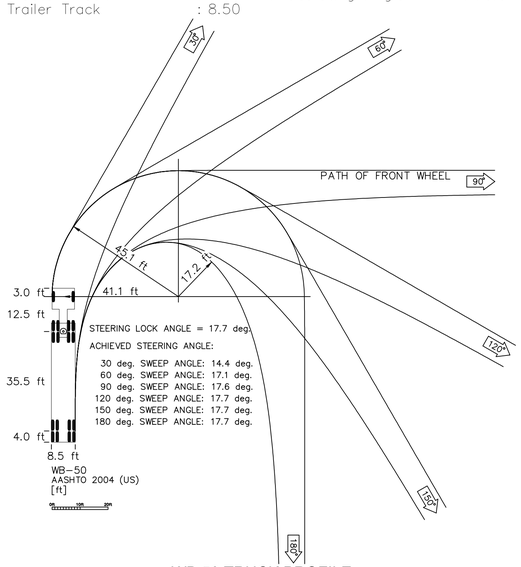
PORT ST. LUCIE BLVD
(FDOT SR 716)

WB-50
AASHTO 2004 (US)



WB–50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB 50 TRUCK PROFILE
(DO NOT SHOW UNLESS REQUIRED BY PERMITTING AGENCY)

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–164

SHEET NO. C-08

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV–2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FUEL TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 · 786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
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200 PEACH STREET
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0' 20' 30' 40'
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REMAINDER OF TRACT A
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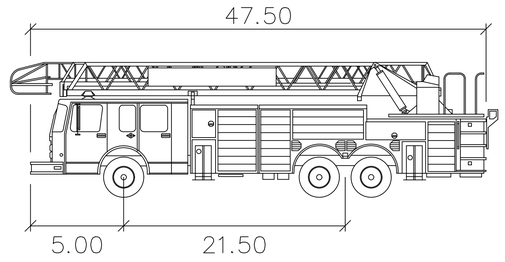
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

City of PSL Custom



City of PSL

	feet
Width	: 10.50
Track	: 10.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. C-08.1

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

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REV-2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

FIRE TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#30008 LA#0001044
Contact: Aref Shehadeh, P.E.

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EXIST. ZONING: CG
FUTURE LAND USE: CG

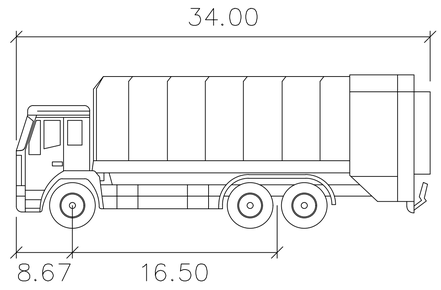
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

SW BAYSHORE BLVD

PORT ST. LUCIE BLVD (FDOT SR 716)

Refuse-Front Loader Custom



Refuse–Front Loader

		feet
Width	:	9.00
Track	:	9.00
Lock to Lock Time	:	6.0
Steering Angle	:	29.0

PSLUSD Project # 11–074–0001
City Project Site Plan #: P24–164
City Project Special Exception Use #: P24–164

SHEET NO. C-08.2

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

This item has been digitally signed and sealed by Aref Shehadeh, P.E. 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.

REV–2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

TRASH TRUCK ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016, 786.534.7361
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Know what's **below.**
Call before you dig.

0' 20' 30' 40'
SCALE IN FEET

REMAINDER OF TRACT A
DHP PLAT ONE
P.B. 25, PG, 41 - NOT INCLUDED

BLANKET EASEMENTS OVER REMAINDER OF TRACT AS FOLLOWS:

WATER AND SEWER EASEMENT- O.R.B. 694, PG, 424
CROSS EASEMENT - O.R.B. 694, PG, 430
STORMWATER DRAINAGE EASEMENT - O.R.B. 694, PG, 436
AMENDMENT TO WATER AND SEWER LINE EASEMENT, CROSS EASEMENT, AND STORMWATER DRAINAGE EASEMENT - O.R.B. 726, PG, 2498
RIGHT TO ACCESS EASEMENT - O.R.B. 1258, PG1 204

SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

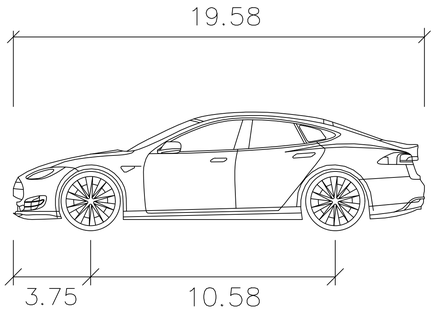
SHOPPES OF VICTORIA SQUARE
EXIST. ZONING: CG
FUTURE LAND USE: CG

SW BAYSHORE BLVD

EXIST. ZONING: INSTITUTIONAL
FUTURE ZONING: UTILITY

PORT ST. LUCIE BLVD (FDOT SR 716)

Passenger Car
50ft 25th (US)



Passenger Car

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PSLUSD Project # 11-074-0001
City Project Site Plan #: P24-164
City Project Special Exception Use #: P24-164

SHEET NO. C-08.3

AREF SHEHADEH LICENSE No 92128 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2\25\25
AREF SHEHADEH, P.E.
FLORIDA REGISTRATION NO. 92128

This item has been digitally signed and sealed by Aref Shehadeh, P.E. 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.

REV-2	2/25/2025	---	---	---	---
	DATE	PRN	PM	DES	DRW

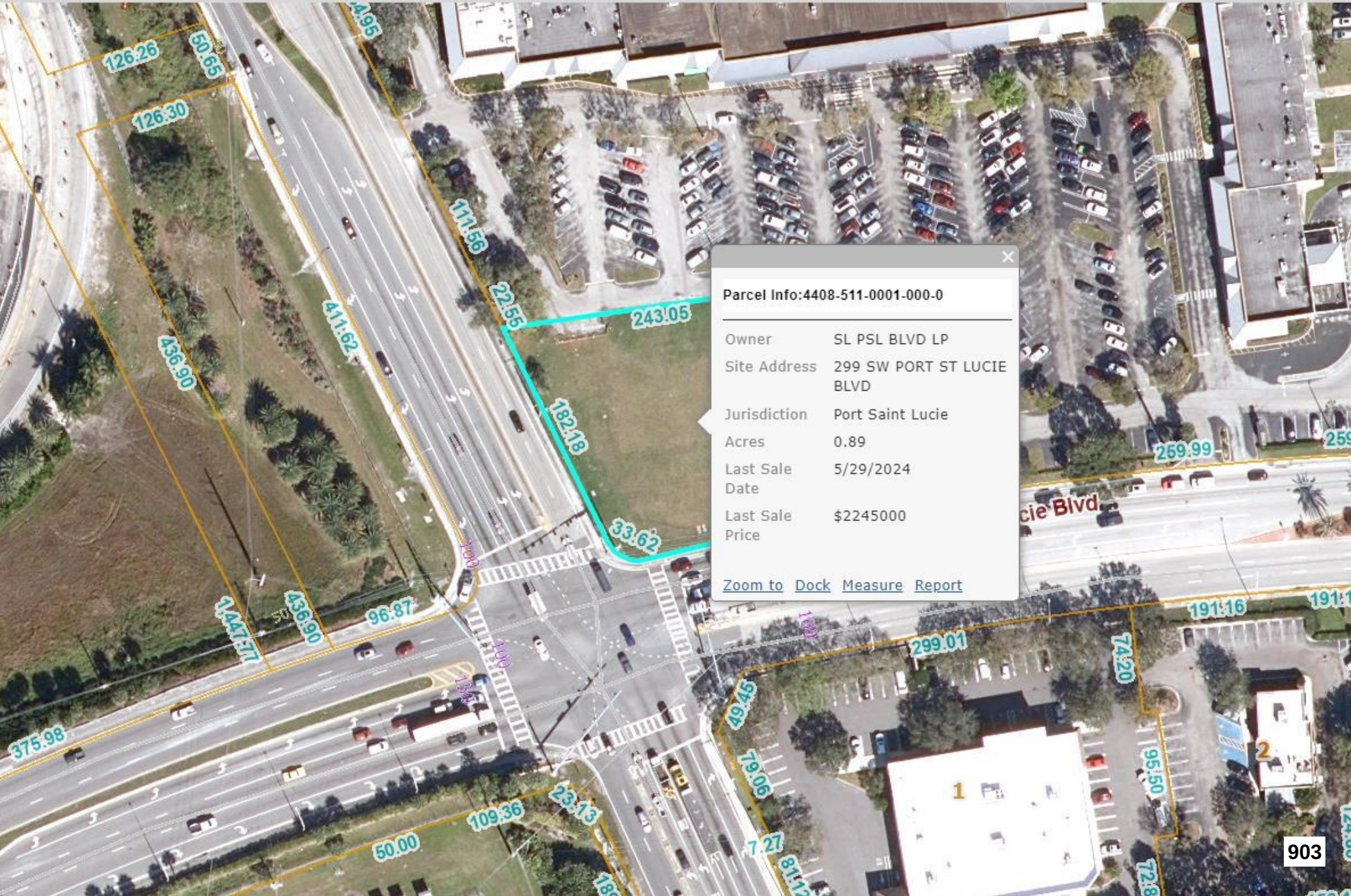
PASSENGER VEHICLE ROUTE PLAN
MURPHY USA
PORT ST LUCIE BLVD & BAYSHORE BLVD
PORT ST. LUCIE FLORIDA

HSQ GROUP
Engineers · Planners · Surveyors
7975 NW 154th Street, Suite 360
Miami Lakes, Florida 33016 786.534.7361
CA#30008 LB#7904
Contact: Aref Shehadeh, P.E.

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

ie County Property Appraiser
anklin CFA

nced Search | Sales Search | View Search Results



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 10/21/2024, 12:47 PM

Property Identification

Site Address: 299 SW PORT ST LUCIE BLVD
Sec/Town/Range: 08/37S/40E
Parcel ID: 4408-511-0001-000-0
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 176615
Map ID: 44/08N
Zoning: General Co

Ownership

SL PSL BLVD LP
5950 Berkshire LN Ste 700
Dallas, TX 75225-5867



Legal Description

299 SW PORT ST. LUCIE BLVD. (PB 67-23)- TRACT B (0.894 AC - 38,943 SF)

Current Values

Just/Market Value:	$426,600
Assessed Value:	$426,600
Exemptions:	$0
Taxable Value:	$426,600

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.89
Land Size (SF):	38,943

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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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APPENDIX C
TRAFFIC, SIGNAL TIMING DATA, CENSUS DATA & FDOT TABLES

National Data & Surveying Services

Intersection Turning Movement Count

Location: SW Bayshore Blvd & Crescent Ave
City: Port St. Lucie
Control: 1-Way Stop(WB)

Project ID: 24-140305-001
Date: 10/16/2024

Data - Total

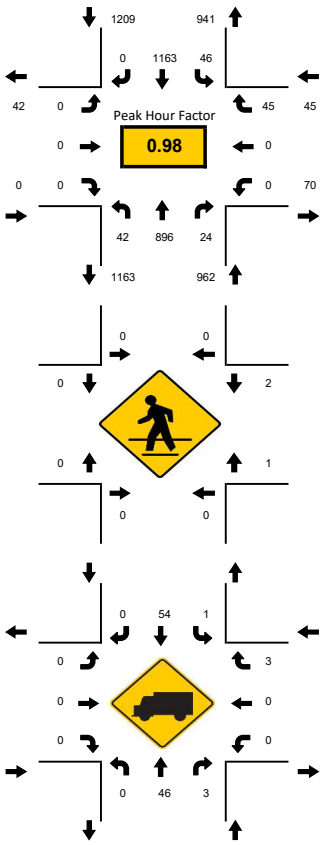
NS/EW Streets:	SW Bayshore Blvd				SW Bayshore Blvd				Crescent Ave				Crescent Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	176	1	3	11	212	0	0	0	0	0	0	0	0	9	0	412
7:15 AM	0	180	9	1	12	271	0	0	0	0	0	0	0	0	7	0	480
7:30 AM	0	237	7	5	11	288	0	0	0	0	0	0	0	0	20	0	568
7:45 AM	0	228	4	4	17	266	0	1	0	0	0	0	0	0	10	0	530
8:00 AM	0	245	3	8	8	290	0	0	0	0	0	0	0	0	13	0	567
8:15 AM	0	207	14	4	8	306	0	0	0	0	0	0	0	0	8	0	547
8:30 AM	0	206	2	11	15	317	0	0	0	0	0	0	0	0	15	0	566
8:45 AM	0	238	5	19	15	250	0	0	0	0	0	0	0	0	9	0	536
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1717	45	55	97	2200	0	1	0	0	0	0	0	0	91	0	4206
APPROACH %'s :	0.00%	94.50%	2.48%	3.03%	4.22%	95.74%	0.00%	0.04%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	896	24	42	46	1163	0	0	0	0	0	0	0	0	45	0	2216
PEAK HR FACTOR :	0.000	0.914	0.429	0.553	0.767	0.917	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.977
		0.918				0.910								0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	238	18	22	18	298	0	1	0	0	0	0	0	0	9	0	604
4:15 PM	0	262	15	13	18	267	0	1	0	0	0	0	0	0	20	0	596
4:30 PM	0	241	10	21	23	298	0	1	0	0	0	0	0	0	17	0	611
4:45 PM	0	245	8	29	13	308	0	0	0	0	0	0	0	0	17	0	620
5:00 PM	0	256	18	20	17	292	0	0	0	0	0	0	0	0	19	0	622
5:15 PM	0	295	19	33	10	290	0	0	0	0	0	0	0	0	19	0	666
5:30 PM	0	271	18	22	23	288	0	0	0	0	0	0	0	0	16	0	638
5:45 PM	0	267	15	26	20	278	0	1	0	0	0	0	0	0	17	0	624
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2075	121	186	142	2319	0	4	0	0	0	0	0	0	134	0	4981
APPROACH %'s :	0.00%	87.11%	5.08%	7.81%	5.76%	94.08%	0.00%	0.16%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	1089	70	101	70	1148	0	1	0	0	0	0	0	0	71	0	2550
PEAK HR FACTOR :	0.000	0.923	0.921	0.765	0.761	0.983	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.934	0.000	0.957
		0.908				0.980								0.934			

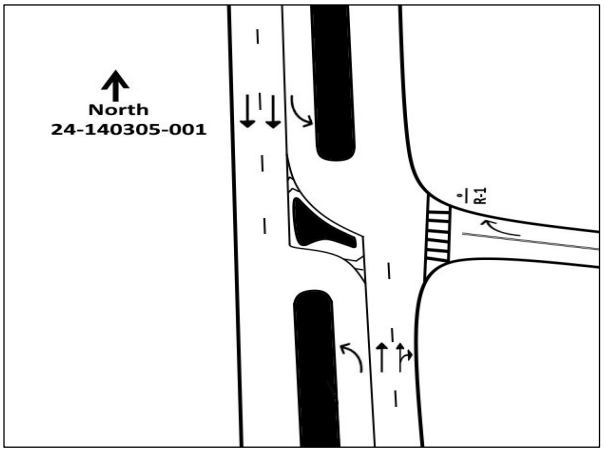
LOCATION: SW Bayshore Blvd & Crescent Ave
CITY/STATE: Port St. Lucie, FL

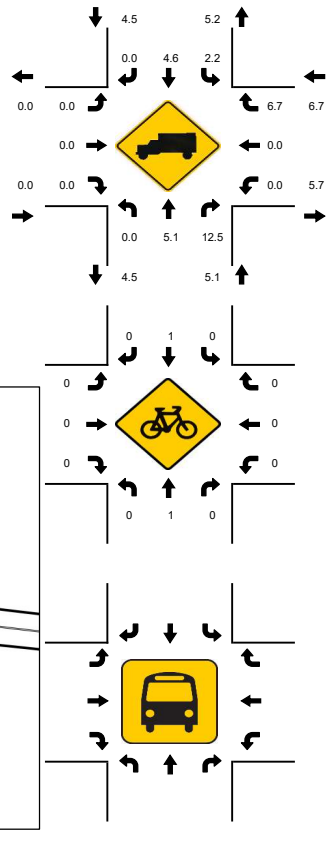
PROJECT ID: 24-140305-001
DATE: Wed, Oct 16, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:00 AM - 08:15 AM



National Data & Surveying Services

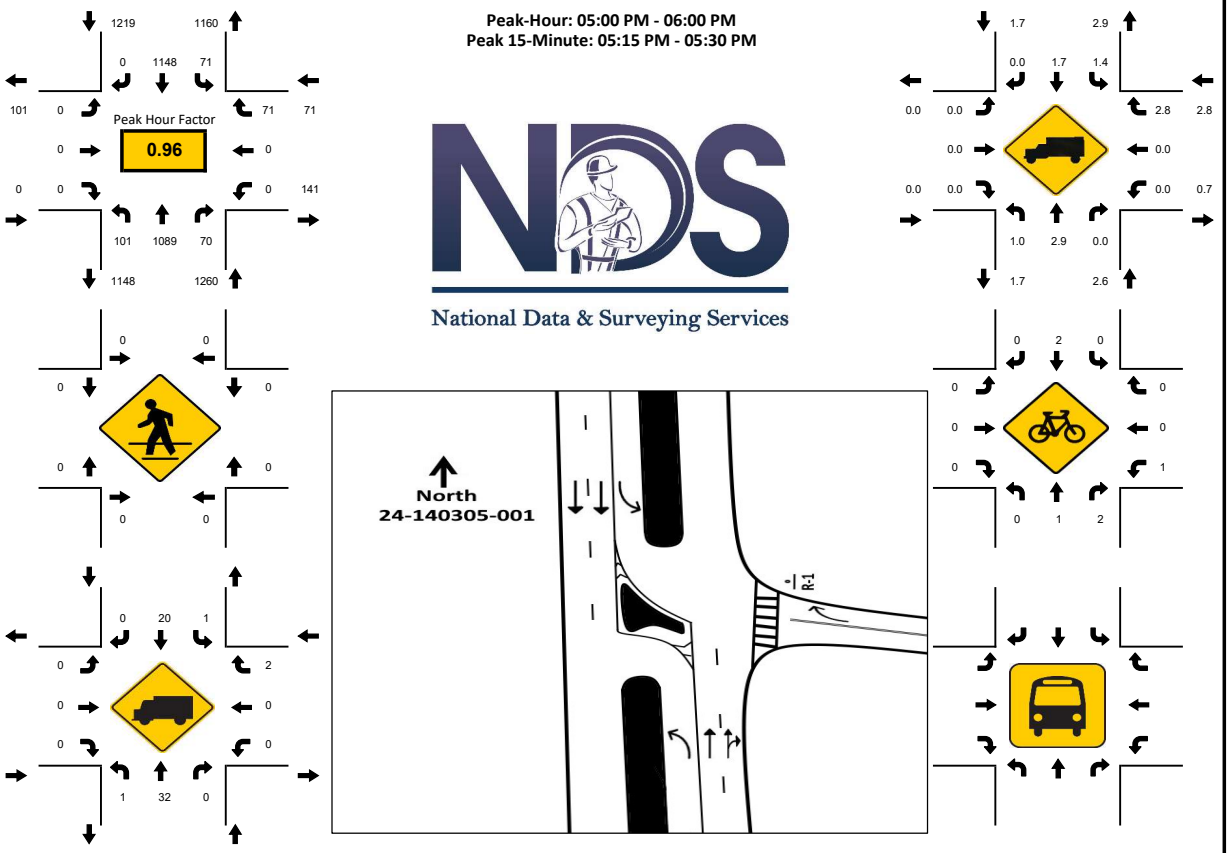




15-Min Count Period Beginning At	SW Bayshore Blvd Northbound					SW Bayshore Blvd Southbound					Crescent Ave Eastbound					Crescent Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	176	1	3		11	212	0	0		0	0	0	0		0	0	9	0		412	1990
7:15 AM	0	180	9	1		12	271	0	0		0	0	0	0		0	0	7	0		480	2145
7:30 AM	0	237	7	5		11	288	0	0		0	0	0	0		0	0	20	0		568	2212
7:45 AM	0	228	4	4		17	266	0	1		0	0	0	0		0	0	10	0		530	2210
8:00 AM	0	245	3	8		8	290	0	0		0	0	0	0		0	0	13	0		567	2216
8:15 AM	0	207	14	4		8	306	0	0		0	0	0	0		0	0	8	0		547	1649
8:30 AM	0	206	2	11		15	317	0	0		0	0	0	0		0	0	15	0		566	1102
8:45 AM	0	238	5	19		15	250	0	0		0	0	0	0		0	0	9	0		536	536
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	0	980	56	76		60	1268	0	0		0	0	0	0		0	0	60	0		**2500**	
Heavy Trucks	0	68	8	0		4	76	0	0		0	0	0	0		0	0	4	0		**160**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: SW Bayshore Blvd & Crescent Ave
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-001
DATE: Wed, Oct 16, 2024



15-Min Count Period Beginning At	SW Bayshore Blvd Northbound					SW Bayshore Blvd Southbound					Crescent Ave Eastbound					Crescent Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	238	18	22		18	298	0	1		0	0	0	0		0	0	9	0		604	2431
4:15 PM	0	262	15	13		18	267	0	1		0	0	0	0		0	0	20	0		596	2449
4:30 PM	0	241	10	21		23	298	0	1		0	0	0	0		0	0	17	0		611	2519
4:45 PM	0	245	8	29		13	308	0	0		0	0	0	0		0	0	17	0		620	2546
5:00 PM	0	256	18	20		17	292	0	0		0	0	0	0		0	0	19	0		622	2550
5:15 PM	0	295	19	33		10	290	0	0		0	0	0	0		0	0	19	0		666	1928
5:30 PM	0	271	18	22		23	288	0	0		0	0	0	0		0	0	16	0		638	1262
5:45 PM	0	267	15	26		20	278	0	1		0	0	0	0		0	0	17	0		624	624
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	0	1180	76	132		92	1168	0	4		0	0	0	0		0	0	76	0		**2728**	
Heavy Trucks	0	52	0	4		4	40	0	0		0	0	0	0		0	0	4	0		**100**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	8	0		0	4	0	0		0	0	0	0		4	0	0	0		**20**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
City: Port St. Lucie
Control: Signalized

Project ID: 24-140305-002
Date: 10/16/2024

Data - Total

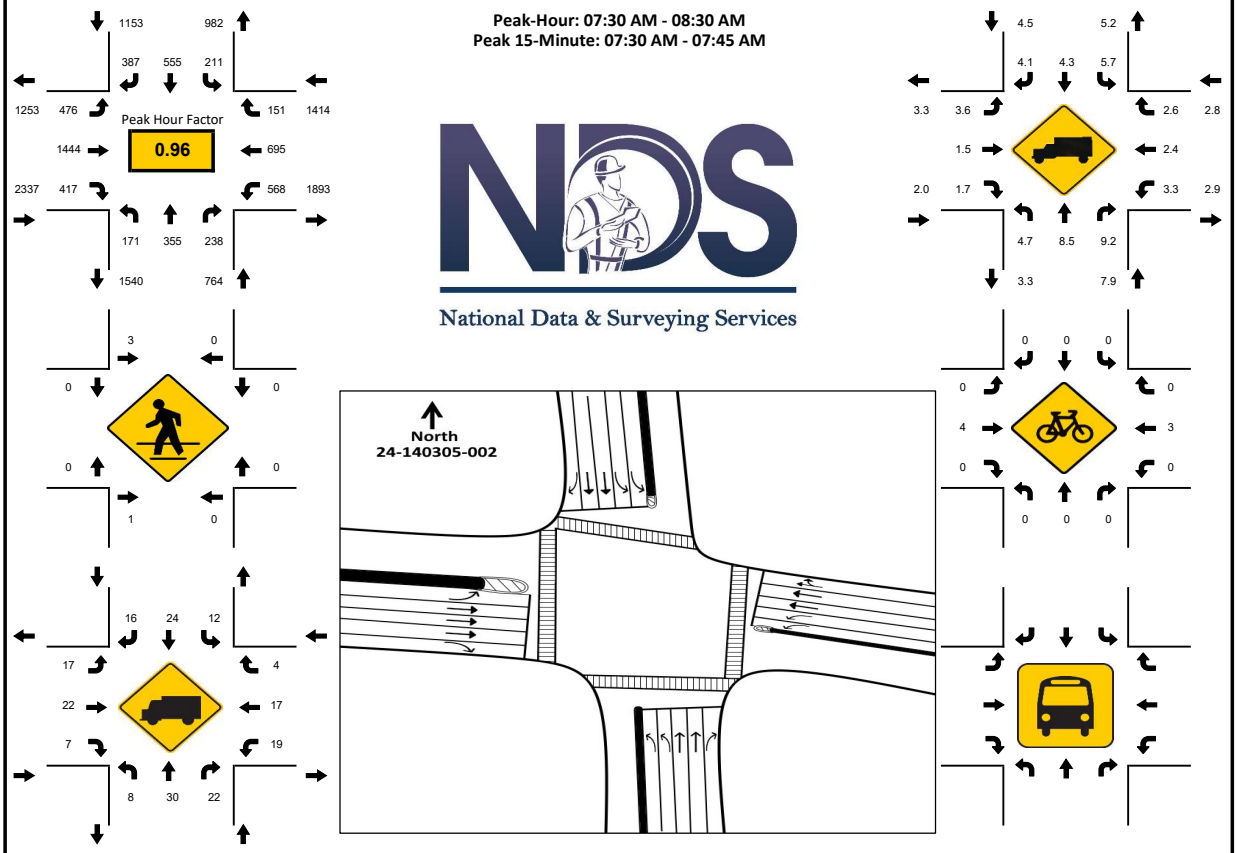
NS/EW Streets:	SW/SE Bayshore Blvd				SW/SE Bayshore Blvd				SW Port St Lucie Blvd/SR 716				SW Port St Lucie Blvd/SR 716				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	37	70	28	0	19	126	58	1	83	249	110	0	98	92	32	2	1005
7:15 AM	33	71	41	0	34	156	91	1	96	332	140	0	121	149	28	5	1298
7:30 AM	45	98	53	0	52	149	80	1	117	389	131	0	142	183	37	5	1482
7:45 AM	40	99	77	0	50	138	92	1	119	373	107	0	121	184	32	3	1436
8:00 AM	42	87	65	0	48	147	89	1	127	348	99	0	140	157	43	6	1399
8:15 AM	44	71	43	0	57	121	126	1	113	334	80	0	139	171	39	12	1351
8:30 AM	33	71	44	0	69	137	134	2	120	319	70	0	106	165	34	5	1309
8:45 AM	55	82	58	0	62	95	99	1	116	309	77	1	113	201	48	16	1333
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	329	649	409	0	391	1069	769	9	891	2653	814	1	980	1302	293	54	10613
APPROACH %'s :	23.72%	46.79%	29.49%	0.00%	17.47%	47.77%	34.36%	0.40%	20.44%	60.86%	18.67%	0.02%	37.28%	49.52%	11.14%	2.05%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	171	355	238	0	207	555	387	4	476	1444	417	0	542	695	151	26	5668
PEAK HR FACTOR :	0.950	0.896	0.773	0.000	0.908	0.931	0.768	1.000	0.937	0.928	0.796	0.000	0.954	0.944	0.878	0.542	0.956
	0.884				0.945				0.917				0.963				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	71	108	74	0	83	100	123	2	91	236	55	2	46	327	52	19	1389
4:15 PM	83	147	74	0	89	93	120	0	86	224	53	1	56	288	51	18	1383
4:30 PM	71	127	63	0	79	85	138	2	76	283	50	0	68	369	52	18	1481
4:45 PM	78	124	78	0	91	109	152	2	90	275	43	1	55	311	50	16	1475
5:00 PM	93	162	74	0	85	89	146	2	71	261	56	2	53	333	40	18	1485
5:15 PM	83	179	72	0	62	101	149	2	73	256	45	0	66	363	39	19	1509
5:30 PM	87	145	82	0	77	68	141	1	86	306	56	1	38	373	47	14	1522
5:45 PM	103	160	63	0	92	91	132	4	87	297	49	0	44	331	43	13	1509
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	669	1152	580	0	658	736	1101	15	660	2138	407	7	426	2695	374	135	11753
APPROACH %'s :	27.86%	47.98%	24.16%	0.00%	26.22%	29.32%	43.86%	0.60%	20.55%	66.56%	12.67%	0.22%	11.74%	74.24%	10.30%	3.72%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	366	646	291	0	316	349	568	9	317	1120	206	3	201	1400	169	64	6025
PEAK HR FACTOR :	0.888	0.902	0.887	0.000	0.859	0.864	0.953	0.563	0.911	0.915	0.920	0.375	0.761	0.938	0.899	0.842	0.990
	0.975				0.964				0.916				0.941				

LOCATION: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-002
DATE: Wed, Oct 16, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



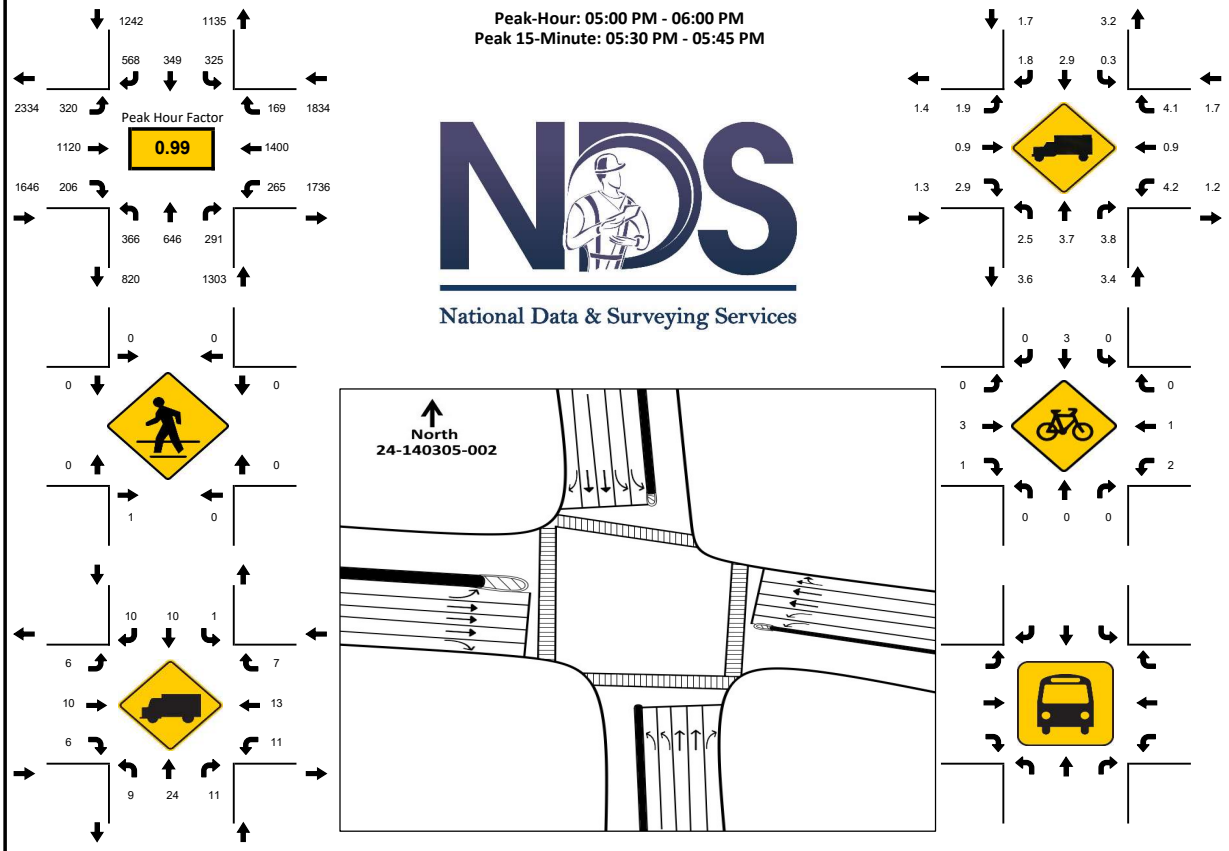
NDS
National Data & Surveying Services

15-Min Count Period Beginning At	SW/SE Bayshore Blvd Northbound					SW/SE Bayshore Blvd Southbound					SW Port St Lucie Blvd/SR 716 Eastbound					SW Port St Lucie Blvd/SR 716 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	37	70	28	0		19	126	58	1		83	249	110	0		98	92	32	2		1005	5221
7:15 AM	33	71	41	0		34	156	91	1		96	332	140	0		121	149	28	5		1298	5615
7:30 AM	45	98	53	0		52	149	80	1		117	389	131	0		142	183	37	5		1482	5668
7:45 AM	40	99	77	0		50	138	92	1		119	373	107	0		121	184	32	3		1436	5495
8:00 AM	42	87	65	0		48	147	89	1		127	348	99	0		140	157	43	6		1399	5392
8:15 AM	44	71	43	0		57	121	126	1		113	334	80	0		139	171	39	12		1351	3993
8:30 AM	33	71	44	0		69	137	134	2		120	319	70	0		106	165	34	5		1309	2642
8:45 AM	55	82	58	0		62	95	99	1		116	309	77	1		113	201	48	16		1333	1333
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	180	396	308	0		228	596	504	4		508	1556	524	0		568	736	172	48		**6328**	
Heavy Trucks	12	48	32	0		20	32	28	0		44	28	8	0		36	32	8	0		**328**	
Pedestrians		4					8					0					0				**12**	
Bicycles	0	0	0	0		0	0	0	0		0	12	0	0		0	8	0	0		**20**	
Buses																						
Stopped Buses																						

LOCATION: SW/SE Bayshore Blvd & SW Port St Lucie Blvd/SR 716
CITY/STATE: Port St. Lucie, FL

PROJECT ID: 24-140305-002
DATE: Wed, Oct 16, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



National Data & Surveying Services

15-Min Count Period Beginning At	SW/SE Bayshore Blvd Northbound					SW/SE Bayshore Blvd Southbound					SW Port St Lucie Blvd/SR 716 Eastbound					SW Port St Lucie Blvd/SR 716 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	71	108	74	0		83	100	123	2		91	236	55	2		46	327	52	19		1389	5728
4:15 PM	83	147	74	0		89	93	120	0		86	224	53	1		56	288	51	18		1383	5824
4:30 PM	71	127	63	0		79	85	138	2		76	283	50	0		68	369	52	18		1481	5950
4:45 PM	78	124	78	0		91	109	152	2		90	275	43	1		55	311	50	16		1475	5991
5:00 PM	93	162	74	0		85	89	146	2		71	261	56	2		53	333	40	18		1485	6025
5:15 PM	83	179	72	0		62	101	149	2		73	256	45	0		66	363	39	19		1509	4540
5:30 PM	87	145	82	0		77	68	141	1		86	306	56	1		38	373	47	14		1522	3031
5:45 PM	103	160	63	0		92	91	132	4		87	297	49	0		44	331	43	13		1509	1509
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	412	716	328	0		368	404	596	16		348	1224	224	8		264	1492	188	76		**6664**	
Heavy Trucks	12	40	16	0		4	16	24	0		12	12	8	0		16	16	12	0		**188**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	8	0	0		0	4	4	0		4	4	0	4		**24**	
Buses																						
Stopped Buses																						

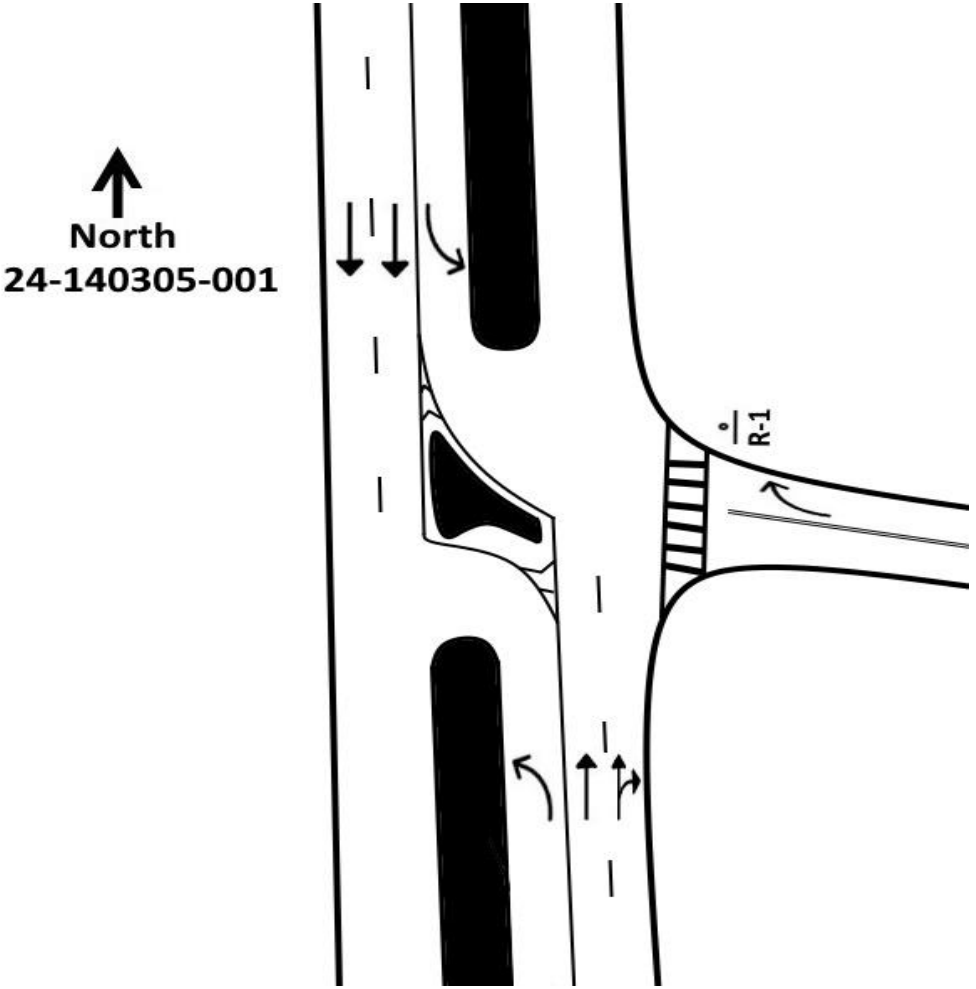
National Data & Surveying Services

Site Code:	**24-140305-001**
Date:	**10/16/2024**
Weather:	**Sunny**
City:	**Port St. Lucie**
County:	**St. Lucie**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(WB)**

N

N/S Street: **SW Bayshore Blvd**

Speed: **40 MPH**



E/W Street: **Crescent Ave**

Speed: **25 MPH**

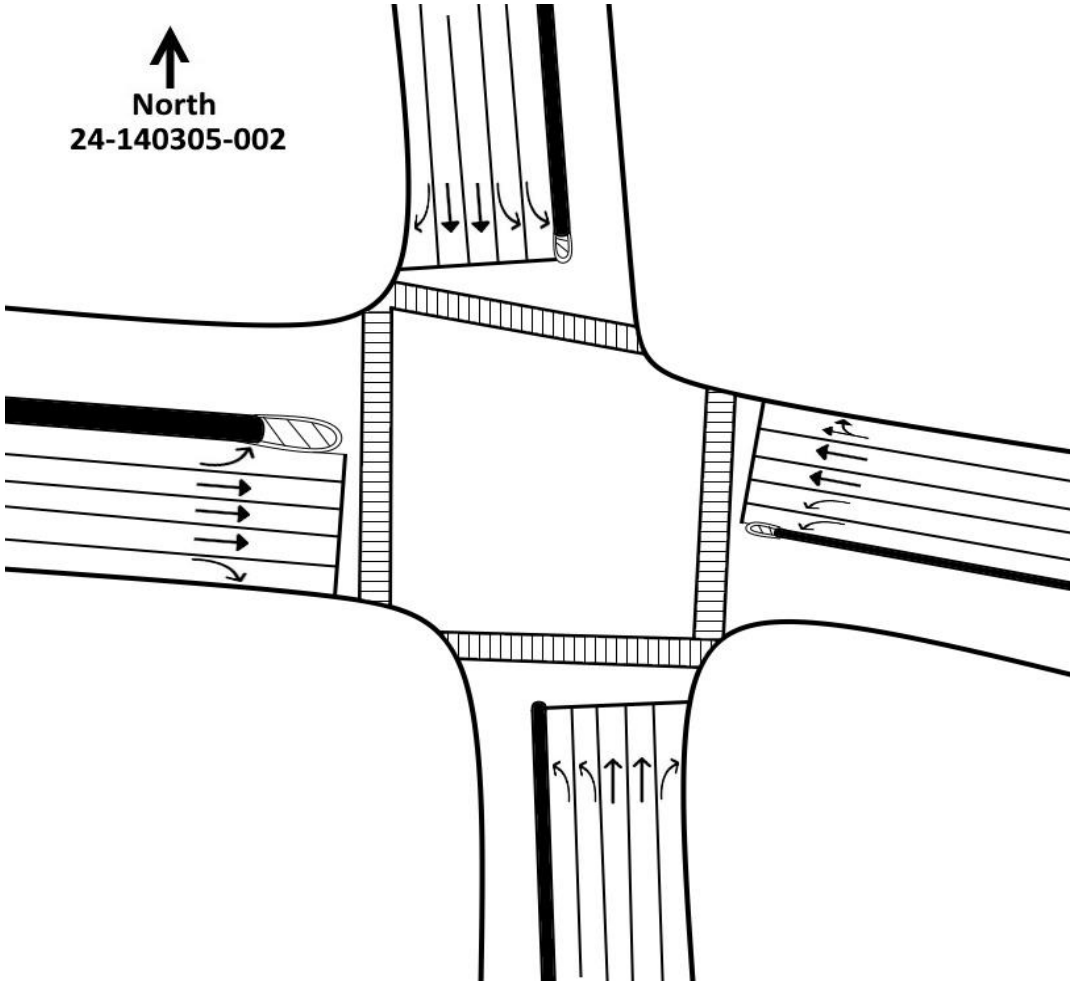
National Data & Surveying Services

Site Code:	**24-140305-002**
Date:	**10/16/2024**
Weather:	**Sunny**
City:	**Port St. Lucie**
County:	**St. Lucie**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**Signalized**

N

N/S Street: **SW/SE Bayshore Blvd**

Speed: **25/40 MPH**



E/W Street: **SW Port St Lucie Blvd/SR 716**

Speed: **45 MPH**

SIGNAL TIMING

	Cycle	Phase	BOG	EOY	Signal Timing
AM	1	NL/SL	8:05:15	8:05:42	0:00:27
		NT/ST	8:05:42	8:06:14	0:00:32
		WL/WT	8:06:14	8:06:53	0:00:39
		ET/WT	8:06:53	8:07:09	0:00:16
		EL/ET	8:07:09	8:08:15	0:01:06
	2	NL/SL	8:08:15	8:08:41	0:00:26
		NT/ST	8:08:41	8:09:14	0:00:33
		WL/WT	8:09:14	8:09:55	0:00:41
		ET/WT	8:09:55	8:10:10	0:00:15
		EL/ET	8:10:10	8:11:15	0:01:05
PM	1	NL/SL	16:45:53	16:46:18	0:00:25
		NT/ST	16:46:18	16:46:55	0:00:37
		WL/WT	16:46:55	16:47:28	0:00:33
		ET/WT	16:47:28	16:48:05	0:00:37
		EL/ET	16:48:05	16:48:44	0:00:39
	2	NL/SL	16:48:44	16:49:06	0:00:22
		NT/ST	16:49:06	16:49:51	0:00:45
		WL/WT	16:49:51	16:50:20	0:00:29
		ET/WT	16:50:20	16:50:55	0:00:35
		EL/ET	16:50:55	16:51:33	0:00:38

Green Time

WT: 40+16=56
ET=16+66=82
All other we use average

WT:31+36=67
ET=36+39=75
All other we use average

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9401_PKSEASON.TXT

GROWTH RATE CALCULATION

MURPHY OIL GAS STATION

Roadway	FDOT Site	5 Year Linear Trend	5 Year Exponential Trend	5 Year Decaying Trend
BAYSHORE BLVD FROM THORNHILL DR TO WHITMORE DR (HPMS)	8508	10.64%	9.33%	9.23%
SW THORNHILL DR- EAST OFAIRES LN	0079	-1.06%	-1.08%	-1.34%
SR 716/PORT ST LUCIE BLVD - E OF TPK ENT (COUNTY 5073)	5073	-0.33%	-0.39%	-0.98%
CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)	0019	-9.69%	-11.58%	-10.20%
Average Annual Growth Rate		**-0.11%**	**-0.93%**	**-0.82%**

Used 0.5% Growth Rate

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0019 - CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10100 F	N 5600	S 4500	9.00	51.60	7.10
2022	9800 C	N 5400	S 4400	9.00	51.40	5.00
2021	14500 V	N 6600	S 7900	9.00	50.90	7.20
2020	14700 R	N 6700	S 8000	9.00	51.30	31.50
2019	15400 T	N 7000	S 8400	9.00	51.00	7.80
2018	15500 S	N 7000	S 8500	9.00	51.30	5.80
2017	15300 F	N 6900	S 8400	9.00	50.90	10.00
2016	15100 C	N 6800	S 8300	9.00	50.90	6.20
2015	15400 R	N 7200	S 8200	9.00	51.00	41.80
2014	15400 T	N 7200	S 8200	9.00	50.80	49.50
2013	15400 S	N 7200	S 8200	9.00	50.80	2.90
2012	15400 F	N 7200	S 8200	9.00	56.80	2.90
2011	15600 C	N 7300	S 8300	9.00	57.20	2.90

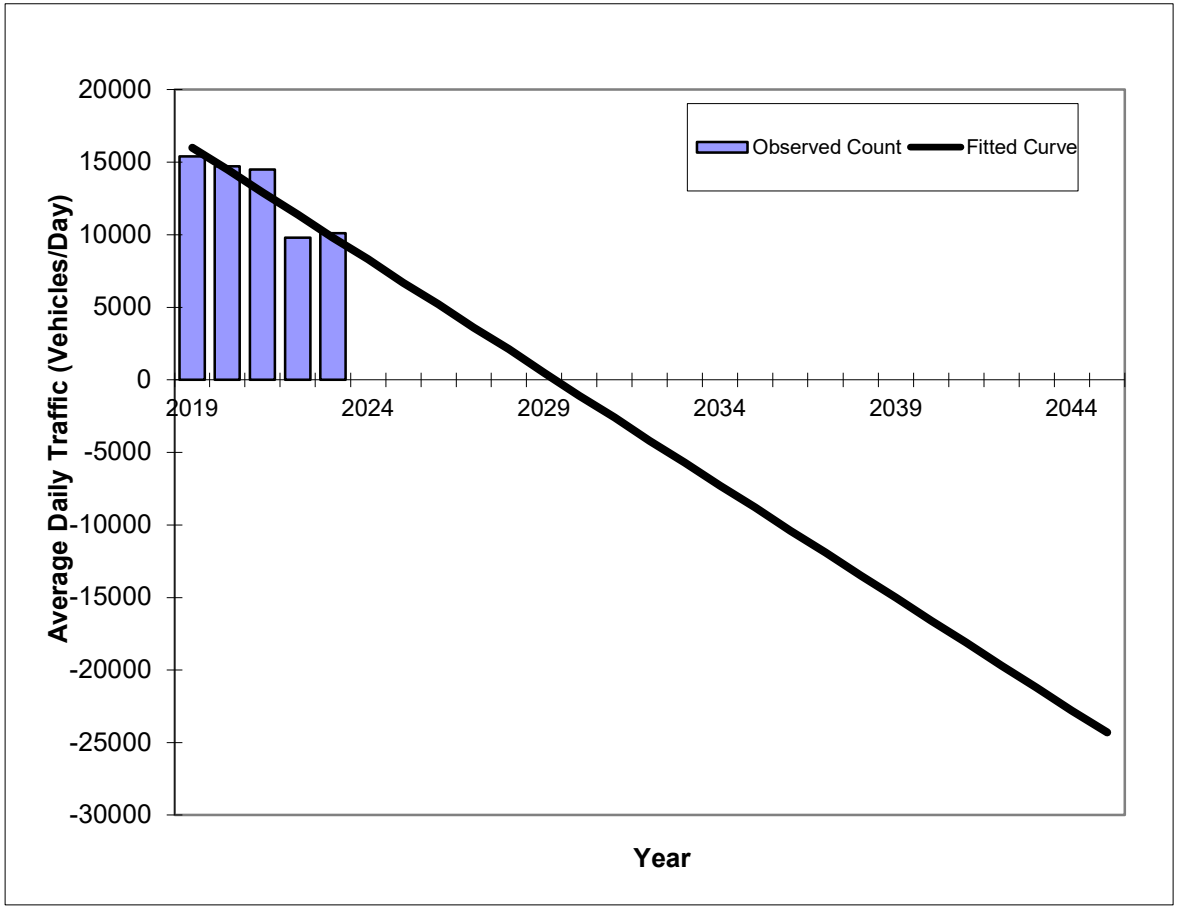
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16000
2020	14700	14500
2021	14500	12900
2022	9800	11400
2023	10100	9800
2027 Opening Year Trend		
2027	N/A	3600
2035 Mid-Year Trend		
2035	N/A	-8800
2045 Design Year Trend		
2045	N/A	-24300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-1,550
Trend R-squared:	81.44%
Trend Annual Historic Growth Rate:	-9.69%
Trend Growth Rate (2023 to Design Year):	-15.82%
Printed:	4-Oct-24
Straight Line Growth Option	

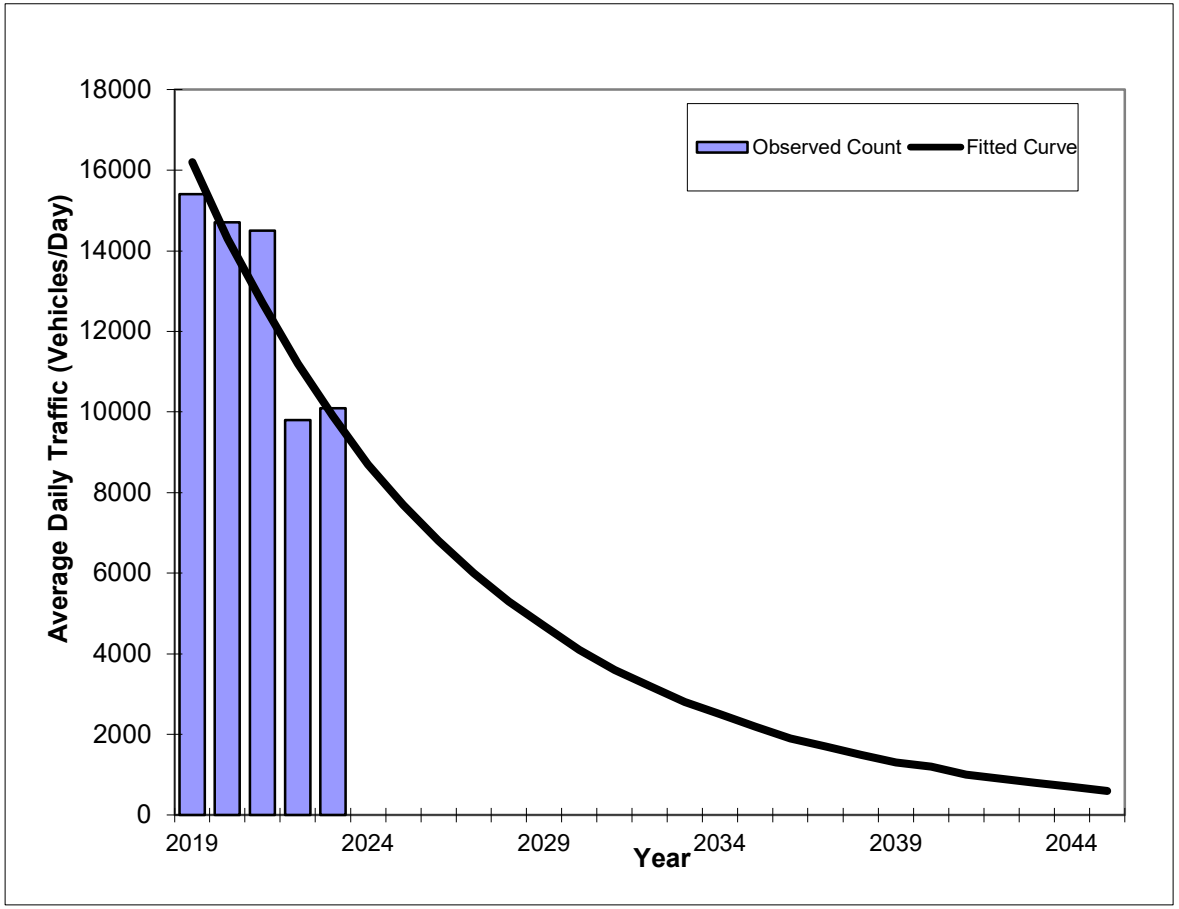
***Axle-Adjusted**

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16200
2020	14700	14300
2021	14500	12700
2022	9800	11200
2023	10100	9900
2027 Opening Year Trend		
2027	N/A	6000
2035 Mid-Year Trend		
2035	N/A	2200
2045 Design Year Trend		
2045	N/A	600
TRANPLAN Forecasts/Trends		

Trend R-squared:	79.72%
Compounded Annual Historic Growth Rate:	-11.58%
Compounded Growth Rate (2023 to Design Year):	-11.96%
Printed:	4-Oct-24

Exponential Growth Option

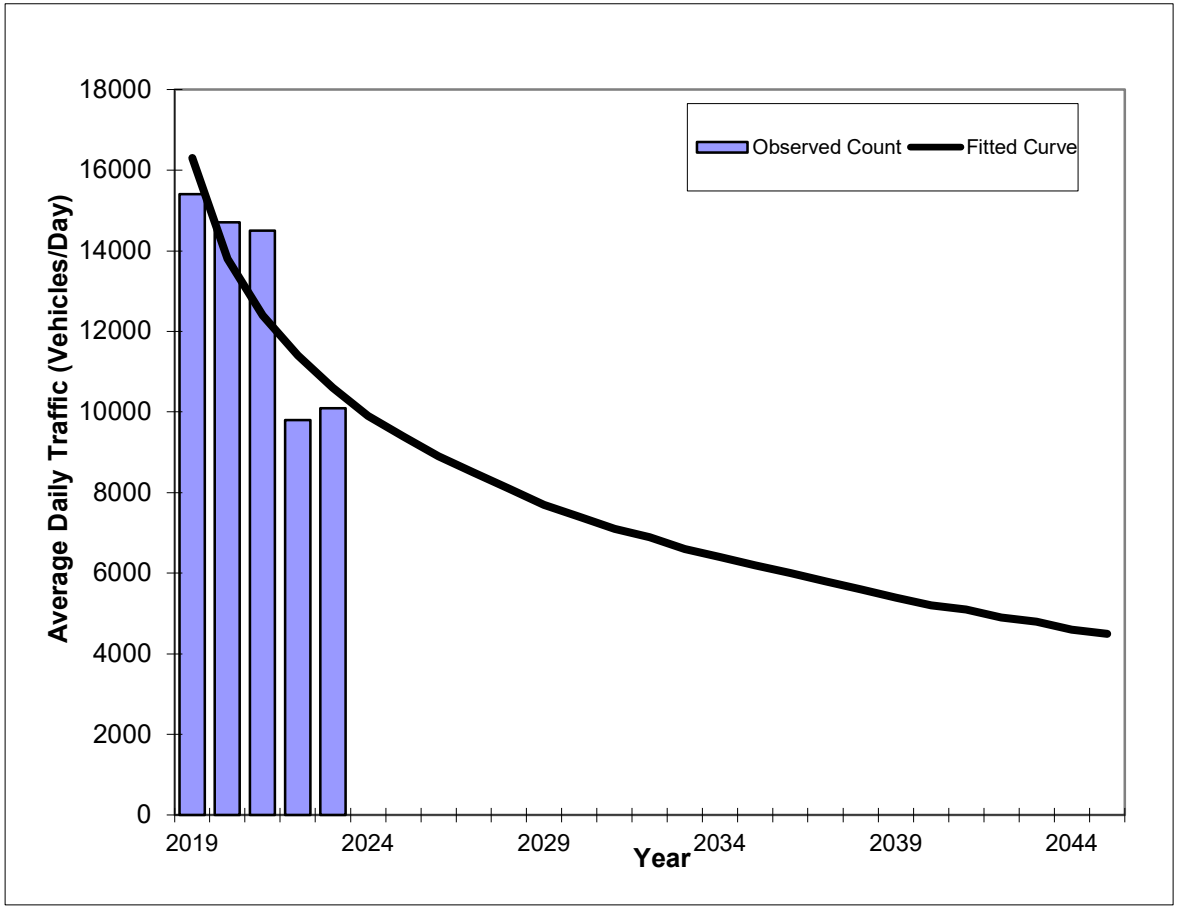
***Axle-Adjusted**

Traffic Trends - V3.0

CR 615/AIROSA BLVD -- N OF CR 716/PORT ST LUCIE BLV (COUNTY 303)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0019
Highway:	CR 615/AIROSA BLVD



Trend R-squared:	70.55%
Compounded Annual Historic Growth Rate:	-10.20%
Compounded Growth Rate (2023 to Design Year):	-3.82%
Printed:	4-Oct-24

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2019	15400	16300
2020	14700	13800
2021	14500	12400
2022	9800	11400
2023	10100	10600
2027 Opening Year Trend		
2027	N/A	8500
2035 Mid-Year Trend		
2035	N/A	6200
2045 Design Year Trend		
2045	N/A	4500
TRANPLAN Forecasts/Trends		

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0079 - SW THORNHILL DR- EAST OFAIRES LN

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	9200 V	E 4200	W 5000	9.00	51.60	7.10
2022	9000 R	E 4100	W 4900	9.00	51.40	5.00
2021	9000 T	E 4100	W 4900	9.00	50.90	7.20
2020	9200 S	E 4200	W 5000	9.00	51.30	31.50
2019	9600 F	E 4400	W 5200	9.00	51.00	7.80
2018	9600 C	E 4400	W 5200	9.00	51.30	5.80
2017	4800 V	0	0	9.00	50.90	10.00
2016	4700 R	0	0	9.00	50.90	6.20
2015	4700 T	0	0	9.00	51.00	41.80
2014	4700 S			9.00	50.80	49.50
2013	4700 F	0	0	9.00	50.80	11.90
2012	4700 C	E 0	W 0	9.00	56.80	7.10

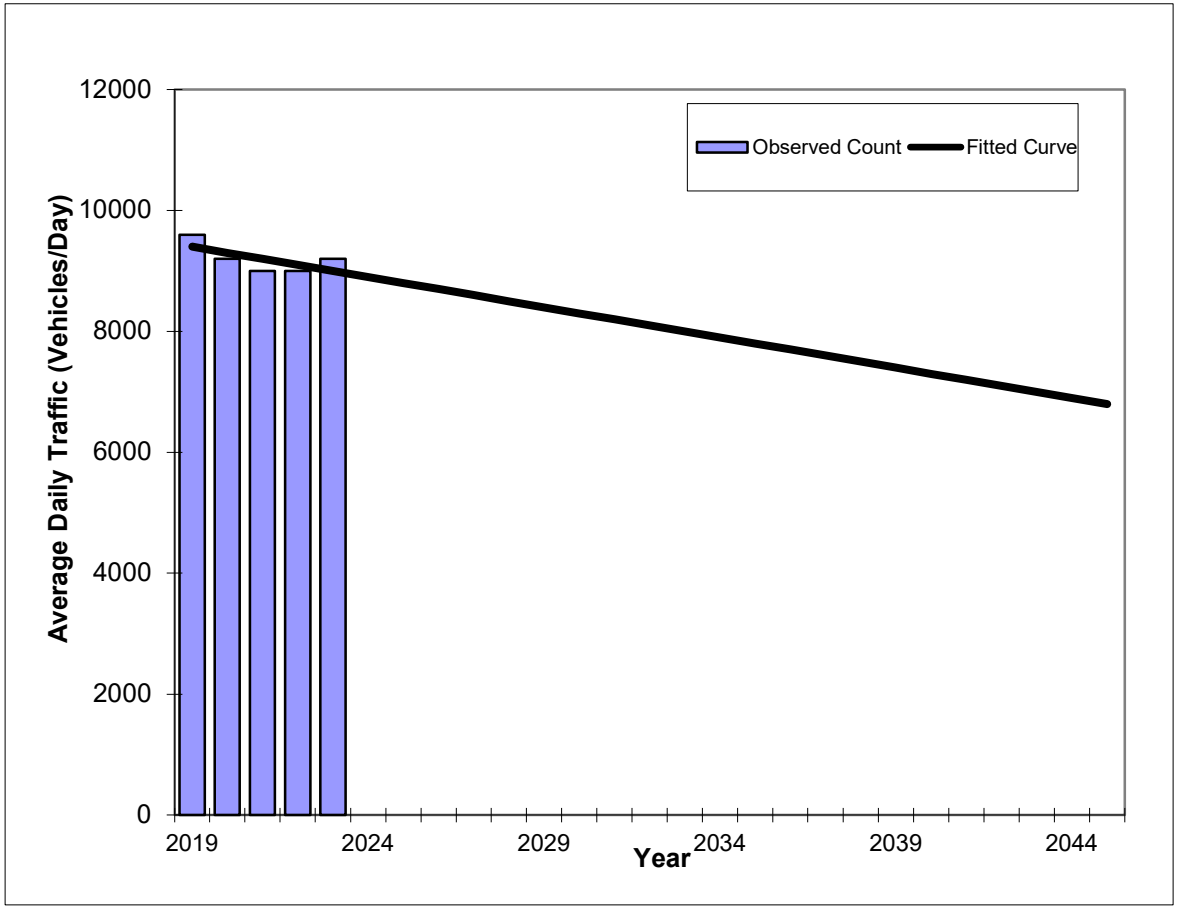
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9400
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8600
2035 Mid-Year Trend		
2035	N/A	7800
2045 Design Year Trend		
2045	N/A	6800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-100
Trend R-squared:	41.67%
Trend Annual Historic Growth Rate:	-1.06%
Trend Growth Rate (2023 to Design Year):	-1.11%
Printed:	4-Oct-24

Straight Line Growth Option

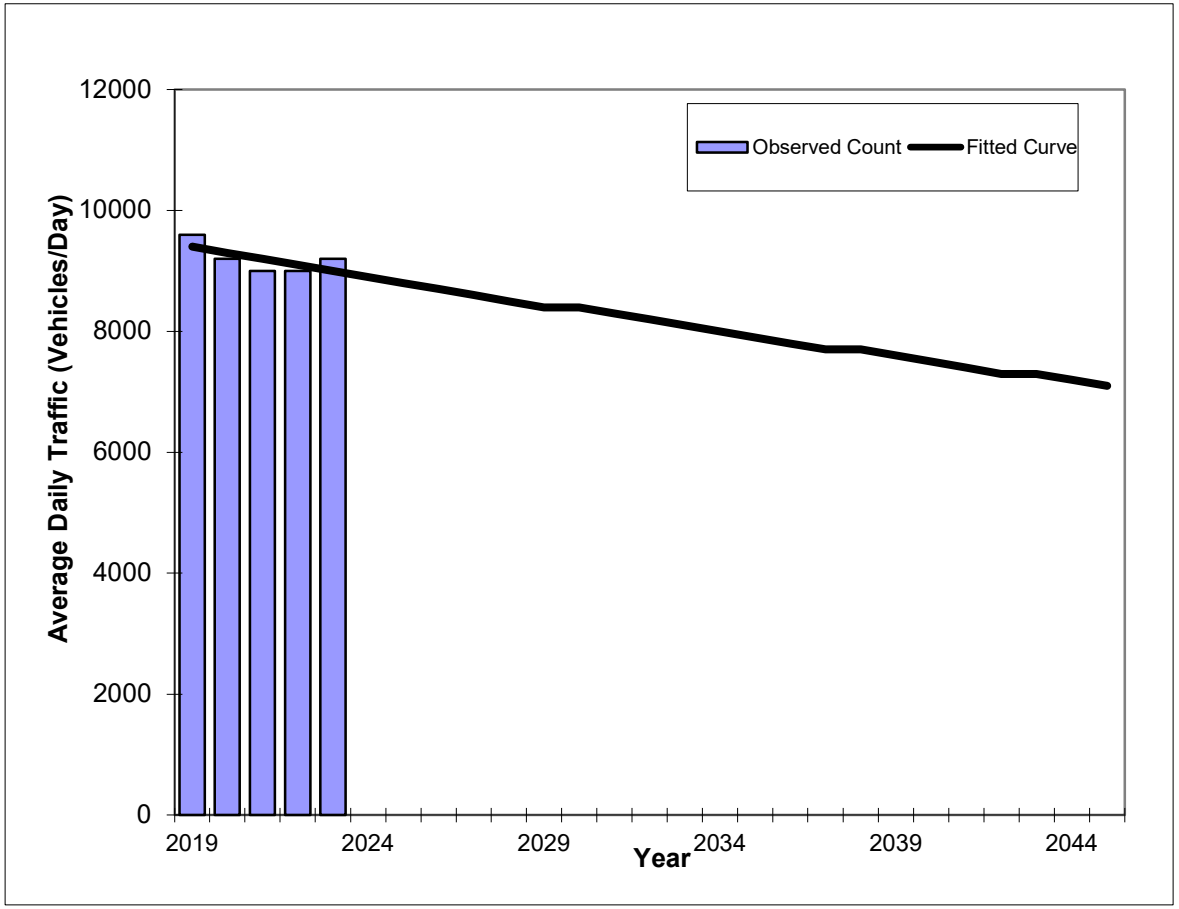
***Axle-Adjusted**

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9400
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8600
2035 Mid-Year Trend		
2035	N/A	7900
2045 Design Year Trend		
2045	N/A	7100
TRANPLAN Forecasts/Trends		

Trend R-squared:	41.30%
Compounded Annual Historic Growth Rate:	-1.08%
Compounded Growth Rate (2023 to Design Year):	-1.07%
Printed:	4-Oct-24

Exponential Growth Option

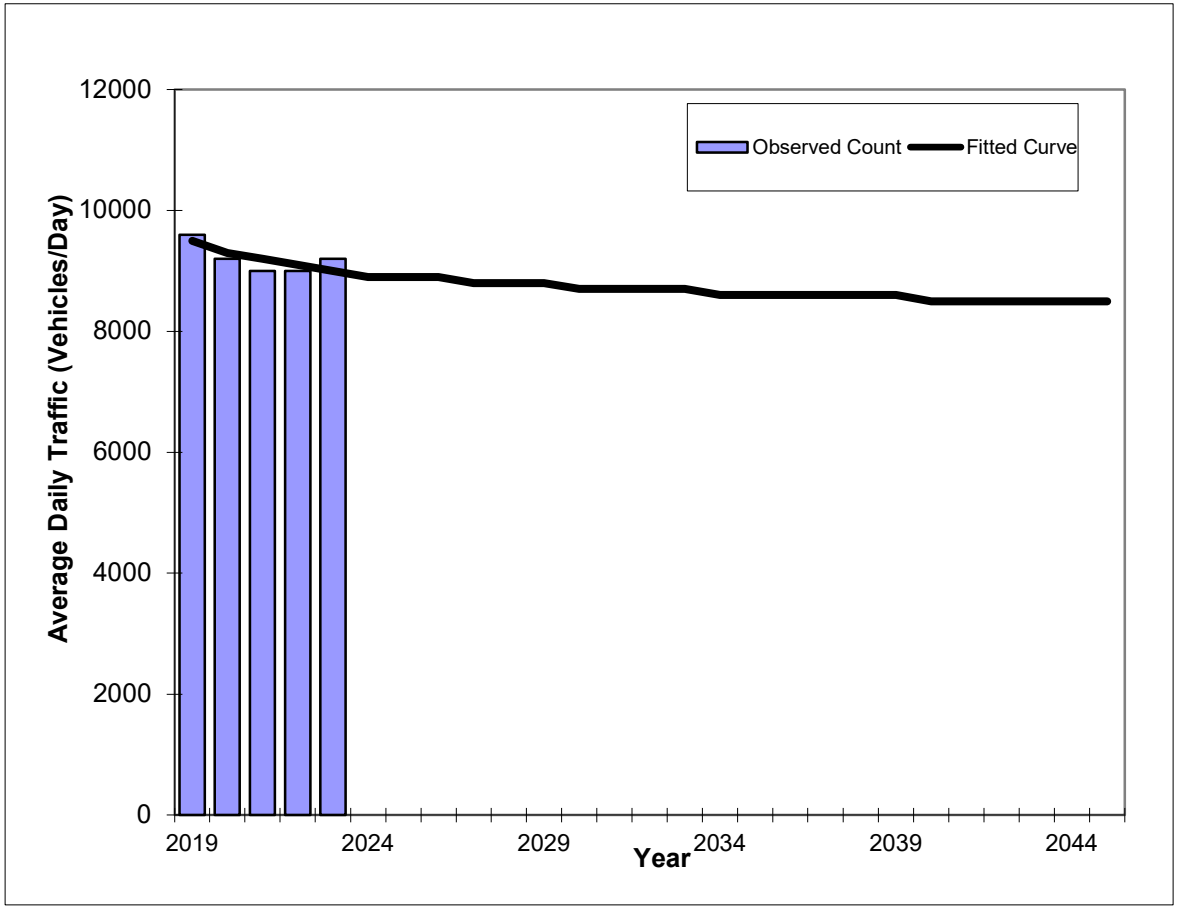
***Axle-Adjusted**

Traffic Trends - V3.0

SW THORNHILL DR -- EAST OFAIRES LN

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	0079
Highway:	SW THORNHILL DR



Year	Traffic (ADT/AADT) Count*	Trend**
2019	9600	9500
2020	9200	9300
2021	9000	9200
2022	9000	9100
2023	9200	9000
2027 Opening Year Trend		
2027	N/A	8800
2035 Mid-Year Trend		
2035	N/A	8600
2045 Design Year Trend		
2045	N/A	8500
TRANPLAN Forecasts/Trends		

Trend R-squared:	63.70%
Compounded Annual Historic Growth Rate:	-1.34%
Compounded Growth Rate (2023 to Design Year):	-0.26%
Printed:	4-Oct-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5073 - SR 716/PORT ST LUCIE BLVD - E OF TPK ENT (COUNTY 5073)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	48000 C	E 23500	W 24500	9.00	51.60	5.60
2022	43000 C	E 20500	W 22500	9.00	51.40	5.60
2021	42500 C	E 21000	W 21500	9.00	50.90	10.20
2020	45500 F	E 22500	W 23000	9.00	51.30	10.20
2019	47500 C	E 23500	W 24000	9.00	51.00	10.20
2018	47500 C	E 23000	W 24500	9.00	51.30	6.20
2017	52000 C	E 26500	W 25500	9.00	50.90	6.20
2016	47500 C	E 23000	W 24500	9.00	50.90	6.20
2015	43500 C	E 21500	W 22000	9.00	51.00	3.00
2014	42500 C	E 20000	W 22500	9.00	50.80	3.00
2013	45000 C	E 21500	W 23500	9.00	50.80	3.00
2012	43500 C	E 21500	W 22000	9.00	56.80	2.00
2011	44000 C	E 22000	W 22000	9.00	57.20	13.00
2010	44000 S	E 21000	W 23000	10.32	55.40	2.80
2009	44000 F	E 21000	W 23000	10.27	57.35	2.80
2008	45000 C	E 21500	W 23500	10.45	58.06	2.80

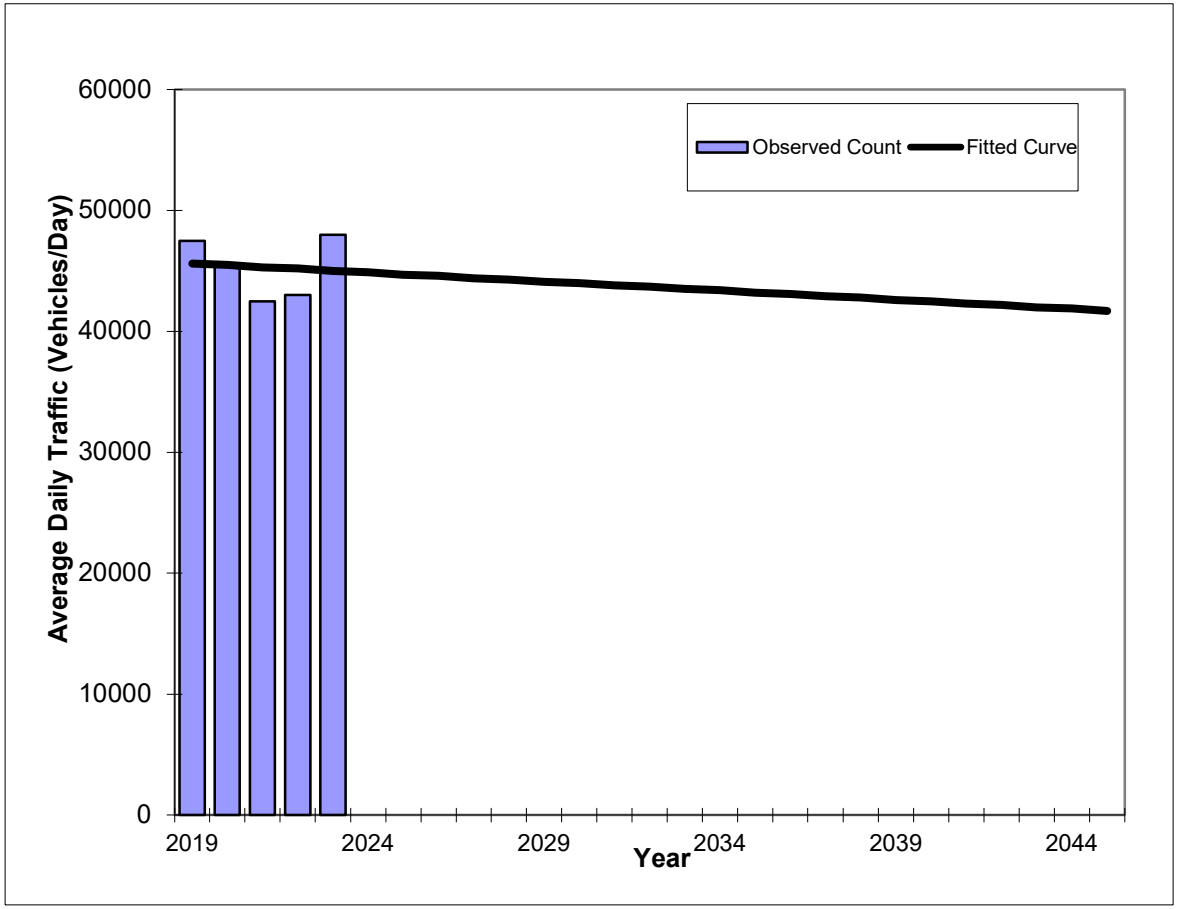
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



**** Annual Trend Increase:**	-150
Trend R-squared:	0.89%
Trend Annual Historic Growth Rate:	-0.33%
Trend Growth Rate (2023 to Design Year):	-0.33%
Printed:	4-Oct-24
Straight Line Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	45600
2020	45500	45500
2021	42500	45300
2022	43000	45200
2023	48000	45000
2027 Opening Year Trend		
2027	N/A	44400
2035 Mid-Year Trend		
2035	N/A	43200
2045 Design Year Trend		
2045	N/A	41700
TRANPLAN Forecasts/Trends		

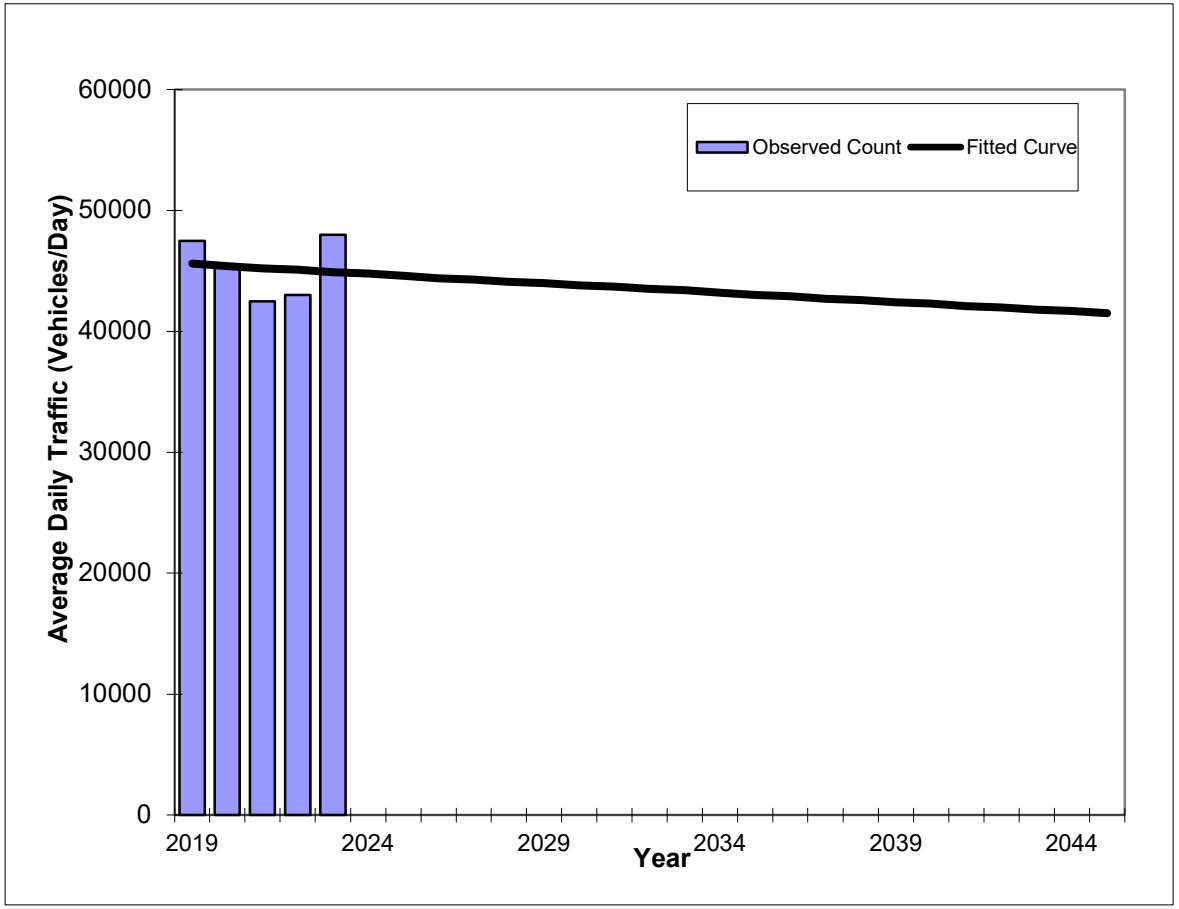
***Axle-Adjusted**

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	45600
2020	45500	45400
2021	42500	45200
2022	43000	45100
2023	48000	44900
2027 Opening Year Trend		
2027	N/A	44300
2035 Mid-Year Trend		
2035	N/A	43000
2045 Design Year Trend		
2045	N/A	41500
TRANPLAN Forecasts/Trends		

Trend R-squared:	1.02%
Compounded Annual Historic Growth Rate:	-0.39%
Compounded Growth Rate (2023 to Design Year):	-0.36%
Printed:	4-Oct-24

Exponential Growth Option

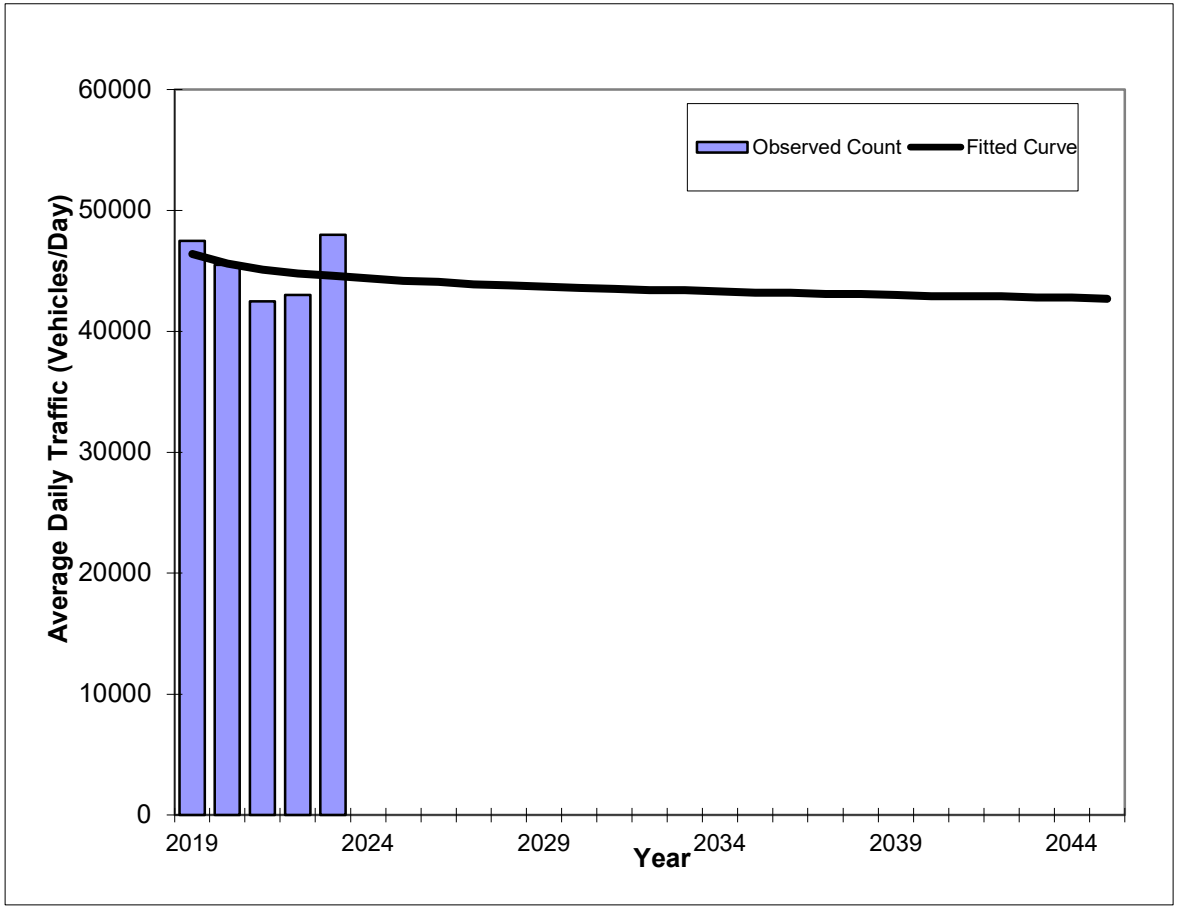
***Axle-Adjusted**

Traffic Trends - V3.0

SR 716/PORT ST LUCIE BLVD -- E OF TPK ENT (COUNTY 5073)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	5073
Highway:	SR 716/PORT ST LUCIE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	47500	46400
2020	45500	45600
2021	42500	45100
2022	43000	44800
2023	48000	44600
2027 Opening Year Trend		
2027	N/A	43900
2035 Mid-Year Trend		
2035	N/A	43200
2045 Design Year Trend		
2045	N/A	42700
TRANPLAN Forecasts/Trends		

Trend R-squared:	7.76%
Compounded Annual Historic Growth Rate:	-0.98%
Compounded Growth Rate (2023 to Design Year):	-0.20%
Printed:	4-Oct-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8508 - BAYSHORE BLVD FROM THORNHILL DR TO WHITMORE DR (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	27000 S	N 12500	S 14500	9.00	51.60	14.40
2022	26000 F	N 12000	S 14000	9.00	51.40	14.40
2021	26000 C	N 12000	S 14000	9.00	50.90	14.40
2020	19200 S	N 8700	S 10500	9.00	51.30	4.90
2019	20100 F	N 9100	S 11000	9.00	51.00	4.90
2018	20200 C	N 9200	S 11000	9.00	51.30	4.90
2017	21000 S	N 10500	S 10500	9.00	50.90	4.90
2016	21000 F	N 10500	S 10500	9.00	50.90	4.90
2015	21000 C	N 10500	S 10500	9.00	51.00	4.90
2014	19500 F	N 10000	S 9500	9.00	50.80	2.30
2013	19500 C	N 10000	S 9500	9.00	50.80	2.30
2012	19300 C	N 11000	S 8300	9.00	56.80	2.30
2011	21000 T	0	0	9.00	57.20	7.60
2010	21000 S	N 10500	S 10500	10.32	55.40	5.10
2009	21000 F	N 10500	S 10500	10.27	57.35	5.10
2008	21000 C	N 10500	S 10500	10.45	58.06	5.10

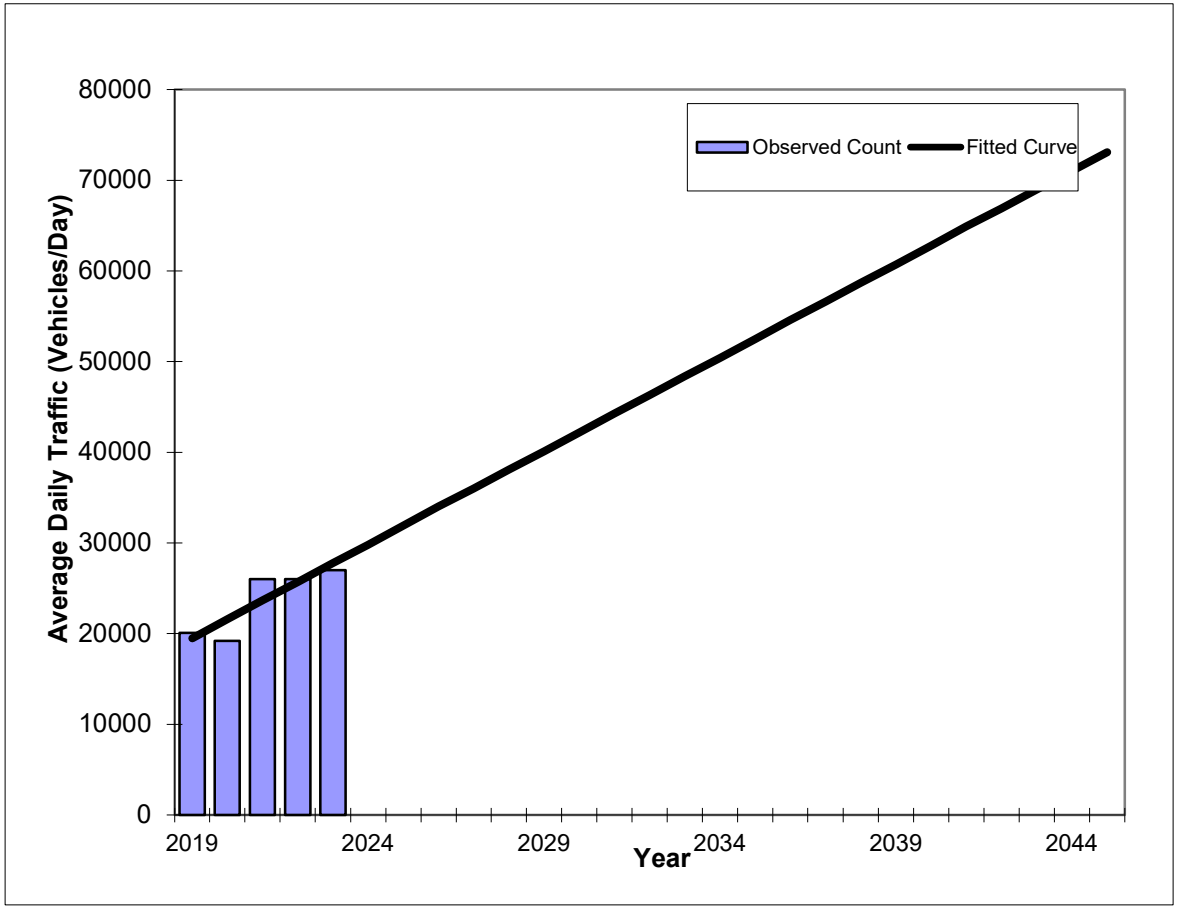
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



**** Annual Trend Increase:**	2,060
Trend R-squared:	77.62%
Trend Annual Historic Growth Rate:	10.64%
Trend Growth Rate (2023 to Design Year):	7.41%
Printed:	4-Oct-24

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	19500
2020	19200	21600
2021	26000	23700
2022	26000	25700
2023	27000	27800
2027 Opening Year Trend		
2027	N/A	36000
2035 Mid-Year Trend		
2035	N/A	52500
2045 Design Year Trend		
2045	N/A	73100
TRANPLAN Forecasts/Trends		

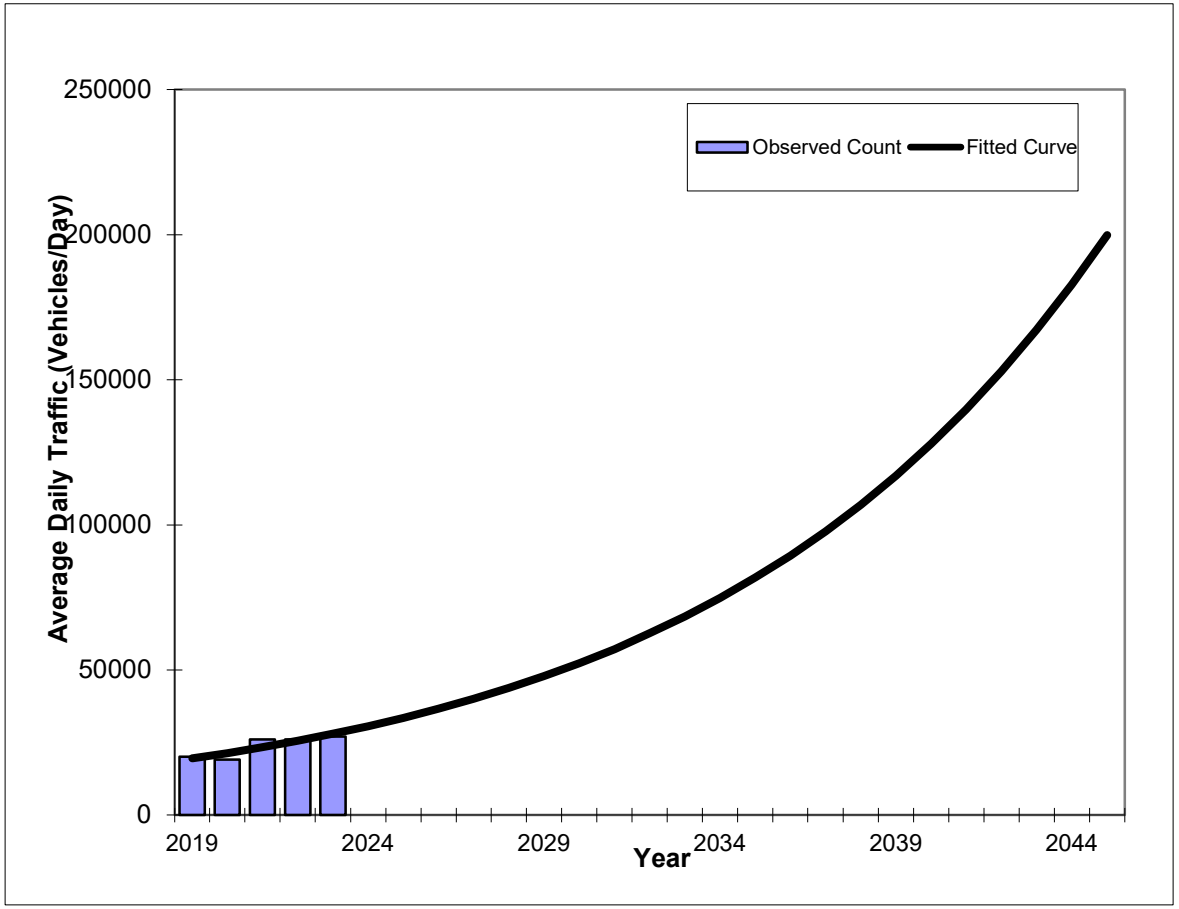
***Axle-Adjusted**

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	19600
2020	19200	21400
2021	26000	23400
2022	26000	25600
2023	27000	28000
2027 Opening Year Trend		
2027	N/A	40000
2035 Mid-Year Trend		
2035	N/A	81800
2045 Design Year Trend		
2045	N/A	199900
TRANPLAN Forecasts/Trends		

Trend R-squared:	76.08%
Compounded Annual Historic Growth Rate:	9.33%
Compounded Growth Rate (2023 to Design Year):	9.35%
Printed:	4-Oct-24

Exponential Growth Option

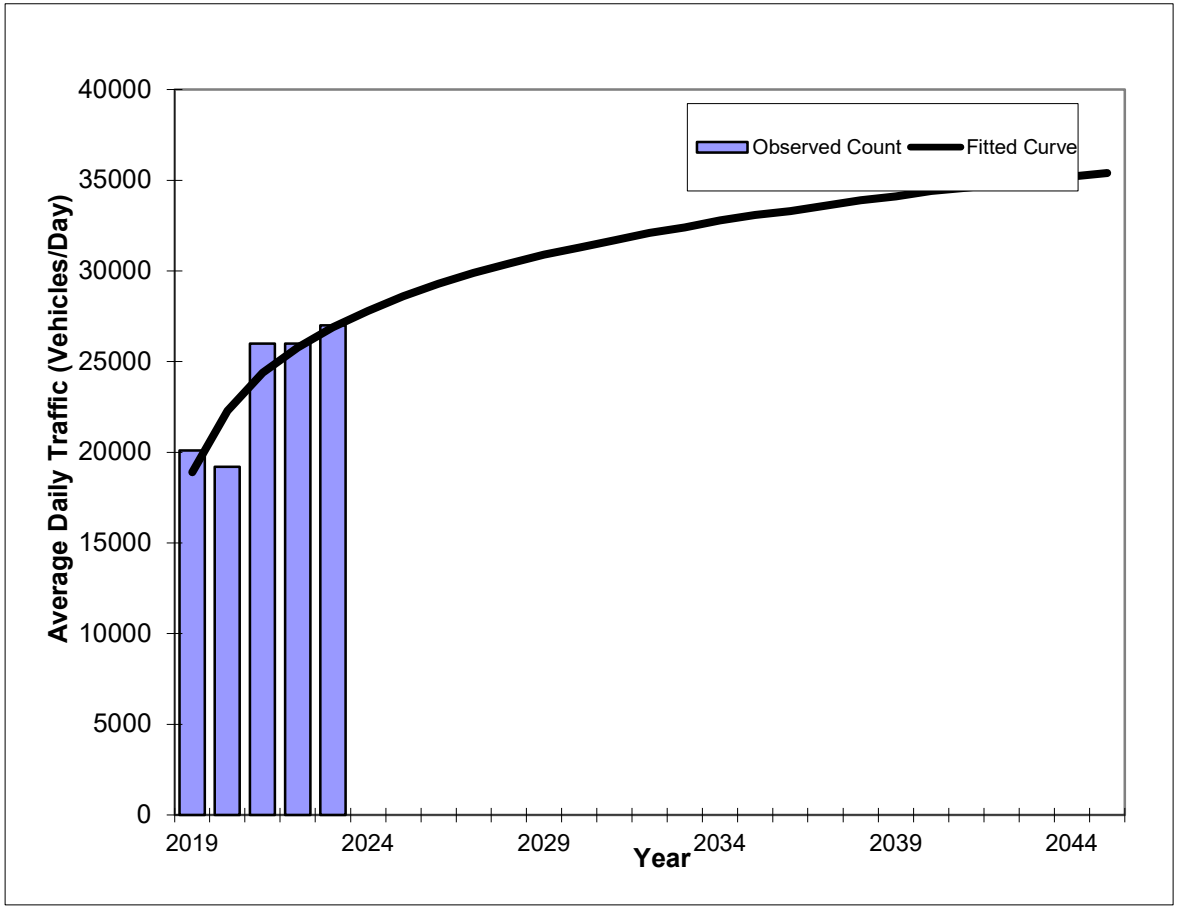
***Axle-Adjusted**

Traffic Trends - V3.0

BAYSHORE BLVD -- FROM THORNHILL DR TO WHITMORE DR (HPMS)

FIN#	0
Location	1

County:	St. Lucie (94)
Station #:	8508
Highway:	BAYSHORE BLVD



Year	Traffic (ADT/AADT) Count*	Trend**
2019	20100	18900
2020	19200	22300
2021	26000	24400
2022	26000	25800
2023	27000	26900
2027 Opening Year Trend		
2027	N/A	29900
2035 Mid-Year Trend		
2035	N/A	33100
2045 Design Year Trend		
2045	N/A	35400
TRANPLAN Forecasts/Trends		

Trend R-squared:	74.26%
Compounded Annual Historic Growth Rate:	9.23%
Compounded Growth Rate (2023 to Design Year):	1.26%
Printed:	4-Oct-24

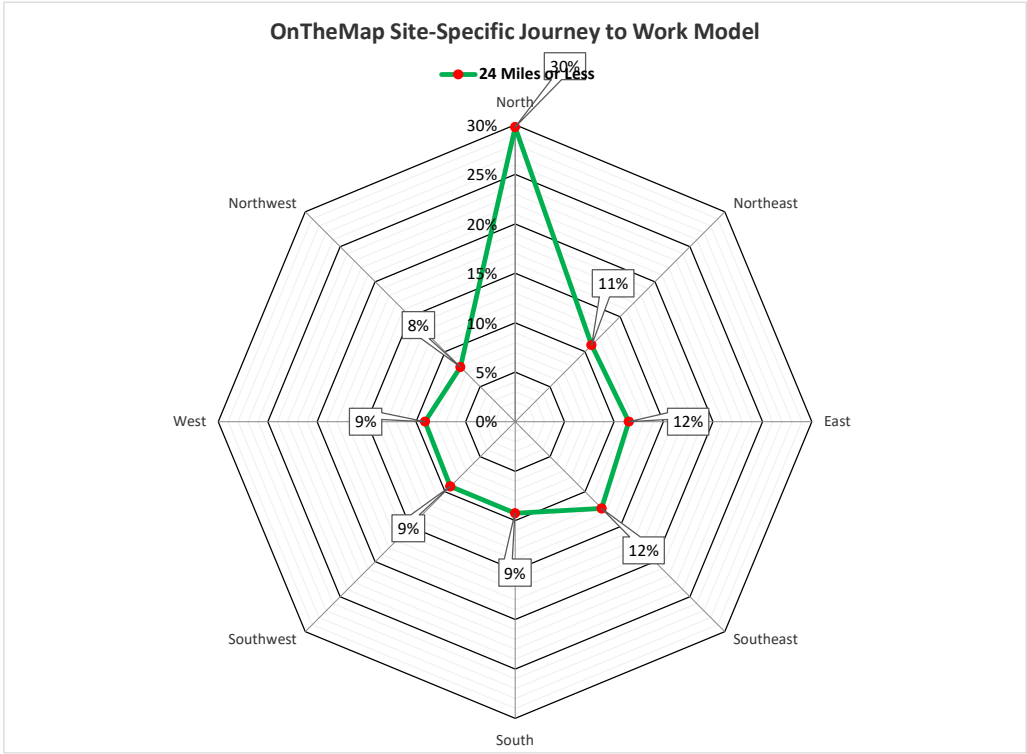
Decaying Exponential Growth Option

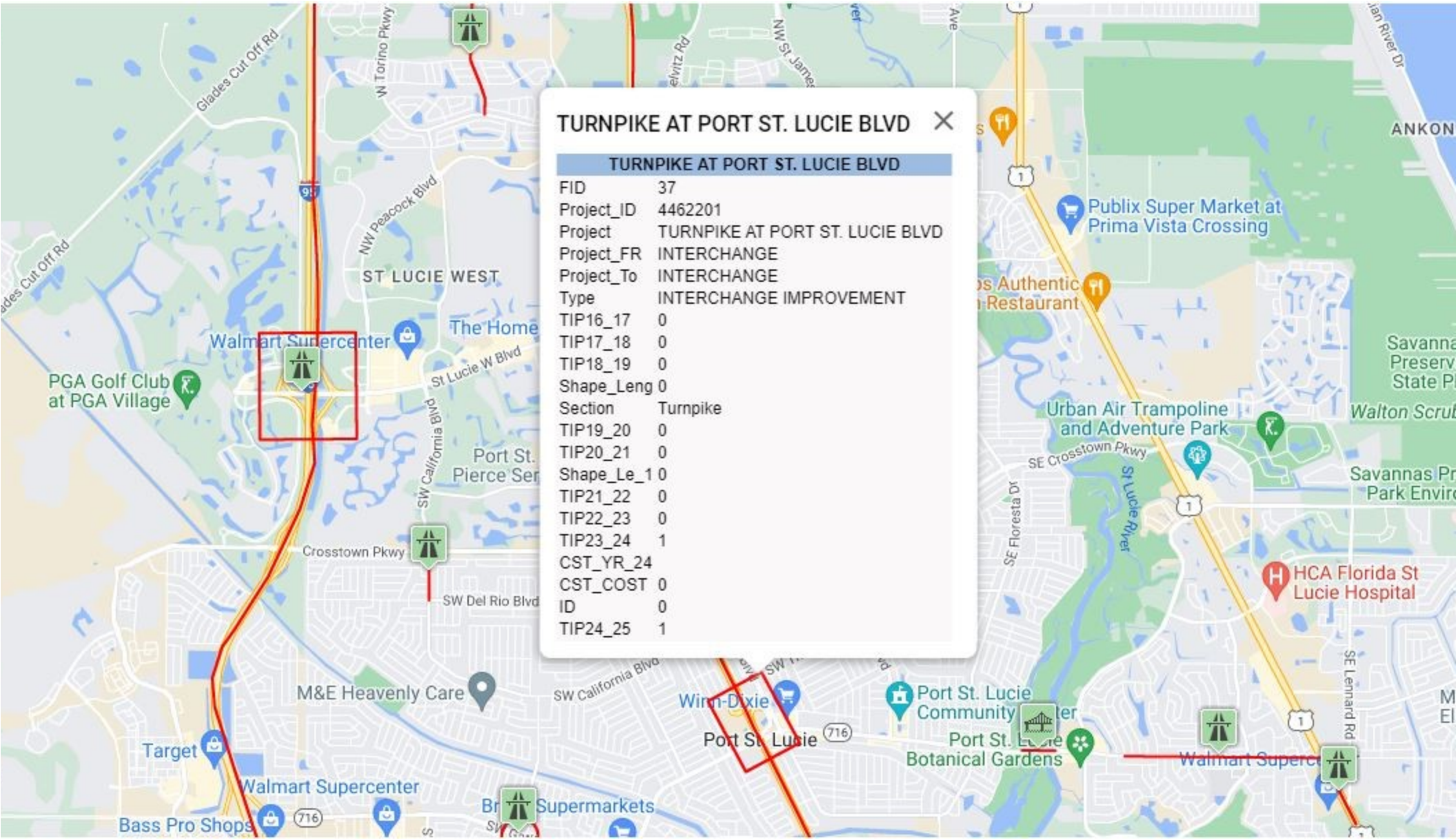
***Axle-Adjusted**

Distance/Direction Report - Home Census Block to Work Census Block

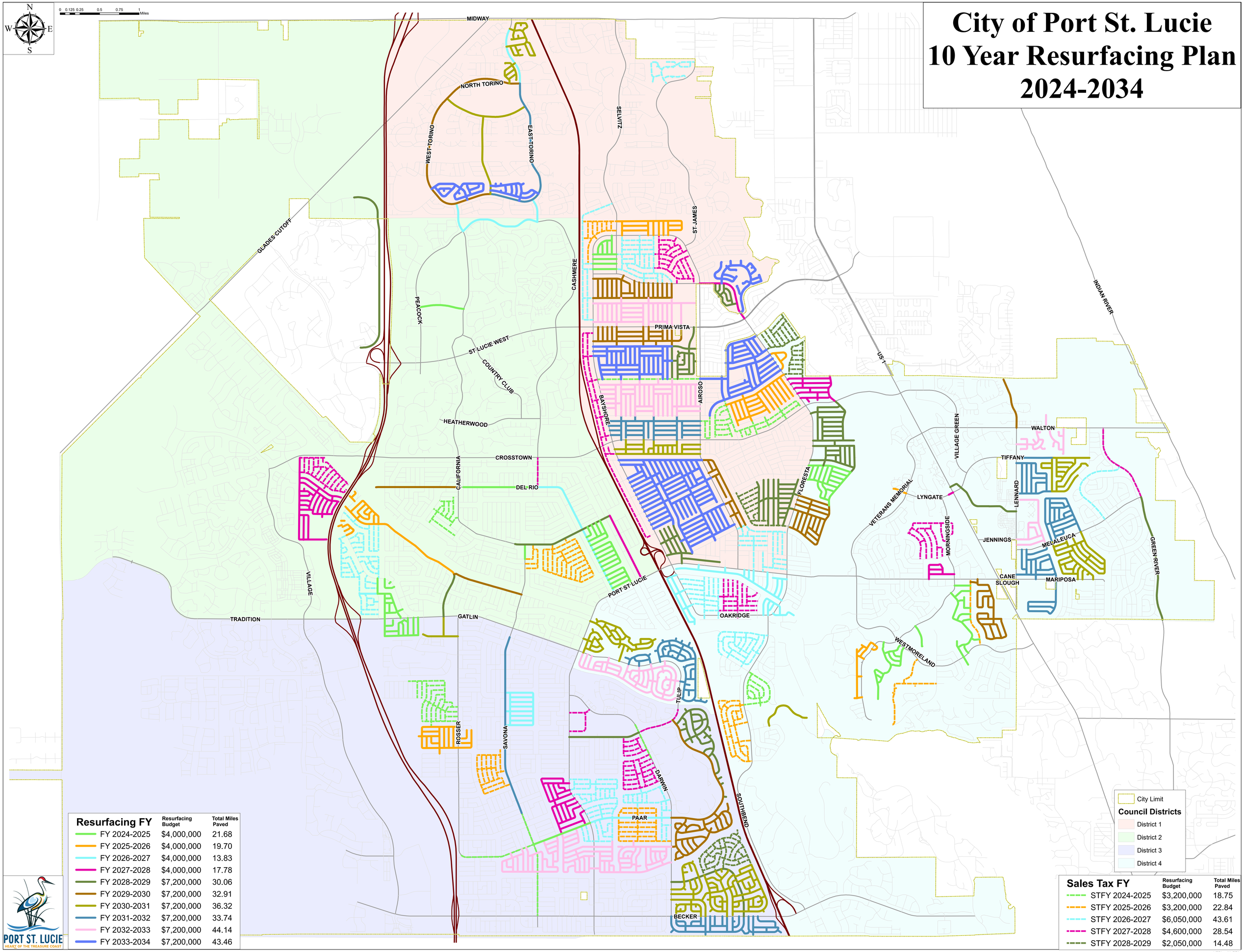
Job Counts in Home Blocks by Distance Only

	All		North		Northeast		East		Southeast		South		Southwest		West		Northwest	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Total All Private Jobs	1,848	100.0%	456	24.7%	136	7.4%	143	7.7%	196	10.6%	331	17.9%	155	8.4%	206	11.1%	225	12.2%
Less than 10 miles	1,009	100.0%	221	21.9%	136	13.5%	140	13.9%	92	9.1%	109	10.8%	111	11.0%	108	10.7%	92	9.1%
10 to 24 miles	234	100.0%	149	63.7%	0	0.0%	3	1.3%	62	26.5%	6	2.6%	4	1.7%	5	2.1%	5	2.1%
25 to 50 miles	162	100.0%	31	19.1%	0	0.0%	0	0.0%	42	25.9%	67	41.4%	8	4.9%	9	5.6%	5	3.1%
Greater than 50 miles	443	100.0%	55	12.4%	0	0.0%	0	0.0%	0	0.0%	149	33.6%	32	7.2%	84	19.0%	123	27.8%
Include:																		
24 Miles or Less	1,243	**100%**	370	**30%**	136	**11%**	143	**12%**	154	**12%**	115	**9%**	115	**9%**	113	**9%**	97	**8%**




TURNPIKE AT PORT ST. LUCIE BLVD
TURNPIKE AT PORT ST. LUCIE BLVD
FID 37
Project_ID 4462201
Project TURNPIKE AT PORT ST. LUCIE BLVD
Project_FR INTERCHANGE
Project_To INTERCHANGE
Type INTERCHANGE IMPROVEMENT
TIP16_17 0
TIP17_18 0
TIP18_19 0
Shape_Leng 0
Section Turnpike
TIP19_20 0
TIP20_21 0
Shape_Le_1 0
TIP21_22 0
TIP22_23 0
TIP23_24 1
CST_YR_24
CST_COST 0
ID 0
TIP24_25 1
Glades Cut Off Rd
W Torino Pkwy
NW Peacock Blvd
ST LUCIE WEST
Walmart Supercenter
The Home
PGA Golf Club at PGA Village
St Lucie W Blvd
SW California Blvd
Port St. Pierce Ser
Crosstown Pkwy
SW Del Rio Blvd
M&E Heavenly Care
Target
Walmart Supercenter
Bass Pro Shops
Publix Super Market at Prima Vista Crossing
Urban Air Trampoline and Adventure Park
SE Crosstown Pkwy
SE Floresta Dr
St Lucie River
HCA Florida St Lucie Hospital
Winn-Dixie
Port St. Lucie
Port St. Lucie Community
Port St. Lucie Botanical Gardens
SE Lennard Rd
Savannas Preserv State P
Walton Scrub
Savannas Pr Park Envir

City of Port St. Lucie
10 Year Resurfacing Plan
2024-2034



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2024-2025	$4,000,000	21.68
FY 2025-2026	$4,000,000	19.70
FY 2026-2027	$4,000,000	13.83
FY 2027-2028	$4,000,000	17.78
FY 2028-2029	$7,200,000	30.06
FY 2029-2030	$7,200,000	32.91
FY 2030-2031	$7,200,000	36.32
FY 2031-2032	$7,200,000	33.74
FY 2032-2033	$7,200,000	44.14
FY 2033-2034	$7,200,000	43.46

City Limit

Council Districts

- District 1
- District 2
- District 3
- District 4

Sales Tax FY	Resurfacing Budget	Total Miles Paved
STFY 2024-2025	$3,200,000	18.75
STFY 2025-2026	$3,200,000	22.84
STFY 2026-2027	$6,050,000	43.61
STFY 2027-2028	$4,600,000	28.54
STFY 2028-2029	$2,050,000	14.48

PORT ST. LUCIE
HEART OF THE TREASURE COAST

pwgis0001 July 2024

APPENDIX D
INTERSECTION VOLUME SPREADSHEETS

AM Peak Hour Volumes

Intersection	Road	Direction	Movement	AM PEAK 2024 Existing Volumes	AM PEAK 2027 No Build Volumes	AM PEAK Site Trip Distribution	AM PEAK Site Trips	AM PEAK Pass-by Site Trip Distributions	AM PEAK Pass-by Site Trips	AM PEAK 2027 Build Volumes	
(1) SW Bayshore Boulevard & Crescent Avenue	Crescent Avenue	Eastbound	EBL	0	0		0		0	0	Int 1
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	50	51		0		0	51	
			Approach	50	51		0		0	51	
	SW Bayshore Boulevard	Northbound	NBL	47	48		0		0	48	
			NBT	1004	1024	(25%)	5	(42%)	31	1060	
			NBR	27	28	(16%)	4		0	32	
			Approach	1078	1100	(41%)	9	(42%)	31	1140	
		Southbound	SBL	52	53	30%	7	58%	43	103	
			SBT	1303	1329		0	-58%	-43	1286	
			SBR	0	0		0		0	0	
			Approach	1355	1382	30%	7		0	1389	
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Port St Lucie Boulevard	Eastbound	EBL	533	544	26%	6		0	550	Int 2
			EBT	1617	1649		0		0	1649	
			EBR	467	476		0		0	476	
			Approach	2617	2669	26%	6		0	2675	
		Westbound	WBL	636	649	(30%)	7	(58%)	42	698	
			WBT	778	794	(29%)	7	(-58%)	-42	759	
			WBR	169	172		0		0	172	
			Approach	1583	1615	(59%)	14		0	1629	
	SW Bayshore Boulevard	Northbound	NBL	192	196		0		0	196	
			NBT	398	406	15%	3	42%	31	440	
			NBR	267	272		0		0	272	
			Approach	857	874	15%	3	42%	31	908	
		Southbound	SBL	236	241		0		0	241	
			SBT	622	634		0	(-58%)	-42	592	
			SBR	433	442		0		0	442	
			Approach	1291	1317		0	(-58%)	-42	1275	
(3) Port St Lucie Boulevard & Driveway 1	Port St Lucie Boulevard	Eastbound	EBL	0	0		0		0	0	Int 3
			EBT	0	0	(59%)	14		0	14	
			EBR	0	0		0		0	0	
			Approach	0	0	(59%)	14		0	14	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
	Driveway 1	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
(4) Driveway 2 & Victoria Square Parking Lot St	Driveway 2	Eastbound	EBL	0	0		0		0	0	Int 4
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0	59%	14		0	14	
			Approach	0	0	59%	14		0	14	
	Victoria Square Parking Lot St	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	

PM Peak Hour Volumes

Intersection	Road	Direction	Movement	PM PEAK 2024 Existing Volumes	PM PEAK 2027 No Build Volumes	PM PEAK Site Trip Distribution	PM PEAK Site Trips	PM PEAK Pass-by Site Trip Distributions	PM PEAK Pass-by Site Trips	PM PEAK 2027 Build Volumes	
(1) SW Bayshore Boulevard & Crescent Avenue	Crescent Avenue	Eastbound	EBL	0	0		0		0	0	Int 1
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	80	82		0		0	82	
			Approach	80	82		0		0	82	
	SW Bayshore Boulevard	Northbound	NBL	113	115		0		0	115	
			NBT	1220	1244	(25%)	7	(42%)	35	1286	
			NBR	78	80	(16%)	4		0	84	
			Approach	1411	1439	(41%)	11	(42%)	35	1485	
		Southbound	SBL	80	82	30%	8	58%	48	138	
			SBT	1286	1312		0	-58%	-48	1264	
			SBR	0	0		0		0	0	
			Approach	1366	1394	30%	8		0	1402	
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	Port St Lucie Boulevard	Eastbound	EBL	358	365	26%	7		0	372	Int 2
			EBT	1254	1279		0		0	1279	
			EBR	231	236		0		0	236	
			Approach	1843	1880	26%	7		0	1887	
		Westbound	WBL	297	303	(30%)	8	(58%)	48	359	
			WBT	1568	1599	(29%)	8	(-58%)	-48	1559	
			WBR	189	193		0		0	193	
			Approach	2054	2095	(59%)	16		0	2111	
	SW Bayshore Boulevard	Northbound	NBL	410	418		0		0	418	
			NBT	724	738	15%	4	42%	35	777	
			NBR	326	333		0		0	333	
			Approach	1460	1489	15%	4	42%	35	1528	
		Southbound	SBL	364	371		0		0	371	
			SBT	391	399		0	(-58%)	-48	351	
			SBR	636	649		0		0	649	
			Approach	1391	1419		0	(-58%)	-48	1371	
(3) Port St Lucie Boulevard & Driveway 1	Port St Lucie Boulevard	Eastbound	EBL	0	0		0		0	0	Int 3
			EBT	0	0	(59%)	16		0	16	
			EBR	0	0		0		0	0	
			Approach	0	0	(59%)	16		0	16	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
	Driveway 1	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
(4) Driveway 2 & Victoria Square Parking Lot St	Driveway 2	Eastbound	EBL	0	0		0		0	0	Int 4
			EBT	0	0		0		0	0	
			EBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Westbound	WBL	0	0		0		0	0	
			WBT	0	0		0		0	0	
			WBR	0	0	59%	17		0	17	
			Approach	0	0	59%	17		0	17	
	Victoria Square Parking Lot St	Northbound	NBL	0	0		0		0	0	
			NBT	0	0		0		0	0	
			NBR	0	0		0		0	0	
			Approach	0	0		0		0	0	
		Southbound	SBL	0	0		0		0	0	
			SBT	0	0		0		0	0	
			SBR	0	0		0		0	0	
			Approach	0	0		0		0	0	

APPENDIX E
INTERSECTION CAPACITY REPORTS

EXISTING CONDITIONS

Table 1.1 -2024 Existing Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]			
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard	
		Unsignalized		Signalized	
		LOS	Delay	LOS	Delay
EBL	AM			F	90.9
	PM			F	134.9
EBT	AM			D	43.6
	PM			D	35.7
EBR	AM			C	33.6
	PM			C	20.8
EB Approach	AM			D	51.5
	PM			D	53.1
WBL	AM			F	118.5
	PM			F	85.9
WBT	AM			E	56.0
	PM			E	73.4
WBR	AM			E	58.9
	PM			F	83.6
WB Approach	AM	B	13.1	F	81.7
	PM	A	3.7	E	78.2
NBL	AM			F	90.7
	PM			F	170.2
NBT	AM			F	86.5
	PM			F	104.8
NBR	AM			F	198.1
	PM			F	124.0
NB Approach	AM			F	122.2
	PM			F	127.4
SBL	AM			F	94.7
	PM			F	129.0
SBT	AM			F	157.6
	PM			E	63.9
SBR	AM			D	37.3
	PM			F	94.5
SB Approach	AM			F	105.8
	PM			F	94.9
Overall	AM			E	79.6
	PM			F	85.5

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

Table 1.2 -2024 Existing Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St	AM	380	#903			430	#521			215	164			345	m197	360	m420
	PM		#664				219				#396				m#331		m#857

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

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Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	50	47	1004	27	52	1303
Future Vol, veh/h	0	50	47	1004	27	52	1303
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	51	48	1024	28	53	1330

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	526	1330	0	0	1052	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	494	201	-	-	651	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	494	201	-	-	651	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.13	1.24	0.42
HCM LOS	B		

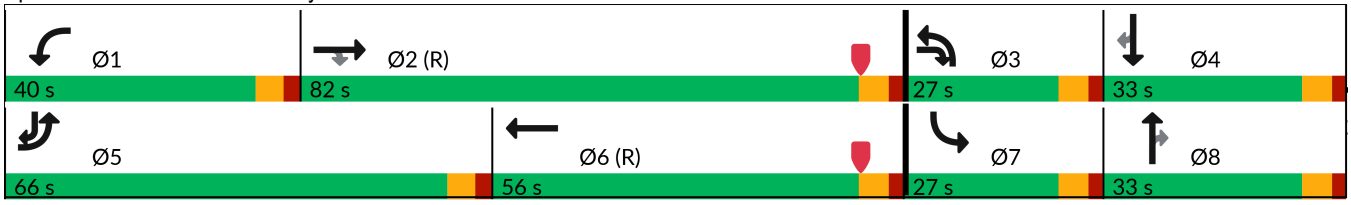
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	201	-	-	494	651	-
HCM Lane V/C Ratio	0.238	-	-	0.103	0.081	-
HCM Control Delay (s/veh)	28.4	-	-	13.1	11	-
HCM Lane LOS	D	-	-	B	B	-
HCM 95th %tile Q(veh)	0.9	-	-	0.3	0.3	-

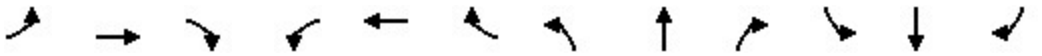
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	533	1617	467	636	778	192	398	267	236	622	433
Future Volume (vph)	533	1617	467	636	778	192	398	267	236	622	433
Lane Group Flow (vph)	555	1684	486	663	986	200	415	278	246	648	451
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	0.98	0.80	0.56	1.04	0.71	0.66	0.72	0.57	0.73	1.06	0.53
Control Delay (s/veh)	92.0	50.0	26.5	116.8	60.8	90.2	80.3	11.5	93.4	123.0	26.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	92.0	50.0	26.5	116.8	60.8	90.2	80.3	11.5	93.4	123.0	26.6
Queue Length 50th (ft)	654	643	336	~440	384	121	252	0	150	~442	291
Queue Length 95th (ft)	#903	704	422	#571	440	164	323	95	m197	m#639	m420
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1390	392	577	490	392	609	866
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.80	0.53	1.04	0.71	0.51	0.72	0.57	0.63	1.06	0.52

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	1617	467	636	778	169	192	398	267	236	622	433
Future Volume (veh/h)	533	1617	467	636	778	169	192	398	267	236	622	433
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	555	1684	486	662	810	176	200	415	278	246	648	451
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	571	2274	817	640	1305	281	242	523	233	288	570	762
Arrive On Green	0.32	0.45	0.45	0.19	0.31	0.31	0.07	0.15	0.15	0.08	0.16	0.16
Sat Flow, veh/h	1767	5066	1572	3428	4171	900	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	555	1684	486	662	655	331	200	415	278	246	648	451
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1694	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	56.4	49.9	39.1	34.0	30.1	30.4	10.5	20.7	27.0	12.9	29.4	29.4
Cycle Q Clear(g_c), s	56.4	49.9	39.1	34.0	30.1	30.4	10.5	20.7	27.0	12.9	29.4	29.4
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	571	2274	817	640	1056	530	242	523	233	288	570	762
V/C Ratio(X)	0.97	0.74	0.59	1.03	0.62	0.63	0.83	0.79	1.19	0.85	1.14	0.59
Avail Cap(c_a), veh/h	583	2274	817	640	1056	530	396	523	233	396	570	762
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.8	41.4	30.4	74.0	53.3	53.4	83.5	74.8	77.5	82.2	76.3	33.9
Incr Delay (d2), s/veh	30.1	2.2	3.2	44.5	2.7	5.5	7.2	11.7	120.6	12.5	81.4	3.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	29.6	20.9	15.5	18.7	13.1	13.6	4.9	10.2	18.7	6.2	19.7	15.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	90.9	43.6	33.6	118.5	56.0	58.9	90.7	86.5	198.1	94.7	157.6	37.3
LnGrp LOS	F	D	C	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2725			1648			893			1345	
Approach Delay, s/veh		51.5			81.7			122.2			105.8	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	87.7	18.9	35.4	64.8	62.9	21.3	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	51.9	12.5	31.4	58.4	32.4	14.9	29.0
Green Ext Time (p_c), s	0.0	15.1	0.4	0.0	0.4	5.7	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	79.6
HCM 7th LOS	E

Intersection	
Int Delay, s/veh	2.7

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	80	113	1220	78	80	1286
Future Vol, veh/h	0	80	113	1220	78	80	1286
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	83	118	1271	81	83	1340

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	676	1340	0	0	1352	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	394	198	-	-	500	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	394	198	-	-	500	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.59	3.73	0.8
HCM LOS	C		

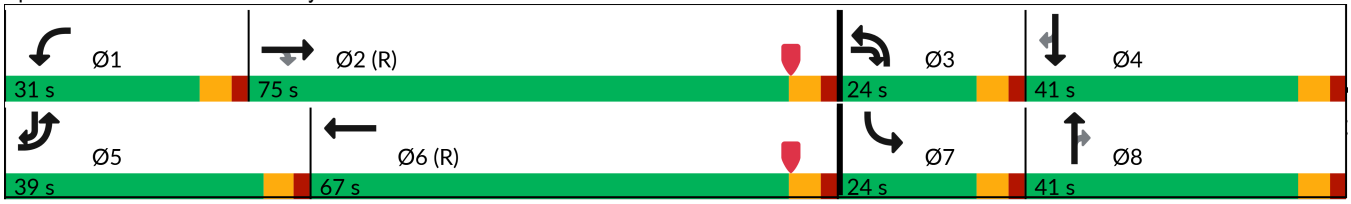
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	198	-	-	394	500	-
HCM Lane V/C Ratio	0.593	-	-	0.212	0.167	-
HCM Control Delay (s/veh)	46.6	-	-	16.6	13.6	-
HCM Lane LOS	E	-	-	C	B	-
HCM 95th %tile Q(veh)	3.3	-	-	0.8	0.6	-

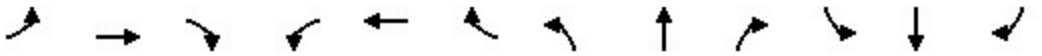
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	358	1254	231	297	1568	410	724	326	364	391	636
Future Volume (vph)	358	1254	231	297	1568	410	724	326	364	391	636
Lane Group Flow (vph)	362	1267	233	300	1775	414	731	329	368	395	642
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.07	0.58	0.25	0.75	1.00	1.16	1.02	0.64	1.03	0.55	0.90
Control Delay (s/veh)	131.7	38.7	13.0	84.4	75.0	161.9	104.0	21.5	128.7	66.1	57.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	131.7	38.7	13.0	84.4	75.0	161.9	104.0	21.5	128.7	66.1	57.3
Queue Length 50th (ft)	~448	393	81	170	726	~280	~454	78	~226	211	616
Queue Length 95th (ft)	#664	464	143	219	#843	#396	#590	195	m#331	m264	m#857
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2171	929	497	1776	357	717	518	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.07	0.58	0.25	0.60	1.00	1.16	1.02	0.64	1.03	0.55	0.90

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	358	1254	231	297	1568	189	410	724	326	364	391	636
Future Volume (veh/h)	358	1254	231	297	1568	189	410	724	326	364	391	636
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	362	1267	233	300	1584	191	414	731	329	368	395	642
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2270	870	348	1634	197	361	722	322	361	722	625
Arrive On Green	0.19	0.45	0.45	0.10	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4582	551	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	362	1267	233	300	1167	608	414	731	329	368	395	642
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1756	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.5	13.3	14.7	58.1	58.3	18.0	35.0	35.0	18.0	17.2	35.0
Cycle Q Clear(g_c), s	33.0	31.5	13.3	14.7	58.1	58.3	18.0	35.0	35.0	18.0	17.2	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2270	870	348	1205	627	361	722	322	361	722	625
V/C Ratio(X)	1.06	0.56	0.27	0.86	0.97	0.97	1.15	1.01	1.02	1.02	0.55	1.03
Avail Cap(c_a), veh/h	341	2270	870	501	1205	627	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	34.7	20.0	75.6	54.1	54.1	76.5	68.0	68.0	76.5	60.9	51.5
Incr Delay (d2), s/veh	65.9	1.0	0.8	10.2	19.4	29.5	93.7	36.8	56.0	52.5	3.0	43.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	20.9	13.0	5.1	6.9	27.3	30.3	12.6	19.3	18.9	10.5	8.0	33.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	134.9	35.7	20.8	85.9	73.4	83.6	170.2	104.8	124.0	129.0	63.9	94.5
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1862			2075			1474			1405	
Approach Delay, s/veh		53.1			78.2			127.4			94.9	
Approach LOS		D			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.4	82.6	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	16.7	33.5	20.0	37.0	35.0	60.3	20.0	37.0
Green Ext Time (p_c), s	0.6	11.7	0.0	0.0	0.0	0.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	85.5
HCM 7th LOS	F

FUTURE NO BUILD CONDITIONS

Table 2.1 - 2027 No Build Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]			
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard	
		Unsignalized		Signalized	
		LOS	Delay	LOS	Delay
EBL	AM			F	91.6
	PM			F	141.4
EBT	AM			D	44.5
	PM			D	36.2
EBR	AM			C	34.1
	PM			C	21.0
EB Approach	AM			D	52.2
	PM			D	54.8
WBL	AM			F	125.1
	PM			F	86.2
WBT	AM			E	57.8
	PM			E	77.7
WBR	AM			E	61.1
	PM			F	88.4
WB Approach	AM	B	13.3	F	85.5
	PM	C	17.0	F	82.1
NBL	AM			F	91.1
	PM			F	178.5
NBT	AM			F	87.7
	PM			F	110.1
NBR	AM			F	206.1
	PM			F	130.1
NB Approach	AM			F	125.3
	PM			F	133.8
SBL	AM			F	95.2
	PM			F	134.4
SBT	AM			F	164.9
	PM			E	64.2
SBR	AM			D	36.8
	PM			F	101.0
SB Approach	AM			F	109.1
	PM			F	99.4
Overall	AM			F	82.0
	PM			F	89.4

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

Table 2.2 -2027 No Build Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St	AM	380	#935			430	#588			215	167			345	m201	360	m434
	PM		#682				223				#406				m#338		m#887

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

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Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	51	48	1024	28	53	1329
Future Vol, veh/h	0	51	48	1024	28	53	1329
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	52	49	1045	29	54	1356

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	537	1356	0	0	1073	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	486	194	-	-	639	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	486	194	-	-	639	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.3	1.3	0.43
HCM LOS	B		

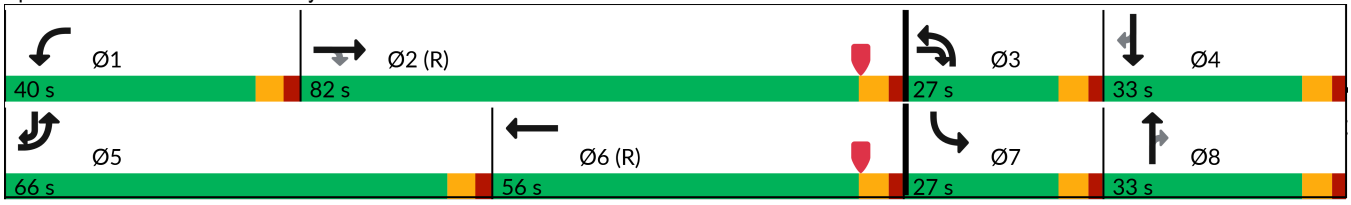
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	194	-	-	486	639	-
HCM Lane V/C Ratio	0.253	-	-	0.107	0.085	-
HCM Control Delay (s/veh)	29.8	-	-	13.3	11.2	-
HCM Lane LOS	D	-	-	B	B	-
HCM 95th %tile Q(veh)	1	-	-	0.4	0.3	-

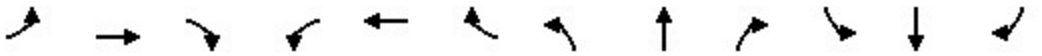
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	544	1649	476	649	794	196	406	272	241	634	442
Future Volume (vph)	544	1649	476	649	794	196	406	272	241	634	442
Lane Group Flow (vph)	567	1718	496	676	1006	204	423	283	251	660	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	0.98	0.82	0.57	1.06	0.74	0.66	0.74	0.57	0.74	1.09	0.53
Control Delay (s/veh)	92.6	50.8	26.8	121.8	62.2	90.3	81.2	11.5	93.7	130.0	26.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	92.6	50.8	26.8	121.8	62.2	90.3	81.2	11.5	93.7	130.0	26.6
Queue Length 50th (ft)	675	663	346	~456	394	124	257	0	153	~460	300
Queue Length 95th (ft)	#935	724	436	#588	450	167	329	95	m201	m#654	m434
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1365	392	574	493	392	606	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.98	0.82	0.55	1.06	0.74	0.52	0.74	0.57	0.64	1.09	0.53

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	544	1649	476	649	794	172	196	406	272	241	634	442
Future Volume (veh/h)	544	1649	476	649	794	172	196	406	272	241	634	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	567	1718	496	676	827	179	204	423	283	251	660	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	581	2267	817	640	1276	274	246	523	233	293	571	771
Arrive On Green	0.33	0.45	0.45	0.19	0.31	0.31	0.07	0.15	0.15	0.09	0.16	0.16
Sat Flow, veh/h	1767	5066	1572	3428	4174	897	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	567	1718	496	676	668	338	204	423	283	251	660	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1694	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	57.7	51.6	40.3	34.0	31.2	31.5	10.7	21.1	27.0	13.1	29.5	29.5
Cycle Q Clear(g_c), s	57.7	51.6	40.3	34.0	31.2	31.5	10.7	21.1	27.0	13.1	29.5	29.5
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	581	2267	817	640	1033	518	246	523	233	293	571	771
V/C Ratio(X)	0.98	0.76	0.61	1.06	0.65	0.65	0.83	0.81	1.21	0.86	1.16	0.60
Avail Cap(c_a), veh/h	583	2267	817	640	1033	518	396	523	233	396	571	771
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.4	42.0	30.7	74.0	54.7	54.8	83.4	75.0	77.5	82.1	76.3	33.4
Incr Delay (d2), s/veh	31.2	2.4	3.3	51.1	3.1	6.3	7.7	12.7	128.6	13.0	88.7	3.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	30.4	21.6	15.9	19.3	13.6	14.2	5.0	10.5	19.2	6.3	20.3	15.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	91.6	44.5	34.1	125.1	57.8	61.1	91.1	87.7	206.1	95.2	164.9	36.8
LnGrp LOS	F	D	C	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2781			1682			910			1371	
Approach Delay, s/veh		52.2			85.5			125.3			109.1	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	87.4	19.1	35.5	65.8	61.6	21.6	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	53.6	12.7	31.5	59.7	33.5	15.1	29.0
Green Ext Time (p_c), s	0.0	14.7	0.4	0.0	0.1	5.7	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	82.0
HCM 7th LOS	F

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	82	115	1244	80	82	1312
Future Vol, veh/h	0	82	115	1244	80	82	1312
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	85	120	1296	83	85	1367

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	690	1367	0	0	1379	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	386	191	-	-	488	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	386	191	-	-	488	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.98	4.1	0.82
HCM LOS	C		

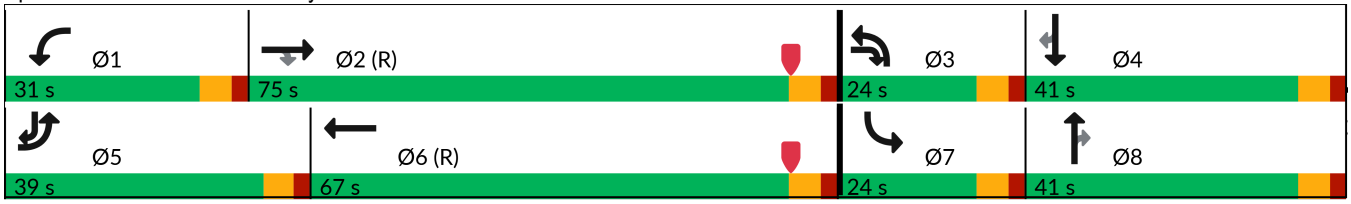
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	191	-	-	386	488	-
HCM Lane V/C Ratio	0.629	-	-	0.222	0.175	-
HCM Control Delay (s/veh)	51.3	-	-	17	13.9	-
HCM Lane LOS	F	-	-	C	B	-
HCM 95th %tile Q(veh)	3.6	-	-	0.8	0.6	-

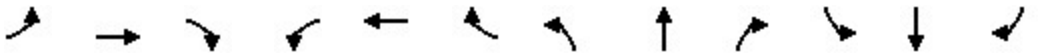
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	365	1279	236	303	1599	418	738	333	371	399	649
Future Volume (vph)	365	1279	236	303	1599	418	738	333	371	399	649
Lane Group Flow (vph)	369	1292	238	306	1810	422	745	336	375	403	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.09	0.60	0.26	0.75	1.02	1.18	1.04	0.65	1.05	0.56	0.92
Control Delay (s/veh)	137.2	39.2	13.6	84.6	79.3	169.0	108.3	22.4	132.9	66.4	60.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	137.2	39.2	13.6	84.6	79.3	169.0	108.3	22.4	132.9	66.4	60.3
Queue Length 50th (ft)	~464	404	87	173	~779	~290	~471	86	~235	215	643
Queue Length 95th (ft)	#682	476	150	223	#872	#406	#607	205	m#338	m270	m#887
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2165	926	497	1776	357	717	519	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.09	0.60	0.26	0.62	1.02	1.18	1.04	0.65	1.05	0.56	0.92

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	365	1279	236	303	1599	193	418	738	333	371	399	649
Future Volume (veh/h)	365	1279	236	303	1599	193	418	738	333	371	399	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	369	1292	238	306	1615	195	422	745	336	375	403	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2261	867	354	1634	197	361	722	322	361	722	625
Arrive On Green	0.19	0.45	0.45	0.10	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4581	552	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	369	1292	238	306	1190	620	422	745	336	375	403	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1756	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	32.4	13.7	15.0	59.8	60.1	18.0	35.0	35.0	18.0	17.6	35.0
Cycle Q Clear(g_c), s	33.0	32.4	13.7	15.0	59.8	60.1	18.0	35.0	35.0	18.0	17.6	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2261	867	354	1205	626	361	722	322	361	722	625
V/C Ratio(X)	1.08	0.57	0.27	0.86	0.99	0.99	1.17	1.03	1.04	1.04	0.56	1.05
Avail Cap(c_a), veh/h	341	2261	867	501	1205	626	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.2	20.3	75.5	54.6	54.7	76.5	68.0	68.0	76.5	61.1	51.5
Incr Delay (d2), s/veh	72.4	1.1	0.8	10.7	23.1	33.7	102.0	42.1	62.1	57.9	3.1	49.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	21.5	13.4	5.2	7.1	28.6	31.8	13.0	19.8	19.5	10.8	8.1	34.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	141.4	36.2	21.0	86.2	77.7	88.4	178.5	110.1	130.1	134.4	64.2	101.0
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1899			2116			1503			1434	
Approach Delay, s/veh		54.8			82.1			133.8			99.4	
Approach LOS		D			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.7	82.3	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	17.0	34.4	20.0	37.0	35.0	62.1	20.0	37.0
Green Ext Time (p_c), s	0.6	11.9	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	89.4
HCM 7th LOS	F

FUTURE BUILD CONDITIONS

Table 5.1 - 2027 Build Intersection Capacity Analysis Summary

Location	Time	Level of Service[1]					
		(1) SW Bayshore Boulevard & Crescent Avenue		(2) SW Bayshore Boulevard & Port St Lucie Boulevard		(2) SW Bayshore Boulevard & Port St Lucie Boulevard [3]	
		Unsignalized		Signalized		Signalized	
		LOS	Delay	LOS	Delay	LOS	Delay
EBL	AM			F	108.1	F	102.6
	PM			F	185.8	F	185.8
EBT	AM			D	45.5	D	54.7
	PM			D	36.7	D	36.2
EBR	AM			D	35.4	D	42.9
	PM			C	21.6	C	20.7
EB Approach	AM			E	57.2	E	63.0
	PM			E	67.0	E	66.5
WBL	AM			F	134.9	F	97.9
	PM			F	87.3	F	80.2
WBT	AM			E	60.0	E	66.4
	PM			E	78.8	E	74.3
WBR	AM			E	63.7	E	71.9
	PM			F	89.6	F	84.7
WB Approach	AM	B	13.4	F	91.2	F	80.3
	PM	C	17.1	F	83.2	E	78.2
NBL	AM			F	91.1	F	93.8
	PM			F	178.5	F	154.5
NBT	AM			F	88.3	E	78.3
	PM			F	111.7	F	122.3
NBR	AM			F	206.1	F	146.2
	PM			F	130.1	F	140.7
NB Approach	AM			F	125.4	F	102.8
	PM			F	134.5	F	135.4
SBL	AM			F	97.7	F	94.6
	PM			F	166.2	F	166.2
SBT	AM			F	135.1	F	96.8
	PM			E	63.7	E	66.1
SBR	AM			D	35.3	C	31.2
	PM			F	101.0	F	112.8
SB Approach	AM			F	94.5	E	74.6
	PM			F	109.4	F	115.3
Overall	AM			F	82.6	E	75.1
	PM			F	95.2	F	95.0

[1] Delay is average delay per vehicle in seconds

[2] Approach operates under Free-flow conditions

[3] Optimized signal timing without changing cycle length

Table 5.2 -2027 Build Intersection Queue Lengths Summary

Location	Time	95th Percentile Queue Lenghts (ft)															
		EBL		EBR		WBL		WBR		NBL		NBR		SBL		SBR	
		Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile	Storage (ft)	95th %tile
(1) SW Bayshore Boulevard & Crescent	AM																
	PM																
(2) SW Bayshore Boulevard & Port St Lucie Boulevard	AM	380	#1032			430	#613			215	167			345	m226	360	m423
	AM [1]		#1020				#565				169				m223		m374
	PM		#786				239				#406				m#379		m#874
	PM [1]		#786				236				#394				m#378		m#895

 # 95th percentile volume exceeds capacity, queue may be longer.

m Volume for 95th percentile queue is metered by upstream signal.

[1] Optimized signal timing without changing cycle length

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Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	51	78	1030	32	71	1318
Future Vol, veh/h	0	51	78	1030	32	71	1318
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	52	80	1051	33	72	1345

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	542	1345	0	0	1084	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	482	197	-	-	634	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	482	197	-	-	634	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.37	2.41	0.58
HCM LOS	B		

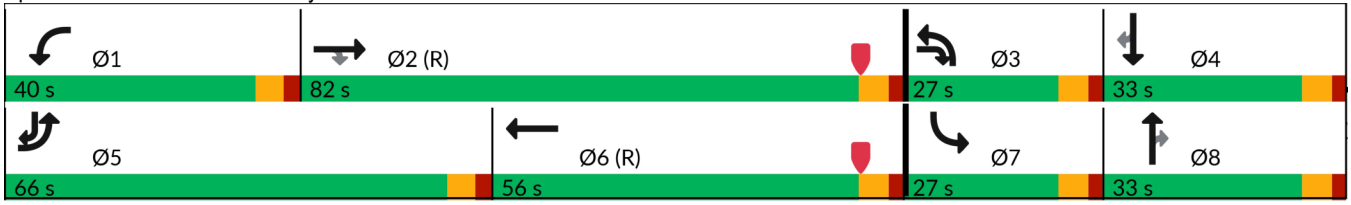
Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	197	-	-	482	634	-
HCM Lane V/C Ratio	0.404	-	-	0.108	0.114	-
HCM Ctrl Dly (s/v)	35.2	-	-	13.4	11.4	-
HCM Lane LOS	E	-	-	B	B	-
HCM 95th %tile Q(veh)	1.8	-	-	0.4	0.4	-

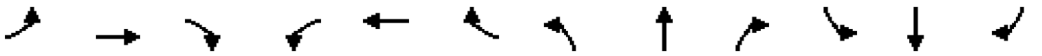
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Future Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Lane Group Flow (vph)	604	1686	496	695	1013	204	427	283	282	649	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	66.0	82.0	27.0	40.0	56.0	27.0	33.0	33.0	27.0	33.0	66.0
Total Split (%)	36.3%	45.1%	14.8%	22.0%	30.8%	14.8%	18.1%	18.1%	14.8%	18.1%	36.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.05	0.80	0.57	1.09	0.74	0.66	0.77	0.58	0.79	1.07	0.53
Control Delay (s/veh)	107.4	50.1	26.8	130.0	62.5	90.3	83.8	11.8	96.4	125.7	26.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	107.4	50.1	26.8	130.0	62.5	90.3	83.8	11.8	96.4	125.7	26.4
Queue Length 50th (ft)	~779	644	346	~480	398	124	263	0	172	~445	295
Queue Length 95th (ft)	#1032	704	436	#613	454	167	#332	95	m226	m#637	m423
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	577	2102	910	635	1364	392	554	486	392	606	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.05	0.80	0.55	1.09	0.74	0.52	0.77	0.58	0.72	1.07	0.53

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Future Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	604	1686	496	695	834	179	204	427	283	282	649	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	583	2223	803	640	1237	264	246	523	233	323	602	787
Arrive On Green	0.33	0.44	0.44	0.19	0.30	0.30	0.07	0.15	0.15	0.09	0.17	0.17
Sat Flow, veh/h	1767	5066	1572	3428	4181	891	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	604	1686	496	695	673	340	204	427	283	282	649	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1695	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	60.0	51.0	41.0	34.0	31.9	32.2	10.7	21.4	27.0	14.8	31.1	31.1
Cycle Q Clear(g_c), s	60.0	51.0	41.0	34.0	31.9	32.2	10.7	21.4	27.0	14.8	31.1	31.1
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	583	2223	803	640	999	502	246	523	233	323	602	787
V/C Ratio(X)	1.04	0.76	0.62	1.09	0.67	0.68	0.83	0.82	1.21	0.87	1.08	0.58
Avail Cap(c_a), veh/h	583	2223	803	640	999	502	396	523	233	396	602	787
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.0	43.0	31.8	74.0	56.3	56.4	83.4	75.1	77.5	81.4	75.5	32.1
Incr Delay (d2), s/veh	47.1	2.5	3.5	60.9	3.6	7.2	7.7	13.2	128.6	16.4	59.6	3.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	34.0	21.4	16.3	20.2	14.0	14.6	5.0	10.6	19.2	7.3	19.0	14.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	108.1	45.5	35.4	134.9	60.0	63.7	91.1	88.3	206.1	97.7	135.1	35.3
LnGrp LOS	F	D	D	F	E	E	F	F	F	F	F	D
Approach Vol, veh/h		2786			1708			914			1391	
Approach Delay, s/veh		57.2			91.2			125.4			94.5	
Approach LOS		E			F			F			F	

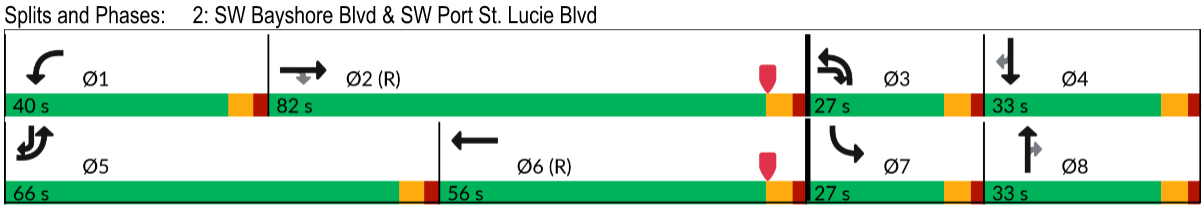
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	40.0	85.9	19.1	37.1	66.0	59.9	23.1	33.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	34.0	76.0	21.0	27.0	60.0	50.0	21.0	27.0
Max Q Clear Time (g_c+I1), s	36.0	53.0	12.7	33.1	62.0	34.2	16.8	29.0
Green Ext Time (p_c), s	0.0	14.8	0.4	0.0	0.0	5.6	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	82.6
HCM 7th LOS	F

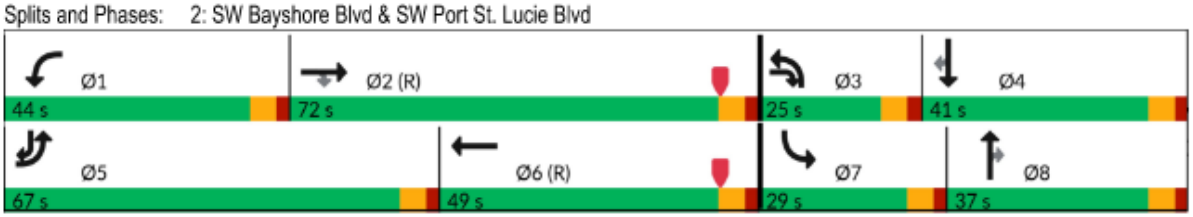
Murphy Oil Gas Station
Signal Timing Optimization Modifications
July 2025
341021601
SW Bayshore Boulevard & Port St Lucie Boulevard

Morning Peak Hour

Existing Timing



Optimized Timing

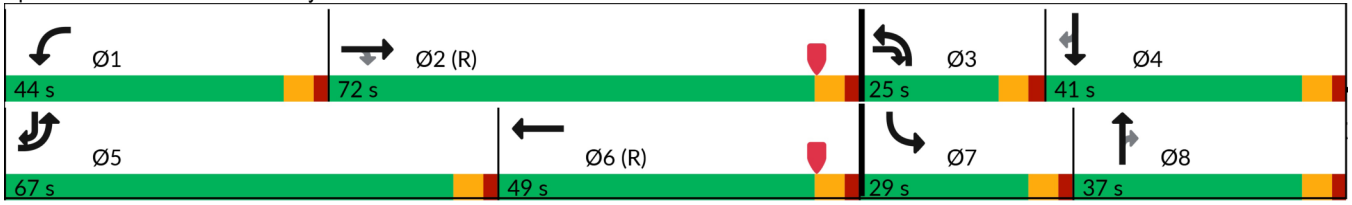


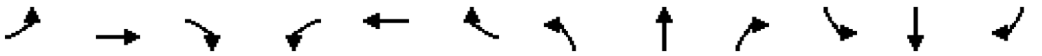
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Future Volume (vph)	580	1619	476	667	801	196	410	272	271	623	442
Lane Group Flow (vph)	604	1686	496	695	1013	204	427	283	282	649	460
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	67.0	72.0	25.0	44.0	49.0	25.0	37.0	37.0	29.0	41.0	67.0
Total Split (%)	36.8%	39.6%	13.7%	24.2%	26.9%	13.7%	20.3%	20.3%	15.9%	22.5%	36.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.03	0.92	0.63	0.98	0.86	0.68	0.65	0.54	0.76	0.89	0.50
Control Delay (s/veh)	102.3	64.9	34.5	99.6	73.6	91.9	74.3	10.3	93.2	85.6	21.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	102.3	64.9	34.5	99.6	73.6	91.9	74.3	10.3	93.2	85.6	21.9
Queue Length 50th (ft)	~768	709	391	431	421	124	253	0	172	399	269
Queue Length 95th (ft)	#1020	775	508	#565	480	169	323	92	m223	m#536	m374
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	587	1826	811	709	1176	354	657	524	429	729	926
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.03	0.92	0.61	0.98	0.86	0.58	0.65	0.54	0.66	0.89	0.50

Intersection Summary

Cycle Length: 182
Actuated Cycle Length: 182
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Future Volume (veh/h)	580	1619	476	667	801	172	196	410	272	271	623	442
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	604	1686	496	695	834	179	204	427	283	282	649	460
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	592	1997	732	716	1120	239	245	601	268	325	683	832
Arrive On Green	0.34	0.39	0.39	0.21	0.27	0.27	0.07	0.17	0.17	0.09	0.19	0.19
Sat Flow, veh/h	1767	5066	1572	3428	4181	891	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	604	1686	496	695	673	340	204	427	283	282	649	460
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1695	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	61.0	55.0	44.8	36.6	33.1	33.5	10.7	20.8	31.0	14.8	33.1	35.2
Cycle Q Clear(g_c), s	61.0	55.0	44.8	36.6	33.1	33.5	10.7	20.8	31.0	14.8	33.1	35.2
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	592	1997	732	716	904	454	245	601	268	325	683	832
V/C Ratio(X)	1.02	0.84	0.68	0.97	0.74	0.75	0.83	0.71	1.06	0.87	0.95	0.55
Avail Cap(c_a), veh/h	592	1997	732	716	904	454	358	601	268	433	683	832
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.5	50.1	38.0	71.5	60.9	61.0	83.4	71.3	75.5	81.2	72.5	28.6
Incr Delay (d2), s/veh	42.1	4.6	5.0	26.5	5.5	10.8	10.4	7.0	70.7	13.4	24.3	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	33.7	23.7	18.2	18.5	14.7	15.6	5.1	10.0	17.7	7.1	17.2	13.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	102.6	54.7	42.9	97.9	66.4	71.9	93.8	78.3	146.2	94.6	96.8	31.2
LnGrp LOS	F	D	D	F	E	E	F	E	F	F	F	C
Approach Vol, veh/h		2786			1708			914			1391	
Approach Delay, s/veh		63.0			80.3			102.8			74.6	
Approach LOS		E			F			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	44.0	77.7	19.0	41.2	67.0	54.7	23.3	37.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	38.0	66.0	19.0	35.0	61.0	43.0	23.0	31.0
Max Q Clear Time (g_c+I1), s	38.6	57.0	12.7	37.2	63.0	35.5	16.8	33.0
Green Ext Time (p_c), s	0.0	7.1	0.3	0.0	0.0	3.6	0.5	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	75.1
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	4.6

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Vol, veh/h	0	82	150	1251	85	103	1299
Future Vol, veh/h	0	82	150	1251	85	103	1299
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	-	0	150	-	-	200	-
Veh in Median Storage, #	0	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3	3
Mvmt Flow	0	85	156	1303	89	107	1353

Major/Minor	Minor1		Major1			Major2	
Conflicting Flow All	-	696	1353	0	0	1392	0
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-
Critical Hdwy	-	6.96	6.46	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-
Follow-up Hdwy	-	3.33	2.53	-	-	2.23	-
Pot Cap-1 Maneuver	0	382	195	-	-	482	-
Stage 1	0	-	-	-	-	-	-
Stage 2	0	-	-	-	-	-	-
Platoon blocked, %				-	-		-
Mov Cap-1 Maneuver	-	382	195	-	-	482	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	17.12	7.29	1.07
HCM LOS	C		

Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	195	-	-	382	482	-
HCM Lane V/C Ratio	0.803	-	-	0.224	0.222	-
HCM Ctrl Dly (s/v)	72.3	-	-	17.1	14.6	-
HCM Lane LOS	F	-	-	C	B	-
HCM 95th %tile Q(veh)	5.6	-	-	0.8	0.8	-

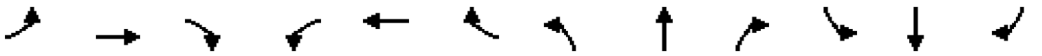
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Future Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Lane Group Flow (vph)	411	1257	238	328	1818	422	749	336	410	390	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	75.0	24.0	31.0	67.0	24.0	41.0	41.0	24.0	41.0	39.0
Total Split (%)	22.8%	43.9%	14.0%	18.1%	39.2%	14.0%	24.0%	24.0%	14.0%	24.0%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.22	0.59	0.26	0.78	1.02	1.18	1.04	0.65	1.15	0.54	0.92
Control Delay (s/veh)	176.2	39.4	14.0	85.2	80.4	169.0	109.6	22.8	159.4	66.4	60.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	176.2	39.4	14.0	85.2	80.4	169.0	109.6	22.8	159.4	66.4	60.1
Queue Length 50th (ft)	~561	394	89	186	~786	~290	~476	88	~277	207	641
Queue Length 95th (ft)	#786	461	151	239	#879	#406	#612	208	m#379	m258	m#874
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2141	918	497	1776	357	717	518	357	717	710
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.22	0.59	0.26	0.66	1.02	1.18	1.04	0.65	1.15	0.54	0.92

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Future Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	411	1257	238	328	1623	195	422	749	336	410	390	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2229	858	376	1635	196	361	722	322	361	722	625
Arrive On Green	0.19	0.44	0.44	0.11	0.36	0.36	0.11	0.20	0.20	0.11	0.20	0.20
Sat Flow, veh/h	1767	5066	1572	3428	4584	549	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	411	1257	238	328	1195	623	422	749	336	410	390	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1757	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.6	13.9	16.1	60.2	60.5	18.0	35.0	35.0	18.0	16.9	35.0
Cycle Q Clear(g_c), s	33.0	31.6	13.9	16.1	60.2	60.5	18.0	35.0	35.0	18.0	16.9	35.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2229	858	376	1205	627	361	722	322	361	722	625
V/C Ratio(X)	1.21	0.56	0.28	0.87	0.99	0.99	1.17	1.04	1.04	1.14	0.54	1.05
Avail Cap(c_a), veh/h	341	2229	858	501	1205	627	361	722	322	361	722	625
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.7	20.8	75.0	54.7	54.8	76.5	68.0	68.0	76.5	60.8	51.5
Incr Delay (d2), s/veh	116.8	1.0	0.8	12.4	24.0	34.7	102.0	43.7	62.1	89.7	2.9	49.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	25.8	13.0	5.3	7.7	29.0	32.1	13.0	20.0	19.5	12.4	7.8	34.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	185.8	36.7	21.6	87.3	78.8	89.6	178.5	111.7	130.1	166.2	63.7	101.0
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1906			2146			1507			1456	
Approach Delay, s/veh		67.0			83.2			134.5			109.4	
Approach LOS		E			F			F			F	

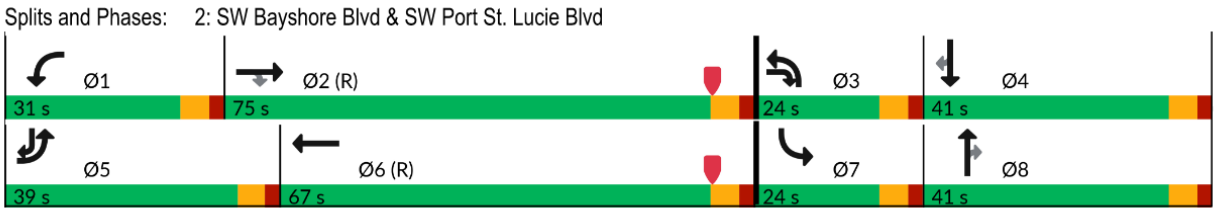
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.7	81.3	24.0	41.0	39.0	67.0	24.0	41.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	25.0	69.0	18.0	35.0	33.0	61.0	18.0	35.0
Max Q Clear Time (g_c+I1), s	18.1	33.6	20.0	37.0	35.0	62.5	20.0	37.0
Green Ext Time (p_c), s	0.6	11.6	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	95.2
HCM 7th LOS	F

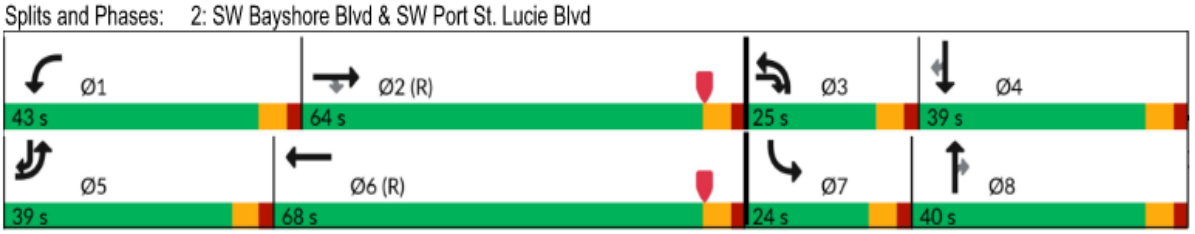
Murphy Oil Gas Station
Signal Timing Optimization Modifications
July 2025
341021601
SW Bayshore Boulevard & Port St Lucie Boulevard

Afternoon Peak Hour

Existing Timing



Optimized Timing



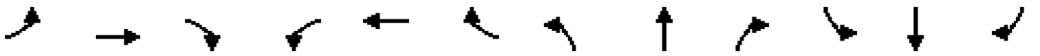
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Future Volume (vph)	407	1244	236	325	1607	418	742	333	406	386	649
Lane Group Flow (vph)	411	1257	238	328	1818	422	749	336	410	390	656
Turn Type	Prot	NA	pm+ov	Prot	NA	Prot	NA	Perm	Prot	NA	pm+ov
Protected Phases	5	2	3	1	6	3	8		7	4	5
Permitted Phases			2					8			4
Detector Phase	5	2	3	1	6	3	8	8	7	4	5
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	11.0	24.0	11.0	24.0	24.0	11.0	24.0	11.0
Total Split (s)	39.0	64.0	25.0	43.0	68.0	25.0	40.0	40.0	24.0	39.0	39.0
Total Split (%)	22.8%	37.4%	14.6%	25.1%	39.8%	14.6%	23.4%	23.4%	14.0%	22.8%	22.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	None	C-Max	None	Max	Max	None	Max	None
v/c Ratio	1.22	0.58	0.25	0.76	1.01	1.12	1.08	0.66	1.15	0.58	0.95
Control Delay (s/veh)	176.2	39.1	10.4	83.3	75.9	148.3	118.8	23.6	159.4	69.0	65.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	176.2	39.1	10.4	83.3	75.9	148.3	118.8	23.6	159.4	69.0	65.2
Queue Length 50th (ft)	~561	391	64	186	~755	~278	~488	90	~277	211	659
Queue Length 95th (ft)	#786	466	125	236	#867	#394	#624	211	m#378	m262	m#895
Internal Link Dist (ft)		1546			604		266			624	
Turn Bay Length (ft)	380			430		215			345		360
Base Capacity (vph)	338	2154	947	735	1805	377	696	509	357	676	693
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.22	0.58	0.25	0.45	1.01	1.12	1.08	0.66	1.15	0.58	0.95

Intersection Summary

Cycle Length: 171
Actuated Cycle Length: 171
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 2: SW Bayshore Blvd & SW Port St. Lucie Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Future Volume (veh/h)	407	1244	236	325	1607	193	418	742	333	406	386	649
Initial Q (Qb), 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	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	411	1257	238	328	1623	195	422	749	336	410	390	656
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	341	2249	873	383	1662	199	381	701	313	361	680	607
Arrive On Green	0.19	0.44	0.44	0.11	0.36	0.36	0.11	0.20	0.20	0.11	0.19	0.19
Sat Flow, veh/h	1767	5066	1572	3428	4584	549	3428	3526	1572	3428	3526	1572
Grp Volume(v), veh/h	411	1257	238	328	1195	623	422	749	336	410	390	656
Grp Sat Flow(s),veh/h/ln	1767	1689	1572	1714	1689	1757	1714	1763	1572	1714	1763	1572
Q Serve(g_s), s	33.0	31.4	13.6	16.1	59.7	60.0	19.0	34.0	34.0	18.0	17.2	33.0
Cycle Q Clear(g_c), s	33.0	31.4	13.6	16.1	59.7	60.0	19.0	34.0	34.0	18.0	17.2	33.0
Prop In Lane	1.00		1.00	1.00		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	2249	873	383	1224	637	381	701	313	361	680	607
V/C Ratio(X)	1.21	0.56	0.27	0.86	0.98	0.98	1.11	1.07	1.07	1.14	0.57	1.08
Avail Cap(c_a), veh/h	341	2249	873	742	1224	637	381	701	313	361	680	607
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
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	69.0	35.2	19.9	74.6	53.8	53.9	76.0	68.5	68.5	76.5	62.6	52.5
Incr Delay (d2), s/veh	116.8	1.0	0.8	5.6	20.5	30.8	78.5	53.8	72.2	89.7	3.5	60.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	25.8	12.9	5.2	7.3	28.2	31.3	12.5	20.4	19.8	12.4	8.0	35.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	185.8	36.2	20.7	80.2	74.3	84.7	154.5	122.3	140.7	166.2	66.1	112.8
LnGrp LOS	F	D	C	F	E	F	F	F	F	F	E	F
Approach Vol, veh/h		1906			2146			1507			1456	
Approach Delay, s/veh		66.5			78.2			135.4			115.3	
Approach LOS		E			E			F			F	

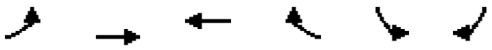
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	25.1	81.9	25.0	39.0	39.0	68.0	24.0	40.0
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	37.0	58.0	19.0	33.0	33.0	62.0	18.0	34.0
Max Q Clear Time (g_c+I1), s	18.1	33.4	21.0	35.0	35.0	62.0	20.0	36.0
Green Ext Time (p_c), s	1.0	10.2	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	95.0
HCM 7th LOS	F

Notes

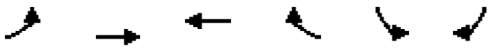
User approved pedestrian interval to be less than phase max green.

DRIVEWAYS



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	2162	1640	58	0	0
Future Volume (vph)	0	2162	1640	58	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	0.91	0.91	0.91	1.00	1.00
Frt			0.995			
Flt Protected						
Satd. Flow (prot)	0	5036	5011	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	5036	5011	0	0	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		192	488		150	
Travel Time (s)		2.9	7.4		3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2350	1783	63	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	2350	1846	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		24	24		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.1%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑↱			
Traffic Volume (vph)	0	1983	2125	68	0	0
Future Volume (vph)	0	1983	2125	68	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	0.91	0.91	0.91	1.00	1.00
Frt			0.995			
Flt Protected						
Satd. Flow (prot)	0	5036	5011	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	5036	5011	0	0	0
Link Speed (mph)		45	45		30	
Link Distance (ft)		192	488		152	
Travel Time (s)		2.9	7.4		3.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2155	2310	74	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	2155	2384	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		24	24		0	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.9%		ICU Level of Service A	
Analysis Period (min) 15			

APPENDIX F
TRIP GENERATION DATA

TRIP GENERATION ANALYSIS
MURPHY OIL GAS STATION

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 158.28 (X) + 850.23	50%	50%	1,375	1,375	2,750	0	0	0	0%	1,375	1,375	2,750

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 16.46 (X) 0.00	50%	50%	99	99	198	75	75	150	76%	24	24	48

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by				Net New Trips		
						In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed Uses															
Gasoline-Service Station with Convenience Store	945	12 Fuel Pumps	T = 19.13 (X) 0.00	50%	50%	115	115	230	87	86	173	75%	28	29	57

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Convenience Store/Gas Station - GFA (2-4k) (945)

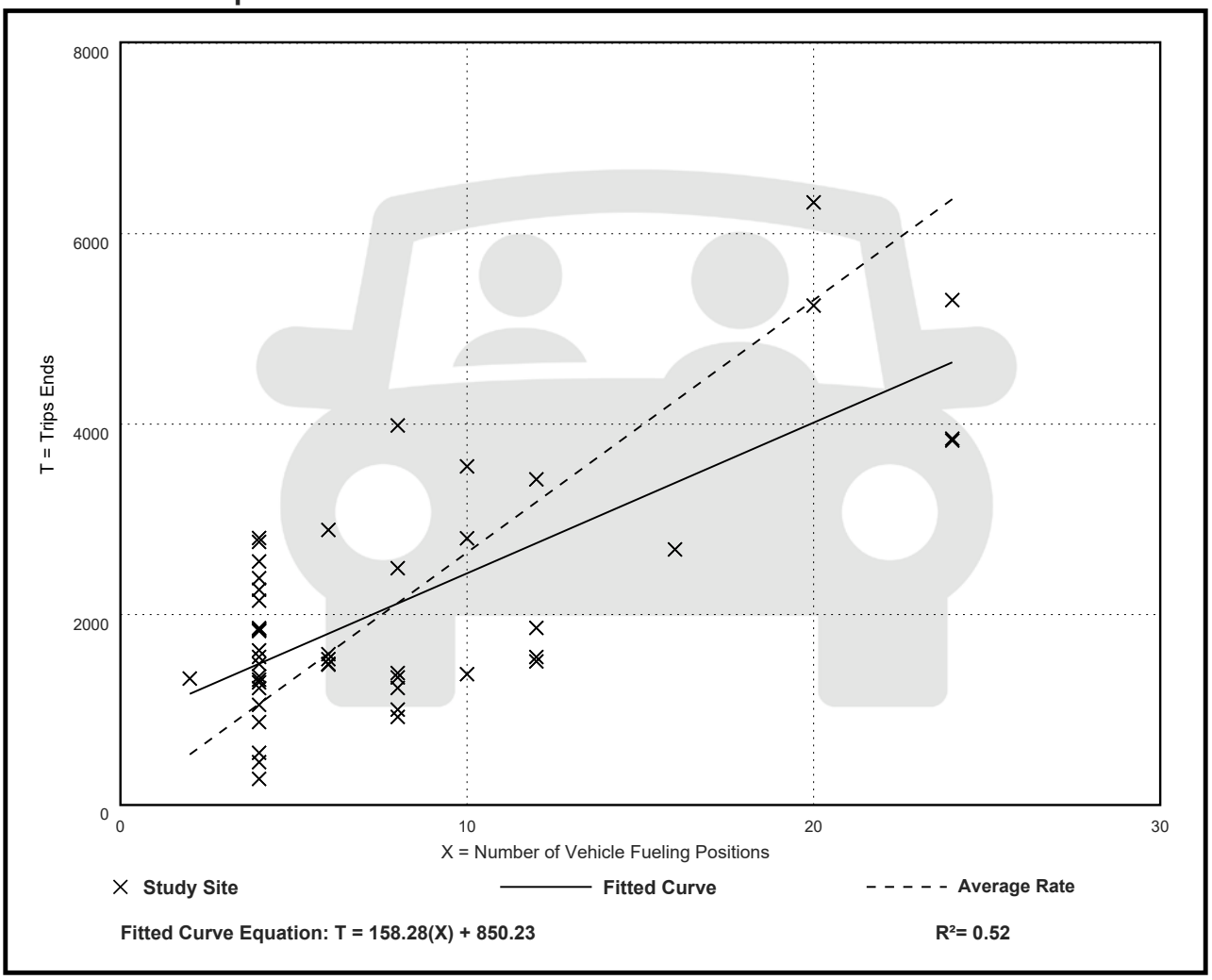
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Fitted Curve Equation: T = 158.28(X) + 850.23

R^2= 0.52

Convenience Store/Gas Station - GFA (2-4k) (945)

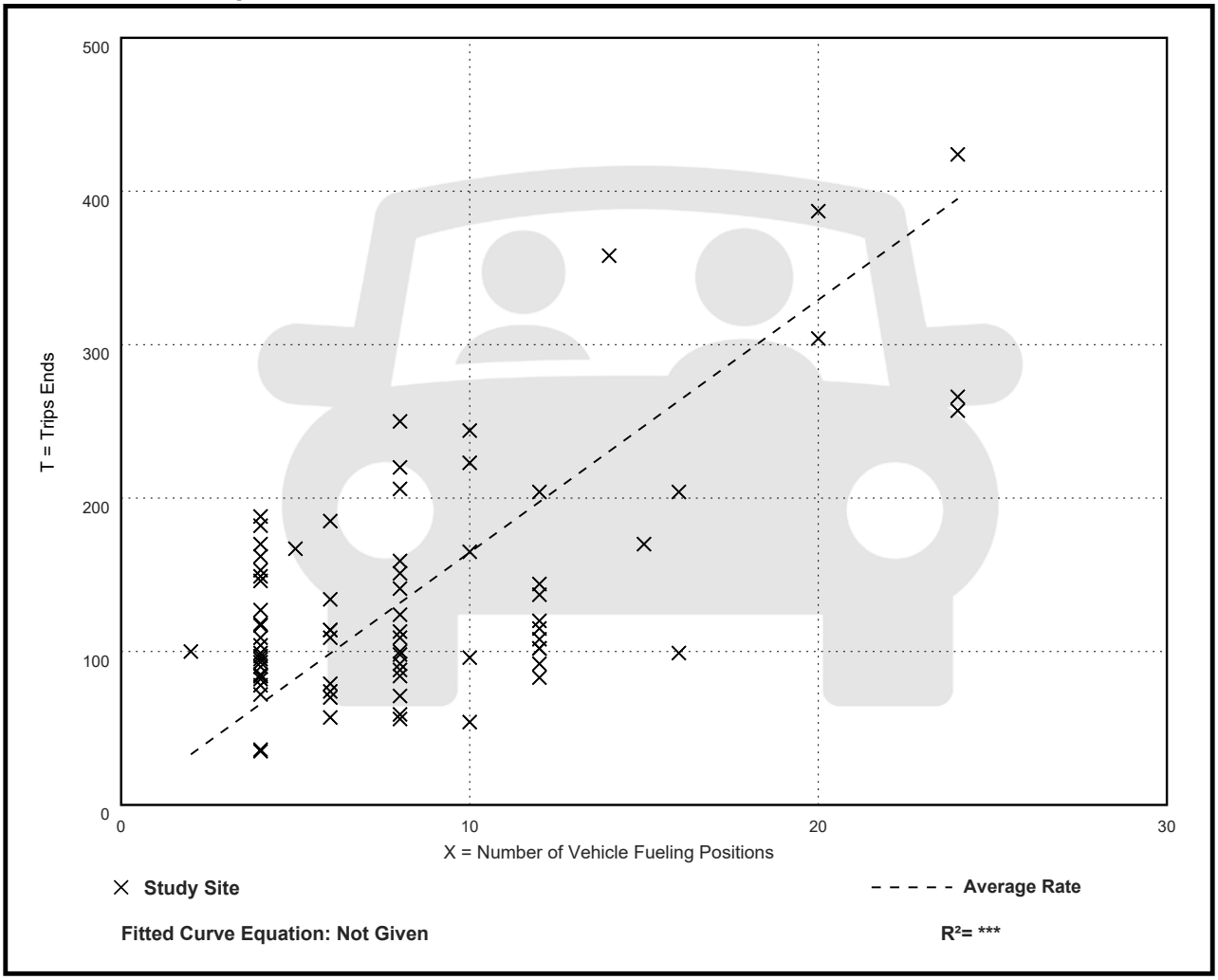
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 77
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.46	5.40 - 50.00	8.75

Data Plot and Equation



Convenience Store/Gas Station - GFA (2-4k) (945)

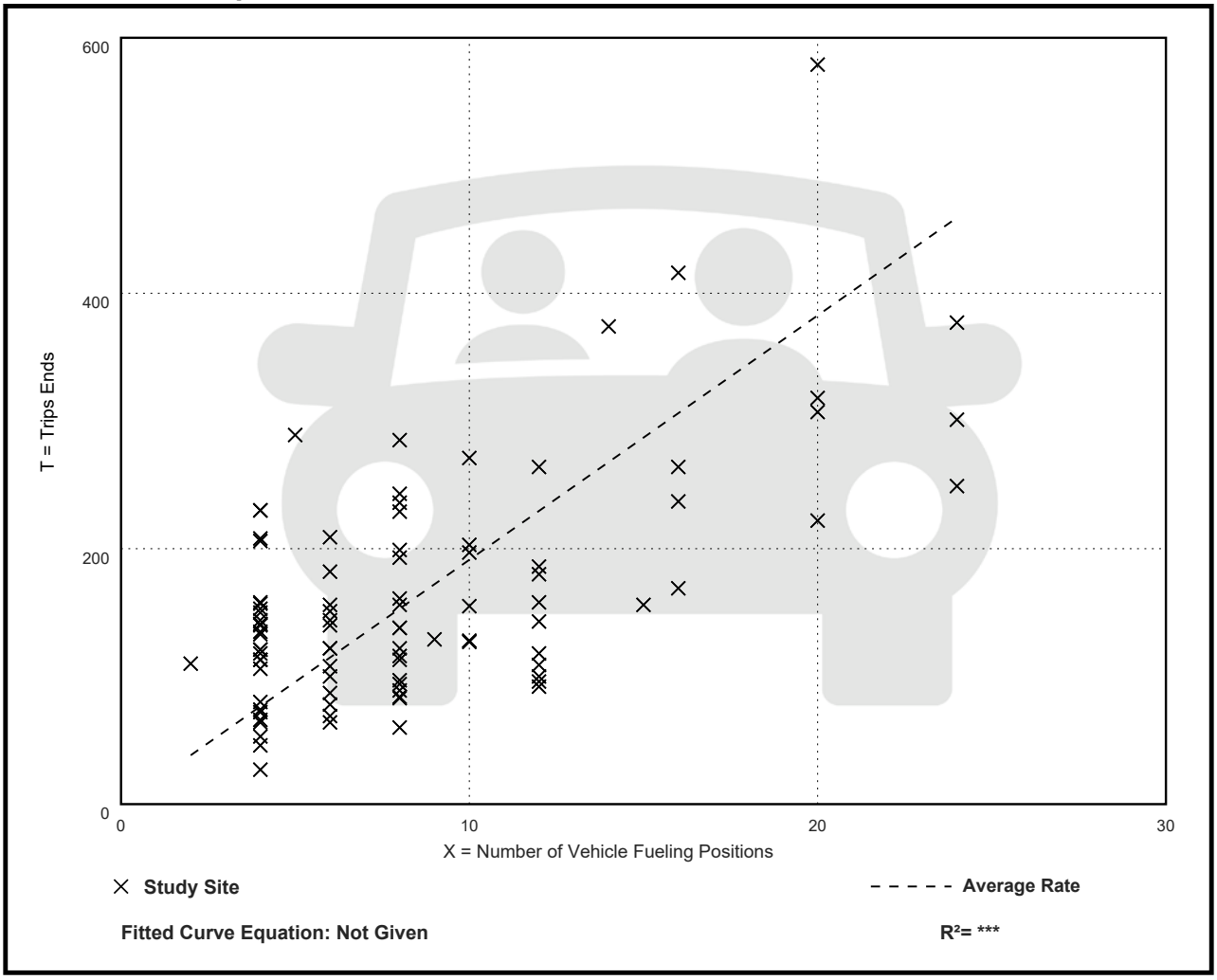
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
19.13	6.75 - 57.80	10.15

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

TO: Michelle Reid, Supervisor, Permitting Customer Service, Public Works

THRU: Rich Berrios, City Attorney

FROM: Margaret M. Carland, Senior Deputy City Attorney

Aref J Shehadeh

Digitally signed by Aref J Shehadeh
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000018F9B6775F7000B0808, cn=Aref J Shehadeh
Date: 2025.07.15 14:59:00 -04'00'

DATE: July 11, 2025

RE: Abandonment of Easement

Motion to Adopt Ordinance 25 -__, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 69, Block 53, South Port St. Lucie Unit Five, according to the Plat thereof, recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida.

The enclosed Ordinance has been reviewed and revised by the City Attorney's Office with respect to the request for an abandonment of a portion of a twenty (20) foot wide rear Utility and Drainage Easement affecting Lot 69, Block 53, South Port St. Lucie Unit Five, according to the Plat thereof, recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida. The owner has submitted the Abandonment of Easement Application.

The request for the abandonment of a portion of a Twenty (20) foot wide rear Utility and Drainage Easement affecting the subject property and all supporting documentation have been reviewed and approved as to legal form and sufficiency. As such, the attached Ordinance has been prepared for presentment to the City Council for review and approval.

This office has confirmed that the survey and legal description associated with the Abandonment of Easement Application has been reviewed and approved by the Public Works Department, the Utility Department, and certain Utility Companies. Upon information and belief, the request for the abandonment of the above-described utility and drainage easement has been reviewed and recommended for approval by the Public Works Department and the Utility Systems Department. The agenda item shall be prepared and presented to the City Council by the Public Works Department.

MMC/bb
Enclosures:
Agenda Item Memo
Proposed Ordinance
Intake 25176-01