

# City of Port St. Lucie

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



## Meeting Agenda

**Monday, June 8, 2026**

**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](http://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: Juneteenth [2026-525](#)
  - 4.b Proclamation: LGBTQ+ Pride Month [2026-527](#)
  - 4.c Hear an Update from the Boys & Girls Clubs of St. Lucie County and Announcement of Enrique Rosario Liz as the Winner of the Boys & Girls Clubs 2026 Florida Youth of the Year [2026-517](#)
  - 4.d The City of Port St. Lucie Public Works Department Earns 7th Re-accreditation by the American Public Works Association (APWA). [2026-524](#)
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 April 27, 2026 Regular City Council and May 26, 2026 Regular City Council Meeting Minutes [2026-534](#)
  - 7.b Approve Sponsorship Request from the Fielden Institute for Lifelong Learning at Indian River State College. [2026-474](#)
  - 7.c Approve a Major Site Plan for Savona Plaza (P24-196). [2026-529](#)
  - 7.d Approve a Major Site Plan for LTC Ranch West POD 8C (P23-119). [2026-470](#)
  - 7.e Award Contract #20260152 for Discovery Water Treatment Plant Class I Injection Well System. [2026-487](#)
  - 7.f Ratify Amendment #5 and Approve Amendment #6 to Contract #20210104 for Grinder Pumps & Related Parts. [2026-513](#)

**7.g** Approval to Participate in the City of Edgewater's Contract ITB 23-ES-07 for Chemicals for City of Edgewater Water Treatment Facilities Under City of Port St. Lucie Contract #20260206. [2026-510](#)

**7.h** Approve Amendment #5 to Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services. [2026-512](#)

## **8. Second Reading of Ordinances**

**8.a** Ordinance 26-46, Authorizing the Conveyance of Real Property Lying in the Southwest Quarter of Section Sixteen, Township Thirty-Six South, Range Forty East, to St. Lucie County, Florida, for Sidewalk Construction and Right-of-Way Purposes. [2026-455](#)

**8.b** Ordinance 26-47, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 2085, Port St. Lucie Section Twenty-One, according to the Plat thereof, as Recorded in Plat Book 13, Pages 27, 27A through 27F, of the Public Records of St. Lucie County, Florida. [2026-462](#)

**8.c** Ordinance 26-49, an Ordinance of the City of Port St. Lucie, Florida, Amending Ordinance 05-180, Adopted June 13, 2006 for Property Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (McCarty Road, LLC) to Modify Certain Conditions (P26-058) [2026-479](#)

**8.d** Ordinance 26-50, an Ordinance Providing for the First Amendment to the Planned Unit Development Conceptual Development Plan and Zoning District and Regulations for McCarty Road PUD Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (P24-179). [2026-463](#)

**8.e** Ordinance 26-51, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for Wilson Groves Parcel A (P25-178). [2026-465](#)

- 8.f** Ordinance 26-52, an Ordinance Amending Chapter 158, Zoning Code, by Amending Section 158.225 - Outdoor Sales and Special Events (P26-042) [2026-468](#)

**9. Other Public Hearings**

- 9.a** Public Hearing and 30-Day Comment Period: Update on Draft 2026-2030 CDBG Consolidated Plan and Review of 2026-2027 Annual Action Plan [2026-519](#)

**10. First Reading of Ordinances, Public Hearing**

- 10.a** Ordinance 26-54, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 152, Port St. Lucie Section Four, According to the Plat thereof, as Recorded in Plat Book 12, Page 14, of the Public Records of St. Lucie County, Florida. [2026-500](#)

- 10.b** Ordinance 26-55, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 34 and 35, Block 2049, Port St. Lucie Section Twenty-One, According to the Plat thereof, as Recorded in Plat Book 13, Page 27, of the Public Records of St. Lucie County, Florida. [2026-501](#)

- 10.c** Ordinance 26-56, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 2289, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida. [2026-502](#)

- 10.d** Ordinance 26-57, an Ordinance to Establish the McCarty's Choice Community Development District [2026-522](#)

**11. Resolutions**

**12. Unfinished Business**

**13. New Business**

- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CA-2754.

[2026-516](#)

- 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 and/or on any Agenda Item is asked to fill out a white 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

2026-525

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 4.a

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Placement: Proclamations and Special presentations

Action Requested: Discussion

Proclamation: Juneteenth

Submitted By: Brandon Dolan, Executive Assistant

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

Executive Summary (General Business): N/A

Presentation Information: A short 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  
2026-527

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 4.b

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Placement: Proclamations and Special presentations

Action Requested: Discussion

Proclamation: LGBTQ+ Pride Month

Submitted By: Brandon Dolan, Executive Assistant

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

Executive Summary (General Business): N/A

Presentation Information: A short 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

2026-517

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 4.c

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Placement: Proclamations and Special presentations

Action Requested: Discussion

Hear an Update from the Boys & Girls Clubs of St. Lucie County and Announcement of Enrique Rosario Liz as the Winner of the Boys & Girls Clubs 2026 Florida Youth of the Year

Submitted By: Kate Parmelee, Deputy City Manager/Chief Innovation Officer

Strategic Plan Link: The City's Vision to support opportunities for all people to thrive.

Executive Summary (General Business): The Boys & Girls Clubs of St. Lucie County will provide an update on their current programs and announce the 2026 winner of the Boys & Girls Clubs 2026 Florida Youth of the Year (the organization's highest honor), Ken Pruitt Club member, Enrique Rosario Liz. Now valedictorian at Port St. Lucie High School and heading to the University of Florida, Enrique has been an active member of the City of Port St. Lucie's Youth Council since its inception -- he was elected Chair for the 2025-26 school year.

Presentation Information: Will Armstead, Boys and Girls Club, Chief Executive Officer will provide a brief presentation.

Staff Recommendation: Request that the Council hear the presentation.

Background: The Boys & Girls Clubs of St. Lucie County will provide an update on the work they are doing in Port St. Lucie to support youth. In addition, they will announce the winner of the 2026 Florida Youth, Ken Pruitt Club Member Enrique Rosario Liz. Enrique will represent Florida at the Southeast Youth of the Year competitions taking place this June. Selected from a remarkable group of Club youth from across the state, Enrique stood out for his leadership, resilience, service, and commitment to making a difference in their community. Throughout the multi-day selection process, candidates delivered speeches, participated in interviews, and shared personal stories that highlighted both their challenges and their aspirations. The Youth of the Year program is Boys & Girls Clubs of America's premier leadership recognition initiative, celebrating young people who embody the values of leadership, service, academic success, and healthy lifestyles. Each year, thousands of teens participate in local, state, and regional Youth of the Year events, with finalists advancing to national competitions and serving as ambassadors for youth across the country.

Enrique's journey through the Boys & Girls Clubs has been deeply shaped by his experience as an immigrant youth. A five-year member of the Boys & Girls Clubs of St. Lucie County, Enrique found mentorship, confidence, and purpose through programs like Keystone and Youth of the Year.

Now a senior with a 4.0 GPA and plans to attend the University of Florida to study Elementary Education,

Enrique has become a passionate advocate for inclusion, education, and youth voice. He currently serves as Keystone President, Chair of the Port St. Lucie Youth Council, and President of the National Honor Society, while also leading a Spanish language and culture program for younger Club members.

Enrique often reflects on the emotional realities of immigration, the pressures many immigrant youth face, and the importance of creating environments where all young people feel seen, supported, and valued. Through initiatives like the Spanish language and culture program he created at his Club, Enrique works to foster inclusion, empathy, and opportunity for younger members. As a future educator, he hopes to help build a world where education becomes “a step forward, not a barrier to overcome.”

Those who know Enrique describe him as a leader who combines humility, compassion, and determination. His mentors credit him with helping strengthen civic engagement opportunities for youth throughout Port St. Lucie and consistently using his voice to uplift others.

Enrique’s personal vision is simple but powerful: “A future where all youth, regardless of their background, feel seen, valued, and uplifted for being exactly who they are.”

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. A PowerPoint presentation will be provided by the Boys & Girls Clubs on Tuesday, May 26, 2026.

*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:

Choose an item.

# BOYS & GIRLS CLUBS OF ST. LUCIE COUNTY

*Great Futures Start Here.*

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# OUR MISSION

To enable **all young people**, especially those who need us most, to reach their **full potential** as productive, caring, responsible citizens.

Our Vision: To provide a **world-class** Club experience that assures **success** is within reach for every young person who enters our doors.



# ORGANIZATION SNAPSHOT

**30 Clubs (16 in Port St. Lucie + Mobile Club)**

**2,500+ Members Served Every Day**

**1M Meals, Snacks & Pantry Items Served Per Year**

**32 Years of Service**

# SPECIALIZED PROGRAMS

*Programs that Build Great Futures*



Core Program Areas: Academic Success, Workforce Readiness, Character & Leadership Development, the Arts, and Healthy Lifestyles

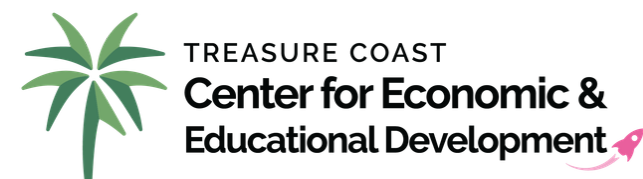
Specialized Initiatives:

- Summer Internship Program
- Pre-Apprenticeship Program
- Mobile Club

# SUMMER INTERNSHIPS

In partnership with the EDC's 501(c)3, TCCEED, and St. Lucie Public Schools, 61 teens will participate in 7-week internships with businesses throughout our county this summer and earn:

- Real-world experience
- Industry-specific skills and soft skills
- Weekly paychecks (24 hrs/week)
- Possible future job offers



# PRE-APPRENTICESHIP



In partnership with Florida Training Services, Inc., we offer a pre-apprenticeship program at our Club utilizing the curriculum from the National Center for Construction Education (NCCER).

**CARPENTRY**

**ELECTRICAL**

**HVAC**

**PLUMBING**

**144 HOURS**

of certified training

**32 TEENS**

have completed program



# MOBILE CLUB

Thanks to the support of the City of Port St. Lucie, we can bring our programs to areas of our city that need it most, and may not have access to a traditional Club setting.

- 16,000+ members & family members served since 2022
- 10+ parks & community events attended
- 2 Regional & 1 National BGCA awards for community collaboration
- Meals & snacks served



# YOUTH OF THE YEAR

Introducing our Florida State Youth of the Year,  
Port St. Lucie High School Valedictorian,  
and Young Floridian Scholarship Recipient,

**ENRIQUE ROSARIO!**



St. Lucie County  
Needs  
**Club Kids**

**Club Kids** Need You.

# THANK YOU

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## Agenda Summary

2026-524

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 4.d

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Placement: Proclamations and Special presentations

Action Requested: Discussion

The City of Port St. Lucie Public Works Department Earns 7<sup>th</sup> Re-accreditation by the American Public Works Association (APWA).

Submitted By: Colt Schwerdt, Public Works Director & City Engineer

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

Executive Summary (General Business): The City of Port St. Lucie Public Works Department was the first Public Works Agency accredited in the state of Florida and the eighth in North America in 2001. The City has successfully sought accreditation seven times. The American Public Works Association (APWA) and Public Works Department would like to inform the Council, City staff and the residents of Port St. Lucie of its recent re-accreditation.

Presentation Information: Colt Schwerdt, P.E., will provide a brief overview of City's APWA journey and efforts associated with obtaining re-accreditation. A video from President Vic Bienes will be played in recognition of our 25-year celebration of being accredited.

Staff Recommendation: Request that the Council hear the Public Works Department and APWA representatives' brief video regarding the City of Port St. Lucie Public Works Department APWA re-accreditation.

Background: The City of Port Saint Lucie Public Works Department is proud to announce their 7<sup>th</sup> Re-Accreditation with the American Public Works Association (APWA). The Department has held this prestigious honor for the past 25 years. The accreditation process allows City employees to refamiliarize themselves with ever-changing standards and incorporate and effectively establish an agency-wide culture of continuous improvement. Thanks to the recommended practices set forth by the APWA our department has seen 25 years of improved operational performance, communication, succession planning as well as lowered costs, and better resource management. On April 23, 2026 the APWA reviewed and found the department in one hundred percent full compliance of the 110 practices administered by the City's Public Works Department for re-accreditation. The Department could not have completed updating all the practices submitted without the collaborative efforts of the Department's Accreditation Team, led by Valerie Delgado. The Public Works Department is officially recognized as an Accredited Public Works Agency for another four-year period.

Issues/Analysis: N/A

Financial Information: The cost of seeking re-accreditation with the APWA was \$9,025.00 and was split funded

by the Road and Bridge Fund 1044105-554000 and Stormwater Fund 4014105-554000.

Special Consideration: The APWA recognizes agencies for their leadership in the field of Public Works and their dedication to continuous improvement in search of excellence in government service to the public. The re-accreditation confirms that the Public Works Department follows established guidelines and criteria ensuring optimal service to the residents of Port St. Lucie.

Location of Project: N/A

Attachments:

1. Re-Accreditation Video from APWA President

*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

2026-534

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.a

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approval of the April 27, 2026 Regular City Council and May 26, 2026 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: April 27, 2026 Regular City Council Meeting Minutes, May 26, 2026 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

### 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](http://www.cityofpsl.com/tv) for new public comment options.

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**Monday, April 27, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Immediately Following the CRA Meeting\***

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on April 27, 2026, at 6:00 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:  
Mayor Shannon Martin  
Vice Mayor Jolien Caraballo  
Councilwoman Stephanie Morgan  
Councilman Dave Pickett  
Councilman Anthony Bonna, Sr.

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

There was nothing to be heard under this item.

5. Public to be Heard

There was no public to be heard.

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**

- 7.a** Approval of the March 23, 2026 Regular City Council, April 10, 2026 Special City Council, and April 13, 2026 Regular City Council Meeting Minutes [2026-396](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.b** Approve Sponsorship Request from The Boys & Girls Clubs of St Lucie County [2026-371](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Approve a Major Site Plan for Fondura Plaza (P25-144). [2026-325](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.d** Approve a Major Site Plan for Canopy Walk (P25-066). [2026-372](#)

Councilwoman Morgan stated that she wanted to ensure there would be enough room for a school bus to turn around, and that the bus stop would be located within the development instead of on Cashmere to avoid traffic backups and safety issues. City Manager Merejo informed that Public Works Director Colt Schwerdt had looked into this and the bus could turn around, but they could still make this a condition for approval, and Mr. Schwerdt responded in the affirmative.

There being no discussion, Councilwoman Morgan moved to approve item 7.d with the condition that the school bus stop will be on site, and the School District will be contacted regarding the bus stop to be located with the development, not on Cashmere Blvd. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.e** Approve Touchless Water Stations as the Final Project of CDBG-CV (Corona Virus) Program [2026-383](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Approve Increase Spending Under Contract #20220011 for Cloud Solutions (NASPO ValuePoint) for Peregrine Software. [2026-401](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor

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Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approve Increased Spending for Contract #20250216 for [2026-403](#)  
InsertValve Equipment and Associated Parts with Team  
Industrial Services, Inc.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Approve the Declaration of City Departments' Fixed Asset [2026-389](#)  
Items as Surplus Property and Authorize the Sale of Such  
Surplus Property.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Approve the Supplement to the Interlocal Agreement for [2026-390](#)  
Mutual Use of Facilities with the School Board of St. Lucie  
County, Florida.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.j** Authorize the City Manager to Execute the Second [2026-405](#)  
Amendment to Grant Agreement No. 23PLN31 with the  
Florida Department of Environmental Protection for the  
Vulnerability Assessment for an Extension of Term.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Approve Amendment #2 to Contract #20240053 for [2026-394](#)  
Consulting Services for the preparation of the 2026  
Evaluation and Appraisal Report (EAR).

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

### Approval of the Consent Agenda

Councilwoman Morgan requested that item 7.d be pulled for separate discussion.

There being no further discussion, Vice Mayor Caraballo moved to approve the

Consent Agenda with item 7.d being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 26-28, an Ordinance Authorizing the Issuance of [2026-228](#)  
not to Exceed \$75,000,000 in Aggregate Principal Amount of  
City of Port St. Lucie, Florida Special Obligation Refunding  
Revenue Bonds, Series 2026 to Refund a Portion of the City's  
Outstanding Special Assessment Refunding Bonds, Series  
2016 (Southwest Annexation Special Assessment District No.  
1) and a Portion of the City's Outstanding Taxable Special  
Obligation Refunding Revenue Bonds, Series 2017, in Order  
to Achieve Debt Service Savings and to Provide Funding for  
the Torino Regional Park Project; Providing for a Covenant to  
Budget and Appropriate Legally Available Non-Ad Valorem  
Revenues to Pay the Principal of, Redemption Premium, if  
Any, and Interest on the Bonds; Providing for Certain Rights  
of the Holders of Such Bonds; and Providing an Effective  
Date.

The City Clerk read Ordinance 26-28 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-28. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 26-30, Abandoning a Portion of a Twenty (20) [2026-295](#)  
Foot Wide Rear Utility and Drainage Easement Affecting Lots  
19, 20, 21 and 22, Block 1463, Port St. Lucie Section Fifteen,  
According to the Plat thereof, as Recorded in Plat Book 13,  
Pages 6, 6A through 6E, of the Public Records of St. Lucie  
County, Florida.

The City Clerk read Ordinance 26-30 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-30. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-31, an Ordinance of the City of Port St. Lucie, [2026-363](#)  
Florida, Authorizing the City Manager to Enter into a Third  
Amendment to the Site Lease Agreement Between the City  
of Port St. Lucie and Crown Castle South LLC, for Continued

Use of Existing Telecommunication Tower Located At 480-TW SW Thornhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

The City Clerk read Ordinance 26-31 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-31. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-32, Authorizing the First Amendment to a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant. [2026-304](#)

The City Clerk read Ordinance 26-32 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-32. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 26-33, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2878, Port St. Lucie Section Forty, According to the Plat thereof, as Recorded in Plat Book 15, Pages 34, 34A through 34Y, of the Public Records of St. Lucie County, Florida. [2026-330](#)

The City Clerk read Ordinance 26-33 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-33. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 26-34, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 22, Block 2036, Port St. Lucie Section Twenty-Two, According to the Plat there of, as Recorded in Plat Book 13, Pages 28, 28A through 28G, of the Public Records of St. Lucie County, Florida. [2026-331](#)

The City Clerk read Ordinance 26-34 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-34. Vice Mayor Caraballo seconded the motion, which

passed unanimously by voice vote.

- 8.g** Ordinance 26-35, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 1828, Port St. Lucie Section Thirty-Five, According to the Plat thereof, as Recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida.

[2026-332](#)

The City Clerk read Ordinance 26-35 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-35. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-83, Public Hearing, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment

[2025-981](#)

The City Clerk read Ordinance 25-83 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Wesley Armstrong, Neighborhood Services Deputy Director, presented to the Council and stated that this was for private property and defined the changes to the Parking Codes:

- Section 72.01 would define improved surfaces to allow parking in front of the home.
- Section 72.03 would amend the Commercial Vehicle definition to prohibit Box Trucks, add exception for Dually Trucks with a standard truck bed, remove the six-wheel exemption process, and expand commercial vehicle exemptions to include vehicles supporting first responders and those operated by on-call personnel performing essential government functions.
- Section 72.10 Enclosed Utility Trailers would prohibit parking in the backyard except for behind a 6 ft. privacy fence, and it would remove the commercial lettering language.
- Section 72.10 Open Utility Trailers would prohibit parking in the backyard except for behind a 6 ft. privacy fence and it would mirror the size requirement to match Enclosed Utility Trailers at 20 ft. in length.
- Section 72.99 would increase parking violation fines to \$50 (except for disabled parking), and commercial parking violation fines to \$200 for a first offense, \$300 for a second offense, and \$400 for a third offense. It would

also add language to allow violations to be brought before the Special Magistrate.

He then discussed that there would be flyers and a 6-month education and outreach plan.

Mayor Martin opened the public hearing. There being none, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-83. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 10.d was heard next.)

- 10.b** Ordinance 26-36, Public Hearing, Abandoning a Twenty (20) Foot Wide Drainage and Utility Easement Lying in Tract M, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida.

[2026-356](#)

(Clerk's Note: This item was heard after item 10.d.)

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-36. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-37, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for Destination at Tradition MPUD Located West of Interstate 95, East of SW Village Parkway and between Destination Way and Marshall Parkway(P26-005).

[2026-381](#)

The City Clerk read Ordinance 26-37 aloud by title only.

The City Clerk read Ordinance 26-36 aloud by title only and swore in all staff & applicants for the Quasi-Judicial Hearing.

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner

Bridget Kean presented to the Council and stated that the request was to amend the Destination at Tradition MPUD. She discussed the land use, project background, land use consistency, and staff findings. She then stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-37. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-38, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 153 "Definitions", and Chapter 158, "Zoning Code", of The Code of Ordinances of the City of Port St. Lucie by Amending Sections 153.01, 158.222, and 158.217 to Update Driveway Standards by Adding New Definitions, Setbacks, and Landscape Area Requirements and by Establishing Typical Lot Scenario Figures (P26-020).

[2026-392](#)

(Clerk's Note: This item was heard after item 10.a.)

The City Clerk read Ordinance 26-38 aloud by title only.

Planning & Zoning Director Mary Savage-Dunham stated that the Code was written a while ago, so they wanted to clear this up for consistency on public practice and she noted that these were not new setbacks, and that staff was already doing this but they were trying to document it in a clearer way for the customers and to ensure that it was clear what Code Enforcement would be enforcing.

(Clerk's Note: Bridget Kean presented on behalf of Bethany Grubbs.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean presented to the Council and discussed a summary of the project, new definitions and proposed amendments with defined terms for Section 153.01 and 158.22, and 158.217. She discussed changes to the minimum/maximum driveway width, driveway exhibits, and analysis. Vice Mayor Caraballo expressed concern for blind spots on corner lots.

Mayor Martin opened the public hearing. There being none, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-38. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 10.b was heard next.)

- 10.e** Ordinance 26-39, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation for Approximately 19.7 Acres from Residential Golf Course (RGC) to Commercial General (CG) for a Parcel of Land Legally Described as a Portion of Section 6, Township 37 South, Range 39 East and a Portion of Section 31, Township 36 South, Range 30 East, Generally Located at the NE Corner of Crosstown Parkway and Rangeline Road, and Lots 1 to 5 of Verano - Commercial Parcel Plat No. 1, as Recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida. (P26-028)

[2026-393](#)

The City Clerk read Ordinance 26-39 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean presented to the Council and stated that the request was for a small-scale future land use map amendment to change the future land use designation from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development. She discussed the surrounding uses, proposed land use designation, background and justification, Comprehensive Plan analysis, and Adequate Public Facilities analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pete Hofheinz, Cotleur & Hearing, represented the applicant and briefly presented to the Council.

Mayor Martin opened the Public Hearing. There being none, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 26-39. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 26-R30, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow an Enclosed Assembly Area over 3,000 Square Feet, Without an Alcoholic Beverage License for On-Premises Consumption of Alcoholic Beverages, in the Warehouse Industrial (WI) Zoning

[2026-387](#)

District per Section 158.135(C)(6) of the Port St. Lucie Code of Ordinances for a Project Known as SLW-Industrial Park - Raw Athletics (P25-205).

The City Clerk read Resolution 26-R30 aloud by title only and swore in all staff & applicants for the Quasi-Judicial Hearing.

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Cody Sisk stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Council and stated that the request was to allow an enclosed assembly area over 3,000 sq.ft. without an alcoholic beverage license within the Warehouse Industrial (WI) Zoning District per Section 158.135(C)(6) of the Code of Ordinances. He discussed the surrounding areas, Site Plan, evaluation of Special Exception Use (SEU) criteria, and conditions of approval. Brad Curry, Haley Ward, represented the applicant and stated that they were cleaning this up and bringing it into compliance.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 26-R30 with the following condition:  
This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 26-R32, Termination of Redevelopment Agreement by and among the City of Port St. Lucie, the City of Port St. Lucie Community Redevelopment Agency, PSL City Center, LLC and DeGuardiola Properties, Inc.

[2026-329](#)

The City Clerk read Resolution 26-R32 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 26-R32. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R33, Authorizing the Issuance of Not Exceeding \$75,000,000 in Aggregate Principal Amount of its City of Port St. Lucie, Florida Special Obligation Refunding and Improvement Revenue Bonds, Series 2026 to Finance Certain Capital Improvements Related to the Torino Regional Park Project and to Refund a Portion of the City's Outstanding Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) and a Portion of the City's Outstanding Taxable Special Obligation Refunding Revenue Bonds, Series 2017, in Order to Achieve Debt Service Savings; Covenanting To Budget And Appropriate Legally Available Non-Ad-Valorem Revenues To Pay Debt Service On the Bonds; Providing for the Rights of the Holders of Said Bonds; Making Certain Other Covenants and Agreements in Connection with Such Bonds; Authorizing a Negotiated Sale of Said Bonds; Delegating Certain Authority to the City Manager for the Authorization, Execution and Delivery of a Bond Purchase Agreement with Respect thereto, and the Approval of the Terms and Details of Said Bonds; Establishing a Book-Entry Registration System for Such Bonds; Appointing the Paying Agent and Registrar for Said Bonds; Authorizing the Distribution of a Preliminary Official Statement and the Execution and Delivery of an Official Statement with Respect to Such Bonds; Authorizing the Execution and Delivery of Escrow Deposit Agreements and the Appointment of Escrow Agents Thereto; Authorizing the Execution and Delivery of a Continuing Disclosure Certificate; and Providing for an Effective Date for this Resolution.

[2026-400](#)

The City Clerk read Resolution 26-R33 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 26-R33. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R34, Authorizing the Acquisition of a Portion of Real Property Described as Tract C, Port St. Lucie Section Twenty-Two, as Recorded in Plat Book 13, Page 28, of the Public Records of St. Lucie County, Florida, for the Southwest Paar Drive Corridor Roundabouts at Southwest Darwin Boulevard and Southwest Savona Boulevard Project. [2026-404](#)

The City Clerk read Resolution 26-R34 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 26-R34. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

- 13.a** Amend the Federal Program to Incorporate Additional Eligible Opportunity Zones [2026-415](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Deputy City Manager Kate Parmelee presented to the Council and discussed the recent economic development success, proposed opportunity zone, challenges, and investment potential. She stated that the goal was to unlock Opportunity Zone Capital to accelerate redevelopment on the east side of the city, and she discussed the emerging opportunity zone nominations including the Walton & One parcel, US1 parcel, and Port St. Lucie Blvd parcel.

Vice Mayor Caraballo inquired about the purpose of wanting to develop an opportunity, to which Ms. Parmelee replied that it could be used for housing, and Council priorities have been for economic potential and redevelopment potential, so it could be utilized for multiple opportunities. She noted that a Secretary of the State drove through the west side of the city to the east side and saw an opportunity to lift the east side. Vice Mayor Caraballo expressed interest in focusing on opportunity zones for commercial.

Ms. Parmelee noted the successes of stadiums, and Mayor Martin discussed workforce housing opportunities and making a thriving destination point at Walton & One.

There being no further discussion, Vice Mayor Caraballo moved to approve the amendment. Councilman Pickett seconded the motion, which

passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo spoke on being recognized as Website of the Year for the National Granicus Digital Government award.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Fire Board meeting and Treasure Coast Building Association ribbon-cutting ceremony. She provided information on the 65th anniversary of Port St. Lucie.

Councilman Pickett – He attended the Autism Awareness event, Coffee with the Council, Safety Day at Met's Stadium, and the 65th anniversary of Port St. Lucie. He discussed 2 public sessions for community input for the city's 10-Year Special Events Master Plan on April 28th at Kaiser University and April 30th at the Saints Golf Course.

Councilman Bonna – He attended St. Lucie County Board of County Commissioners meeting, City Hall Field Trip Day, Lightbridge Academy book reading, Coffee with the Council, Bring Your Child to Work Day, Natural PSL Awards, and the 65th anniversary of Port St. Lucie. He discussed the Caring Community Cleanup event.

Vice Mayor Caraballo – She attended the Treasure Coast Regional League of Cities meeting, Southern Municipal Conference. She discussed the Keep Port St. Lucie Beautiful tree giveaway event.

Mayor Martin – She attended the Fire Board meeting, City Hall Field Trip Day, Lightbridge Academy book reading, Autism Awareness Event, 65th anniversary of Port St. Lucie, Environmental Stewardship awards, State of the City presentation at Vitalia, and Mornings with the Mayor. She discussed 6 resident-led projects to the Whispering Pines neighborhood from the Love Your Block mini grants.

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

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 7:15 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk

# City of Port St. Lucie

## City Council

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

### Meeting Minutes - Draft

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](http://www.cityofpsl.com/tv) for new public comment options.

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**Tuesday, May 26, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Items 4A & 13B\***

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on May 26, 2026, at 6:04 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:  
Mayor Shannon Martin  
Vice Mayor Jolien Caraballo  
Councilwoman Stephanie Morgan  
Councilman Dave Pickett  
Councilman Anthony Bonna, Sr.

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

**4.a** Hear an Update from the Boys & Girls Clubs of St. Lucie County and Announcement of Enrique Rosario Liz as the Winner of the Boys & Girls Clubs 2026 Florida Youth of the Year

[2026-517](#)

(Clerk's Note: This item was not discussed.)

5. Public to be Heard

Resident Dodi Spence questioned why there were chemicals being sprayed in a lake off Thornhill. She also asked if elected officials were barred from receiving compensation from businesses that held City contracts.

Resident Richard Valone spoke on art in public spaces, stating that this would be required at their new church and community space, and expressed concerns for a non-profit to afford the costs. He asked for recommendations for alternative options.

Vice Mayor Caraballo stated that a response was sent to Ms. Spence and that contributions were regulated per State Statutes, to which the City Attorney agreed. She also stated that there was flexibility with the Public Art Ordinance and requested that staff reach out. Vice Mayor Caraballo requested that staff define the term "art" for religious institutions. Councilman Bonna stated that residents could sign up to be alerted to spraying.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

**7.a** Approval of the May 4, 2026 Strategic Planning Session (Day 1), May 5, 2026 Strategic Planning Session (Day 2), May 11, 2026 Regular City Council, and May 18, 2026 City Council Workshop Meeting Minutes [2026-488](#)

This item was approved.

**7.b** Approve 2026 Keep America Beautiful (KAB) Greatest American Cleanup Grant Agreement for \$1,675.00 [2026-473](#)

This item was approved.

**7.c** Approve Sponsorship Request from the Lupus Foundation of America, SE Region. [2026-486](#)

This item was approved.

**7.d** Approve Traffic Enforcement Agreements between the City of Port St. Lucie and Verano 2 & 3 Community Development Districts. [2026-484](#)

This item was approved.

**7.e** Approve Contract #20260150 for the Use of School Buses for Summer Camp Program with The School Board of St. Lucie [2026-476](#)

County.

This item was approved.

- 7.f** Approve Increased Spending for Peace River Manasota Regional Water Supply Authority Piggyback Contract #ICESOQ2021 for General Professional Services for Water Facility Instrumentation and Control Systems with Gray Matter Systems, LLC Under City Contract #20231046. [2026-456](#)

This item was approved.

- 7.g** Approve Contract #20250211 for Third Party Administration Services for Claims Related to Sewer Collection Systems with Relation Insurance Services of Florida, Inc. [2026-481](#)

This item was approved.

- 7.h** Ratify Amendments #1 - #3 and Approve Amendment #4 to Contract #20170160 for the Maintenance & Repair for Water & Wastewater Treatment Facilities. [2026-472](#)

This item was approved.

- 7.i** Approve Amendment #1 to Contract #20260045 for the Supply of Flygt Industrial & Commercial Submersible Pumps, Impellers, and additional Miscellaneous Parts fka Residential & Commercial Grinder Pump Systems, Parts & Repairs. [2026-480](#)

This item was approved.

#### Approval of the Consent Agenda

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 26-40, an Ordinance Rezoning Approximately 0.28-Acres of Land Located at the Southeast Corner of SW Port St. Lucie Boulevard and SW Babbit Drive, from Single Family Residential (RS-2) Zoning District to General Commercial (CG) Zoning District, for Properties Legally Described as Port St. Lucie Section Thirty-Three, Block 2320, Lot 1 (P26-029). [2026-418](#)

The City Clerk Administrator read Ordinance 26-40 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-40. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 26-41, an Ordinance Authorizing the Conveyance of Three (3) Residential Real Property Lots to St. Lucie Habitat for Humanity CHDO, INC. A Florida Not for Profit Corporation, for the Development of Affordable Homeownership Units as part of the Home Investment Partnership Program with St. Lucie County.

[2026-397](#)

The City Clerk Administrator read Ordinance 26-41 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-41. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-42, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City owned Property (Tradition Regional Park) Located at 13120 SW Tradition Parkway

[2026-411](#)

The City Clerk Administrator read Ordinance 26-42 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-43, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Ordinance Nos. 05-22, 06-12 And 21-50, to Contract the Boundaries of the Verano #5 Community Development District Pursuant to Chapter 190, Florida Statutes; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date.

[2026-414](#)

The City Clerk Administrator read Ordinance 26-43 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-43. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 26-44, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Ordinance Nos. 05-20, 06-10 and 21-48, to Contract the Boundaries of the Verano #3 Community Development District Pursuant to Chapter 190, Florida Statutes; Providing for Severability; Providing for

[2026-413](#)

Conflicts; and Providing for an Effective Date.

The City Clerk Administrator read Ordinance 26-44 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-44. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 26-45, an Ordinance Rezoning Approximately [2026-430](#)  
0.55-Acres of Land at the Northwest Corner of SW Biltmore  
Street and SW Voltair Terrace, from Single-Family Residential  
(RS-2) Zoning District to Service Commercial (CS) Zoning  
District, for Properties Legally Described as Port St. Lucie  
Section 13, Block 626, Lot 15 and 16 (P26-019).

The City Clerk Administrator read Ordinance 26-45 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-45. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-46, Public Hearing, Authorizing the [2026-455](#)  
Conveyance of Real Property Lying in the Southwest Quarter  
of Section Sixteen, Township Thirty-Six South, Range Forty  
East, to St. Lucie County, Florida, for Sidewalk Construction  
and Right-of-Way Purposes.

The City Clerk Administrator read Ordinance 26-46 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-46. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-47, Public Hearing, Abandoning a Portion of a [2026-462](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 3, Block 2085, Port St. Lucie Section  
Twenty-One, according to the Plat thereof, as Recorded in  
Plat Book 13, Pages 27, 27A through 27F, of the Public

Records of St. Lucie County, Florida.

The City Clerk Administrator read Ordinance 26-47 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-47. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-48, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the Sixteenth Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the Tradition Master Planned Unit Development (Tradition MPUD) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P26-026)

[2026-477](#)

The City Clerk Administrator administered the Oath of Testimony to staff and other interested parties for Items 10 c), 10 e), and 10 f).

The City Clerk Administrator read Ordinance 26-48 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Vice Mayor Caraballo, Councilwoman Morgan, and Mayor Martin responded in the affirmative. Councilman Pickett & Councilman Bonna advised later in the meeting that they had ex-parte communication.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, stated that she had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She stated that the request was to amend the Tradition MPUD for 9.48 acres of property. She discussed the location, land use & zoning, surrounding uses, project background, and proposed project.

Mayor Martin clarified that the land was designated residential and not open space/recreation, to which Ms. Kean added that it was always intended for development in the PUD. She then discussed the MPUD Concept Plan, MPUD Land Use Plan, Land Use Consistency, and staff findings. She explained the recommendations made by the Planning & Zoning Board.

The City Attorney explained that if the City Council didn't feel that a use, such as a gas station, fit the criteria they could use that in their

determination.

(Clerk's Note: A PowerPoint presentation was shown at this time.) David Baggett, Haley Ward, represented the applicant and recapped the history of the site, the request & the traffic impact/improvements. He explained the environmental assessment and added that the site would be re-assessed for species presence prior to any construction on-site. He agreed to and summarized the conditions of the site.

Lee Dobbins, Dean Mead Law Firm, explained buy-right approval for the site and he cautioned the City Council against restricting uses. The City Clerk Administrator administered the Oath of Testimony to Colt Schwedt, Public Works Director, who stated that allowing one exit for emergency access may be required.

Mayor Martin opened the Public Hearing.

The City Clerk Administrator administered the Oath of Testimony to Dr. Kathy Powers, resident, who asked that the road issues be addressed prior to the start of the project and suggested that the wall be on a higher berm.

Resident Sara Pinto spoke on preserving peace and stated that they already had 2 access points, and residents would not want a street to go-through. She stated that they would want a higher berm and a higher wall for privacy.

Resident Margaret Mucciolo opposed the rezoning and discussed the mature trees, economic value, and overdevelopment.

Resident Joseph Mucciolo stated that they do not want an entrance/exit and questioned the engineer's data. He also stated that they needed more security and that there were other sites where a gas station could be put.

There being no further public comment, Mayor Martin closed the Public Hearing.

Councilman Bonna, Vice Mayor Caraballo and Councilman Pickett voiced that their support would be contingent upon their flexibility in limiting uses since traffic was an issue, to which Councilwoman Morgan added that limiting uses could be an issue. The City Attorney outlined the City Council's options.

There being no further discussion, Councilman Bonna moved to table

Ordinance 26-48. Councilman Pickett seconded the motion. Under discussion, staff and the City Council discussed the conditions for the third access. Councilman Bonna amended the motion to table Ordinance 26-48 to June 22, 2026, and ensure that concerns regarding the access point be addressed. Councilman Pickett seconded the amended motion, which passed unanimously by voice vote.

A break was called at 7:51 p.m., and the meeting resumed at 8:03 p.m.

(Clerk's Note: Item 13.a was heard next.)

- 10.d** Ordinance 26-49, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending Ordinance 05-180, Adopted June 13, 2006 for Property Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (McCarty Road, LLC) to Modify Certain Conditions (P26-058)

[2026-479](#)

The City Clerk Administrator read Ordinance 26-49 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ms. Kean informed the City Council that this request was related to Items 8 d), 8 e) and 11 c). She gave a brief history of the property and stated that the request was to amend the Ordinance that adopted the Future Land Use Map Amendment for McCarty Road.

Steve Garrett, Lucido & Associates stated that he was available for questions.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-49. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-50, Quasi-Judicial, Public Hearing, an Ordinance Providing for the First Amendment to the Planned Unit Development Conceptual Development Plan and Zoning District and Regulations for McCarty Road PUD Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (P24-179).

[2026-463](#)

The City Clerk Administrator read Ordinance 26-50 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council replied in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Cody Sisk, Planner III, stated that he had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the request was to amend the McCarty Road PUD. He gave a brief background on the property and explained the location, zoning, Concept Plan, traffic improvements and the proposed changes to the PUD. He informed the City Council that the Site Plan Review Committee and the Planning & Zoning Board had recommended approval.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates stated that he had been sworn in, provided a brief history on the project and explained the proposed changes.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

Mary Savage Dunham informed the City Council that staff were reviewing the annexation agreement and the PUD to ensure that they were aligned.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-50. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 26-51, Quasi-Judicial, Public Hearing, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for Wilson Groves Parcel A (P25-178).

[2026-465](#)

The City Clerk Administrator read Ordinance 26-51 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner III, stated that he had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the request was for a major amendment (2nd Amendment) to the MPUD zoning regulation book for Wilson Groves Parcel A MPUD which would provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards. He gave a brief history on the property and showed the location map, Future Land Use Map and explained the Sundance Community Standards and Architectural Design Guidelines. He advised the City Council that the Site Plan Review

Committee and the Planning & Zoning Board had recommended approval.

Pete Hofheinz, Cotleur & Hearing, stated that he was available for questions.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-51. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 26-52, Public Hearing, an Ordinance Amending Chapter 158, Zoning Code, by Amending Section 158.225 - Outdoor Sales and Special Events (P26-042)

[2026-468](#)

The City Clerk Administrator read Ordinance 26-52 aloud by title only. (Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner II, explained that the item was a City initiated text amendment to Section 158.225. Outdoor Sales and Special Events of the Zoning Code. She explained the reasons, goals and a summary of the proposed changes. Councilman Pickett questioned who would oversee security.

Wesley Armstrong, Neighborhood Services Deputy Director, replied that the City would have more control over security as the policy would address security and safety.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-52. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 26-R37, a Resolution of the City of Port St. Lucie, Florida, Regarding Reimbursement of Certain Costs Relating to the Acquisition, Construction and Equipping of Various Capital Improvements Within the City; Providing an Effective Date.

[2026-483](#)

The City Clerk Administrator read Resolution 26-R37 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve

Resolution 26-R37. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 26-R38, a Resolution to Approve Amendment to Interlocal for Design of Prima Vista/Floresta Improvements

[2026-482](#)

The City Clerk Administrator read Resolution 26-R38 aloud by title only. Councilwoman Morgan voiced that the Naranja Ave was spelled wrong in one area of the Resolution.

There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R38. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R39, a Resolution of the City of Port St. Lucie, Florida, Approving an Amendment to Annexation Agreement Between the City of Port St. Lucie and McCarty Road, LLC (P26-044)

[2026-478](#)

The City Clerk Administrator read Resolution 26-R39 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 26-R39. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

- 13.a** Youth Council Update 2025-2026

[2026-448](#)

(Clerk's Note: This item was heard after Item 10 c.)

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Stephanie Vernot, Communications, discussed the Mission of the Youth Council, accomplishments, community engagement & volunteer impact, Youth Council Legislative Action Days, Youth Council meetings/subcommittees, Subcommittee Youth Recreation, and the Youth Council App. She informed the Public that applications were now open. The City Council suggested that the Youth Council present the update themselves next year. They also requested that the Youth Council make a recommendation of a policy that they would like the City Council to implement.

- 13.b** Approve a Subaward Agreement with Johns Hopkins University to Support Continued Implementation of the Love Your Block Program in Port St. Lucie

[2026-518](#)

There being no discussion, Councilman Pickett moved to approve Item 13 b.). Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that three projects would be considered for approval in the State Budget vote.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She informed the Public that the Whitmore Drive baffle box was completed and explained how the box protected water quality.

Councilman Pickett – He attended the Police Remembrance Ceremony, Treasure Coast Council of Local Government meeting, Kings Isle Memorial Day Service. He invited the Public to the Hurricane Expo on June 6th.

Vice Mayor Caraballo – She was in Washington D.C. and attended various meetings to obtain a Build Grant. She attended the Treasure Coast Region of Cities meeting. She informed the Public about the drive-thru Shred Event on May 30th.

Councilman Bonna – He attended the City's Memorial Day Ceremony, Regional Planning Council, Police Remembrance Ceremony, Grand opening of Juici Patties, & Florida Alliance to End Human Trafficking Gala. He announced that there was a County-wide fertilizer ban from June 1st- September 30th.

Mayor Martin – She attended the City's Memorial Day Ceremony, Fire Board meeting, Harvard Place speech, Ruth Del Toro's 100th Birthday, Go-getter Girls Network Group, Coffee with the Council, sandpiper HOA, State of the City, Police Week Ceremony, Daughters of the American Revolution Ceremony. She announced the opening of Stars & Stripes Park on June 4th.

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

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 9:06 p.m.

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Calleigh Nazario, City Clerk Administrator

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Jasmin De Freese, Deputy City Clerk

Typed By:

\_\_\_\_\_  
Shanna Donleavy, Deputy City Clerk



## Agenda Summary

2026-474

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.b

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approve Sponsorship Request from the Fielden Institute for Lifelong Learning at Indian River State College.

Submitted By: Jasmin Padova, Executive Assistant.

Strategic Plan Link: The City's Goal of quality education for all residents.

Executive Summary (General Business): Theresa Lacey, Program Director with the Fielden Institute for Lifelong Learning at Indian River State College is looking to rebuild and re-engage with the Port St. Lucie Community.

Presentation Information: Theresa Lacey, Program Director, will be in attendance.

Staff Recommendation: Move that the Council find that sponsorship of this program serves a valid public and/or municipal purpose and approve the request.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the sponsorship request.
2. Move that the Council provide staff direction.

Background: Before the pandemic, the Fielden Institute operated a thriving program at the Port St. Lucie Campus. As a volunteer run initiative, the program relies on "Peer Leaders" or "Peer Educators" to serve as instructors. Without these volunteers, the program cannot operate. Currently, many residents are traveling to the Vero Beach campus to participate in these offerings. The goal is to restore a robust selection of classes in Port St. Lucie by recruiting new Peer Leaders.

This request seeks a partnership with the City's Communications Department to highlight the need for volunteer Peer Leaders on the City's social media platforms, and once an adequate number of volunteers is secured, promote the available programs, workshops, and discussion groups to encourage community participation.

Issues/Analysis: The Communications Department has been advised of this request for assistance and will respond accordingly upon approval from City Council.

Financial Information: N/A.

Special Consideration: N/A.

Location of Project: Port St. Lucie Campus.

**Attachments:**

1. Email from Theresa Lacey, Program Director, Fielden Institute for Lifelong Learning

*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

**From:** [Theresa Lacey](#)  
**To:** [Jasmin Padova](#)  
**Subject:** Re: Introduction  
**Date:** Thursday, May 7, 2026 11:47:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
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[Outlook-qdnfftwr.png](#)  
[Outlook-awdvfvos.png](#)

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Good morning Jaz,

I met with Carmen and Christina, and they mentioned that to be featured on the City of PSL's social media accounts, I would need to secure a sponsorship through the city. I hope you can provide me with further information on how to proceed.

If you are not familiar with what we do at the Fielden Institute, you can follow this [link](#) for more information. We have previously (pre-COVID) run a thriving program on our PSL campus. At this time, we are trying to rebuild and re-engage with the community.

What I am looking for is twofold. We are a volunteer-run program, so I am looking for what we call "Peer Leaders" or "Peer Educators." These are our teachers. Without these individuals, we have no program. So, a call for volunteers who would love to spend time leading a group of seniors on almost any topic.

The second part, dependent on the response to the first, would be an invitation to those 55 or older in the community to join us for classes, lectures, workshops, and discussion groups.

At this time, because we lack peer leaders in the PSL area, many residents are traveling to our Vero Beach campus to join us. They would love it if we could offer the same broad variety of offerings in PSL.

I appreciate any direction you can give me.

Best,  
Theresa

**Theresa Lacey**  
Program Director, Fielden Institute for Lifelong Learning

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**Indian River State College Foundation, Inc.**  
6155 College Lane, Vero Beach, FL 32966  
Phone: 772-462-7880  
Mobile: 843-290-6705



Adobe Creative Campus | Bloomberg Experiential Learning partner  
Wolfram Technology Computational Thinking College

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**From:** Jasmin Padova <JasminP@cityofpsl.com>  
**Sent:** Tuesday, May 5, 2026 9:46 AM  
**To:** Theresa Lacey <tlacey1@irsc.edu>  
**Subject:** RE: Introduction

You don't often get email from jasminp@cityofpsl.com. [Learn why this is important](#)

Good morning Theresa,

Please can you provide details regarding the support you're looking for.

Thank you

Jaz

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**From:** Christina Flores <CFlores@cityofpsl.com>  
**Sent:** Tuesday, May 5, 2026 9:24 AM  
**To:** tlacey1@irsc.edu  
**Cc:** Jasmin Padova <JasminP@cityofpsl.com>  
**Subject:** FW: Introduction

Good morning Theresa,

By way of this email, I have cc'd Jasmin in the City Manager's Office who can help facilitate your sponsorship request.

Thank you,

**Christina Flores**  
*Executive Project Manager*



**Neighborhood Services Department**  
o. 772-871-5234



**City of Port St. Lucie | *Heart of the Treasure Coast***

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



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**From:** Theresa Lacey <[tlacey1@irsc.edu](mailto:tlacey1@irsc.edu)>  
**Sent:** Monday, May 4, 2026 12:47 PM  
**To:** Christina Flores <[CFlores@cityofpsl.com](mailto:CFlores@cityofpsl.com)>  
**Subject:** Introduction

Hi Christina,

I am just following up with you regarding the introduction to Mayor Martin. Any luck?

Also, what are the steps I need to take to facilitate the sponsorship by the city for the purpose of marketing?

I look forward to hearing from you.

Theresa

**Theresa Lacey**  
Program Director, Fielden Institute for Lifelong Learning

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**Indian River State College Foundation, Inc.**  
6155 College Lane, Vero Beach, FL 32966  
Phone: 772-462-7880  
Mobile: 843-290-6705



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# *Fielden Institute*

FOR LIFELONG LEARNING

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INDIAN RIVER STATE COLLEGE

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SPRING 2026



# Welcome

Welcome to the Fielden Institute for Lifelong Learning, where the pursuit of knowledge and personal growth knows no bounds. We are delighted that you have chosen to join our community, which is dedicated to fostering a love of learning at every stage of life.

At the Fielden Institute, we believe that education is a lifelong journey, and our diverse range of courses, workshops, and community outings is designed to enrich your mind, body, and spirit. Whether you seek to master a new skill, explore a new interest, or simply expand your horizons, you will find a supportive and stimulating environment here.

Our membership program is peer-driven, with members acting as both teacher and student. Peer leaders are volunteers who bring their singular skills and talents to participants to stimulate mental, physical, and emotional well-being. We encourage you to take full advantage of the resources and opportunities available to you, and to engage actively with your fellow students and instructors.

As a member of our vibrant learning community, you will have many classes to choose from this spring, and a bonus summer movie lineup. Whether on our campuses or in the community, you will have the opportunity to connect with fellow learners from all walks of life. We are confident that you will find your time with us engaging and rewarding.

Thank you for choosing the Fielden Institute. We look forward to embarking on this exciting journey of discovery and growth with you.

## **Annabel Robertson**

Vice President of Institutional Advancement  
Indian River State College Foundation

## **Theresa Lacey**

Program Director  
Fielden Institute for Lifelong Learning

# Events Calendar

## JANUARY 2026

- 06 Let's Converse in Spanish (VB)
- 07 Key Concepts in Cancer (PSL)
- 08 Backstage Access-A Gentleman's Guide (Riverside Theatre)
- 08 Great Adaptations: Books Into Films (VB)
- 09 Backstage Access-A Gentleman's Guide (Riverside Theatre)
- 09 Pathology Uncovered: The Role of a Pathologist (PSL)
- 12 Explorations in Mindfulness, Artmaking, and Self-Development (FP)
- 12 Conversation Café -What Does it Mean to be Human? (VB)
- 13 Let's Converse in Spanish (VB)
- 14 Key Concepts in Cancer (VB)
- 15 Backstage Access- A Gentleman's Guide (Riverside Theatre)
- 15 New Year, New Adventure (VB)
- 16 Pathology Uncovered: The Role of a Pathologist (VB)
- 20 Let's Converse in Spanish (VB)
- 20 Cow Creek: A History of Cattle Ranching in Florida and the Treasure Coast (FP)
- 21 Introduction to Computers and Digital Literacy (BRL)
- 22 Producing Theatre (Riverside Theatre)
- 23 Fielden Institute Cooking School-Japanese (VB)
- 27 Let's Converse in Spanish (VB)
- 27 The Putnam Family and Amelia Earhart's Secret Flight to Fort Pierce (VB)
- 28 Introduction to Computers and Digital Literacy (BRL)
- 29 Backstage Access-Mauritius (Riverside Theatre)
- 30 Fielden Institute Cooking School-Mexican (VB)

## FEBRUARY 2026

- 02 Next Level Interior Design (ST)
- 03 Let's Converse in Spanish (VB)
- 04 AI or a Lie? (VB)
- 04 Introduction to Computers and Digital Literacy (BRL)
- 05 Backstage Access-Mauritius (Riverside Theatre)
- 06 Isn't it Romantic? 19th Century Romantic Opera in Context (VB)
- 09 Explorations in Mindfulness, Artmaking, and Self-Development (FP)
- 09 Conversation Café - What, to you, is the definition of the word "love"? (VB)
- 10 Let's Converse in Spanish (VB)
- 11 Introduction to Computers and Digital Literacy (BRL)
- 12 Producing Theatre (Riverside Theatre)
- 12 Great Adaptations-Books Into Films (VB)
- 13 Isn't it Romantic? 19th Century Romantic Opera in Context (VB)
- 17 Let's Converse in Spanish (VB)
- 18 Taxes in Retirement: What Every Retiree Should Know (ST)
- 19 Backstage Access-Jesus Christ Superstar (Riverside Theatre)
- 19 Liberty or Death-Music of the American Revolutionary War (VB)
- 20 Isn't it Romantic? 19th Century Romantic Opera in Context (VB)
- 23 Hamas: Resistance or Terror (VB)
- 24 Let's Converse in Spanish (VB)
- 25 Taxes in Retirement: What Every Retiree Should Know (ST)
- 26 Backstage Access-Jesus Christ Superstar (Riverside Theatre)
- 26 The Comforts of Home: Navigating Care and Safety as You Age (VB)
- 27 Isn't it Romantic? 19th Century Romantic Opera in Context (VB)

## MARCH 2026

- 02 Next Level Interior Design (ST)
- 02 Beware the WAFFLES (VB)
- 03 Let's Converse in Spanish (VB)
- 04 Taxes in Retirement: What Every Retiree Should Know (ST)
- 05 Backstage Access-Jesus Christ Superstar (Riverside Theatre)
- 06 Isn't it Romantic? 19th Century Romantic Opera in Context (VB)
- 09 Explorations in Mindfulness, Artmaking, and Self-Development (FP)
- 09 Conversation Café- How do we create our personal world-views? (VB)
- 10 Let's Converse in Spanish (VB)
- 11 Taxes in Retirement: What Every Retiree Should Know (ST)
- 12 Great Adaptations-Books Into Films (VB)
- 13 International Film Series (VB)
- 19 Producing Theatre (Riverside Theatre)
- 24 Truth, Trust, and the New Reality: Navigating Deepfakes and Misinformation in the Age of AI (FP)
- 25 Painted Sky: A U-Pick Flower Farm Adventure (7025 41st Street, Vero Beach)
- 26 Backstage Access-Almost, Maine (Riverside Theatre)
- 26 Where Will You Thrive? Exploring Housing Options for Aging Adults (VB)
- 27 International Film Series (VB)
- 30 For the Love of Lies: The Value of Fiction (PSL)
- 31 Everyday AI: What It Is, What It Isn't, and How It's Changing Our World (VB)

## APRIL 2026

- 01 Civil War in Florida (FP)
- 02 Backstage Access- Almost, Maine (Riverside Theatre)
- 02 Self-Advocacy and Communication Skills in Our Medical System (VB)
- 03 International Film Series (VB)
- 06 Next Level Interior Design (ST)
- 07 From Calls to Camera: Discovering the Power of the iPhone (VB)

## APRIL 2026

- 08 Self-Advocacy and Communication Skills in Our Medical System (VB)
- 09 Backstage Access-9 to 5 the Musical (Riverside Theatre)
- 09 Great Adaptations-Books Into Films (VB)
- 10 International Film Series (VB)
- 13 Explorations in Mindfulness, Artmaking, and Self-Development (FP)
- 13 Conversation Café - What are some of the best fiction and/or non-fiction books you've read? (VB)
- 14 Making Your iPhone Work For You (VB)
- 16 Backstage Access- 9 to 5 the Musical (Riverside Theatre)
- 16 My Father's Secrets- Growing Up in a Military Family (FP)
- 17 International Film Series (VB)
- 21 Working With the Machine: How to Think-And Write-With Generative AI (VB)
- 23 Backstage Access- 9 to 5 the Musical (Riverside Theatre)
- 23 Spring Cleaning-Downsizing Without the Drama, While Simplifying Your Life for the Next Chapter (VB)
- 24 Fielden Institute Cooking School- French (VB)
- 30 From Source to Sea: The Journey and Challenges of Water (VB)

## MAY 2026

- 01 Fielden Institute Cooking School- Chinese (VB)
- 11 Conversation Café-What are your thoughts (and questions) about AI? (VB)
- 15 Fielden Institute Cooking School- Artisan Bread in a Day (VB)
- 21 Maintaining a Healthy Brain (VB)

FP = Fort Pierce  
 OC = Off Campus  
 PSL = Port St. Lucie  
 ST = Stuart  
 VB = Vero Beach  
 BRL = Brackett Library Link Lab



# Fielden Institute

## FOR LIFELONG LEARNING

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## INDIAN RIVER STATE COLLEGE

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### MEMBERSHIP OPTIONS

Your support as a member of the Fielden Institute for Lifelong Learning is much appreciated

### Annual Membership Fee

(Separate from course fees)

\$50

### Non-Member Pricing

Varies by Offering

### HOW TO REGISTER

Register by USPS or online through our web registration system. Registrations are processed in the order they are received. Once you register, you will receive a confirmation at the email address you provided. Many of our members are seasonal residents, so we kindly ask that you provide us with both your seasonal and Florida contact information.

To register by mail send the enclosed form. Checks should be made payable to Indian River State College Foundation, Attn: Theresa Lacey, 6155 College Lane C104, Vero Beach, FL 32966.

To register online, visit [irsc.edu/community](http://irsc.edu/community). Click on the "Lifelong Learning" tab.

Our offerings are small and fill quickly, so we recommend that you register as soon as possible to get your offering of choice. If an offering is already full, you can register to be on the waiting list. We occasionally receive cancellations, and you may be able to get into an offering at the last minute.

### COURSE CANCELLATIONS

The Fielden Institute for Lifelong Learning will only conduct offerings for which a minimum number of students are registered. If we must cancel an offering, due to low registration or at the Peer Leader's request, registered students will be given the opportunity to transfer to a different date or location for the same class (if applicable.)

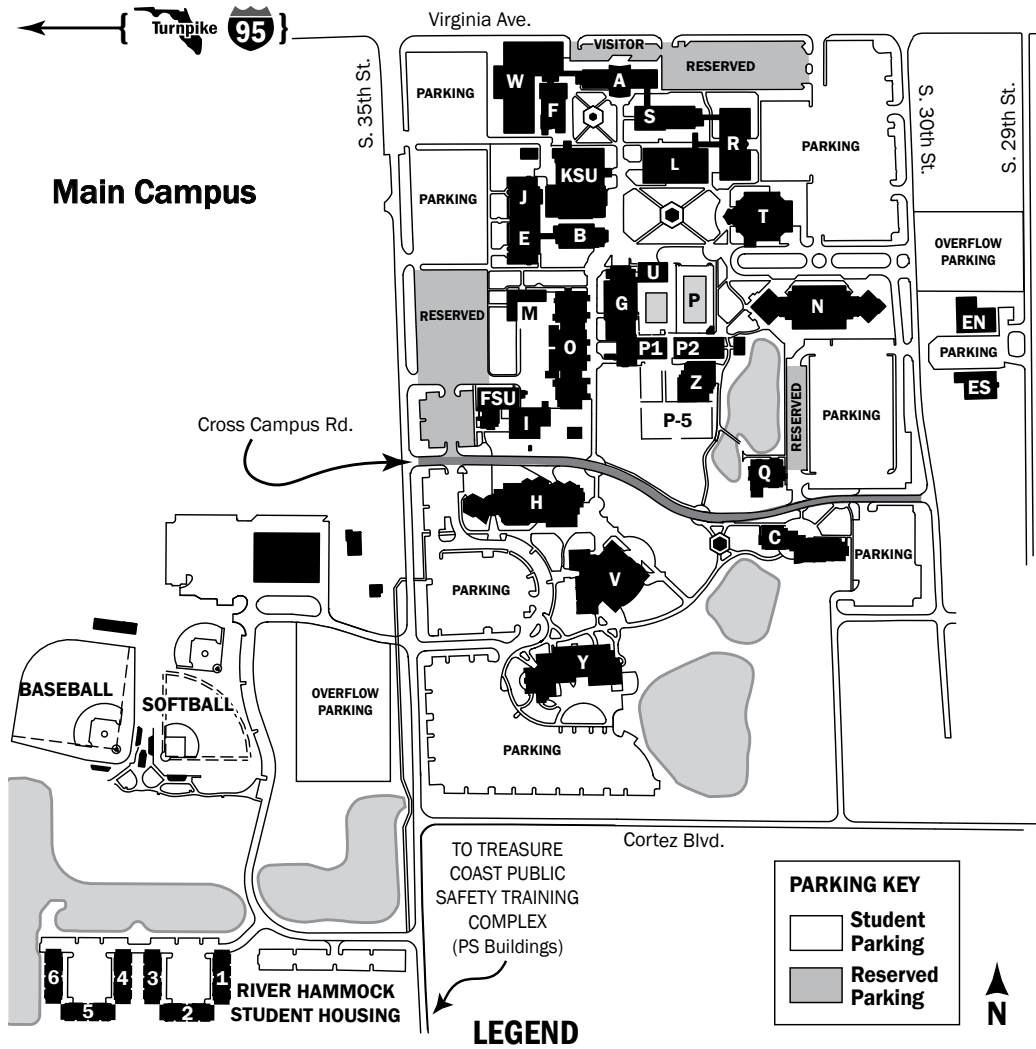
### REGISTRATION CANCELLATION POLICY

If you have purchased an individual class, you may cancel your registration for a full refund up to 48 business hours before the offering is scheduled to start. Any cancellations made less than 48 business hours prior to the first meeting will be refunded 80% of the registration fees. However, you may transfer your registration to a different offering within the 48-hour time period, without penalty. If you need to cancel or transfer an offering, call the Fielden Institute for Lifelong Learning main office at 772-462-7880, or send an email to [TLacey1@irsc.edu](mailto:TLacey1@irsc.edu).

# Massey Campus

## FORT PIERCE

3209 Virginia Avenue, Fort Pierce, Florida 34981



- LEGEND**
- A** Ben L. Bryan, Sr. Administration Building
  - B** Business Development Center
  - C** Tomeu Center for Career & Academic Advancement
  - E** PNC Careers
  - F** Administration Annex
  - FSU** Smith Center for Medical Education
  - G** Gymnasium
  - H** Mary L. Fields Health Science Center
  - I** Medical Examiner's Office
  - J** Classroom Building
  - KSU** Koblegard Student Union (Bookstore, Cafeteria, Mailroom, Student Affairs/Activities)
  - L** Miley Library & Academic Support Center (ASC)
  - M** Employee Print Shop
  - N** Brinkley Science Center/Hallstrom Planetarium
  - O** Occupational Building
  - P** Anne Wilder Aquatic Complex
  - P1** Men's Locker Rooms
  - P2** Women's Locker Rooms
  - P5** Tennis Courts
  - Q** Radio Station - WQCS
  - R** Classroom Building/Wynne Black Box Theatre
  - S** Leroy C. Floyd Administrative Services Building
  - T** McAlpin Fine Arts Center
  - U** Health & Wellness Center
  - V** Kight Center for Emerging Technologies
  - W** Crews Hall (Enrollment & Student Services, Registration, Financial Aid, Cashier, Security)
  - Y** Brown Center for Innovation & Entrepreneurship
  - Z** Racquetball Courts
  - EN** Institute of Cosmetology & Barbering
  - ES** Child Development Center

## Explorations in Mindfulness, Artmaking, and Self-Development

January 12

February 9

March 9

April 13

1:00-2:30

Brown Center for Innovation & Entrepreneurship Y-220

Member \$15 | Non-Member \$25

Peer Leader: Janet Roessler

This four-session series utilizes meditations, success principles, and artmaking opportunities, including collage, vision boarding, journaling, intuitive painting, and movement. Each session will build upon the others, providing a variety of tools to help you deepen your relationship to your inner knowing, your connection with spirit, and the joy of discovery. Participants will want to wear clothing that allows them to get messy. Materials will be provided—come with a willingness to explore. No prior art experience is needed.

## Cow Creek: A History of Cattle Ranching in Florida and the Treasure Coast

January 20

1:00-2:30

Kight Center for Emerging Technologies V-334

Member \$0 | Non-Member \$35

Peer Leader: Gregory Enns

Journalist and author Gregory Enns tells the story of how Florida's earliest cattle ranches were established, beginning with the introduction of livestock by the Spanish in the 1500s. In the days of the open range, when cattle roamed freely and no fences existed, he follows the lives of the pioneering Raulerson family, who started their Cow Creek Ranch on the border of St. Lucie and Okeechobee counties with a few scrub cattle and built it into a cattle empire using modern ranching techniques. But it came at a price. Seminoles, including tribal matriarch Polly Parker, lived along the creek, and her descendants were displaced when fences were erected in the 1940s.

## Truth, Trust, and the New Reality: Navigating Deepfakes and Misinformation in the Age of AI

March 24

1:00-2:30

Kight Center for Emerging Technologies V-125

Member \$0 | Non-Member \$35

Peer Leader: Dr. Bruce Fraser

As AI makes it easier to create convincing images, voices, and even entire news stories, knowing what's real has become more complicated—and more important. In this thought-provoking discussion, we'll explore how deepfakes and synthetic media are made, what makes them so persuasive, and how we can learn to recognize and resist them. You'll see examples of AI-generated images and videos and learn a few simple strategies for verifying authenticity. We'll end by reflecting on how AI can also be part of the solution—helping us cultivate a new public virtue of discernment and digital due diligence.

## The Civil War in Florida

April 1

1:00-2:30

Kight Center for Emerging Technologies V-334

Member \$0 | Non-Member \$35

Peer Leader: Dowling Watford, Jr.

This lecture examines Florida's pivotal role in the Civil War, highlighting the key battles, skirmishes, and strategic contributions the state made to the war effort. The presenter, dressed in period uniform, will provide a vivid narrative of the state's military engagements, including crucial battles. Attendees will also gain insight into the state's impact on the broader Southern campaign. Artifacts from the era will be on display, offering a tangible connection to the past and enhancing the immersive experience.

## My Father's Secrets-Growing Up in a Military Family

April 16

1:00-2:30

Kight Center for Emerging Technologies V-334

Member \$0 | Non-Member \$35

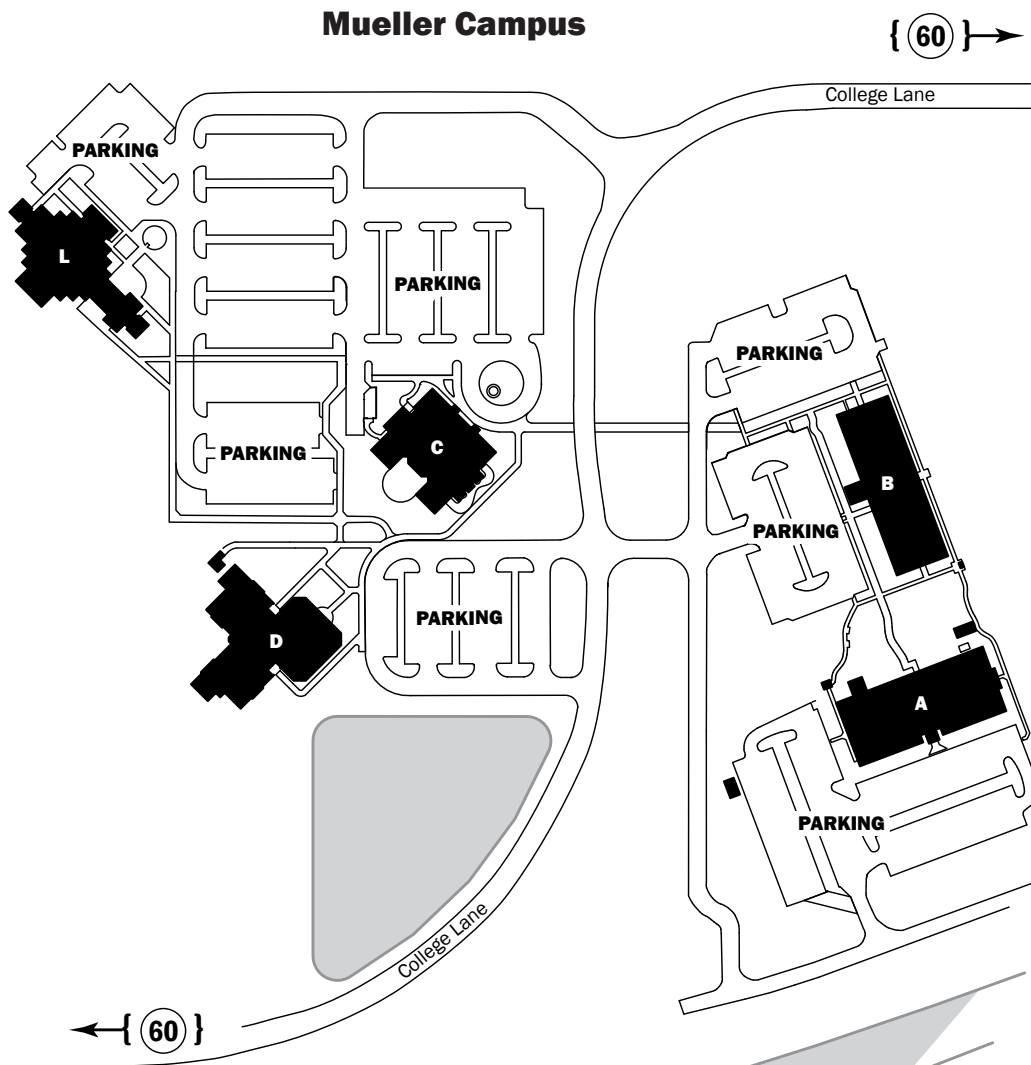
Peer Leader: Marilyn Johansen

Marilyn Johansen shares her fascinating life story, growing up in a military family from birth through high school. Although she has no hometown, she possesses a broad worldview. Her father's fighter pilot career spanned World War II, the Korean War, the Cold War, and Vietnam. They moved every two to three years, living in Belgium, Okinawa, and places in between. This gave Marilyn the opportunity to grow up on the front row of history.

# Mueller Campus

## VERO BEACH

6155 College Lane, Vero Beach, FL 32966



### LEGEND

- A Classroom Building
- B McMullen Building
- C Richardson Center
- D Schumann Center  
(Enrollment & Student Services)
- L Brackett Library



## **“Let’s Converse in Spanish!” - “¡Hablemos español!”**

**January 6, 13, 20, 27**

**February 3, 10, 17, 24**

**March 3, 10**

11:00-12:30

Richardson Center C-104

Member \$0 | Non-Member \$75

Peer Leader: Lorraine Ledford

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This class is for students who have learned some Spanish (present tense verbs, basic vocabulary, maybe the past tense, etc.), and who are ready to put what they have studied into practice. We will have a theme for each class, with a review of relevant vocabulary to get us started. In our first class, we will talk about food. We will ALL participate and, I hope, enjoy ourselves. No one is expected to be fluent. **Space is limited, so sign up early!**

## **Great Adaptations: Books Into Films**

**January 8**

**February 12**

**March 12**

**April 9**

1:00-4:00

Richardson Center C-103

Member \$0 | Non-Member \$75

One of the Institute’s most popular offerings, Great Adaptations has expanded from 20th-century novels to include film adaptations of non-fiction and biographical books. Enjoy reading a great book each month, then come together to discuss the book, view the film, and compare and contrast the book with the film. Selections include an eclectic variety of books, classical and contemporary, that illuminate interpersonal relationships to inspire stimulating discussion.

**January 8** - Being There by Jerzy Kosinski, 1971, 165 pp; movie 1979 with Peter Sellers

Peer Leader: Shoshanna Shelley

**February 12** - The Pianist- The Extraordinary True Story of One Man’s Survival in Warsaw, 1939-1945 by Wladyslaw Szpilman, 1946, 224 pp; movie 2002 with Adrien Brody

Peer Leader: Fielden Institute

**March 12** - Deep End of the Ocean by Jacquelyn Mitchard, 1999, 434pp; movie 1999 with Michelle Pfeiffer

Peer Leader: Debbie Brateman

**April 9** - Million Dollar Baby by F.X. Toole, 2004, 254 pp; movie 2004 with Clint Eastwood and Hilary Swank

Peer Leader: Laurie Samuels

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## **Conversation Café – Personal Conversations on Life**

*Topic - What does it mean to be human?*

**January 12**

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: David Kimball

This discussion group invites participants to explore the profound question, “What does it mean to be human?” in a thoughtful and respectful setting. Each person will have the opportunity to share their personal insights, beliefs, and experiences related to the topic. The session will also emphasize the importance of active listening, encouraging participants to engage fully with the perspectives of others. Together, the group will foster a deeper understanding of the many ways people define and experience humanity.

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## **Key Concepts in Cancer**

**January 14**

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Dr. Alicia Murphy

This lecture, “Key Concepts in Cancer,” will explore the fundamental biological principles underlying cancer development and progression. Attendees will gain insight into how normal cellular processes become disrupted, leading to uncontrolled growth and tumor formation. The presentation will also cover key topics such as genetic mutations and tumor classification. By connecting pathology to modern medical practice, the lecture will provide a clear understanding of how cancer is studied and managed from a scientific perspective.

## New Year, New Adventure

January 15

10:00-11:30

Richardson Center C-103

Member \$0 | Non-Member \$0

Peer Leader: Libby Wiseman

Join moderator **Libby Wiseman** for “New Year, New Adventure,” an engaging lecture that highlights exciting ways to start the year with fresh experiences. Presenters will showcase a variety of entertaining social activities, local events, and day trips perfect for exploring new interests and connecting with others. Whether you’re seeking cultural outings, outdoor excursions, or creative group gatherings, this session will inspire you to make the most of the year ahead. Discover how to turn 2026 into a year of fun, friendship, and adventure!

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## Pathology Uncovered: The Role of a Pathologist

January 16

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Dr. Alicia Murphy

This lecture will explore the critical role of a pathologist in diagnosing diseases, with a particular focus on their work in identifying conditions at the cellular and molecular levels. The presenter will explain how pathologists examine tissue samples, blood, and other specimens to provide accurate diagnoses that guide treatment decisions. Attendees will learn about the pathologist’s contribution to both clinical care and medical research, as well as their involvement in autopsies to understand disease causes. By highlighting the intersection of science and healthcare, the lecture will emphasize the vital role pathologists play in patient outcomes and medical advancements.

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## Introduction to Computers and Digital Literacy

January 21, 28

February 4, 11

2:00-4:00

Brackett Library Link Lab

Member \$0 | Non-Member \$50

Peer Leaders: Alexis Carlson  
and Angie Neely-Sardon

This four-part computer class is designed to build foundational computer skills, promote digital confidence, and enhance internet safety awareness. It is ideal for beginners and those seeking to strengthen their everyday tech knowledge.

### **Class 1 - Computer Basics:**

Students are introduced to the essential parts of a computer, including hardware and operating systems. This session covers how to turn on a computer, use a mouse and keyboard, navigate the desktop, and understand basic terminology.

### **Class 2 - Practical Skills & Software:**

This class focuses on hands-on practice with common software applications such as word processors (e.g., Microsoft Word or Google Docs), spreadsheets, and email. Students learn file management, saving documents, and basic troubleshooting tips.

### **Class 3 - Intermediate Skills and Internet Safety:**

Students explore web browsing, search engines, and cloud storage. The session also teaches crucial skills for protecting personal information online, including recognizing phishing scams, creating strong passwords, and understanding privacy settings.

### **Class 4 - Advanced Topics & Social Media:**

The final class covers the safe and effective use of social media platforms, customizing device settings, and exploring tools for video conferencing and digital collaboration. Advanced tips for managing digital footprints and maintaining online etiquette are also discussed. By the end of the course, students will be more confident navigating digital environments and making informed decisions online.

**Space is limited, so sign up early!**

## The Fielden Institute Cooking School

**January 23, 30**

**April 24**

**May 1, 15**

1:00-4:00

Richardson Center C-111

Member \$35 per class | Non-Member

\$45 per class

Peer Leader: Chef Claire Murphy

**January 23** - Join this hands-on Japanese Cooking course to master the essentials of knife precision and umami building. Slice, roll, and simmer your way to sushi mastery while learning the secrets of perfectly cooked rice and flavorful miso broth. Discover how to balance and enhance flavors to create authentic, umami-packed dishes. This class will give you the skills and confidence to bring the taste of Japan into your own kitchen.

**January 30** - Discover the vibrant flavors of Mexico in this hands-on cooking course focused on masa and beloved street-food staples. You'll learn to work with fresh masa as you press warm tortillas, build bold, authentic tacos, and whip up a rich, aromatic mole. Along the way, explore essential techniques and ingredients that define regional Mexican cuisine. It's a fiesta of flavor, fun, and culinary creativity.

**April 24** - Say "oui" to pâte à choux, velvety sauces, and classic French finesse in this hands-on cooking class. Discover the art of creating rich, balanced sauces that elevate any dish, and master the delicate techniques behind perfect pastries. You'll craft timeless French favorites with confidence and flair. Sweet and savory pastry magic awaits!

**May 1** - Fold dumplings like a pro, stir-fry with precision, and steam your way through regional Chinese favorites in this lively, hands-on class. Discover the secrets behind perfect wok technique, balanced flavors, and silky sauces. From crisp stir-fries to delicate dumplings, you'll master essential skills that bring authentic Chinese cuisine to life. Fast, flavorful, and fun!

**May 15** - Bake rustic loaves and pillowy focaccia in a single day with Quick Crusts: Artisan Bread in a Day. Discover the secrets of fast fermentation and how to build incredible flavor in less time. You'll practice scoring, steam baking, and gluten development techniques that yield bakery-quality results at home. One class, endless crusty possibilities!

**Space is limited, so sign up early!**

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## The Putnam Family and Amelia Earhart's Secret Flight to Fort Pierce

**January 27**

1:00-3:00

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leaders: Gregory Enns and

Cynthia Putnam

Learn about Crayola founder Edwin Binney, who settled in Fort Pierce in 1913, and his descendants, including daughter Dorothy, married to publisher George S. Putnam. After Dorothy and Putnam divorce, he has an affair with and later marries renowned aviator Amelia Earhart. Learn about Earhart's secret flight to Fort Pierce in 1935 to see Putnam's granddaughter and about the Binney estate, Florindia, and Putnam estate, Immokolee, in Fort Pierce.

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## AI or A Lie? Outsmarting AI and Fake News

**February 4**

10:00-12:00

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leaders: Alexis Carlson and

Angie Neely-Sardon

In today's digital world, artificial intelligence can write articles, create realistic images, and even mimic human voices, making it harder than ever to tell what's real and what's not. **AI or A Lie** is a hands-on, interactive workshop designed especially for adult learners and community members who want to stay informed and confident in the digital age. This session breaks down complex technology into everyday language and offers practical strategies to help you:

- Understand how AI generates content like news, images, and videos
- Spot the differences between real and AI-generated or fake material
- Recognize common signs of misinformation and online scams
- Practice using simple tools to verify news stories and online content
- Build your confidence navigating today's fast-changing information landscape

Whether you're brushing up on your tech skills or simply want to stay savvy online, this workshop offers a fun, welcoming environment to ask questions, try out new skills, and become a more informed digital citizen, no tech background required!

## Isn't it Romantic? 19th Century Romantic Opera in Context

February 6, 13, 20, 27

March 6

1:30-3:30

Richardson Center C-105

Member \$0 | Non-Member \$75

Peer Leaders: Dr. Benjamin Taggie and Herb Hinkle, Esq.

In a unique first, the Fielden Institute is partnering with Vero Beach Opera for a special course offering. The presenters will examine the context of several operatic marvels from the first half of the 19th Century – operas which have thrilled audiences ever since their creation – commencing with Verdi's *Rigoletto* (being presented by Vero Beach Opera on January 11, 2026). We'll assess the dynamic and diverse historical settings in which each opera was created: Germany and Italy emerging as national states, France shaking off the malaise of the Revolution, and Russia, a medieval society with serfdom and absolutism in full flourish. We will also consider the fabulous tapestries of artistic and literary masterpieces of the Romantic Era. Other operas in the course will include *Fidelio* (Beethoven, Germany); *Les Troyens* (Berlioz, France); and *Eugene Onegin* (Tchaikovsky, Russia). Finally, we'll briefly look at Mozart's *The Impresario* and Mascagni's *Cavalleria Rusticana* (both being presented by Vero Beach Opera on March 29, 2026), which bookend the Romantic Era. There is no need to be knowledgeable about opera or even an opera lover to enjoy this course. It's enough that you have a sense of wonder. We promise to stir your soul and enlighten your senses.

## Conversation Café – Personal Conversations on Life

*Topic - What, to you, is the definition of the word "Love?"*

February 9

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: David Kimball

This discussion group invites members to explore the personal and diverse meanings of the word "love." Each participant will have the opportunity to share their own definition and experiences related to love, whether in romantic, familial, or platonic contexts. The session will emphasize active listening, encouraging participants to engage with and reflect on the perspectives of others. Through respectful dialogue, the group will deepen their understanding of this complex emotion and its significance in various aspects of life.

## Liberty or Death- The Music of the American Revolutionary War

February 19

1:00-2:00

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: Gary Gustin

The story of the American Revolutionary War can be told entirely through the music of the time. This performance explores the vibrant music of the period, bringing to life the songs that inspired and united a fledgling nation. Blending historical insight with lively rendition, this offering provides a vivid glimpse into 18th-century American life through its music. Come, listen, and explore the music that crossed an ocean, endured on the battlefield, comforted the soldiers, and birthed a nation.

## Hamas: Resistance or Terror-A Historical Overview

February 23

1:30-3:00

Schumann Center D-128

Member \$0 | Non-Member \$35

Peer Leader: Dr. Alex Shelby

This presentation traces the origins and evolution of Hamas from its founding during the First Intifada in 1987 to its political and military role in Gaza before October 7, 2023. It explores how historical trauma, ideological roots, and Israeli policies shaped its rise, as well as its transformation from a social movement into a governing authority. The session will also examine key turning points, such as the rise of Qassam Brigades, elections, wars, and internal divisions, that have defined Hamas's trajectory.

## The Comforts of Home: Navigating Care and Safety as You Age

February 26

10:00-11:30

Richardson Center C-103

Member \$0 | Non-Member \$0

Peer Leader: Libby Wiseman

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Join moderator **Libby Wiseman** for an informative discussion on aging in place, home healthcare, and home safety. This session will explore practical ways to maintain independence and comfort while ensuring a secure living environment. Presenters will share insights on home modifications, in-home care options, and resources that support healthy, confident aging. Learn how to create a safe and supportive home that adapts to your needs as you age.

## Beware the WAFFLES!

March 2

1:00-2:30

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Dr. Katie Nall

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Stress happens regardless of our station in life and can include Worries, Anxiety, Fear, Frustration, Lethargy, Exhaustion, and Stress ® -WAFFLES! Recognizing, regulating, and even eliminating WAFFLES can positively affect your life! This session will help the audience use brain-based somatic methods as well as simple movements to toast their WAFFLES.

## Conversation Café – Personal Conversations on Life

*Topic- How do we create our personal world-views?*

March 9

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: David Kimball

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This discussion group invites participants to explore the question, “How do we create our personal world-views?” Together, we’ll examine the experiences, values, and influences that shape how we see the world and make sense of it. Everyone will have the opportunity to share their thoughts in a respectful and supportive setting, while practicing active listening as others express their perspectives. The goal is to foster thoughtful dialogue and deeper understanding of ourselves and one another.

## International Film Series

March 13, 27

April 3, 10, 17

1:00-4:00

Richardson Center C-103

Member \$0 | Non-Member \$75

Peer Leader: Alicemarie Donohue

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Watch and discuss five international films, recently nominated for major film awards. All deal in some way with the complexities of interpersonal relationships, the joys and irritations, and how these relationships add to our own lives.

- The Zone of Interest (UK)
- Io Capitano (Italy)
- In the Mood for Love (Hong Kong)
- The Taste of Things (France)
- Perfect Days (Japan)

All sessions will conclude with a short debrief and discussion following the film. Friday afternoon is a great time to relax and watch a new film -- feel free to bring popcorn.

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## Where Will You Thrive? Exploring Housing Options for Aging Adults

March 26

10:00-11:30

Richardson Center C-103

Member \$0 | Non-Member \$0

Peer Leader: Libby Wiseman

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Join moderator **Libby Wiseman** for an insightful discussion on housing options for seniors and how to choose the living arrangement that best fits your lifestyle and needs. This lecture will explore a range of choices—from aging in place and independent living to assisted living and continuing care communities. Presenters will outline the benefits, considerations, and support services available for each option. Gain the knowledge and confidence to make informed decisions about where and how you want to live as you age.

## Everyday AI: What It Is, What It Isn't, and How It's Changing Our World

**March 31**

1:00-2:30

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Dr. Bruce Fraser

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Artificial intelligence isn't just for tech companies—it's quietly shaping the world we all live in. In this session, we'll take a clear-eyed look at what AI actually is (and isn't), how tools like ChatGPT and image generators work, and why they've become so powerful so quickly. You'll see a short demonstration of a conversational AI in action and learn to distinguish hype from substance. Most importantly, we'll explore how these systems might change the way we read, write, learn, and think—and what remains distinctly human in an age of intelligent machines.

## Self-Advocacy and Communication Skills in Our Medical System

**April 2, 8**

1:00-2:30

Richardson Center C-103

Member \$0 | Non-Member \$50

Peer Leader: Iris Madison

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This two-session workshop offers an in-depth exploration of today's medical system, building on discussions from the 2025 winter session. Participants will examine the strengths and challenges of the healthcare experience by sharing personal stories as patients and caregivers. Through guided discussion and interactive role-play exercises, the group will identify key areas for patient and caregiver advocacy while developing assertive communication skills. Active participation is encouraged as we work together to strengthen confidence and effectiveness in navigating medical environments.

## From Calls to Camera: Discovering the Power of the iPhone

**April 7**

1:30-3:00

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Michael Hageloh

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*"From Calls to Camera: Discovering the Power of the iPhone"* is an engaging, hands-on session designed to help participants feel more confident using their iPhones. The lecture will cover the basics—from making calls and sending texts to exploring useful apps and settings. Attendees will have the opportunity to practice key features, including taking and editing photos. Whether you're new to the iPhone or want to better understand its capabilities, this class will help you unlock the full potential of your device.

## Conversation Café – Personal Conversations on Life

*Topic - What are some of the best fiction and/or non-fiction books you have read?*

**April 13**

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: David Kimball

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This discussion group invites participants to share some of the best fiction and non-fiction books they have read and what made those works meaningful or memorable. Each member will have the opportunity to discuss their selections, offering insights and recommendations to the group. Participants are encouraged to practice active listening and show respect for one another's ideas and perspectives. Together, we'll celebrate the joy of reading and discover new titles to inspire our next great read.

## Making Your iPhone Work for You

**April 14**

1:30-3:00

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Michael Hageloh

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*"Making Your iPhone Work for You"* is a practical and engaging lecture designed to help you use your iPhone to simplify and enhance everyday life. Participants will learn how to stay connected through easy communication tools, use built-in features to improve personal safety, and explore apps that provide entertainment and convenience. Discover how your iPhone can become a powerful tool for connection, security, and enjoyment in your daily routine.

## Working with the Machine: How to Think—and Write—with Generative AI

**April 21**

1:00-2:30

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Dr. Bruce Fraser

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In this interactive session, we practice using AI as a thinking partner, not a replacement for human creativity. Together we'll explore how to ask better questions of AI systems—what's now called "prompting"—and how those questions shape the quality of what we receive in return. We'll experiment with a few short prompts together to examine how AI can help brainstorm ideas, edit writing, or clarify complex topics. The focus is practical and ethical: how to collaborate intelligently with these tools while preserving one's own voice, judgment, and originality.

## Spring Cleaning-Downsizing Without the Drama, While Simplifying Your Life for the Next Chapter

**April 23**

10:00-11:30

Richardson Center C-103

Member \$0 | Non-Member \$0

Peer Leader: Libby Wiseman

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Join moderator **Libby Wiseman** for an engaging discussion on downsizing and simplifying life for the next chapter. This lecture will offer practical tips on decluttering, organizing, and making thoughtful decisions about what to keep, give, or let go. Presenters will share strategies for creating a more manageable and meaningful living space that supports your lifestyle and goals. Discover how simplifying your surroundings can bring freedom, clarity, and peace of mind for the years ahead.

## From Source to Sea: The Journey and Challenges of Water

**April 30**

10:30-12:00

Richardson Center C-103

Member \$0 | Non-Member \$35

Peer Leader: Karl Randall

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This lecture, *From Source to Sea: The Journey and Challenges of Water*, explores the fascinating path water takes through our planet's natural systems. From rainfall and rivers to aquifers and oceans, we'll trace the water cycle and examine the vital role of major water tables in sustaining life. The presentation will also address modern challenges such as pollution, overuse, and climate change that threaten global water resources. Participants will gain a deeper understanding of how this essential element connects all living things and shapes the world around us.

## Conversation Café – Personal Conversations on Life

*Topic- What are your thoughts (and questions) about AI?*

**May 11**

1:30-3:30

Richardson Center C-103

Member \$0 | Non-Member \$25

Peer Leader: David Kimball

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This discussion group invites participants to share their thoughts, questions, and curiosities about artificial intelligence and its growing role in our lives. Together, we'll explore the possibilities, challenges, and ethical considerations that come with this rapidly evolving technology. Every member will have the opportunity to participate and exchange ideas in an open, respectful setting. Active listening will be encouraged to foster understanding and thoughtful dialogue among all participants.

## Maintaining a Healthy Brain as You Age: Your Mind Matters

**May 21**

10:00-11:30

Richardson Center C-103

Member \$0 | Non-Member \$0

Peer Leader: Libby Wiseman

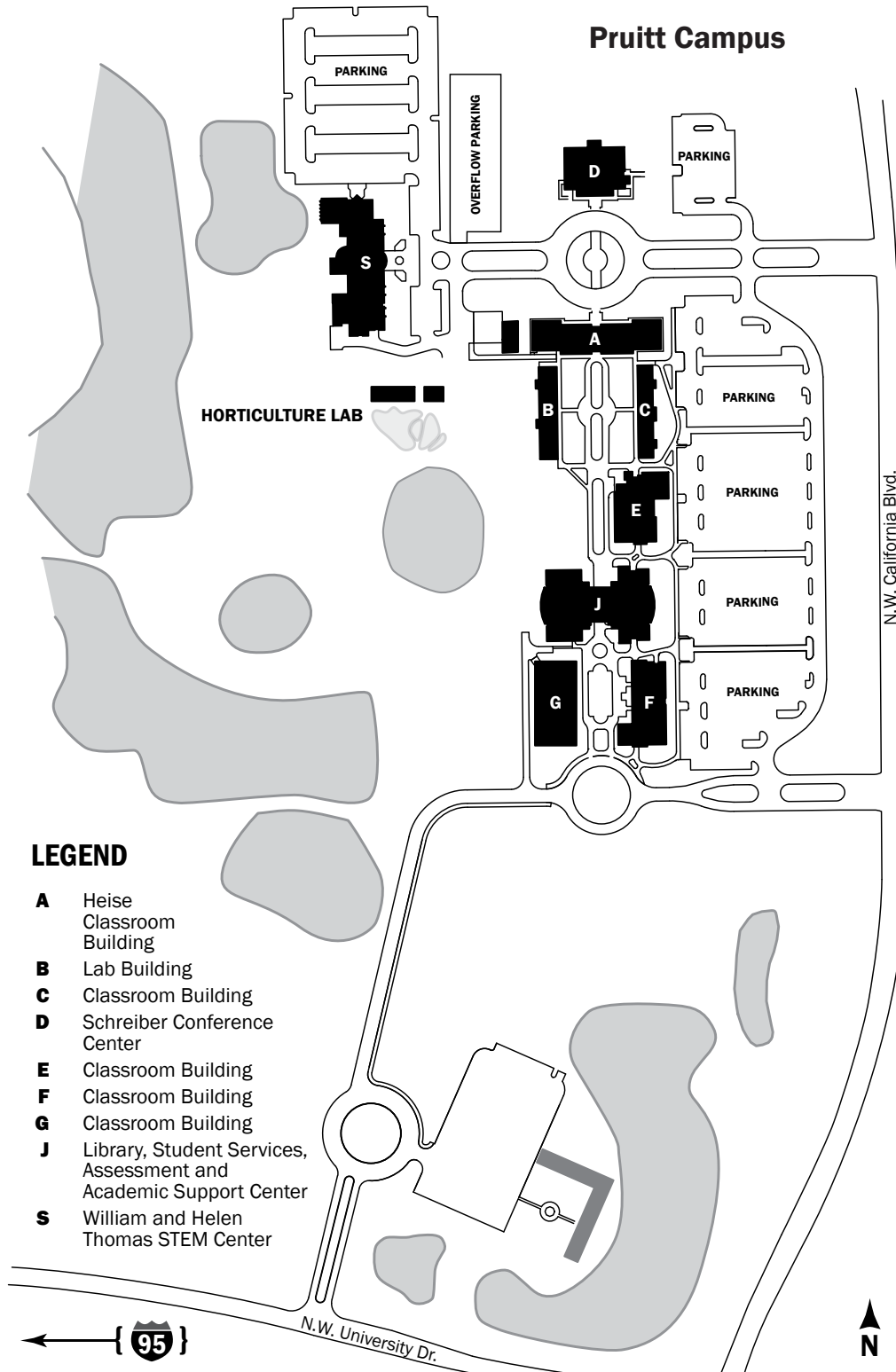
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Join moderator **Libby Wiseman** for an enlightening discussion on maintaining brain health as we age. This lecture will focus on practical ways seniors can support cognitive wellness through lifestyle choices, mental stimulation, nutrition, and social engagement. Presenters will share the latest insights on keeping the mind sharp and resilient while aging. Learn how to nurture your brain for greater clarity, memory, and overall well-being in your senior years.

# Pruitt Campus

## PORT ST. LUCIE

500 NW California Boulevard, Port St. Lucie, FL 34986



## **For the Love of Lies: The Value of Fiction**

**March 30**

1:00-3:00

Veteran's Center of Excellence D-111

Member \$0 | Non-Member \$35

Peer Leader: Ruth Marconi

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Discover how fictional books shape our understanding of the world and ourselves in this thought-provoking lecture. We'll explore the power of storytelling to foster empathy, spark imagination, and reveal deeper truths about the human experience. From classic literature to modern novels, fiction offers more than escape—it offers insight. Join us to uncover why stories matter more than ever.

## **Key Concepts in Cancer**

**January 7**

1:30-3:30

Veteran's Center of Excellence D-111

Member \$0 | Non-Member \$35

Peer Leader: Dr. Alicia Murphy

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This lecture, "Key Concepts in Cancer," will explore the fundamental biological principles underlying cancer development and progression. Attendees will gain insight into how normal cellular processes become disrupted, leading to uncontrolled growth and tumor formation. The presentation will also cover key topics such as genetic mutations and tumor classification. By connecting pathology to modern medical practice, the lecture will provide a clear understanding of how cancer is studied and managed from a scientific perspective.

## **Pathology Uncovered: The Role of a Pathologist**

**January 9**

1:30-3:30

Veteran's Center of Excellence D-111

Member \$0 | Non-Member \$35

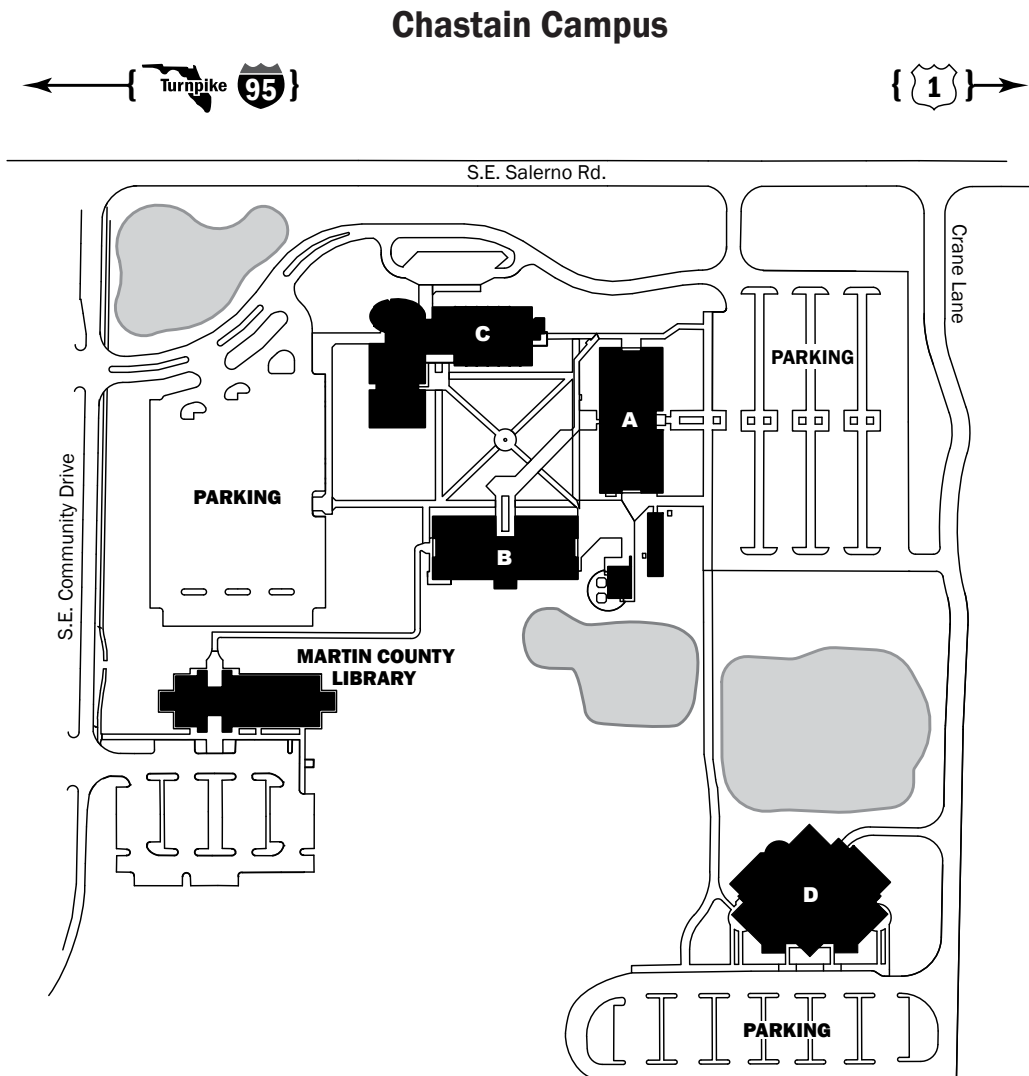
Peer Leader: Dr. Alicia Murphy

This lecture will explore the critical role of a pathologist in diagnosing diseases, with a particular focus on their work in identifying conditions at the cellular and molecular levels. The presenter will explain how pathologists examine tissue samples, blood, and other specimens to provide accurate diagnoses that guide treatment decisions. Attendees will learn about the pathologist's contribution to both clinical care and medical research, as well as their involvement in autopsies to understand disease causes. By highlighting the intersection of science and healthcare, the lecture will emphasize the vital role pathologists play in patient outcomes and medical advancements.

# Chastain Campus

## STUART

2400 SE Salerno Road, Stuart, FL 34997



### LEGEND

- A** Robert Morgade Administration & Student Services Center
- B** William A. & Helen S. Thomas Career Tech Building
- C** Clare & Gladys Wolf High-Technology Center
- D** Clark Advanced Learning Center



## Taxes in Retirement: What Every Retiree Should Know

February 18, 25

March 4, 11

10:00-11:30

Wolf High Technology Center C-102

Member \$0 | Non-Member \$50

Peer Leader: Doug Marcello

By the end of this 4-week course, participants will:

- Understand how retirement income is taxed from various sources.
- Learn strategies to minimize taxes and maximize net income.
- Recognize how Social Security and Medicare interact with taxes.
- Gain awareness of estate and legacy considerations.
- Walk away with a simple, practical “tax planning toolkit” for retirement.

### Weekly Breakdown

#### Week 1: The Retirement Tax Landscape

- Tax brackets and common misconceptions about taxes in retirement.
- Key income sources for retirees (pensions, investments, Social Security).
- How inflation and tax law updates impact retirees.

#### Week 2: Social Security & Medicare Tax Implications

- How Social Security is taxed using provisional income rules.
- Medicare premiums and IRMAA surcharges tied to income.
- Strategies to mitigate IRMAA surcharges.

#### Week 3: Retirement Accounts & Withdrawal Strategies

- Traditional IRAs, 401(k)s, and required minimum distributions (RMDs).
- Roth accounts and their unique tax advantages for retirees.
- Withdrawal sequencing: which accounts to use first to lower lifetime taxes.

#### Week 4: Estate, Legacy, and Tax-Smart Planning

- Gifting, charitable giving, and legacy strategies to reduce taxes.
- Step-up in basis and estate tax essentials for retirees.
- Common tax mistakes retirees make and how to avoid them.

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## Next Level Interior Design

February 2

March 2

April 6

10:00-12:00

Wolf High Technology Center C-202

Member \$0 | Non-Member \$50

Peer Leader: Tara Gray

### February 2 - Introduction to Interior Design Textiles

This class introduces students to the fundamental role of textiles in interior design. Students will explore fiber types, fabric construction, finishes, and performance characteristics, gaining an understanding of how textiles contribute to aesthetics, function, and sustainability in interior spaces.

### March 2 - Introduction to Interior Design Finish Materials

This class explores the wide range of finish materials used in interior design, including flooring, wall coverings, textiles, paints, and surface finishes. Students will learn how to identify materials, understand their properties and performance, and select appropriate finishes based on function, aesthetics, and sustainability. Students will be introduced to unique interior design materials that can be applied to their own spaces.

### April 6 - Kitchen and Bath Design Basics

Discover how design transforms the most-used spaces in a home! This beginner-friendly class introduces the essentials of kitchen and bath design, including layout planning, color coordination, materials, lighting, and storage solutions. Students will learn how to create functional, beautiful, and comfortable spaces that reflect personal style. No prior design experience is needed—just an interest in improving or reimagining home interiors.

# Outside of Campus

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## **Backstage Access in Partnership with Riverside Theatre- A Gentleman's Guide to Love & Murder**

**January 8, 9, 15**

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$75

Peer Leader: Kevin Quillinan

In this collaboration between Riverside Theatre and The Fielden Institute for Lifelong Learning, discover the behind-the-scenes magic! Go behind the scenes of *A Gentleman's Guide to Love and Murder* in this exclusive, in-depth class. Explore the history of the show, its earlier story adaptations, and the creative minds behind its witty score and clever book. Learn about the intricacies of farce and how Riverside Theatre brings this fast-paced comedy to life through staging, design, and timing. The experience includes a guided set tour, a chance to meet cast members, and a rare opportunity to watch a live tech rehearsal in action. Please note that the tech rehearsal on January 9th will begin at 1:00 p.m. The class is offered on all three listed dates; these are not individual offerings.

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## **Producing Theatre in Partnership with Riverside Theatre**

**January 22**

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$50

Peer Leader: Jon Moses

Discover what it takes to operate a professional regional theatre in this behind-the-scenes class on producing live performance. Participants will explore the many roles, resources, and creative decisions involved in bringing a full-scale production to the stage. From season planning to opening night, learn how artistry and management come together to create exceptional regional theatre experiences.

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## **Backstage Access in Partnership with Riverside Theatre- Mauritius**

**January 29**

**February 5**

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$75

Peer Leader: Kevin Quillinan

Dive into the high-stakes world of *Mauritius* in this engaging theatre class exploring Theresa Rebeck's sharp and suspenseful play. Learn about Rebeck's background and her signature blend of wit and tension, as well as the unique vision behind Riverside Theatre's production. Participants will enjoy a guided tour of the set, gaining insight into the design choices that heighten the drama. The experience includes an opportunity to meet members of the cast and hear firsthand about bringing this gripping story to life on stage.

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## **Producing Theatre in Partnership with Riverside Theatre**

**February 12**

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$50

Peer Leader: Jon Moses

Discover what it takes to operate a professional regional theatre in this behind-the-scenes class on producing live performance. Participants will explore the many roles, resources, and creative decisions involved in bringing a full-scale production to the stage. From season planning to opening night, learn how artistry and management come together to create exceptional regional theatre experiences.

## Backstage Access in Partnership with Riverside Theatre- Jesus Christ Superstar

February 19, 26

March 5

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$75

Peer Leader: Kevin Quillinan

Step into the world of Jesus Christ Superstar with this immersive behind-the-scenes theatre class. Explore the history of the groundbreaking rock opera, from its origins as a concept album to its evolution into a global stage phenomenon. Learn about the creative partnership between composer Andrew Lloyd Webber and lyricist Tim Rice, and discover how Riverside Theatre brings their iconic work to life in a bold new production. Participants will tour the set, meet members of the cast, and get a rare glimpse of the creative process during a live tech rehearsal. Please note that the tech rehearsal on February 26th will begin at 12:00 p.m. The class is offered on all three listed dates; these are not individual offerings.

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## Producing Theatre in Partnership with Riverside Theatre

March 19

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$50

Peer Leader: Jon Moses

Discover what it takes to operate a professional regional theatre in this behind-the-scenes class on producing live performance. Participants will explore the many roles, resources, and creative decisions involved in bringing a full-scale production to the stage. From season planning to opening night, learn how artistry and management come together to create exceptional regional theatre experiences.

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## Painted Sky: A U-Pick Flower Farm Adventure

March 25

3:00-4:30

7025 41st Street, Vero Beach

Member \$25 | Non-Member \$35

Peer Leader: Summer Almand

Join us for a visit to Painted Sky, a vibrant U-Pick flower farm, where participants will learn about native flowers and their role in local ecosystems. The trip includes an engaging lecture on cultivating and caring for these beautiful blooms. Guests will also have the hands-on opportunity to pick their own flowers to take home and enjoy.

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## Backstage Access in Partnership with Riverside Theatre- Almost, Maine

March 26

April 2

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$75

Peer Leader: Kevin Quillinan

Join us for an engaging theatre class exploring Almost, Maine, John Cariani's beloved romantic comedy about love and connection in a small northern town. Participants will learn about the play's history and themes, as well as the background of its playwright. The session will also highlight unique elements of the Riverside Theatre's production, offering insight into its creative process. Students will enjoy a behind-the-scenes set tour and the opportunity to meet members of the cast.

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## Backstage Access in Partnership with Riverside Theatre-9 to 5 the Musical

April 9, 16, 23

10:00-12:00

3520 Riverside Park Drive, Vero Beach

Member \$0 | Non-Member \$75

Peer Leader: Kevin Quillinan

This lively theatre class delves into 9 to 5 The Musical, exploring its journey from the hit 1980 film to the Broadway stage. Participants will learn about the movie's iconic leading ladies, the show's development, and the remarkable career of Dolly Parton, who created its memorable score. The class will also highlight unique aspects of Riverside Theatre's production and creative process. Attendees will enjoy a backstage tour, meet members of the cast, and get an exclusive look at a live tech rehearsal. The class is offered on all three listed dates; these are not individual offerings.

# Peer Leader Directory



## Summer Almand

My name is Summer Almand, and I am a Florida native who has become obsessed with growing cut flowers. For many years, I dreamed of farming “something” but wasn’t sure just where I would land. I am a former elementary school teacher, and the love of learning and teaching has never left me. There is endless learning in the world of gardening and always some new challenges. I still teach, just in a different way and different subjects. I teach gardening classes to both adults and children. I also host various workshops at my farm from October to April. The joy of growing flowers is immense, and I see that same joy in the people who receive or hand-cut flowers at my farm. Locally grown flowers are so important to our community & I am thrilled to be a part of it.



## Debbie Brateman

Born in Brooklyn and raised in Queens, NY. Graduated from Mount Sinai School of Nursing and Hunter College of the City University of New York. Worked as an R.N. at Mount Sinai Hospital, NYC, and Tel Hashomer, Israel. Then entered the military and served in the Army Nurse Corps, achieving the rank of major. Retired to Georgia and worked at Northside Hospital in Atlanta for 20 years, then fully retired to Florida. My specialty was Neonatal Intensive Care. Now enjoy lifelong learning, traveling, and nature, and having control of my time.



## Alexis Carlson

Alexis Carlson is a Librarian at Indian River State College and helps students, staff, and community patrons of all ages learn about digital devices, social media, and basic computing. She received her MLIS from the University of South Florida in 2007.



## Alicemarie Donohue

Alicemarie Donohue’s career includes more than 25 years with the Central Intelligence Agency, preceded by teaching secondary school in Cairo and Dubai. A full-time Florida resident since 2008, Alicemarie’s main focus is on local community service and learning about new things that interest her. She is a former member of the External Advisory Committee for the Fielden Institute and has served as a peer leader for years.



## Gregory Enns

Gregory Enns is a fifth-generation Floridian who spent a twenty- five-year career working as a reporter and editor at newspapers in Florida and Alabama. In 2006 he founded Indian River Media Group, a company based in his native Fort Pierce that publishes magazines on the Treasure Coast and Space Coast of Florida, including its flagship Indian River Magazine. He is the author of the Cow Creek Chronicles, The Rise and Fall of an Early Florida Cattle Ranch, released Oct. 14 by University Press of Florida.



## Dr. Bruce Fraser

Dr. Bruce W. Fraser earned his bachelor’s degree in psychology from the University of California, Santa Cruz (summa cum laude) before completing his master’s and doctorate degrees in philosophy at Boston University. Currently, he is Executive Director, AI Strategic Initiatives at Indian River State College (IRSC). In addition to multiple awards for teaching excellence, Dr. Fraser is the recipient of the Gladys Williams Wolf Endowed Teaching Chair in Communications (2009) and the Bank Atlantic Foundation Endowed Teaching Chair (2020). He is also the founder and CEO of New Common Ground, LLC., a consulting company that has partnered with IRSC to provide communication, conflict-resolution, and creativity training for educators and businesses across Florida.



### **Tara Gray**

Tara Gray is an accomplished interior designer with extensive experience across residential, commercial, and hospitality design projects. A graduate of the Art Institute, Tara brings both creativity and technical expertise to every space she transforms. In addition to her professional practice, she has dedicated over 15 years to teaching interior design, inspiring the next generation of designers with her knowledge and passion for the field.

In addition to her design career, Tara is also a photographer and the founder of Modern Maven LLC, a creative studio where she curates and leads workshops and styled photo shoots. Through Modern Maven, she merges her eye for design with visual storytelling, offering clients and creatives a space to explore and express their unique vision. Tara's multidisciplinary approach allows her to seamlessly blend interior design and photography, creating cohesive, engaging environments and imagery.



### **Gary Gustin**

Gary Gustin is a multi-instrumentalist and actor who performs music of the 18th & 19th century. Gary has worked on productions for The History Channel, Discovery, PBS, and Turner Films as well as at historic locations.



### **Michael Hageloh**

Michael Hageloh is an executive and strategic innovator at Indian River State College, known for bridging higher education with industry to create transformative partnerships. With a career spanning technology, sales, and academia, he combines entrepreneurial insight with a passion for student success and institutional growth. A former Apple executive, Michael brings a distinctive blend of creativity and business acumen to advancing the role of higher education in workforce innovation. He is dedicated to building ecosystems that inspire learning, leadership, and lasting economic impact.



### **Herb Hinkle, Esq.**

Herb Hinkle, Esq. practiced law in New Jersey and Pennsylvania for nearly 40 years, and currently is an Adjunct Professor of Law at Rutgers University Law School, teaching Trusts & Estates, Elder Law, and Estate Planning. He earned a J.D. Degree from Rutgers and a second law degree (LL.M.) in taxation from Temple University Law School.



### **Marilyn Johansen**

Marilyn Johansen is an artist and author. She teaches acrylic and watercolor painting in Fort Lauderdale. She brings her life experiences to her art, having lived from Belgium to Okinawa and places in between. Marilyn achieved a BA in Education and was a classroom teacher. She is active in the art community at the local, state, national and international levels. She has paintings featured in art books, published in local newspapers and collections in the U.S., Canada and Europe. Her Soldier Stories Series of paintings has been on a continuous traveling exhibition in South Florida since 2016, honoring our U.S. military. This series of paintings was used by the Navy League of Fort Lauderdale, FL on July 30, 2022, commissioning of the 'new' Navy Ship, the USS Fort Lauderdale (LPD 28). It was a popular Exhibition at the Fort Lauderdale/ Hollywood International Airport twice. Her memoir, My Father's Secrets is popular on Amazon and rated #1 in Cold War biographies.



### **David Kimball**

With a career spanning computers and finance, I hold an MBA and am both a CPA and Certified Management Consultant (CMC). Alongside my professional work, I have been deeply involved in social work and the humanities, leading initiatives such as the Conversation Café in Massachusetts. I have facilitated workshops in Empathy and Compassion, as well as Active Listening, and am an active member of the National Coalition for Dialogue and Deliberation (NCDD), continuing my commitment to meaningful dialogue and community engagement.



### **Lorraine Ledford**

Lorraine Ledford was raised in the United States on the Mexican border (south of San Diego; north of Tijuana). Lorraine earned her Bachelor's Degree in Spanish Language and Literature from University of California San Diego, and her Master's Degree in the same subject from Harvard University. She taught at Harvard University, Massachusetts Institute of Technology (MIT) and Brandeis University. Lorraine has taught beginning, intermediate and advanced levels of Spanish since 1972, most recently for years at the Harvard Divinity School.



### **Iris Madison**

Iris Madison (LCSW) is a licensed clinical social worker with over 40 years of experience providing psychotherapy, case management, vocational services, and advocacy work to multicultural individuals and families. Iris has extensive experience working with people in crisis due to past and present traumatic life experiences. She is bilingual (Spanish/English) and has worked in private practice, government agencies, hospitals, and community agencies. She continues to work part-time, providing psychotherapy to community residents in the Vero Beach area.



### **Doug Marcello**

A CERTIFIED FINANCIAL PLANNER™ (CFP®) practitioner, Doug prides himself on working with clients to bring clarity to the complexity of their financial lives. He uses an established process to understand what is most important to clients and to help them make informed decisions.

Doug has been a financial advisor since 2014, previously as a partner with Edward Jones. His experience working with young professionals, business owners, and retirees from diverse fields and industries has provided him with substantial expertise in tailoring financial plans to each client's specific needs. By helping clients understand their cash flow needs throughout the different phases of their lives and then building thoughtful and tax-efficient savings strategies, investment programs, and withdrawal plans, he helps to position clients to bring them closer to achieving their lifetime financial goals. Doug's objective is to provide his clients with confidence and perspective as they face life's challenges and opportunities and help them navigate their financial lives.

Doug holds a Bachelor's degree in Secondary Social Science Education from the University of Central Florida and a Master's degree in Educational Psychology from Florida Atlantic University. In addition, he has earned his AAMS™, CRPS™, CRPC™, and CSRIC® designations and is a member of the National Association of Personal Financial Advisors (NAPFA). Doug has served on the Indian River State College Foundation Board since 2020. Doug lives in Tequesta with his wife, Tracy, and their two sons.



### **Ruth Marconi**

Ruth Marconi is a lifelong reader who fell in love with books at an early age. She holds a degree in English from Fairfield University and an MsED from Molloy College. Ruth spent her career as an English teacher at a prestigious Catholic high school in Nassau County, NY, even inspiring a few students to pursue English and/or education as a major. Her keen interest in stories and storytelling has been the catalyst for examining books and movies through a very broad cultural lens.



### **Jon Moses**

Now in his 26th season at Riverside Theatre, Jon Moses, Managing Director/COO, is originally from the Treasure Coast and has been involved in every aspect of theatre for over 32 years. He is a graduate of the Theatre Design Technology Program at The Florida State University School of Theatre, with further graduate studies at Florida Atlantic University. He has served as an adjunct faculty member at Indian River State College, where he taught and coordinated an Associates of Science Technical Theatre Program. Jon is a Board Member and Treasurer of the Indian River County Chamber of Commerce, a member of the Exchange Club of Indian River, a former Board Member of the Oceanside Business Association, and a Past President of the Florida Professional Theatre Association.



### **Dr. Alicia Murphy**

Originally from El Paso, Texas, I earned my medical degree from Baylor College of Medicine in 1980. After initial training in psychiatry, I transitioned to pathology, completing a residency in Honolulu with extensive experience in surgical, anatomic, and clinical pathology, including over 100 autopsies, followed by a surgical pathology fellowship in California. Board certified in both clinical and surgical pathology, I practiced in Texas for several decades, serving as a Laboratory Director, teaching anatomy and pathology, and working in multiple hospitals. Since retiring to Florida in 2023, I continue to serve on call as a Laboratory Director for hospitals in Texas.



### **Claire Murphy**

Chef Claire Murphy is a graduate of the Culinary Institute of America in Hyde Park, New York. She has worked across the United States and internationally—in Munich, London, Dublin, and Hong Kong—gaining experience in restaurants, hotels, and both culinary and pastry departments. Her career spans research and development, food styling, consulting, and hands-on kitchen work, including positions at Boar's Head Foods, NY Newsday's test kitchen, and the trustees' dining room at the Metropolitan Museum of Art, where she enjoyed private evening tours of the museum. While she enjoys cooking all types of food, pastry and baking remain her greatest passions, driven by the challenge and satisfaction they offer.



### **Dr. Katie Nall**

Katie Nall, Ph.D., is a Florida mathematician, a two-time TEDx speaker, a Qi Gong instructor, and an Accredited Master Trainer and Practitioner in Emotional Freedom Technique, also known as EFT or Tapping. Dr. Nall shows others how to dissolve WAFFLES – worries, anxiety, fear, frustration, lethargy, exhaustion, and STRESS ®!



### **Angie Neely-Sardon**

Angie Neely-Sardon is a reference librarian for the Brackett Library at the Indian River State College Mueller Campus. Angie works with student and community patrons, helping them find resources and use technology. She teaches information literacy and research skills through instructional sessions and serves as an instructor for several courses. Angie earned a Master of Science Degree in Library and Information Studies from Florida State University.



### **Dr. David Purificato**

After a life-altering event, David Purificato enrolled at his local community college in NY and earned an Associate of Arts degree in 2011. He then transferred to Stony Brook University, where he studied US history, completing a B.A. in 2013, an M.A. in 2015, and finally a PhD in 2021. He is interested in US cultural and social history, and is passionate about studying objects that societies produce. David teaches US history at Indian River State College in Fort Pierce and Port St. Lucie, where he advises two clubs, the Ethics Bowl Club and the Dungeons and Dragons Adventure Club.



### **Kevin Quillinan**

Kevin Quillinan is the Director of Theatre Education at Riverside Theatre. Kevin has enjoyed teaching and directing students of all ages since graduating from Shenandoah Conservatory with a BFA in Theatre for Youth. He has directed and taught at The Growing Stage in Virginia, and for six years was the head of the theatre department at Triton Regional High School in Byfield, MA where he created the curriculum and developed new classes. He also co-founded HarleQuyn Theatre to offer affordable classes and shows to local schools. Kevin was a recipient of the 2012 Freddie G Teaching Fellowship, an honor bestowed by Freddie Gershon, CEO of Music Theatre International (MTI).



### **Karl "KC" Randall**

KC is a former businessman and teacher with experience in the positions of sales, sales management, training, and marketing in medical (manufacturing, pharmaceutical, and devices) and distribution companies. As he recently said, "I sold everything from pills to pacemakers" with various private and public companies.

One of his accomplishments was the introduction of a "painless" method for self-finger-sticking, which opened the market for diabetics to better manage their blood sugar levels.

His career is bookended by teaching. He taught at Penn State after earning his master's from West Virginia University, where he studied phytoplankton of coal strip-mined ponds. Indian River State College was the final stop in his teaching, until now.

He's here today because he relishes simplifying biological/natural concepts to share with those who are interested.



### **Janet Roessler**

Janet is a guiding force and fellow traveler on the journey of personal transformation. With a focus on utilizing Artmaking and Success Principles-based tools, she works with individuals and groups to explore their inner processes and gain a deeper understanding of themselves. Her Intuitive counseling is always infused with a healthy dose of curiosity and respect for each individual's unique journey. Janet's approach to personal growth is holistic, compassionate, and empowering.



### **Laurie Samuels**

Laurita Samuels retired to Florida after teaching elementary and middle school for 33 years on Long Island, New York. Laurita has been a Lifelong Learning member since 2012 and profoundly values the Fielden Institute. She is a nationally ranked triathlete who has traveled internationally and participated in World Championships for over 20 years. She has completed 30 consecutive Disney marathons and 50 marathons overall.



### **Dr. Alexander Shelby**

Alex Shelby is a historian of international history, focusing on American and MENA (the Middle East and North Africa) diplomatic history of the 20th century. He is especially concerned with the Palestinian-Israeli conflict, terrorism, and Islamic civilization's interaction with the West. His first book, *Lyndon Johnson and the Postwar Order in the Middle East, 1962-1967* (2021), focuses on the decline of the American rules-based order established after World War II in the 1960s. He has also written numerous academic articles on dehumanization in the Palestinian-Israeli conflict, terrorism, and the military history of MENA. He is also a contributing editor to *Conflict in the Modern Middle East: An Encyclopedia of Civil War, Revolutions, and Regime Change* (2020) and *Retelling Jane Austen* (2024). He worked with the U.S. Department of State's Fulbright Institute at Florida State University, collaborating with Middle Eastern scholars from Iraq and the Kurdish autonomous region at FSU. Currently, he works as a MENA analysis at the Woodrow Wilson Center in Washington D.C. He is also the official Residential Historian and committee board member at the "Zora Neale Hurston Dust Tracks Heritage Trail," which incorporates eight historical locations in Fort Pierce connected to Zora Hurston. At present, he is working on *The Modern History of Gaza from 1949 to the Present*. Dr. Shelby received his MA from the University of New Orleans and his PhD from Florida State University. He regularly taught classes at FSU and the American Military University before coming to Indian River State College. He is fluent in Arabic and Ottoman Turkish and has research-rudimentary knowledge of Persian, Turkish, German, Hebrew, and French. While at UNO, he had the pleasure of working with Dr. Günter Josef Bischof, Dr. Douglas Brinkley, and Dr. Steve Ambrose at the Eisenhower Center. He also had the honor of working with Dr. Bischof at the National World War II Museum in New Orleans.



### **Shoshanna Shelley**

Shoshanna Shelley was born in Peterborough, Ontario. She received her masters in clinical psychology from the University of Ottawa and her doctorate from Boston University. She had a private practice in Boston, then Newburyport, Massachusetts, and finally, in Norwich, Vermont, where she also had a miniature horse and alpaca breeding farm. Shoshanna was in private practice for 35 years, except for the four years she was the Director of Counseling at a small New England college. In addition to raising a myriad of animals at her farm, she also enjoyed riding her Arabian horses through the Vermont countryside. Shoshanna is passionate about listening to audiobooks, strumming her ukulele, and loving their dog, Scupper, and cat, Minou.



### **Dr. Benjamin Taggie**

Dr. Benjamin Taggie, Professor Emeritus at UMass Dartmouth, taught medieval and classical history and served as dean, provost, and vice chancellor. Dr. Taggie founded MSA Cultural Tours, which conducts annual tours to Greece, Italy, Spain, and Portugal. He currently serves as the President and Executive Director of the Mediterranean Studies Association, and teaches lifelong learning adult education classes in Florida and Massachusetts. Dr. Taggie has researched and published in the field of history and served as editor of the prestigious journal *Mediterranean Studies*. He earned his Ph.D. Degree from Michigan State, and was a post-doctoral Fellow at Harvard and Brown.



### **Dowling Watford**

Dowling Watford, Jr. is a fifth-generation Floridian and lifelong Okeechobee resident. He currently serves as Mayor of the City of Okeechobee and is an active member of the First United Methodist Church, Kiwanis Club of Okeechobee, Okeechobee Historical Society and Okeechobee Battlefield Friends. Dowling graduated from Okeechobee High School and Florida Southern College.



### **Libby Wiseman**

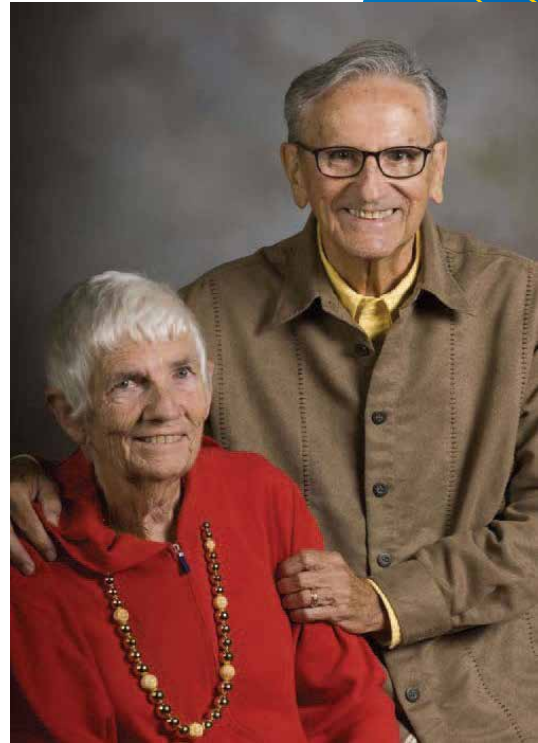
Libby Wiseman is navigating life's transitions with heart and purpose. With over five decades of experience in real estate and a lifelong dedication to serving others, Libby has built a legacy as a compassionate guide and expert in senior life transitions.

Her breadth of experience led her to identify a critical gap in the housing market: older adults who needed help downsizing, relocating, and embracing a new chapter. With clarity and kindness, Libby stepped into this niche, offering not just real estate expertise but genuine emotional support. Dubbed a Senior Transition Navigator, building a reputation built not just on results, but on relationships.

# In Memoriam

The Fielden Institute for Lifelong Learning was endowed by Dr. Jean Dickinson Fielden in memory of her late husband, Dr. John “Jack” Seward Fielden. Jack received degrees from the Wharton School of the University of Pennsylvania, Harvard University and Boston University. Except for serving in the U.S. Navy during World War II, he spent his life in academia, as a member of the faculty at the University of Illinois, Purdue and Harvard, and Dean of the Business Schools at Boston University and the University of Alabama, where he met Jean.

Active in the Institute since its establishment in 2006, Jack served on the External Advisory Committee and volunteered as a peer leader until his death in 2010. Jean continues to serve as a devoted advisor of the popular offering, “Great Adaptations: Books into Films.”



Loyal supporters of Indian River State College, Jack and Jean Fielden have pledged leadership gifts to support the growth of the College’s student scholarships in health sciences and mathematics. Published authors, the Fieldens also helped to develop the Pioneer River Press. With more than 25 years of experience training employees at some of the world’s largest corporations, Dr. Jack Fielden and his co-authors published, “Throw me the Bottom Line...I’m Drowning in Email!” The Press provides an opportunity to pursue publication with a portion of sales directed to support IRSC scholarships. Jack’s leadership will forever be remembered as an integral part of the success of the lifelong learning initiative at Indian River State College.

*Fielden Institute*  
FOR LIFELONG LEARNING  
INDIAN RIVER STATE COLLEGE

*IRSC is an EA/EO educational institution.*



Agenda Summary  
2026-529

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.c

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approve a Major Site Plan for Savona Plaza (P24-196).

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Strategic Plan Link: N/A - Development Application

Executive Summary (General Business): A request for site plan approval for two (2) retail buildings totaling 21,430 square feet.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Council approve the major site plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Site Plan.
2. Move that the Council not approve the site plan and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the site plan at February 25, 2026 meeting.

Issues/Analysis: See Staff Report.

Financial Information: N/A

Special Consideration: N/A

Location of Project: Northwest corner of intersection of SW Savona Boulevard and SW Paar Drive.

Business Impact Statement: N/A

Attachments: 1. Staff Report, 2. Site Plan, 3. Landscape Plan, 4. Building Elevations, 5. Authorization, 6. Public Works Traffic Memo, 7. Traffic Analysis, 8. Warranty Deed, 9. 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: N/A

Legal Sufficiency Review:  
N/A

**Savona Plaza**  
**Major Site Plan Application**  
**P24-196**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request for site plan approval for two (2) retail buildings totaling 21,430 square feet.
Agent:	Vlada Peterka, Redtail Development Group
Applicant/Property Owner:	Savona Plaza, LLC
Location:	Northwest corner of intersection of SW Savona Boulevard and SW Paar Drive.
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

**Project Description**

The City of Port St. Lucie has received an application for site plan approval for a commercial development project known as Savona Plaza. The 3.44-acre parcel is located at the northwest corner of SW Savona Boulevard and SW Paar Drive. The property is legally described as Port St. Lucie Section 19, Tract H. The proposed development includes two (2), one-story retail/restaurant buildings, with 9,790 square feet and 11,640 square feet, respectively, a stand-alone ATM and associated parking, drainage and landscaping. Each building is proposed to have a restaurant with drive-thru lanes. The drive-through service/pickup windows will be located at the rear of each building as will the stacking. An SEU for both drive-throughs was granted via Resolution 25-R66 (P25-002).

The primary access to and from the site will be from right turn in, right turn out access points located along SW Savona Boulevard and South Paar Drive. As part of the roundabout proposed for the intersection of SW Savona and SW Paar, medians are located at the entrance points and will prevent left turns into the development.

**Previous Actions**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their February 25, 2026, meeting.

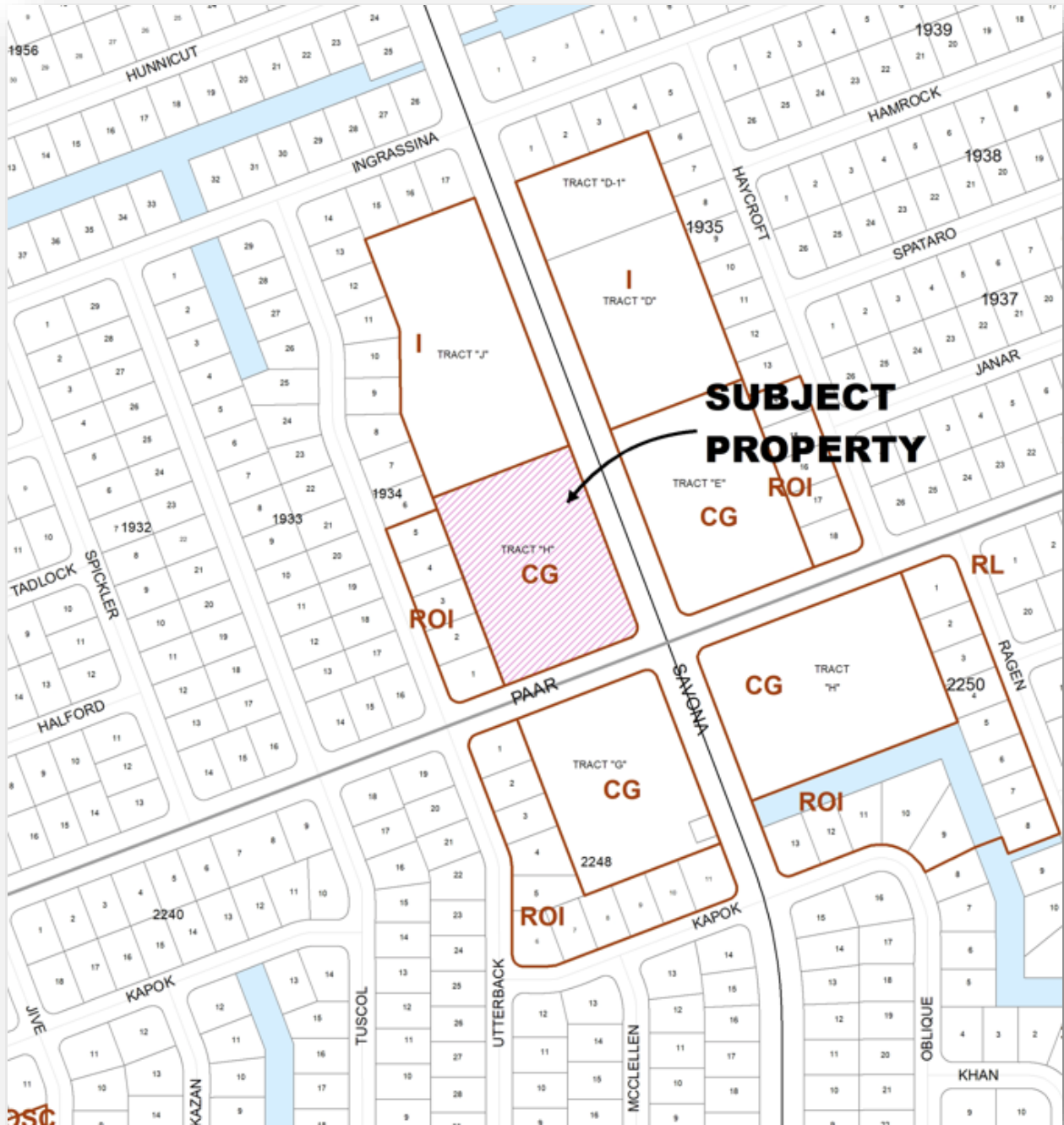
**Location and Site Information**

Parcel Number:	3420-590-0008-000-9
Property Size:	3.44-acres
Legal Description:	Port St. Lucie Section 19, Tract H PB 16, Pages 7, 7A-7C
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Vacant

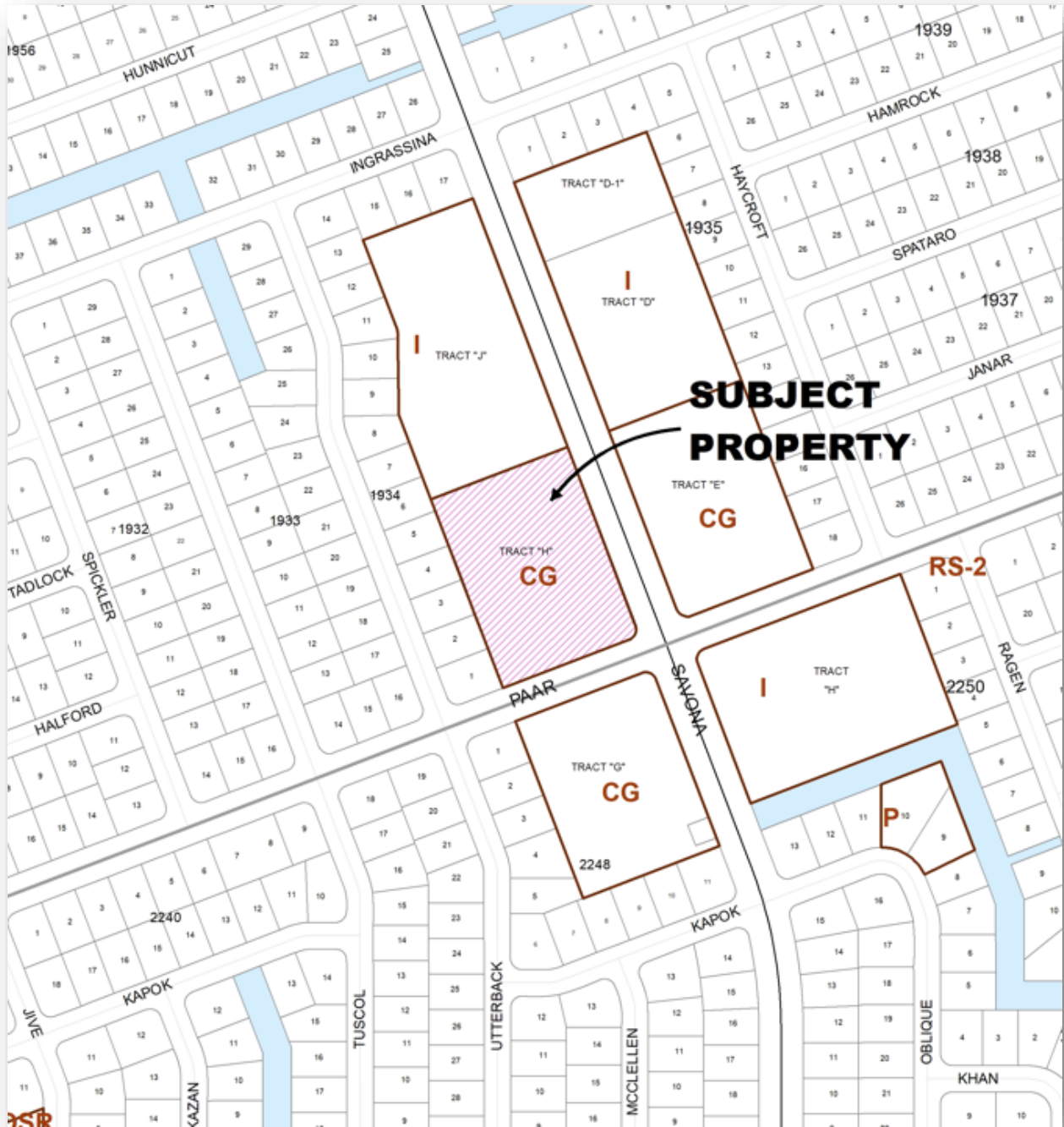
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	I	I	Church
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-family Residential

I – Institutional, CG –General commercial, ROI – Residnetial Office Institutional, RS-2 – single-family Residential



Future Land Use Map



Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with Chapter 158, Zoning Code and documented as follows:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The property is located in the General Commercial (CG) Zoning District and retail, restaurant, and office are permitted uses. The proposed development includes two (2), one-story buildings, with 9,790 square feet and 11,640 square feet, respectively, a stand-alone ATM and associated parking, drainage and landscaping. Both buildings will have a restaurant with drive-through service/pickup windows. Stacking will be provided at the rear of each building. An SEU for both was granted via Resolution 25-R66 (P25-002).
<b>DUMPSTER ENCLOSURE</b>	The site plan identifies a 13' x 28' refuse and recycling enclosure at the rear of the property.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed project meets the Citywide Design Standards requirements.
<b>STACKING REQUIREMENTS</b>	A stacking analysis was analyzed as part of the SEU (P25-002) application for the two drive-through lanes indicating that they are of sufficient length to not interfere with traffic circulation and parking. Traffic should not adversely affect the transportation level of service for adjacent roads.
<b>BUILDING HEIGHT</b>	The General Commercial (CG) Zoning District establishes a maximum building height of 35 feet. The proposed buildings will have a maximum height of approximately 28 feet and therefore remain well below the allowable maximum height.
<b>SETBACKS</b>	The building setback lines depicted on the site plan conform to the requirements of the General Commercial (CG) Zoning District.
<b>PARKING</b>	A total of 108 parking spaces is required for the proposed development and 108 are provided. This includes 5 accessible stalls thereby meeting the minimum requirement.
<b>BUFFER</b>	The required landscape buffers are depicted on the site plan. An architectural wall is depicted in the rear of the proposed project to provide a buffer to the residential property at the rear. The submittal packet includes a preliminary landscape plan.

### **NATURAL RESOURCE PROTECTION**

An environmental assessment report was provided. As noted in the report, the subject property contains native upland habitat and will be subject to upland mitigation requirements. No wetlands were noted onsite. No gopher tortoises or burrows were found on site at the time of the report.

### **CONCURRENCY REVIEW**

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Port St Lucie Utility Systems is the provider. A service agreement will be required.
<b>TRANSPORTATION</b>	<p>Primary access to and from the site will be from right turn in, right turn out access points located along SW Savona Boulevard and South Paar Drive. As part of the roundabout proposed for the intersection of SW Savona and SW Paar, medians are located at the entrance points and will prevent left turns into the development.</p> <p>The Public Works Department indicates that this project will generate 2,844 daily, 330 AM Peak Hour and 411 PM Peak Hour trips. The Traffic Report prepared by MacKenzie Engineering also evaluated the drive-through window for vehicle to confirm the 160 feet of stacking for each drive-through window is adequate.</p>
<b>PARKS AND RECREATION</b>	Requirements for public parks and recreational facilities are not applicable to non-residential development
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service standards is required.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development

### **OTHER**

***Fire District:*** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

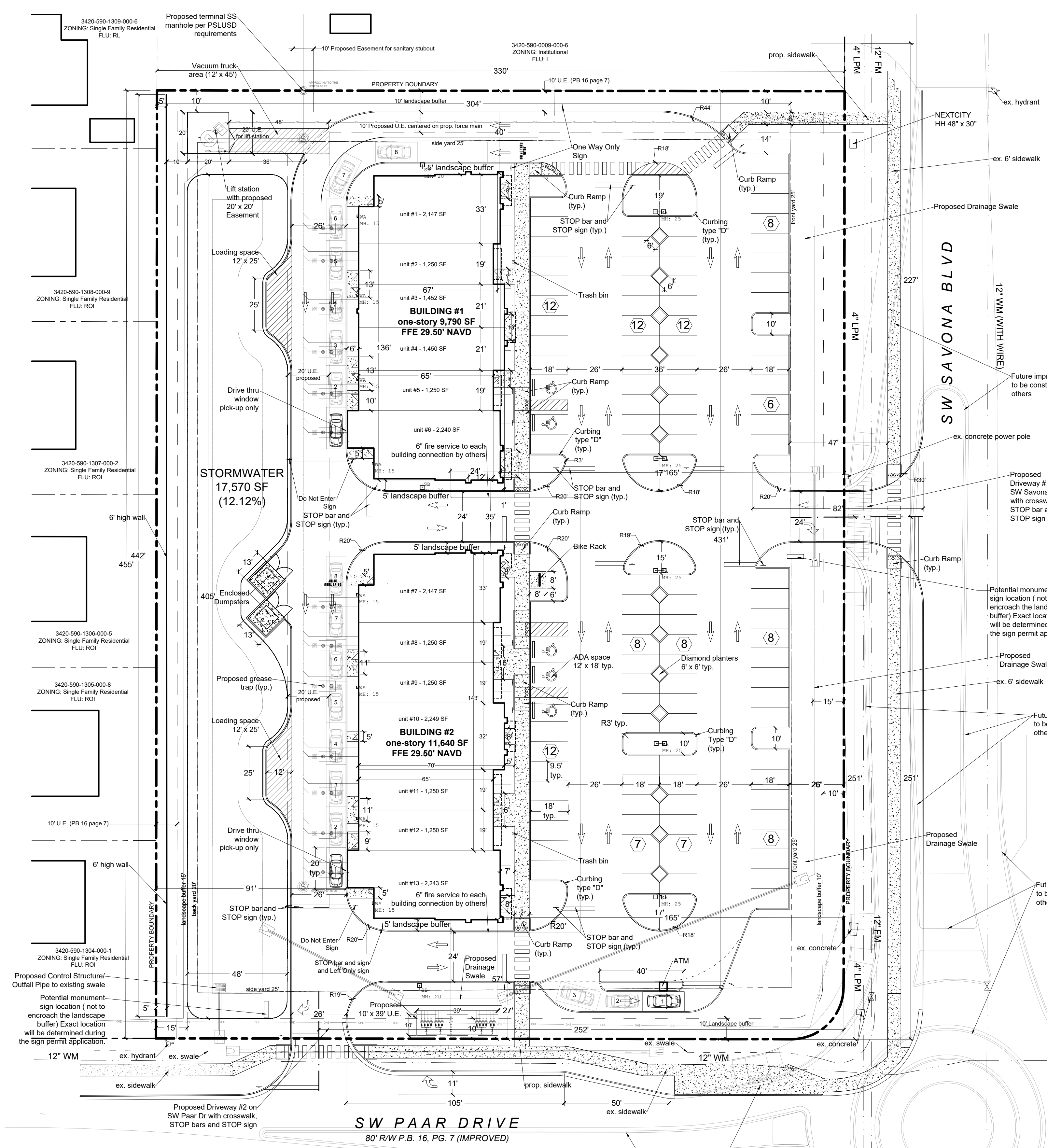
***Public Art (Chapter 162):*** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three assessment methods for providing public art within ninety (90) days of the issuance of the first building permit. The assessment methods include artwork on site, fee in lieu of providing public art onsite, a combination of artwork on site and payment in lieu, or submittal of an alternative equivalent proposal that allows a developer to apply to combine the public art assessment associated with multiple projects into one larger work of art. The applicant has opted to contribute to the Art in Public Places fund.

### **RELATED PROJECTS**

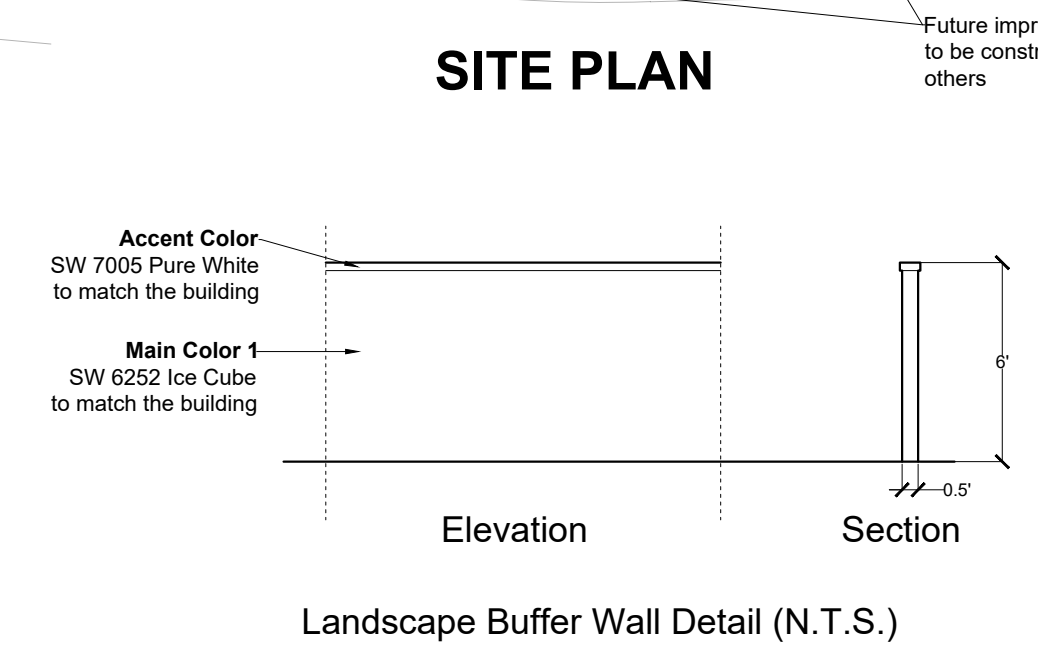
P25-002 – Savona Plaza – Drive-Throughs, Special Exception Use

## **STAFF RECOMMENDATION**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their February 25, 2026, meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.



BUILDING #1 (9,790 SF) FFE 29.50' NAVD		BUILDING #2 (11,640 SF) FFE 29.50' NAVD	
Unit #1	2,147 SF	Unit #7	2,147 SF
Unit #2	1,250 SF	Unit #8	1,250 SF
Unit #3	1,452 SF	Unit #9	1,250 SF
Unit #4	1,450 SF	Unit #10	2,249 SF
Unit #5	1,250 SF	Unit #11	1,250 SF
Unit #6	2,240 SF	Unit #12	1,250 SF
		Unit #13	2,243 SF



**PLANNER**  
 REDTAIL DESIGN GROUP  
 C/O TOD MOWERY, AICP  
 100 S. 2ND STREET, UNIT 209  
 FORT PIERCE, FLORIDA 34950  
 772.742.1555



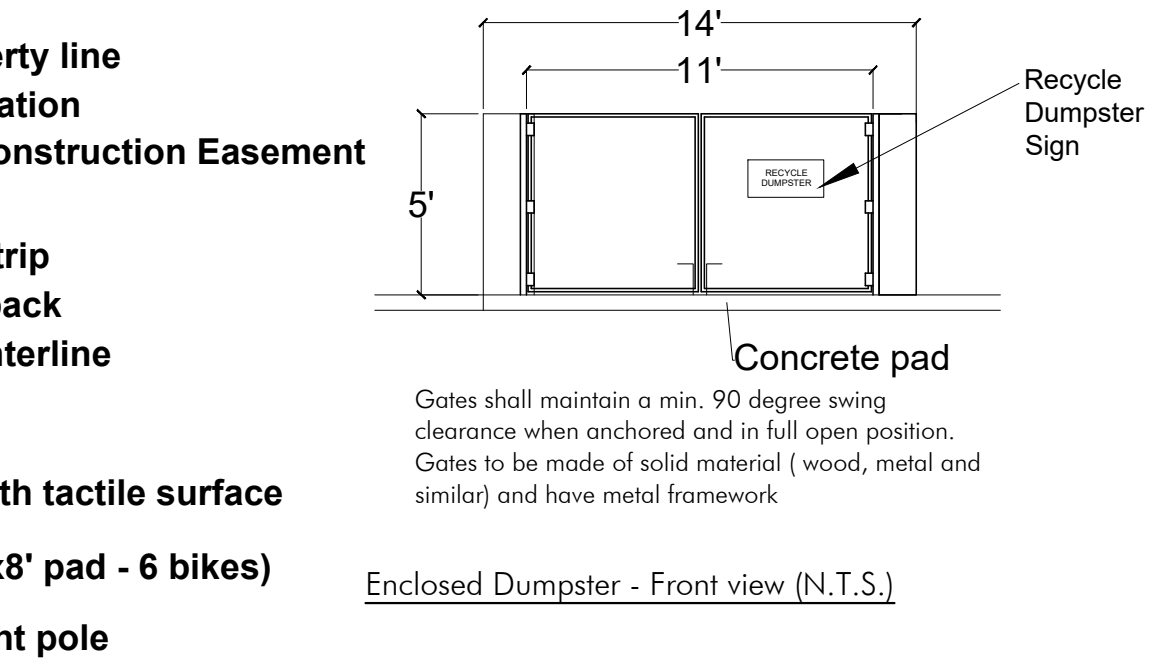
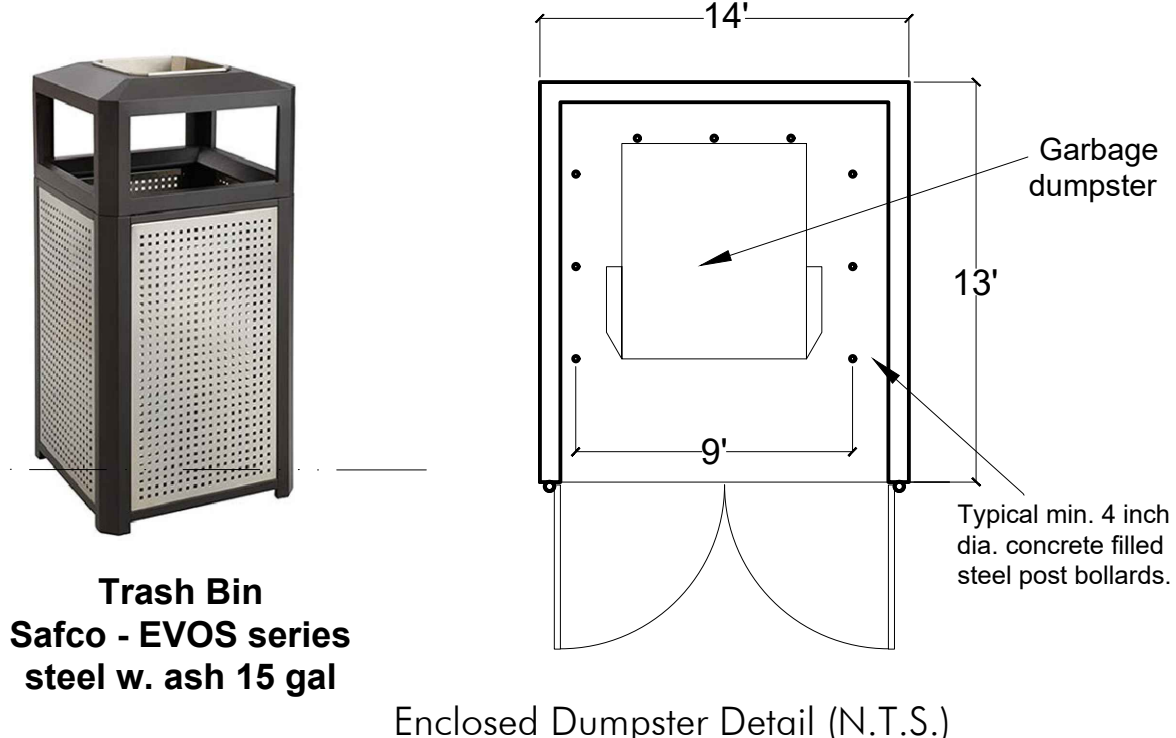
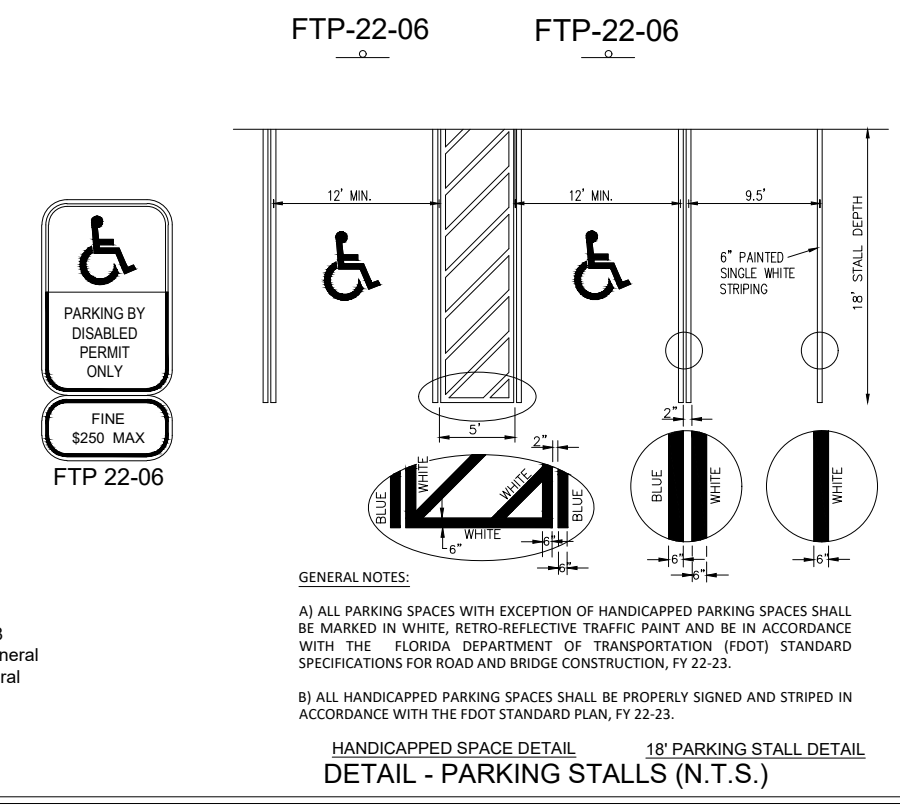
- LEGEND**
- Project property line
  - R.O.W. Dedication
  - Temporary Construction Easement
  - Property line
  - Landscape strip
  - Building setback
  - Driveway centerline
  - Concrete
  - ADA ramp with tactile surface
  - Bike rack (8'x8' pad - 6 bikes)
  - Proposed light pole

**Drainage Statement**  
 The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inspections).

**Water/Sewer Statement**  
 The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermain located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savonna. All construction to be in accordance with PSLUSD details and specifications.

**Traffic Statement**  
 The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):  
 • 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.  
 The proposed development will generate the following peak driveway trips (Peak hour of Generator):  
 • 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.  
 Stacking on-site for each drive through is adequate.

For sidewalk within the ROW (SW Paar Drive and SW Savona Blvd), the developer shall be required to pay in lieu of constructing the required sidewalk. (City Code 158.222, (E))



LOCATION (N.T.S.)  
**SITE DATA**

- PROJECT NAME:** Savona Plaza
- PARCEL ID:** 3420-590-0008-000-9
- ADDRESS:** Savona Blvd
- SECTION / TOWNSHIP / RANGE:** S25 / T37S / R39E
- APPLICANT:** RedtailDG  
100 S. 2nd Street  
Fort Pierce, FL 34950
- OWNER:** Savona Blvd, LLC  
625 N Flagler DR, Unit Ste 605  
West Palm Beach, FL 33401-4025
- ZONING:** General Commercial
- FUTURE LAND USE:** CG
- FLOOD ZONE:** X

10. GROSS PROJECT SIZE:	150,016 SF (3.44 ac)
11. ZONING REQUIREMENTS	<b>PER ZONING</b> <b>PROPOSED</b>
Lot Size	
Min. Lot Area	20,000 SF / 150,016 SF
Min. Lot Width	100' / 335'

BUILDING		
Max. Building Coverage	40 %	17.38 %
Max. Building Height	35'	27'-9"

YARDS		
Min. Front Yard:	25'	165'
Min. Rear Yard:	20'	46'
Min. Side Yard:	10'	40'
Min. Side Yard (at corner)	25'	57'

12. **PARKING**  
 Per code section Sec. 158.221. - (22) Shopping center: One (1) space for each two hundred (200) square feet of gross floor area for buildings under thirty thousand (30,000) square feet.

REQUIRED 21,430 SF x 1 space / 200 SF = PROVIDED	107.15 spaces	108 spaces
--------------------------------------------------	---------------	------------

Handicapped Spaces Required (101-150 total):	5 spaces
Handicapped Spaces Provided (12' x 18')	5 spaces

13. **SITE COVERAGE**

IMPERVIOUS Buildings	0.492 ac	21,430 SF
Paving	1.588 ac	69,176 SF
Sidewalk	0.094 ac	4,081 SF

**TOTALS**

Total Impervious	2.174 ac	94,687 SF	63.12 %
Total Pervious	1.270 ac	55,329 SF	36.88 %
Total Site Area	3.444 ac	150,016 SF	100.00 %

ENGINEER:  
 Stephen Cooper, P.E. & Associates, Inc.  
 7450 South Federal Highway, Port St. Lucie, Florida 34952

LANDSCAPE ARCHITECT:  
 George Botner, PLA, AICP, Landscape Architects and Planners  
 4320 SE Cove Lake Circle, Suite 104, Stuart, FL. 34997

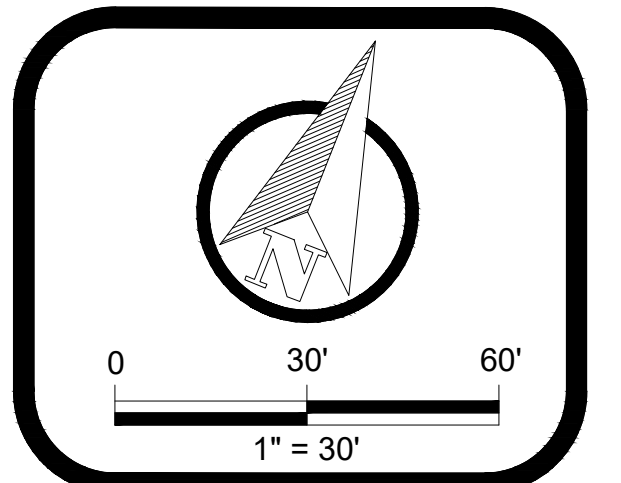
LEGAL DESCRIPTION  
 TRACT H OF PORT ST. LUCIE SECTION NINETEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 7, 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 1" = 30'  
 SCALE  
 05/11/2025  
 DATE

REVISION COMMENTS	DATE
REVISION PER STAFF COMMENTS	12/23/2024
REVISION PER STAFF COMMENTS	04/30/2025
REVISION PER STAFF COMMENTS - added the non-enclosed	07/19/2025
REVISION PER STAFF COMMENTS - menu board removal	08/29/2025
REVISION PER STAFF COMMENTS	10/23/2025
REVISION PER STAFF COMMENTS	10/29/2025
REVISION PER STAFF COMMENTS	04/10/2026
REVISION PER STAFF COMMENTS	05/11/2026

**SAVONA PLAZA**  
**SITE PLAN**  
 Florida  
 Port St. Lucie



PSLUSD # 5385  
 PSL Project Number: P24-196

SHEET  
 01 of 01

# SAVONA PLAZA

## PORT ST. LUCIE, FLORIDA

### PORT ST. LUCIE PLANTING AREA REQUIREMENTS

MAY 13, 2026

# PLANTING PLAN

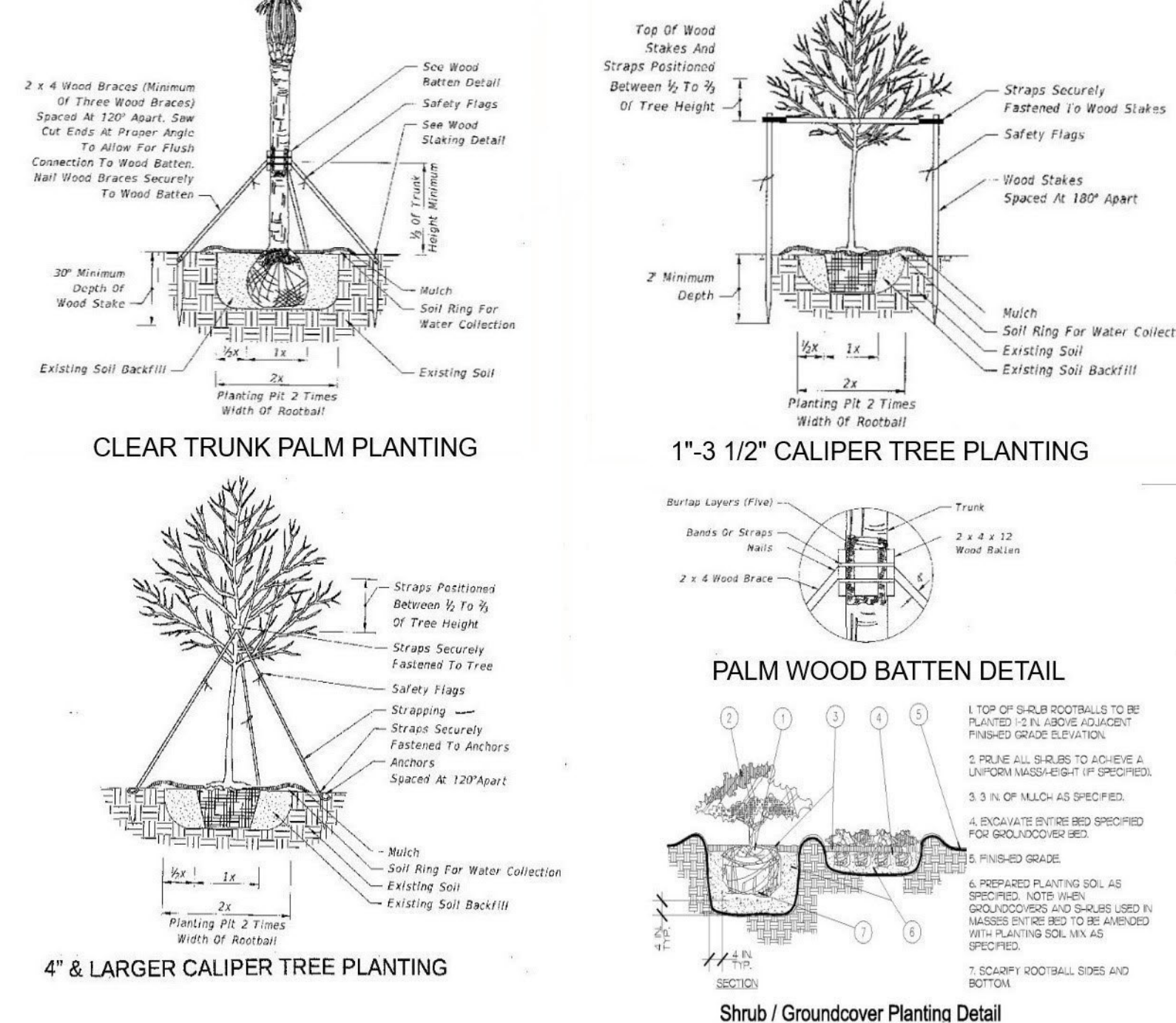
### PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
<b>TREES</b>						
GL	10	Bu.sera simaruba	Gumbo Limbo	X	X	12' Ht., 2 1/2" DBH, 5' Spr
QL	14	Quercus laurifolia	Laurel Oak	X	X	12' Ht., 2 1/2" DBH, 5' Spr
QV	14	Quercus virginiana	Live Oak	X	X	12' Ht., 2 1/2" DBH, 5' Spr
MA	19	Magnolia grandiflora	Magnolia	X	X	12' Ht., 2 1/2" DBH, 5' Spr
PT	10	Simarouba glauca	Paradise Tree	X	X	12' Ht., 2 1/2" DBH, 5' Spr
TP	8	Tabebuia pallida	Pink Tabebuia	X	X	12' Ht., 2 1/2" DBH, 5' Spr
TL	4	Ligustrum japonicum	Tree Ligustrum	X	X	8' Ht., 1 1/2" DBH, 30 Gal.
IV	33	Ilex vomitoria	Yaupon Holly	X	X	12' Ht., 2 1/2" DBH, 5' Spr
BC	19	Taxodium distichum	Bald Cypress	X	X	14' Ht., 3" DBH, 5' Spr
RM	16	Acer rubrum	Red Maple	X	X	14' Ht., 3" DBH, 5' Spr
MO	6	Swetenia mahogoni	Mahogany	X	X	12' Ht., 2 1/2" DBH, 5' Spr
<b>PALMS</b>						
FP	21	Wodyetia bifurcata	Foxtail Palm	X	X	8' Ht., Grey Wood, Matched
RP	13	Roystonea regia	Royal Palm	X	X	10' Ht., Grey Wood, Matched
SP	22	Sabal palmetto	Sabal Palm	X	X	10'-14' Ht., Smooth Trunk
SO	13	Ptychosperma elegans	Solitare Palm	X	X	8' Ht., Grey Wood, Matched
FT	7	Thrinax radiata	Florida Thatch Palm	X	X	5' Ht., Grey Wood Matched
<b>SHRUBS</b>						
CO	259	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	7 Gal., 24" Ht.
CL	269	Clusia guttifera 'Dwarf'	Dwarf Clusia	X	X	7 Gal., 24" Ht.
IN	120	Ilex vomitoria 'Nana'	Ilex vomitoria 'Nana'	X	X	7 Gal., 24" Ht.
FB	225	Hamelia pantens, Dwarf	Firebush, Dwarf	X	X	7 Gal., 24" Ht.
NG	47	Ixora 'Nora Grant'	Nora Grant Ixora	X	X	7 Gal., 24" Ht.
MY	24	Rapanea punctata	Mysrine	X	X	7 Gal., 24" Ht.
VS	29	Viburnum suspensum	Mysrine	X	X	7 Gal., 24" Ht.
VV	307	Viburnum obovatum	Walter's Viburnum	X	X	7 Gal., 24" Ht.
PJ	51	Gardenia jasminoides	Pinwheel Jasmine	X	X	7 Gal., 24" Ht.
BP	3	Stelitzia reginae	Bird of Paradise	X	X	7 Gal., 24" Ht.
TH	32	Galphimia gracilis	Thryallis	X	X	7 Gal., 24" Ht.
<b>GROUNDCOVERS</b>						
AZ	71	Ophiopogon intermedius	Aztec Grass	X	X	1 Gal. Full
JU	186	Juniperus horizontalis wiltonii	Blue Rug Juniper	X	X	1 Gal.
LA	145	Lantana montevidensis	Trailing Lantana, Purple	X	X	1 Gal. Full
LM	337	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess	X	X	1 Gal.
PA	584	Juniperus squamata expansa	Parson's Juniper	X	X	1 Gal.
HF	50	Cyrtomium falcatum	Holly Fern	X	X	3 Gal.
MG	165	Muhlenbergia capillaris	Muhly Grass	X	X	3 Gal.
<b>LAWN GRASS</b>						
SA	per plan	Stenothphrum secundatum	St. Augustine 'Floritan'	X	X	Solid sod

### PLANTING SPECIFICATIONS

- All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
- All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded cypress, eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
- Planting soil to be a weed-free mixture of 50% sand and 50% mulch or other organic planting material suitable to the Landscape Architect.
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
- All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
- No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
- Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
- SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
- WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2-months.
- All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
- The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 8-weeks prior to planting.

### PLANTING DETAILS

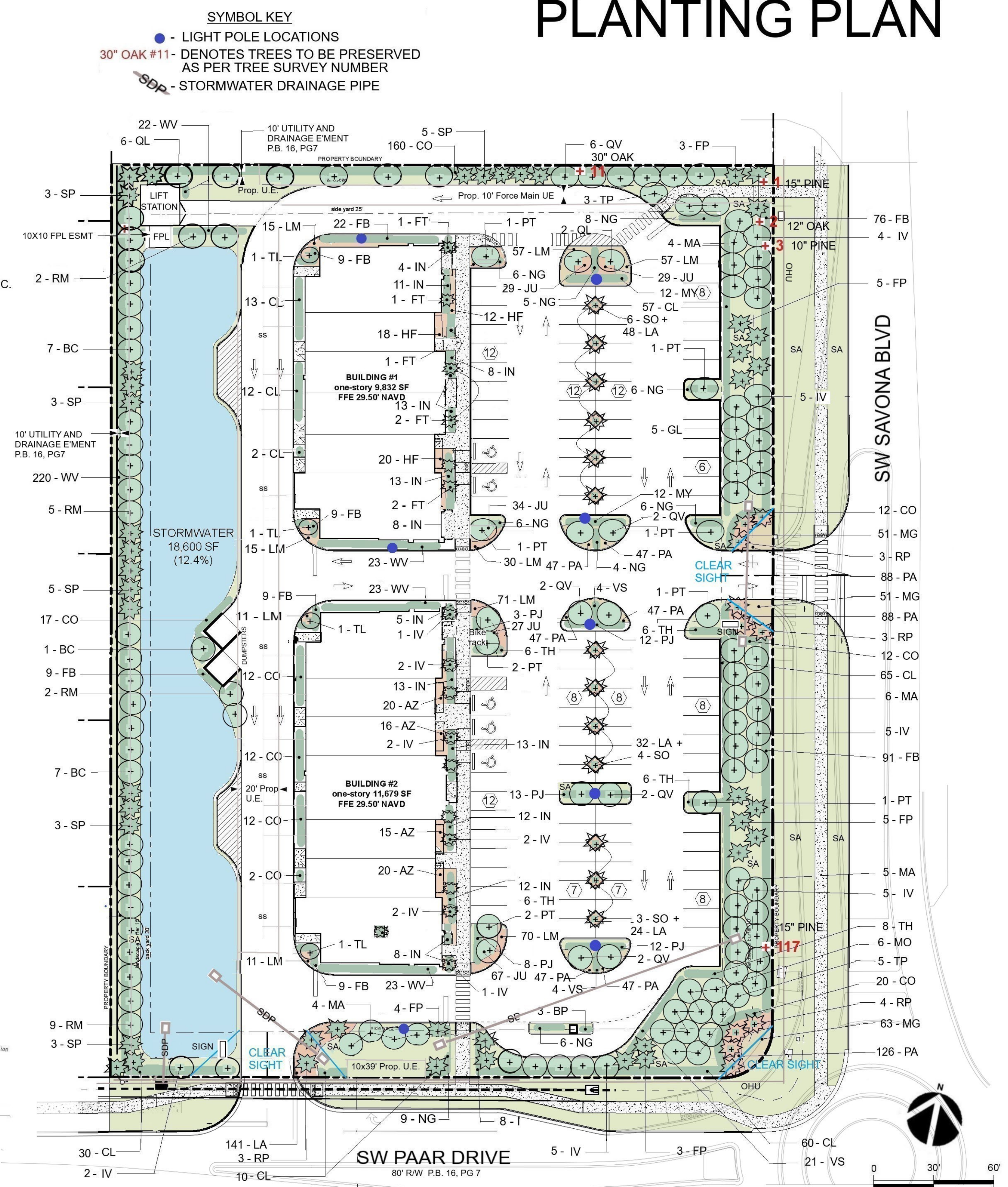


### PSLUSD LANDSCAPE POLICY STATEMENT

No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies. All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies and codes. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure. No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

### PSLUSD Landscape Policy Statement

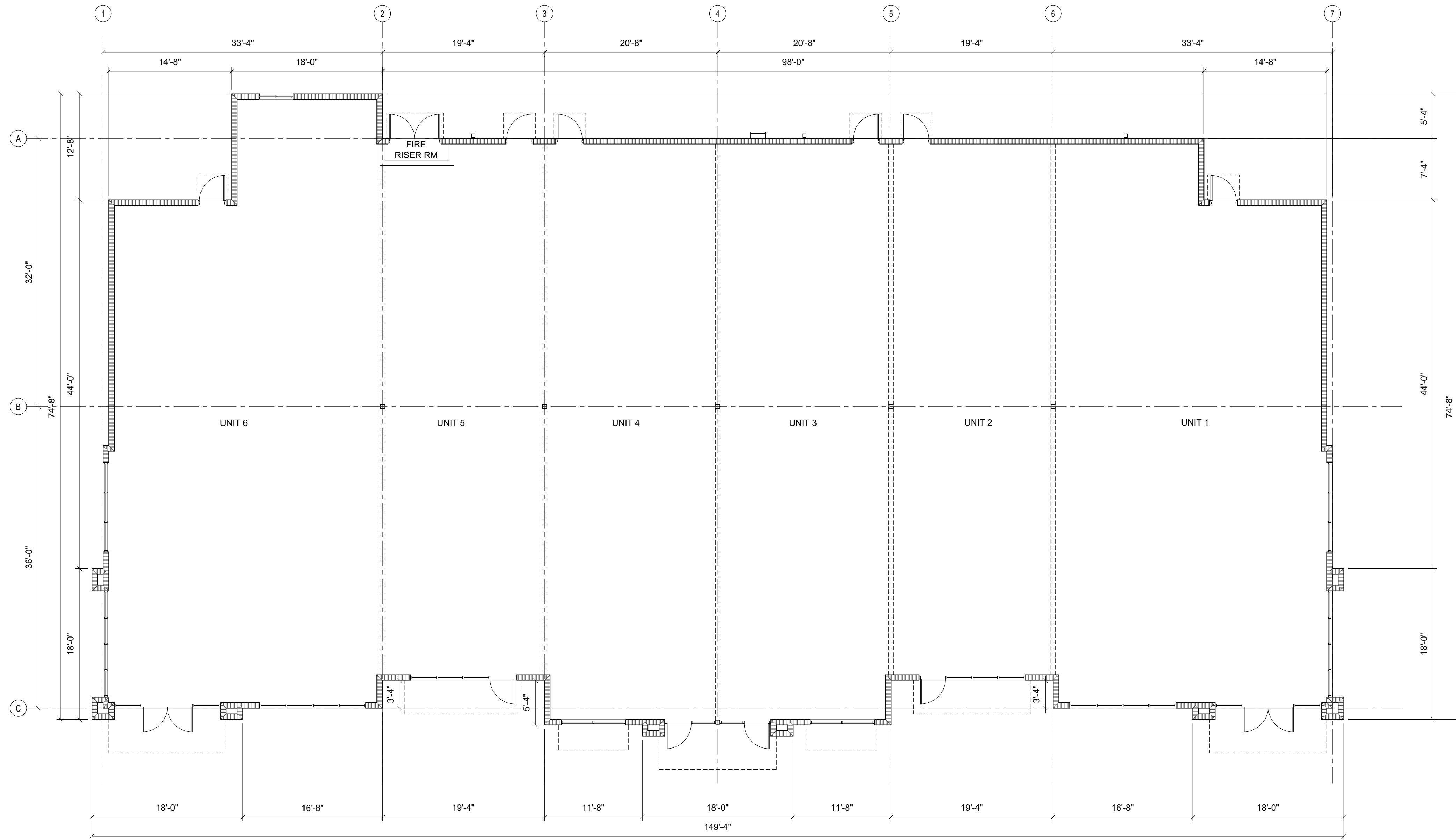
All landscaping shall meet the latest PSLUSD Landscape policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure. No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.



PREPARED BY: [Signature] FL REG. # 0000422

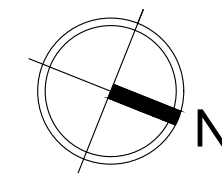
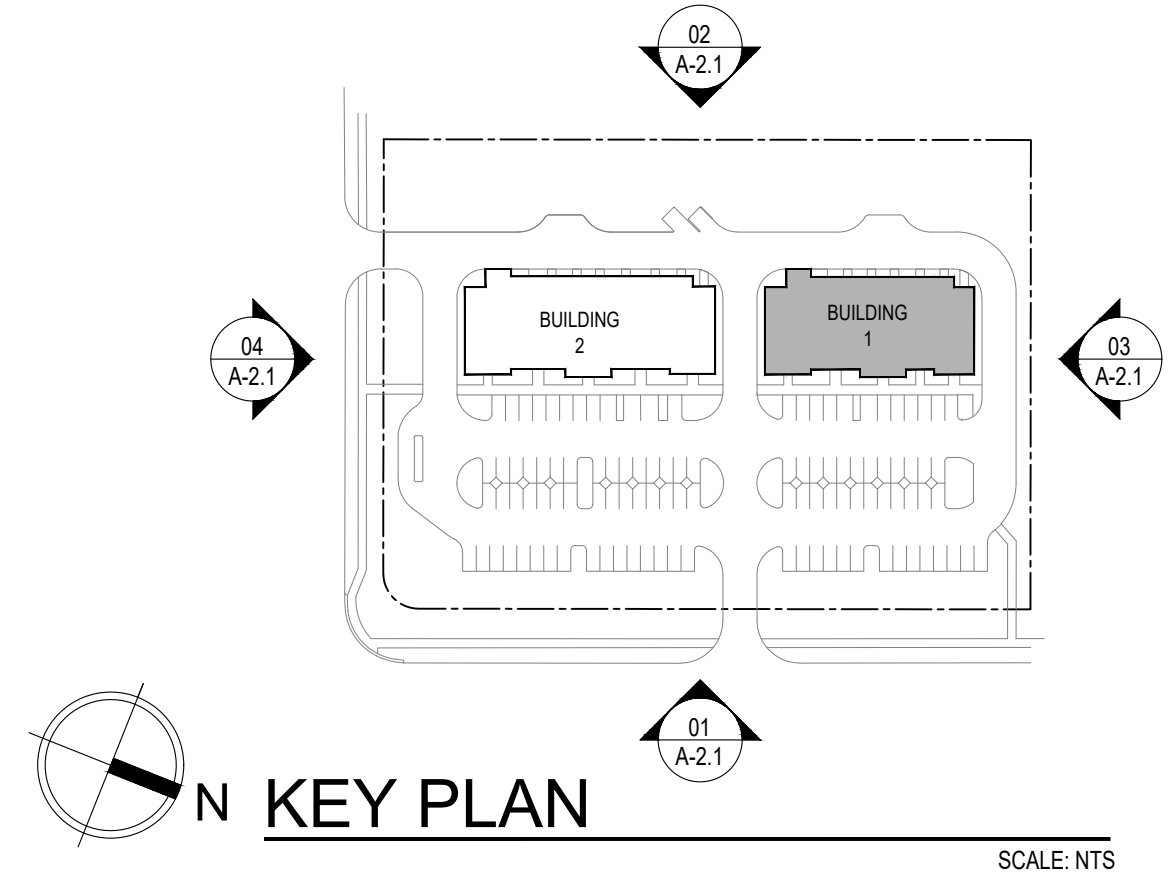
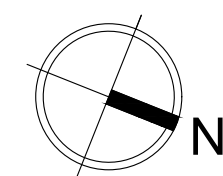


**GEORGE BOTNER, PLA, AICP**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 4320 S E Cove Lake Circle, Suite # 104  
 Stuart, FL 34997 botnerg@aol.com  
 (954) 798-7158 (Cell) (772) 221-9558

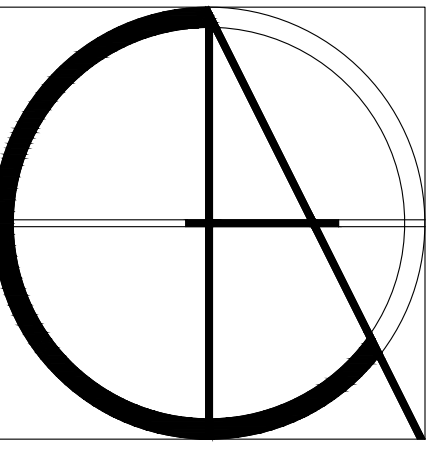


**01 FLOOR PLAN**  
 BUILDING 1  
 SCALE: 1/8" = 1'-0"

BUILDING AREA: 9,791 SF

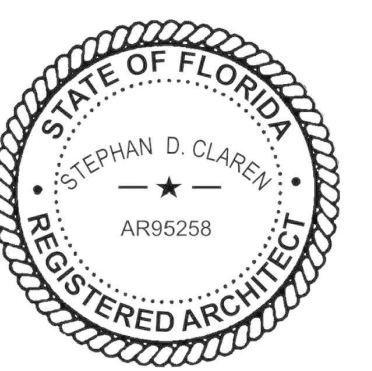


**KEY PLAN**  
 SCALE: NTS



**Claren Architecture + Design, Inc.**  
 AA26002865  
 6400 CONGRESS AVE, SUITE 2150  
 BOCA RATON, FL 33487  
 561.961.4884  
 www.clarenarchitecture.com

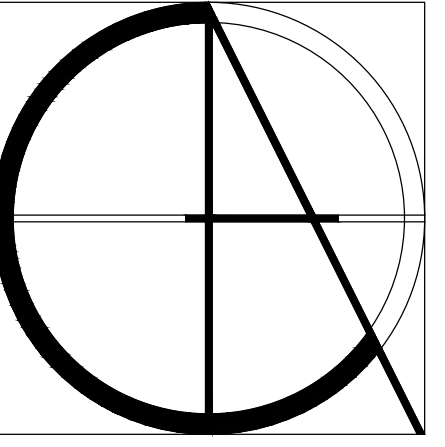
**Savona Plaza**  
 Savona Boulevard  
 Port St. Lucie, FL 34953



PROJECT #	24-038
DATE	03-05-2025
REV #	DATE
1	03-09-2026
2	
3	
4	
SHEET #	

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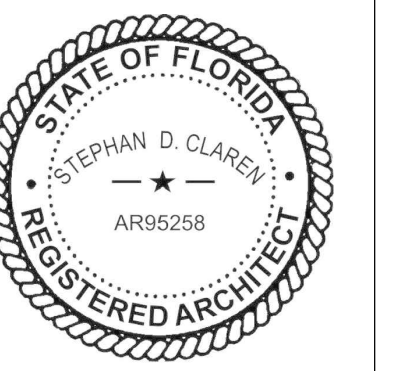
CITY PROJECT #	PSLUSD PROJECT #
P24-196	5385



Claren Architecture + Design, Inc.

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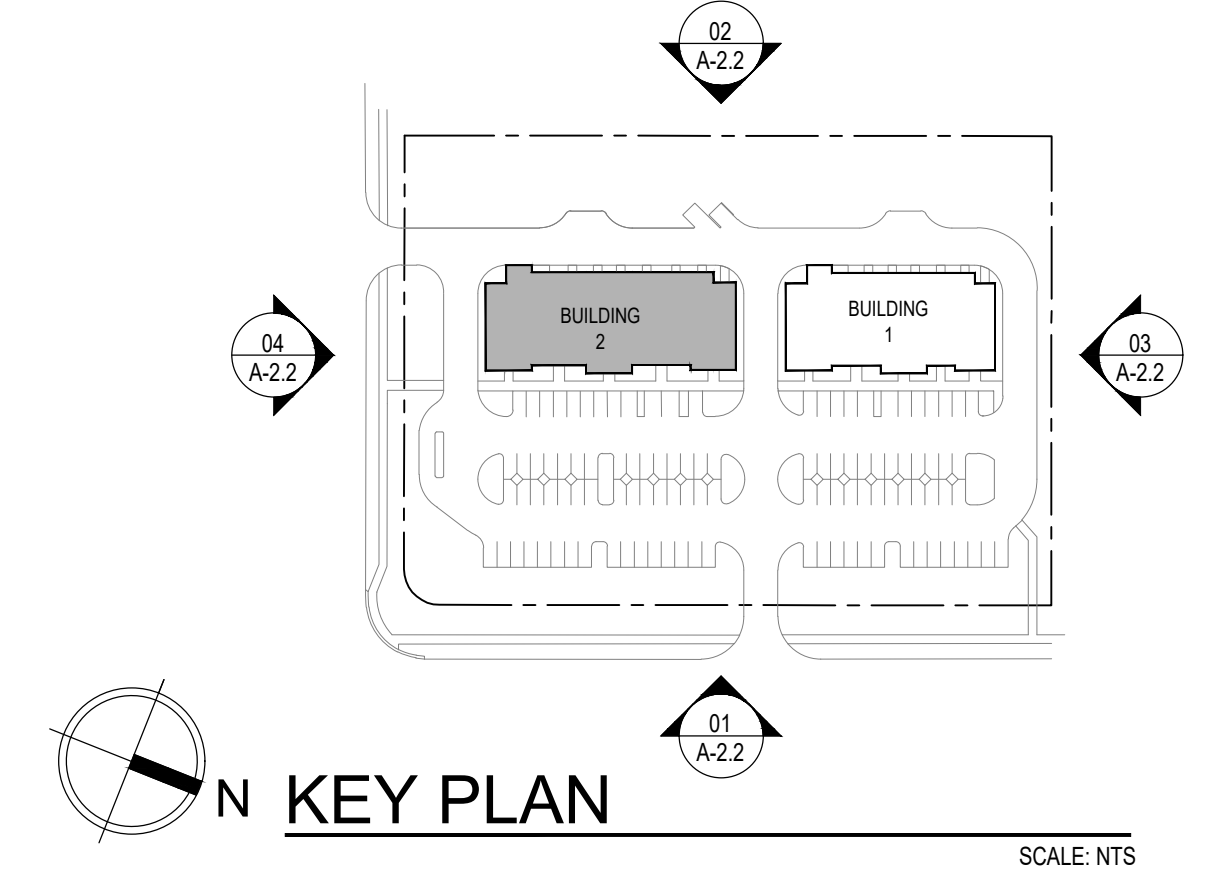
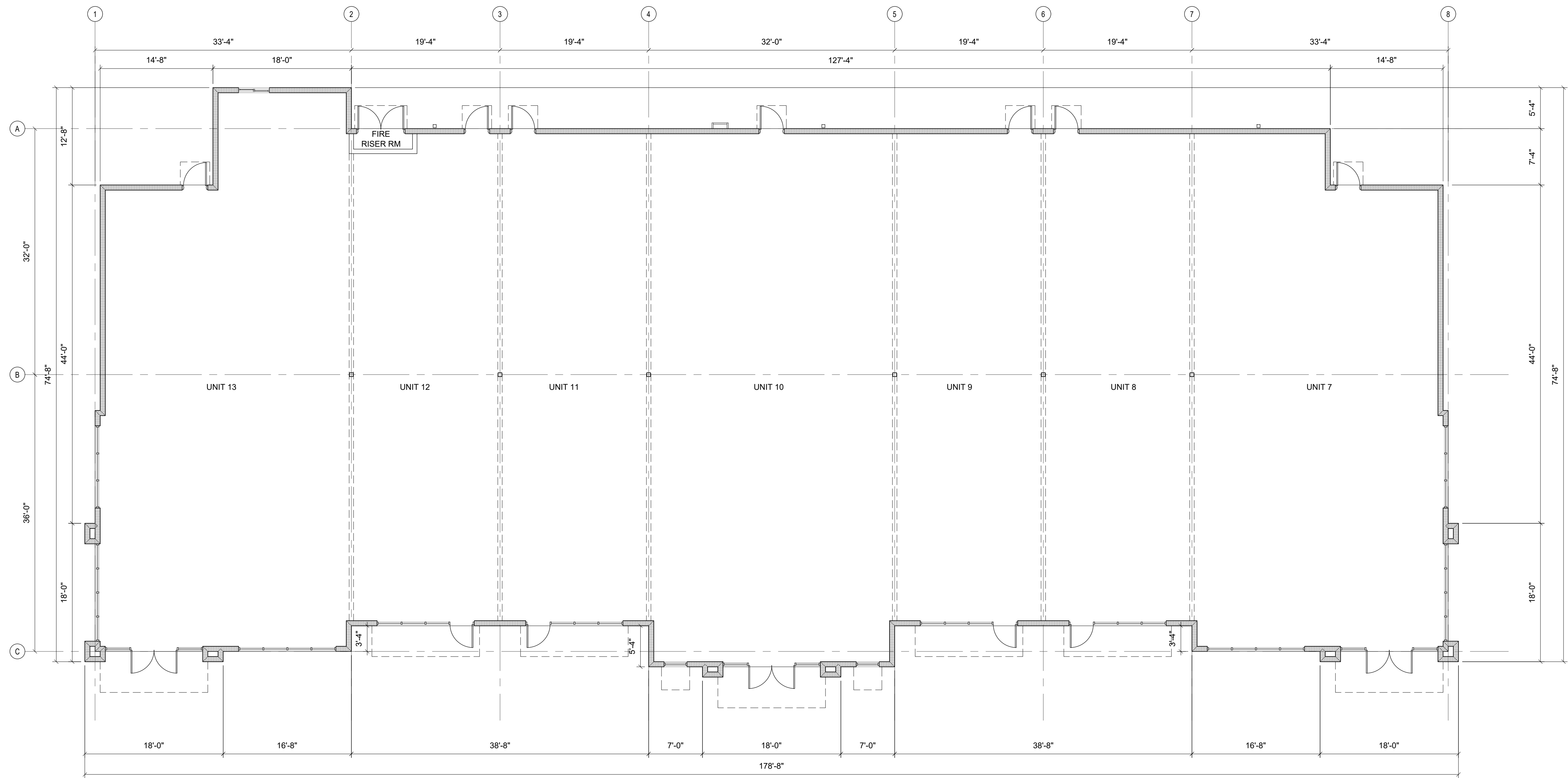
Savona Plaza  
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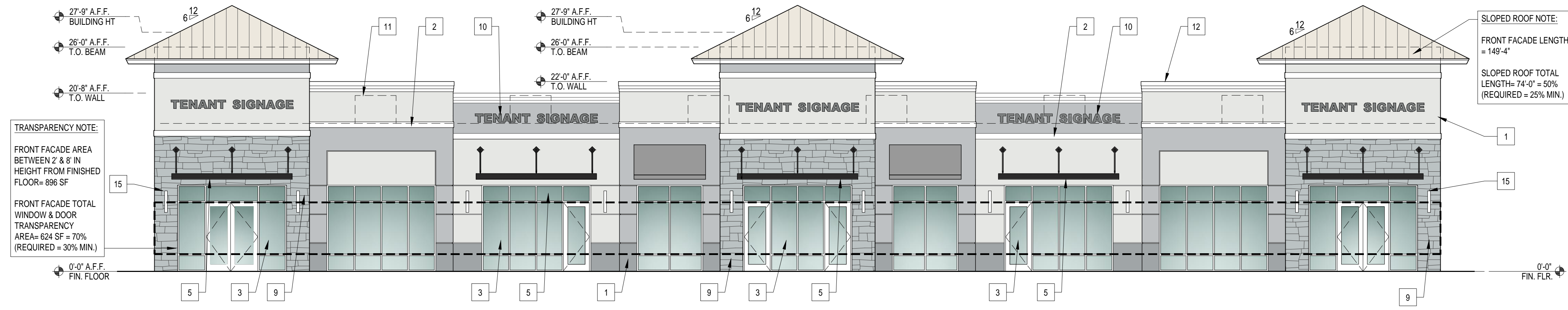
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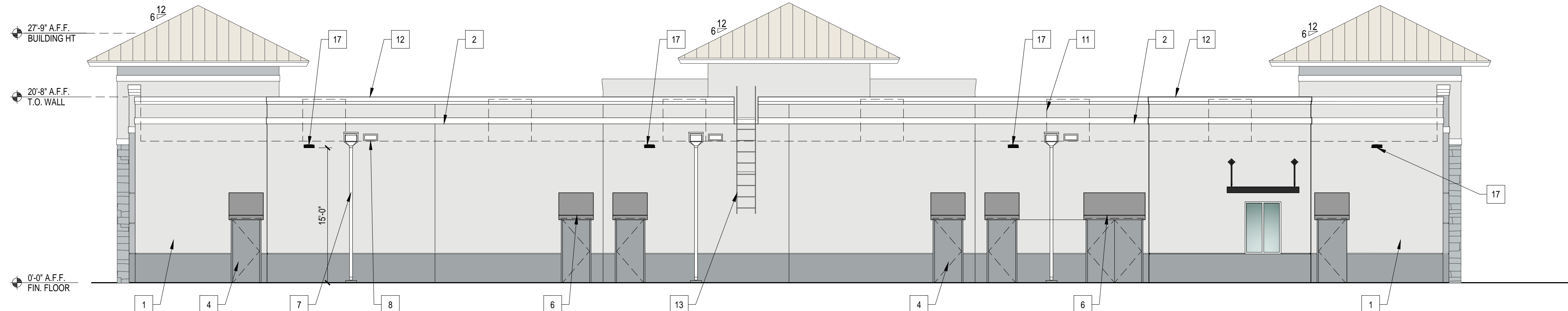


PRELIMINARY - NOT FOR CONSTRUCTION

CITY PROJECT #	PSLUSD PROJECT #
P24-196	5385



**01 EAST ELEVATION**  
BUILDING 1  
SCALE: 1/8" = 1'-0"



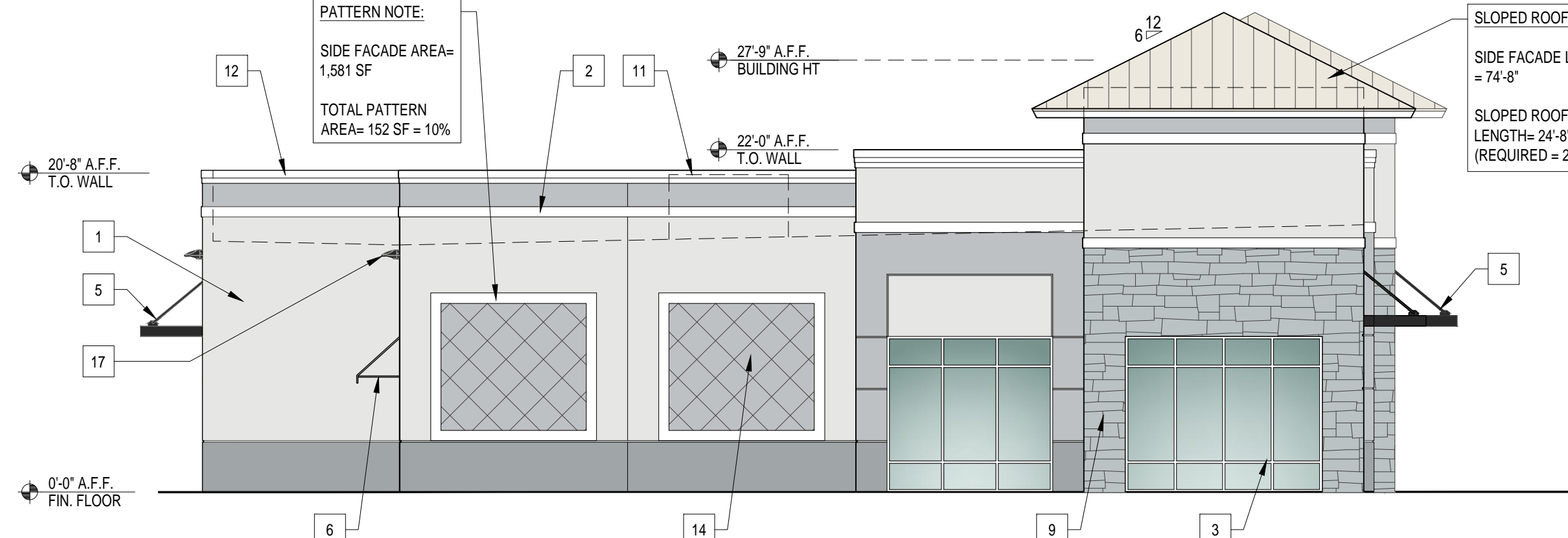
**02 WEST ELEVATION**  
BUILDING 1  
SCALE: 1/8" = 1'-0"



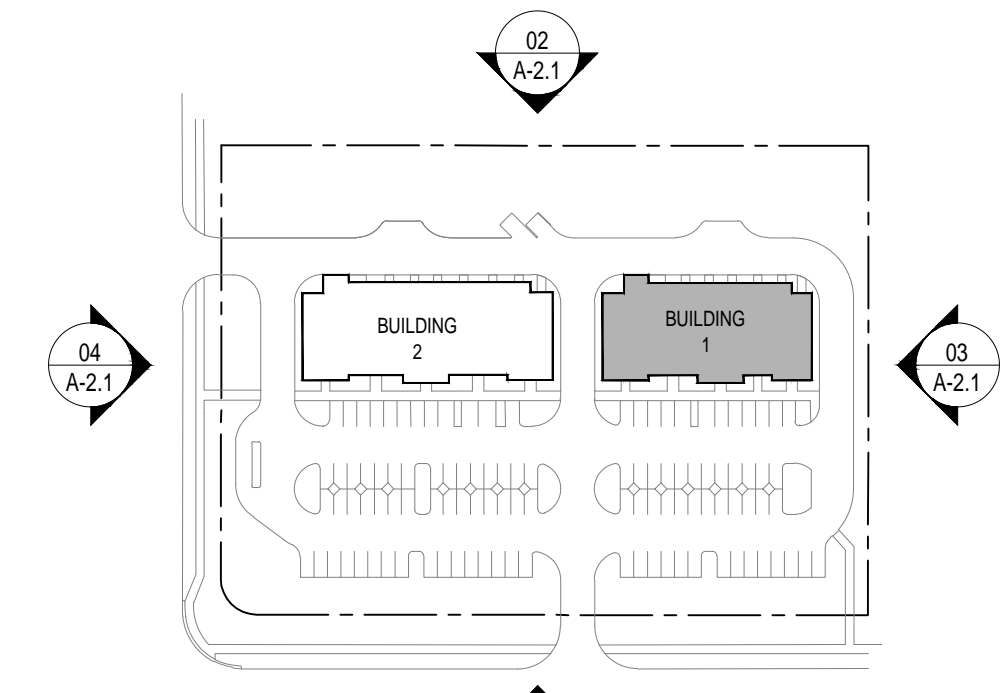
**03 NORTH ELEVATION**  
BUILDING 1  
SCALE: 1/8" = 1'-0"



**05 EAST VIEW**  
BUILDING 1  
SCALE: N.T.S.



**04 SOUTH ELEVATION**  
BUILDING 1  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

MATERIAL LEGEND	
1	SMOOTH STUCCO FINISH
2	RAISED STUCCO BAND
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES
4	PAINTED IMPACT RATED HOLLOW METAL DOOR
5	METAL CANOPY
6	FABRIC CANOPY
7	PRE-FINISHED ALUMINUM DOWNSPOUT & COLLECTOR BOX
8	PRE-FINISHED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CORONADO LEDGESTONE SERIES PRO-LEDGE OR EQUAL
10	FUTURE SIGNAGE UNDER SEPARATE PERMIT
11	FUTURE ROOFTOP UNITS (BEYOND) COMPLETELY SCREENED BY PARAPETS
12	PRE-FINISHED ALUMINUM COPING CAP
13	PRE-FINISHED ALUMINUM PAINTED ROOF ACCESS LADDER
14	8 1/2" X 8 1/2" DECORATIVE ELEMENT WITH 6" WIDTH RAISED STUCCO BORDER AND STUCCO REVEALS AT 20' O.C.
15	DECORATIVE WALL LIGHT
16	12" X 12" MEDALLION TYP.
17	WALL PACK LIGHT

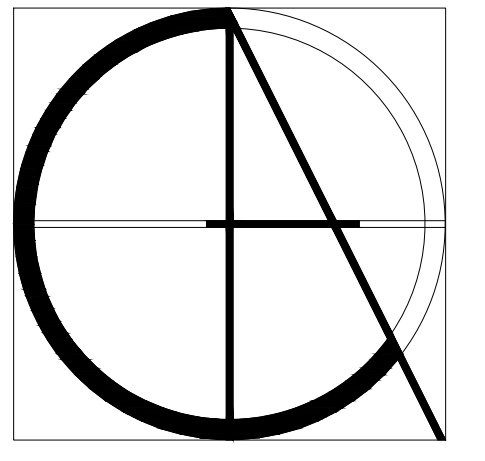
COLOR LEGEND	
[Color Swatch]	MAIN COLOR 1: SW 6252 ICE CUBE 100% ALLOWED
[Color Swatch]	MAIN COLOR 2: SW 6254 LAZY GRAY 100% ALLOWED
[Color Swatch]	MAIN COLOR 3: SW 7073 NETWORK GRAY 100% ALLOWED
[Color Swatch]	ACCENT COLOR: SW 7005 PURE WHITE 100% ALLOWED
[Color Swatch]	STONE VENEER: ELDORADO CUT COARSE STONE CANNONADE, OR EQUAL
[Color Swatch]	METAL ROOF COLOR: SANDSTONE
[Color Swatch]	DOOR AND WINDOW FRAMES: WHITE
[Color Swatch]	METAL CANOPIES: DARK BRONZE
[Color Swatch]	FABRIC AWNINGS: FRESIST GRAY 82030, SIMILAR TO SW7670 GRAY SHINGLE 100% ALLOWED

- ARCHITECTURAL ELEMENTS PROVIDED**  
PER CHAPTER 19 OF THE CITYWIDE DESIGN CENTER
- VERTICAL RECTANGULAR WINDOWS
  - STACKED STONE - 5% OF BUILDING FACE REQUIRED, 12.15% PROVIDED.
  - MEDALLIONS
  - SQUARE COLUMNS SPACED NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN
  - CANOPY AND AWNING
  - DISPLAY WINDOWS

**GENERAL NOTES**

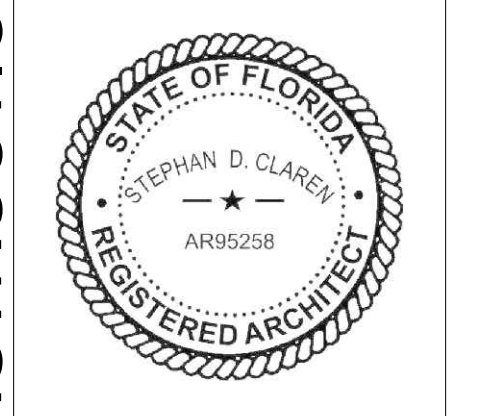
- SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM SITE PLAN.
- ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.
- NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

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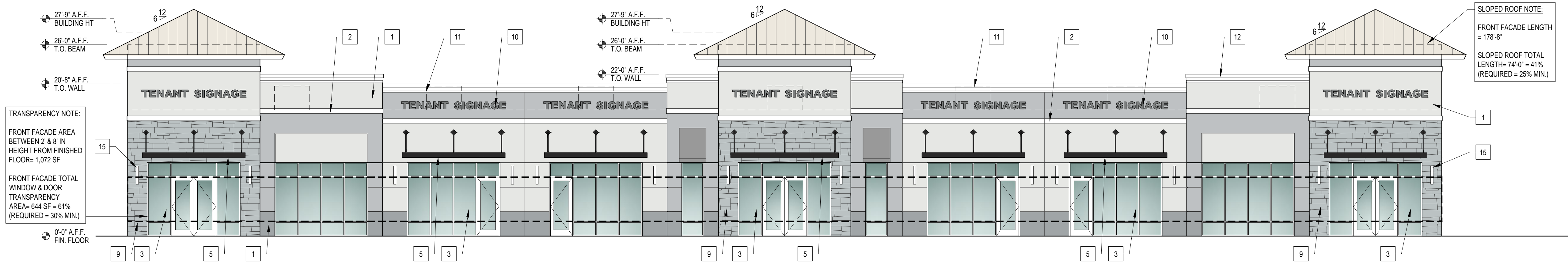
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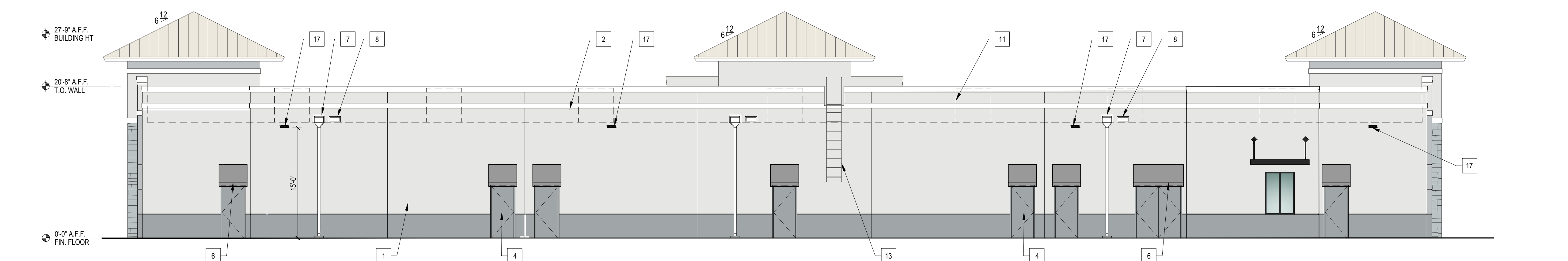
PROJECT #	24-038
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SHEET #	

**A-2.1**  
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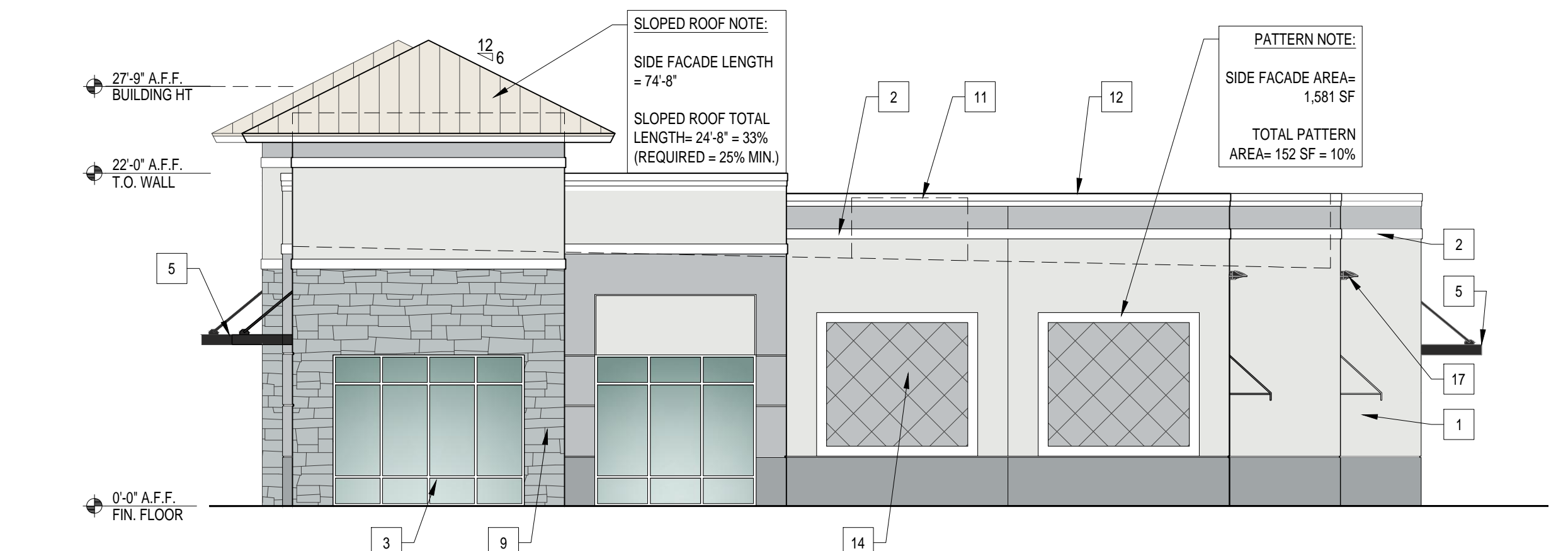
**PRELIMINARY - NOT FOR CONSTRUCTION**



**01 EAST ELEVATION**  
BUILDING 2 SCALE: 1/8" = 1'-0"



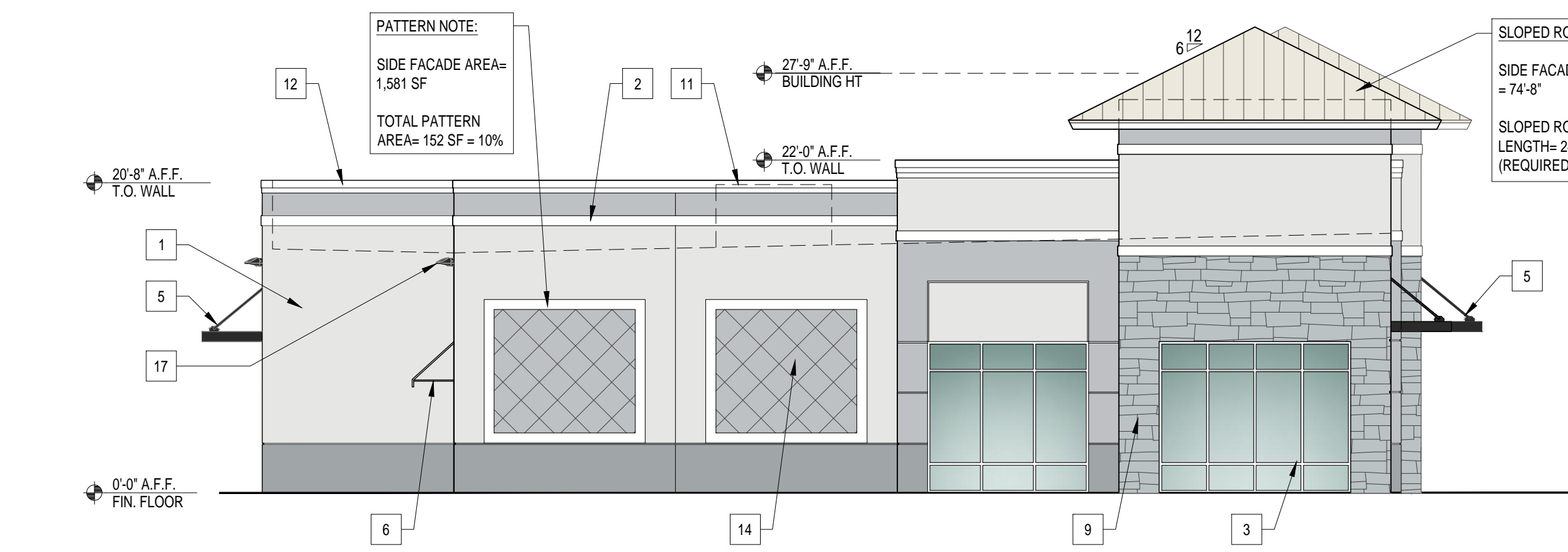
**02 WEST ELEVATION**  
BUILDING 2 SCALE: 1/8" = 1'-0"



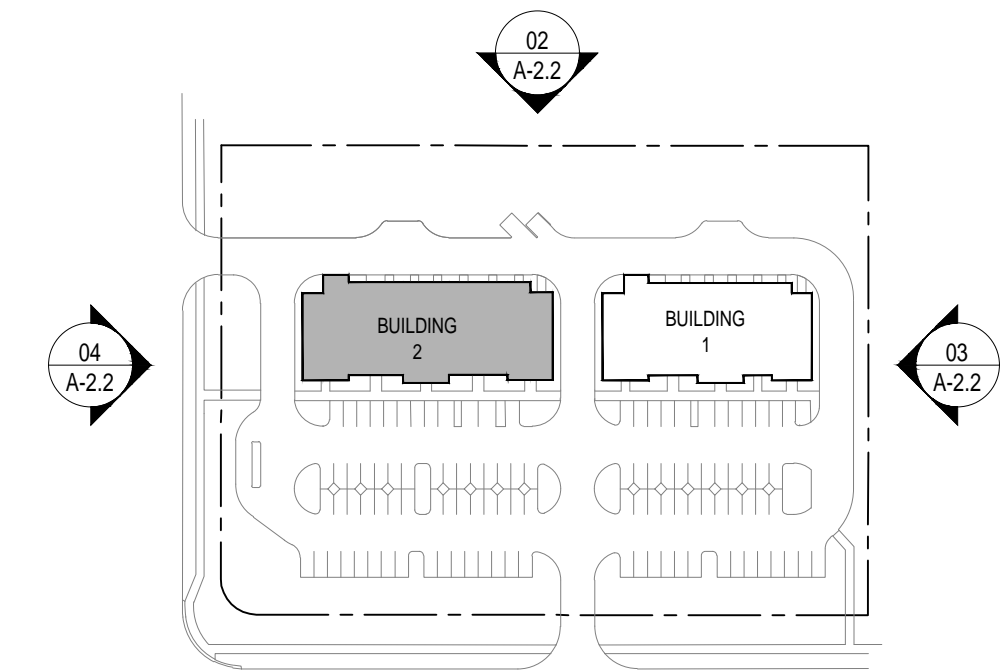
**03 NORTH ELEVATION**  
BUILDING 2 SCALE: 1/8" = 1'-0"



**05 EAST VIEW**  
BUILDING 2 N.T.S.



**04 SOUTH ELEVATION**  
BUILDING 2 SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

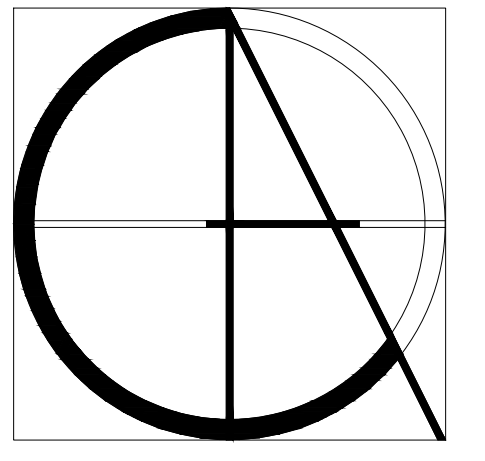
MATERIAL LEGEND	
1	SMOOTH STUCCO FINISH
2	RAISED STUCCO BAND
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES
4	PAINTED IMPACT RATED HOLLOW METAL DOOR
5	METAL CANOPY
6	FABRIC CANOPY
7	PRE-FINISHED ALUMINUM DOWNSPOUT & COLLECTOR BOX
8	PRE-FINISHED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CORONADO LEDGESTONE SERIES PRO-LEDGE OR EQUAL
10	FUTURE SIGNAGE UNDER SEPARATE PERMIT
11	FUTURE ROOFTOP UNITS (BEYOND) COMPLETELY SCREENED BY PARAPETS
12	PRE-FINISHED ALUMINUM COPING CAP
13	PRE-FINISHED ALUMINUM PAINTED ROOF ACCESS LADDER
14	8 1/2" X 8 1/2" DECORATIVE ELEMENT WITH 6" WIDTH RAISED STUCCO BORDER AND STUCCO REVEALS AT 20" O.C.
15	DECORATIVE WALL LIGHT
16	12" X 12" MEDALLION TYP.
17	WALL PACK LIGHT

COLOR LEGEND	
[Color swatch]	MAIN COLOR 1: SW 6252 ICE CUBE 100% ALLOWED
[Color swatch]	MAIN COLOR 2: SW 6254 LAZY GRAY 100% ALLOWED
[Color swatch]	MAIN COLOR 3: SW 7073 NETWORK GRAY 100% ALLOWED
[Color swatch]	ACCENT COLOR: SW 7005 PURE WHITE 100% ALLOWED
[Color swatch]	STONE VENEER: ELDORADO CUT COARSE STONE CANNONADE, OR EQUAL
[Color swatch]	METAL ROOF COLOR: SANDSTONE
[Color swatch]	DOOR AND WINDOW FRAMES: WHITE
[Color swatch]	METAL CANOPIES: DARK BRONZE
[Color swatch]	FABRIC AWNINGS: FIRESIST GRAY 82030, SIMILAR TO SW7670 GRAY SHINGLE 100% ALLOWED

ARCHITECTURAL ELEMENTS PROVIDED PER CHAPTER 19 OF THE CITYWIDE DESIGN CENTER	
1.	VERTICAL RECTANGULAR WINDOWS
2.	STACKED STONE - 5% OF BUILDING FACE REQUIRED, 12.15% PROVIDED.
3.	MEDALLIONS
4.	SQUARE COLUMNS SPACED NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN
5.	CANOPY AND AWNING
6.	DISPLAY WINDOWS

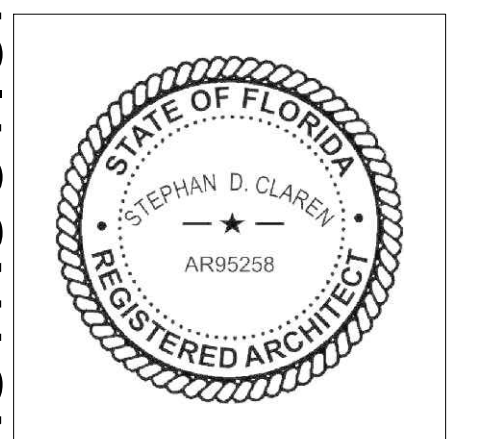
GENERAL NOTES	
-	SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM SITE PLAN.
-	ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.
-	NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

PROJECT #	24-038
DATE	03-05-2025
REV #	DATE
1	03-09-2026
2	04-07-2026
SHEET #	
<b>A-2.2</b>	
CITY PROJECT #	PSLUSD PROJECT #
P24-196	5385
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**Savona Plaza**  
Savona Boulevard  
Port St. Lucie, FL 34953



**PRELIMINARY - NOT FOR CONSTRUCTION**



Redtail DG  
100 S. 2nd Street  
Fort Pierce, Florida 34950  
(772) 742 1555  
redtaildg.com  
todm@redtaildg.com

### AGENT AUTHORIZATION

**Project:** Savona Blvd. and Paar Dr.  
**Owner:** Savona Blvd, LLC  
**Parcel IDs:** 3420-590-0008-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED HASHEM KHORASSANI WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we 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 project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 4TH day of OCTOBER, 2024, by HASHEM KHORASSANI (Name of Person Acknowledging) who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification and who did (did not) take an oath.

[Signature]  
Notary Signature

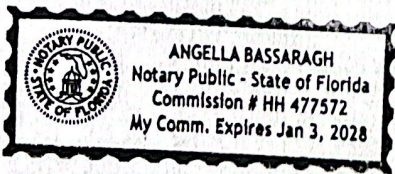
[Signature]  
Owners' Signatures

ANGELLA BASSARAGH  
Printed Name of Notary

SAVONA BLVD LLC  
Owners' Names

3116 N Flapler Dr  
Street Address

(Notary Seal)



West Palm Beach FL  
City, State, Zip 33407

My commission expires

561-361-0308  
Telephone / Email  
HAKHORASSANI@gmail.com

## MEMORANDUM

TO: Marissa Da Breo-Latchman, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Marc Fils-Aime, Public Works

DATE: April 29, 2026

SUBJECT: P24-196 Savonna Plaza  
Traffic Generation, Stacking & Circulation Approval

---

This application and Traffic Report prepared by MacKenzie Engineering and Planning, LLC dated March 26, 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 includes 17,028 SF of retail and 4,483 SF restaurants with drive-thru windows. Per the 11<sup>th</sup> edition ITE trip generation manual, the development will generate 2,844 daily, 330 AM Peak Hour and 411 PM Peak Hour trips. Mitigation for the driveway trips will be provided by the developer constructing 155 linear feet right turn lane at the SW Paar Drive driveway. MacKenzie Engineering also evaluated the drive-thru window for vehicle stacking to confirm the 160 feet of stacking for each drive-thru window is adequate.

# *TRAFFIC IMPACT STATEMENT*

## Savona Plaza Port St. Lucie, FL

*Prepared for:*  
Redtail DG  
Fort Pierce, Florida

*Prepared by:*

  
Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street  
Palm City, FL 34990  
(772) 286-8030

267002  
Revised March 2025  
January 2025  
© MacKenzie Engineering and Planning, Inc.  
CA 29013

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Shaun G. MacKenzie P.E.  
Florida License No. 61751

## ***EXECUTIVE SUMMARY***

Mackenzie Engineering & Planning, Inc. performed a queueing analysis for Savona Plaza project. The project is located at the northwest corner of SW Paar Drive and SW Savona Boulevard, Port St. Lucie, Florida. The applicant proposes to develop a 17,028 SF of Retail Store and 4,483 SF of Fast-Food restaurant with a drive-through window. The project is proposed for construction by 2029.

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

The project meets Port St Lucie's adopted level of service and traffic concurrency standards of Port St Lucie.

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## **EXHIBITS**

Exhibit 1	Trip Generation
Exhibit 2	Intersection Analysis

## **APPENDICES**

Appendix A	-	ITE report, <i>Trip Generation (11<sup>th</sup> Edition)</i>
Appendix B	-	Pass-by Rate
Appendix C	-	ITE Trip Generation Handbook, 3rd Edition- Internal capture rates
Appendix D	-	Summary of Queue Results
Appendix E	-	Property Card
Appendix F	-	Site Plan with Drive through Queue Line Exhibit
Appendix G	-	St. Lucie County TPO Historical Counts
Appendix H	-	St. Lucie County Traffic Counts and Level of Service Report (2024)
Appendix I	-	FDOT Five Year Work Program
Appendix J	-	Savona Boulevard & Paar Road Improvements
Appendix K	-	FDOT's 2023 Quality/Level of Service Manual
Appendix L	-	FDOT Peak Season Factor Reports

## **INTRODUCTION**

MacKenzie Engineering and Planning, Inc. (MEP) performed an analysis of the traffic impacts from Savona Plaza. The proposed development is located north of SW Paar Dr and west of SW Savona Boulevard, Port St. Lucie, Florida. Savona Plaza proposes to develop 17,028 square feet (SF) of Retail stores and 4,483 SF of Fast-food restaurant with drive-through window. The development is planned for completion by 2029. A site location map is shown below in Figure 1.

**Figure 1. Site Location Map**



## **INVENTORY AND PLANNING DATA**

Data was acquired relative to the most current information available from the following sources:

- *Trip Generation, 11th Edition* (ITE report)

Redtail DG provided sit information.

## **PROJECT TRAFFIC**

### Traffic Generation

The study uses trip generation rates for Strip Retail Plaza (<40k) (ITE Land Use 822) and Fast-food restaurant with drive-through window (ITE Land Use 934) published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition)*. The proposed development plan consists of the following:

### Proposed Use

- 17,028 SF Strip Retail Center (ITE Land Use 822)
- 4,483 SF Fast-Food Restaurant with Drive-Through Window (ITE Land Use 934)

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

Tables 1A & 1B present the proposed project's trip generation of adjacent street and generator, respectively.

Table 1A. Trip Generation – Peak Hour of Adjacent Street

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>										
Strip Retail Center	17.028	1000 SF		948	41	25	16	114	57	57
Fast-Food Restaurant with Drive-Through Window	4.483	1000 SF		2,096	200	102	98	148	77	71
Subtotal				3,044	241	127	114	262	134	128
<b>Internal Capture</b>										
Strip Retail Center	9.8%	9.6%	10.5%	100	4	2	2	11	5	6
Fast-Food Restaurant with Drive-Through Window	2.0%	7.4%	4.8%	100	4	2	2	11	6	5
Subtotal	3.3%	8.4%	6.6%	200	8	4	4	22	11	11
<b>Pass-By Traffic</b>										
Strip Retail Center	40.0%	40.0%		339	15	9	6	41	21	20
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	98	50	48	75	39	36
Subtotal				1,337	113	59	54	116	60	56
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)</b>				<b>1,507</b>	<b>120</b>	<b>64</b>	<b>56</b>	<b>124</b>	<b>63</b>	<b>61</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Strip Retail Center	822	1000 SF	$T = 42.20(X) + 229.68$	40%	60/40	$\ln(T) = 0.66$ $\ln(X) + 1.84$	50/50	$\ln(T) = 0.71$ $\ln(X) + 2.72$
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	51/49	44.61	52/48	33.03

ITE 11th Edition

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Table 1B. Trip Generation – Peak Hour of Generator

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>										
Strip Retail Center	17.028		1000 SF	948	129	65	64	225	122	103
Fast-Food Restaurant with Drive-Through Window	4.483		1000 SF	2,096	227	118	109	228	116	112
Subtotal				3,044	356	183	173	453	238	215
<b>Internal Capture</b>										
	AM	PM	DAILY							
Strip Retail Center	10.1%	9.3%	10.5%	100	13	5	8	21	11	10
Fast-Food Restaurant with Drive-Through Window	5.7%	9.2%	4.8%	100	13	8	5	21	10	11
Subtotal	7.3%	9.3%	6.6%	200	26	13	13	42	21	21
<b>Pass-By Traffic</b>										
	AM	PM								
Strip Retail Center	40.0%	40.0%		339	46	24	22	82	44	38
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	107	55	52	114	58	56
Subtotal				1,337	153	79	74	196	102	94
<b>Total Proposed Driveway Volumes</b>				<b>2,844</b>	<b>330</b>	<b>170</b>	<b>160</b>	<b>411</b>	<b>217</b>	<b>194</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Strip Retail Center	822	1000 SF	$T = 42.20(X) + 229.68$	40%	50/50	7.60	54/46	13.24
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	52/48	50.57	51/49	50.94

ITE 11th Edition

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### *Internal Capture*

Internal capture for the proposed land use - peak hour of adjacent street is conservatively estimated at 3.3% for the AM peak hour, 8.4% for PM peak hour and 6.6% Daily and for peak hour generator is conservatively estimated at 7.3% for the AM peak hour, 9.3% for PM peak hour and 6.6% Daily.

### *Pass-by Trip Capture*

The proposed pass-by capture is in accordance with the ITE pass-by rates for the land use Fast-Food Restaurant with Drive-Through Window (ITE Land Use 934). In order to provide a conservative analysis, the proposed pass-by capture for strip retail center is 40% as shown in Appendix B.

## **TRAFFIC DISTRIBUTION AND ASSIGNMENT**

Traffic distribution and assignment were determined using existing traffic counts, based on trips in and out of the project driveway and traffic counts at the adjacent intersections. The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	20 percent
SOUTH	-	40 percent
EAST	-	20 percent
WEST	-	20 percent

**Figure 2. Traffic Assignment**



## HISTORICAL GROWTH

In order to provide accurate traffic analysis, the growth rate at each intersection was determined by a volume-weighted averaging of the growth on each leg of the intersection as shown in Table 2. A 3.2% annual compound growth rate will be used in the study to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	Segments	Count Station	2019	2020	2021	2022	2023	2024	Annual Absolute Growth	Growth Rate
Savona Blvd	470 ft N of Becker Rd	236	9,800					11,500	340	3.0%
	720 ft N of Gatlin Blvd	702	14,500					14,000	-100	-0.7%
Becker Rd	E of Interstate 95	625	21,000			23,000	24,500	28,500	1,321	4.6%
	680 ft E of Savona Blvd	626	18,000			18,000	20,500	22,500	821	3.7%
	800 ft E of Pt St Lucie Blvd	302	13,500				16,000	17,500	750	4.3%
	E of Darwin Blvd	627	15,000				16,500	18,500	607	3.3%
Paar Dr	W of Darwin Blvd	947057	4,200			4,000	4,200		-15	-0.4%
SW Rosser Blvd	Paar Dr to Dreyfuss Blvd	948510	4,600			5,600	5,600		269	4.8%
SW Port St Lucie Blvd	Becker Rd to Hamberland Ave	948518				10,000	10,200		200	2.0%
Weighted Average									3.2%	
<b>Growth Rate Used</b>									<b>3.2%</b>	

## ASSURED AND PROGRAMMED IMPROVEMENTS

MacKenzie Engineering and Planning, Inc. (MEP) reviewed the FDOT 5-year work program and the St. Lucie County TIP Report. The following improvements are identified:

- Port St. Lucie Boulevard from Becker Road to Paar Drive – Add Lanes & Reconstruct (Construction 2026)
- Port St. Lucie Boulevard from Paar Drive to South of Alcantarra Boulevard – Add Lanes & Reconstruct (Construction 2025)
- Port St. Lucie Boulevard from South of Alcantarra Boulevard to South of Darwin Boulevard – Add Lanes & Reconstruct (Under Construction)
- SW Savona Boulevard & SW Paar Drive Intersection Improvement – Roundabout

## **ROADWAY ANALYSIS**

### **Roadway Capacity**

Roadway classification follows the Port St. Lucie Comprehensive Plan outlining the roadway functional classification. The Port St. Lucie Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2024 Level of Service Report. Where road segment information is not available, the study uses Port St. Lucie's minimum LOS standards to apply FDOT's 2023 Multimodal Quality/LOS Handbook. The City of Port St. Lucie's adopted level of service standards for Collectors and Arterials are LOS "D" and "E", respectively.

### **Significance**

The traffic assignment was compared to the roadway capacities within 1 mile of the property as per Port St. Lucie Standardized TIS methodology. In addition, consistent with the Port St. Lucie TIS methodology impacts of greater than one percent (1%) on adjacent road segments and five percent (5%) on all other road segments are considered to have a significant impact. Table 3 displays the roadway segments with significant impacts.

Table 3. Project Impacts (Significance)

Roadway	From	To	E + C Lanes	Capacity	Assign	Project Traffic	Impact	Significant Impact? (Y/N)
Darwin Blvd	Becker Rd	Paar Dr	2	630	2%	1	0.2%	NO
	Paar Dr	Tulip Blvd	2	920	3%	2	0.2%	NO
	Tulip Blvd	Port St Lucie Blvd	2	920	1%	1	0.1%	NO
Port St. Lucie Blvd	Gatlin Blvd	Darwin Blvd	4	3,020	5%	3	0.1%	NO
	Darwin Blvd	Tulip Blvd	4(1)	1,850	5%	3	0.2%	NO
	Tulip Blvd	Paar Dr	4(1)	1,850	10%	6	0.3%	NO
	Paar Dr	Becker Rd	4(1)	1,850	5%	3	0.2%	NO
	Becker Rd	Martin C.L.	2	920	10%	6	0.7%	NO
Paar Dr	Rosser Blvd	Project Site	2	630	20%	13	2.1%	YES
	Project Site	Savona Blvd	2	630	80%	51	8.1%	YES
	Savona Blvd	Port St. Lucie Blvd	2	700	20%	13	1.9%	NO
	Port St. Lucie Blvd	Darwin Blvd	2	700	5%	3	0.4%	NO
	Darwin Blvd	Tulip Blvd	2	540	1%	1	0.2%	NO
Tulip Blvd	Darwin Blvd	Port St. Lucie Blvd	2	790	3%	2	0.3%	NO
	Port St. Lucie Blvd	Paar Dr	2	790	3%	2	0.3%	NO
	Paar Dr	Darwin Blvd	2	790	3%	2	0.3%	NO
Becker Rd	I-95	Savona Blvd	4	2,000	15%	10	0.5%	NO
	Savona Blvd	SW Port St. Lucie Blvd	4	2,100	25%	16	0.8%	NO
	SW Port St. Lucie Blvd	Albacore St	4	2,100	15%	10	0.5%	NO
	Albacore St	Darwin Blvd	4	1,500	15%	10	0.7%	NO
	Darwin Blvd	Athena Dr	4	2,000	10%	6	0.3%	NO
	Athena Dr	Florida's Turnpike	4	1,500	10%	6	0.4%	NO
Rosser Blvd	Gatlin Blvd	Paar Dr	2	1,070	20%	13	1.2%	NO
Savona Blvd	Becker Rd	Paar Dr	2	790	40%	26	3.3%	NO
	Paar Dr	Project Site	2	790	80%	45	5.7%	YES
	Project Site	Gatlin Blvd	2	790	20%	13	1.6%	YES
	Gatlin Blvd	California Blvd	2	790	5%	3	0.4%	NO

(1) C3R FDOT service volume was used for capacity

## Analysis

The 2024 existing traffic volumes were obtained from St. Lucie TPO. The 2024 peak hour traffic volumes were increased based on the annual compound growth rate to develop the projected year 2029 background traffic volumes. The post development 2029 (buildout) traffic volumes were developed by adding background traffic volume plus project traffic. The buildout traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably. Based on the generalized analysis, the roadway segments are not projected to operate acceptably in 2029 with the proposed development as shown in Tables 4A & 4B.

Table 4A. 2029 AM Peak Hour Generalized Roadway Analysis

Roadway	From	To	E+ C Lanes	Count year	Peak Hour Peak Direction 2024 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Accept able?
Paar Rd	Rosser Blvd	Project Site	2	2024	136	3.2%	159	20%	12	171	630	Yes
	Project Site	Savona Blvd	2	2024	136	3.2%	159	80%	50	209	630	Yes
Savona Blvd	Paar Dr	Project Site	2	2024	841	3.2%	984	80%	49	1,033	790	NO
	Project Site	Gatlin Blvd	2	2024	841	3.2%	984	20%	12	996	790	NO

Table 4B. 2029 PM Peak Hour Generalized Roadway Analysis

Roadway	From	To	E+ C Lanes	Count year	Peak Hour Peak Direction 2024 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Accept able?
Paar Rd	Rosser Blvd	Project Site	2	2024	158	3.2%	185	20%	13	198	630	Yes
	Project Site	Savona Blvd	2	2024	158	3.2%	185	80%	51	236	630	Yes
Savona Blvd	Paar Dr	Project Site	2	2024	1,038	3.2%	1,215	80%	45	1,260	790	NO
	Project Site	Gatlin Blvd	2	2024	1,038	3.2%	1,215	20%	13	1,228	790	NO

Therefore, Savona Boulevard is examined in more detail as follows:

- AM Peak hour – Paar Drive to Gatlin Boulevard
- PM Peak hour – Paar Drive to Gatlin Boulevard

MEP obtained 2025 peak hour turning movement counts that are utilized to develop the directional volumes. The TPO generalized roadway capacities are updated to FDOT's 2023 generalized roadway capacities consistent with City Code (City of Port St. Lucie Engineering Standards for Land Development, Standardized Traffic Impact Studies Methodology and Procedures, 3. Impacted Roadways / Intersections). The detailed analysis demonstrates that adequate capacity is available on Savona Boulevard as shown in Tables 5A and 5B.

The largest difference is that Savona Boulevard north of Paar Drive has significantly lower volumes than identified by the TPO because the TPO does not have multiple count stations to segment out the data. (i.e. the TPO reports the volumes for the entire segment based on 1 count station located just north of Becker Road).

Table 5A. 2029 AM Peak Hour Detailed Savona Boulevard Analysis

Roadway	From	To	E + C Lanes	Count Year	Existing Peak Hour Peak Direction Volumes		PSCF	Peak Hour 2025 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
					NB	SB									
Savona Blvd	Paar Dr	Project Site	2	2025	NB	182	1.05	191	3.2%	217	20%	11	228	880 <sup>(1)</sup>	Yes
			2	2025	SB	529	1.05	555	3.2%	630	80%	45	675	880 <sup>(1)</sup>	Yes
	Project Site	Gatlin Blvd	2	2025	NB	182	1.05	191	3.2%	217	20%	11	228	880 <sup>(1)</sup>	Yes
			2	2025	SB	529	1.05	555	3.2%	630	20%	13	643	880 <sup>(1)</sup>	Yes

(1) Roadway Capacity from Paar Drive to Gatlin Blvd  $888 = 1,110 \times 0.8 \times 1.0$  (LOS Capacity x Left-Turn Factor x Divided Factor)

Table 5B. 2029 PM Peak Hour Detailed Savona Boulevard Analysis

Roadway	From	To	E + C Lanes	Count Year	Existing Peak Hour Peak Direction Volumes		PSCF	Peak Hour 2025 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
					NB	SB									
Savona Blvd	Paar Dr	Project Site	2	2025	NB	505	1.05	530	3.2%	601	20%	12	613	880 <sup>(1)</sup>	Yes
			2	2025	SB	265	1.05	278	3.2%	315	80%	49	364	880 <sup>(1)</sup>	Yes
	Project Site	Gatlin Blvd	2	2025	NB	505	1.05	530	3.2%	601	20%	12	613	880 <sup>(1)</sup>	Yes
			2	2025	SB	265	1.05	278	3.2%	315	20%	13	328	880 <sup>(1)</sup>	Yes

(1) Roadway Capacity from Paar Drive to Gatlin Blvd  $888 = 1,110 \times 0.8 \times 1.0$  (LOS Capacity x Left-Turn Factor x Divided Factor)

## ***INTERSECTION ANALYSIS***

### ***Intersections***

The intersections within the study area were evaluated in 2029 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

- SW Paar Drive & SW Savona Boulevard (Committed Roundabout Improvement)

Data from the existing facilities within the study area were collected based on aerial photography and site observations. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

### ***Analysis***

#### ***SW Paar Drive & SW Savona Boulevard***

MEP evaluated the SW Paar Drive & SW Savona Boulevard intersection using HCS 2024. The existing signalized intersection is proposed for improvement to a roundabout. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). The intersection is projected to operate acceptably with the committed improvements.

## DRIVEWAYS

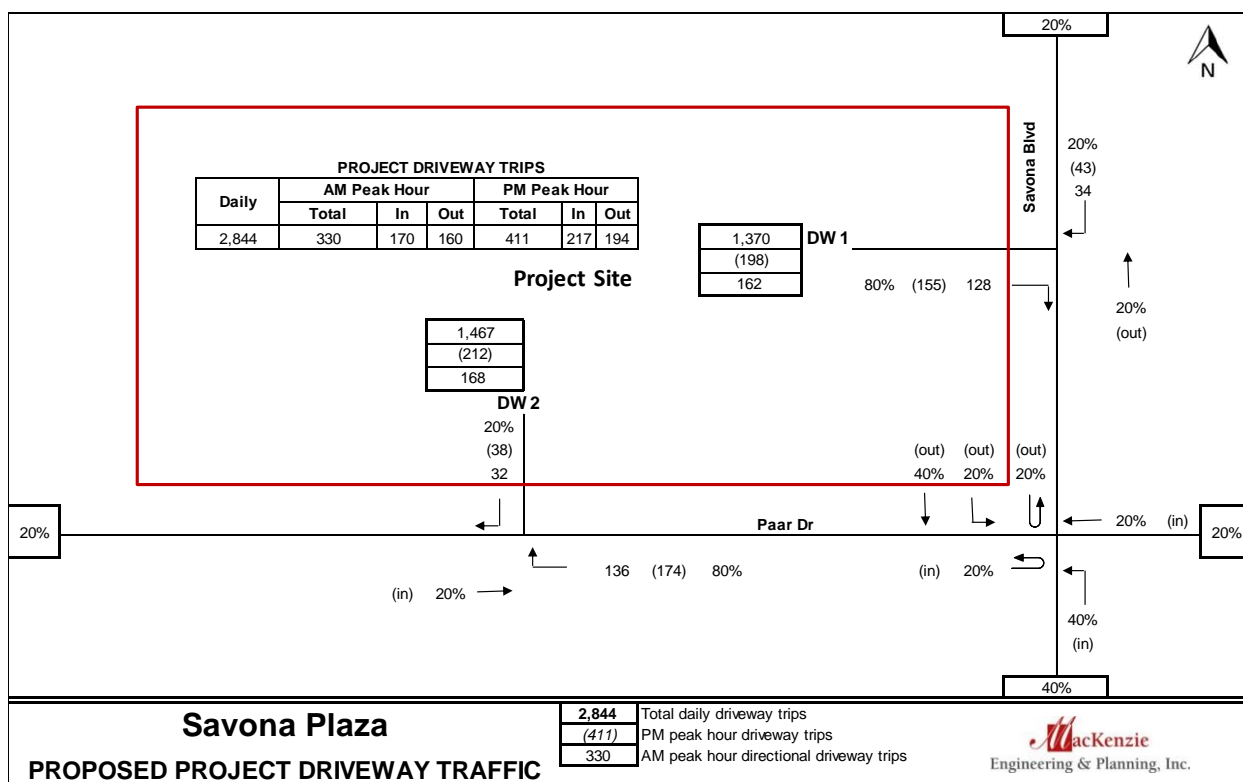
### Driveway Access

The project site proposes two points of access:

- DW 1 (Savona Boulevard) – Right-In/Right-Out
- DW 2 (Paar Drive) – Right-In/Right-Out

Figure 3 shows the project driveway volumes.

**Figure 3. Driveway Volumes**



## Driveways

### ***DW 1 (SW Savona Boulevard) – Right-In/Right-Out***

#### Ingress Right-Turn Lane

The City's Engineering Standards (8.12.7) recommend a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized intersection with a posted speed limit 45 mph or less. A right-turn lane into the project is not needed at the proposed driveway.

MEP evaluated the SW Savona Boulevard & Driveway 1 intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

### ***DW 2 (SW Paar Drive) – Right-In/Right-Out***

#### Ingress Right-Turn Lane

The right turn volume of 174 peak hour vehicles warrants a right turn lane at this location. Therefore, a right-turn lane is required. The design speed is 40 miles per hour. The right-turn lane length is recommended to be 155 feet.

MEP evaluated the SW Paar Drive & Driveway 2 intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

## **QUEUING ANALYSIS**

### **Data Collection**

Field observations were performed at the existing an 1,862 SF Dunkin' Donuts at 5245 US 1, Vero Beach, FL, a 2,112 SF Dunkin' Donuts at 1002 St Lucie W Blvd, Port Saint Lucie, FL, 34986 and a 2,852 Starbucks located at 1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986. The Dunkin Donuts and Starbucks locations offer comparable adjacent street traffic volumes to the proposed location.

- Dunkin' Donuts Count, Tuesday September 5, 2024 – 7:00 AM to 9:00 AM
- Dunkin' Donuts Count, Friday March 11, 2022 – 7:00 AM to 12:00 PM
- Starbucks Count, Wednesday March 9, 2022 – 7:00 AM to 12:00 PM

Queuing data was collected and recorded in 1-minute intervals by MacKenzie Engineering and Planning, Inc. for the morning and evening hours during the weekday and weekend timeframes. Appendix D presents the detailed queuing data collected in 1-minute intervals for each of the study timeframes. The vehicle queue length was measured from the pickup window to the last vehicle in the queue.

### **Confidence Interval**

The analysis presented herein uses the count data provided, classifies the busiest 60 minutes of observations and develops the 95th percentile confidence interval back-of-queue based on the busiest 60 minutes.

### **Queuing Analysis**

The 95th percentile confidence interval back-of-queue was obtained from each time period and the maximum back-of-queue from the highest observed queue was chosen as the overall 95th percentile confidence interval back-of-queue in order to provide a conservative analysis.

Based on the data collected, the existing two Dunkin’s Donuts and Starbucks average 95th percentile confidence interval back-of-queue queue length is conservatively 6 vehicles. The proposed restaurants are 2,208 SF and 2,223 SF, respectively (Site Plan provided by Redtail DG). Based on the 20-foot queue length per vehicle estimated by MacKenzie Engineering and Planning, Inc., recommended in FDOT’s *Site Impact Handbook*, and in City of Port St Lucie Engineering Standards for Land Development Table 12-1 Drive-Thru Stacking Requirements, the required queue length is 120 feet from the pick-up window.

Table 6. Summary of Queue Results

Site	Date	Count Timeframe	95th % Queue
Dunkin Donuts	9/5/2024 (Tuesday)	7:00 AM to 9:00 AM	3 vehicles
Dunkin Donuts	3/11/2022 (Friday)	7:00 AM to 12:00 PM	7 vehicles
Starbucks	3/9/2022 (Wednesday)	7:00 AM to 12:00 PM	7 vehicles

Table 7. Recommended Queue Storage

Scenario	Location	Project Size (SF)	95th % Queue
Existing	Dunkin' Donuts	1,862	3 vehicles
		2,112	7 vehicles
	Starbucks	2,852	7 vehicles
Average		2,275	6 vehicles
Proposed	Restaurnat 1	2,208	6 vehicles
	Restaurnat 2	2,223	6 vehicles

**Restaurant 1 (2,208 SF)**

95th Percentile Back of Queue to

Utilize = 6 vehicles (120 feet) from the front of the 1st vehicle in the pickup window

**Restaurant 2 (2,223 SF)**

95th Percentile Back of Queue to

Utilize = 6 vehicles (120 feet) from the front of the 1st vehicle in the pickup window

The City of Port St. Lucie Code minimum vehicle stacking is 8 vehicles (160 feet) per 12.4(b) of the Code. The queuing analysis shows that 160 feet of queuing will be adequate. The site plan provides 160 feet per drive through lane. Therefore, stacking on-site for the drive through is adequate.

## **CONCLUSION**

Mackenzie Engineering & Planning, Inc. performed a queueing analysis for Savona Plaza project. The project is located at the northwest corner of SW Paar Drive and SW Savona Boulevard, Port St. Lucie, Florida. The applicant proposes to develop a 17,028 SF of Retail Store and 4,483 SF of Fast-Food restaurant with a drive-through window. The project is proposed for construction by 2029.

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

The project meets Port St Lucie's adopted level of service and traffic concurrency standards of Port St Lucie.

## ***APPENDICES***

## Exhibit 1A Trip Generation - Peak Hour of Adjacent Street

### Savona Plaza

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour			
				Total	In	Out	Total	In	Out	
<b>Proposed Site Traffic</b>										
Strip Retail Center	17.028	1000 SF	948	41	25	16	114	57	57	
Fast-Food Restaurant with Drive-Through Window	4.483	1000 SF	2,096	200	102	98	148	77	71	
Subtotal			3,044	241	127	114	262	134	128	
<b>Internal Capture</b>										
	AM	PM	DAILY							
Strip Retail Center	9.8%	9.6%	10.5%	100	4	2	2	11	5	6
Fast-Food Restaurant with Drive-Through Window	2.0%	7.4%	4.8%	100	4	2	2	11	6	5
Subtotal	3.3%	8.4%	6.6%	200	8	4	4	22	11	11
<b>Pass-By Traffic</b>										
	AM	PM								
Strip Retail Center	40.0%	40.0%		339	15	9	6	41	21	20
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	98	50	48	75	39	36
Subtotal				1,337	113	59	54	116	60	56
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)</b>				<b>1,507</b>	<b>120</b>	<b>64</b>	<b>56</b>	<b>124</b>	<b>63</b>	<b>61</b>

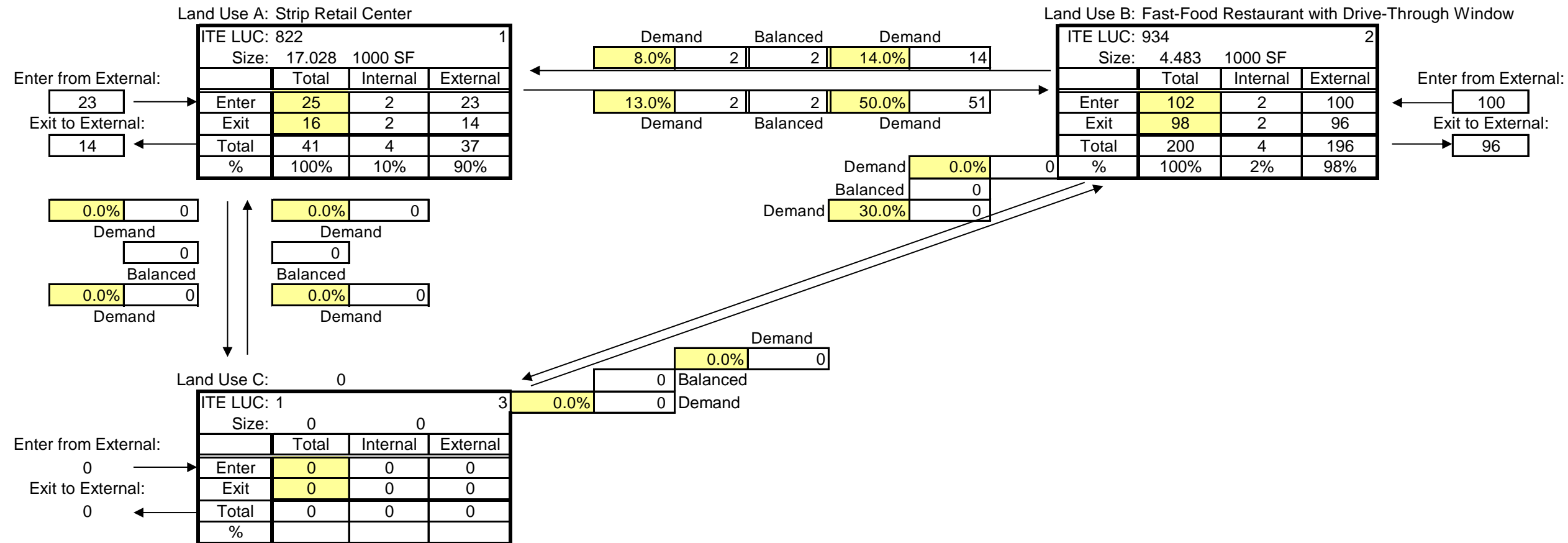
Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Strip Retail Center	822	1000 SF	$T = 42.20(X) + 229.68$	40%	60/40	$\ln(T) = 0.66 \ln(X) + 1.84$	50/50	$\ln(T) = 0.71 \ln(X) + 2.72$
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	51/49	44.61	52/48	33.03

### EXHIBIT 1C - AM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM\_\_\_\_, Midday\_\_\_\_, AM X  
 Analyst: MEP  
 Date: 3/14/2025

Project Number: 267002 Task Number: \_\_\_\_\_  
 Project Name: Savona Plaza  
 Scenario: AM Peak Hour



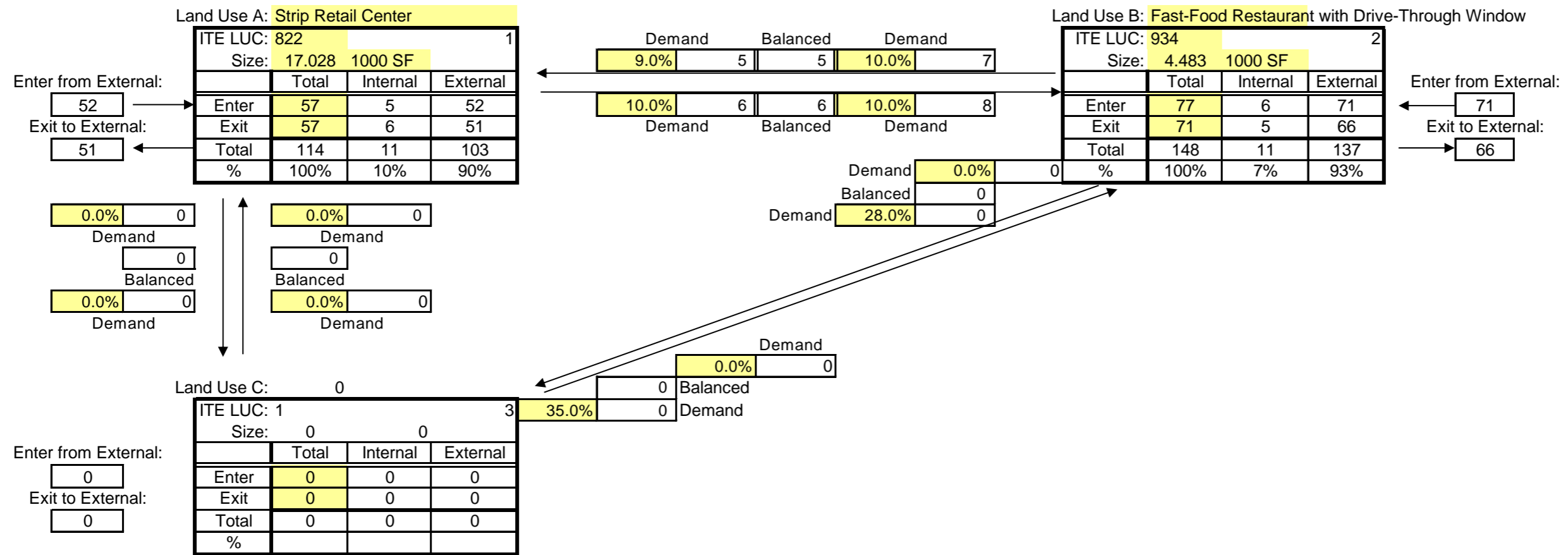
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Strip Retail	2 Fast- Food	3	4	5	6	
External Trips	Enter	23	100	0	0	0	0	123
	Exit	14	96	0	0	0	0	110
	Total	37	196	0	0	0	0	233
Internal Trips	Enter	2	2	0	0	0	0	4
	Exit	2	2	0	0	0	0	4
	Total	4	4	0	0	0	0	8
Single Use Trip Gen Estimate		41	200	0	0	0	0	241
		9.76%	2.00%	0.00%	0.00%	0.00%	0.00%	
		<b>Internal Capture = 3.32%</b>						

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## EXHIBIT 1D - PM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM X, AM \_\_\_\_.  
 Analyst: MEP  
 Date: 3/14/2025

Project Number: 267002      Task Number: \_\_\_\_\_  
 Project Name: Savona Plaza  
 Scenario: PM Peak Hour



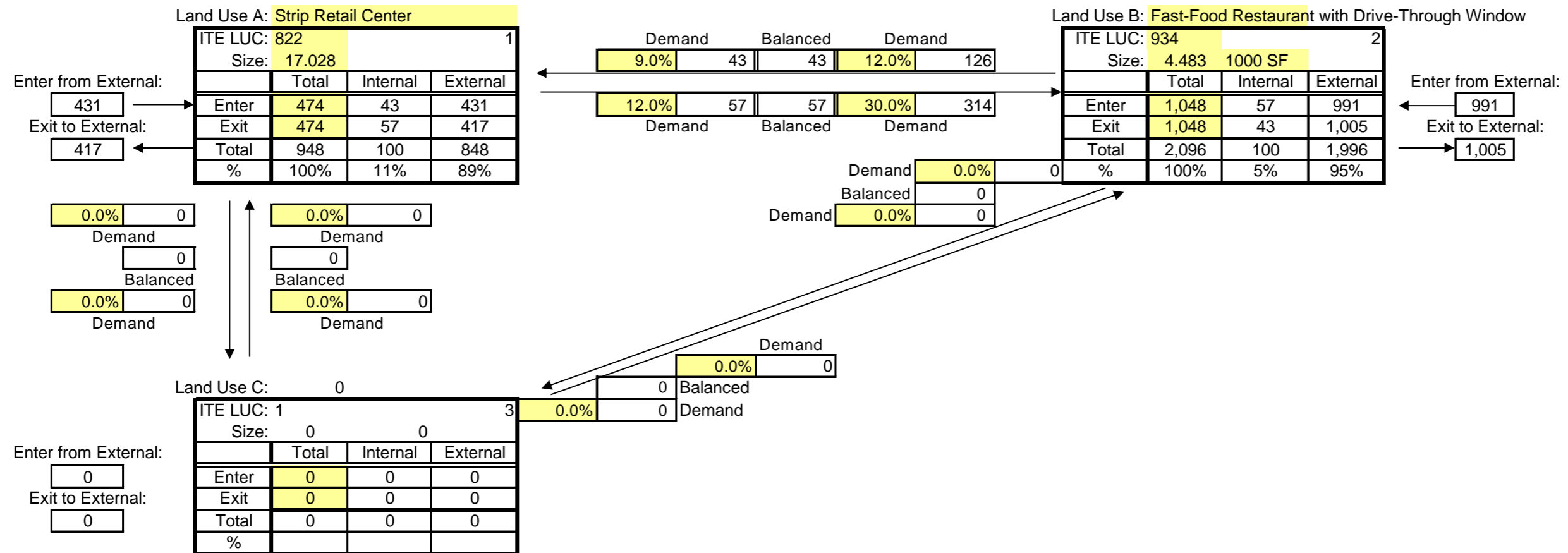
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Strip Retail	2 Fast- Food	3	4	5	6	
External Trips	Enter	52	71	0	0	0	0	123
	Exit	51	66	0	0	0	0	117
	<b>Total</b>	<b>103</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240</b>
Internal Trips	Enter	5	6	0	0	0	0	11
	Exit	6	5	0	0	0	0	11
	<b>Total</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>
Single Use Trip Gen Estimate		114	148	0	0	0	0	<b>262</b>
		9.65%	7.43%	0.00%	0.00%	0.00%	0.00%	
<b>Internal Capture =</b>		<b>8.40%</b>						

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 Trip Gen 3-14-2025.xlsx]tgen - Adjacent

## EXHIBIT 1E - DAILY INTERNAL CAPTURE MATRIX

Analysis Period: PM \_\_\_\_\_, AM \_\_\_\_\_, DAILY X  
 Analyst: MEP  
 Date: 3/14/2025

Project Number: 267002      Task Number: \_\_\_\_\_  
 Project Name: Savona Plaza  
 Scenario: DAILY TRAFFIC



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Strip Retail	2 Fast- Food	3 0	4 0	5 0	6 0	
External Trips	Enter	431	991	0	0	0	0	1,422
	Exit	417	1,005	0	0	0	0	1,422
	<b>Total</b>	<b>848</b>	<b>1,996</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,844</b>
Internal Trips	Enter	43	57	0	0	0	0	100
	Exit	57	43	0	0	0	0	100
	<b>Total</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>
Single Use Trip Gen Estimate		948	2,096	0	0	0	0	<b>3,044</b>
		10.55%	4.77%	0.00%	0.00%	0.00%	0.00%	
		<b>Internal Capture =</b>						<b>6.57%</b>

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 Trip Gen 3-14-2025.xlsx]tgen - Adjacent

**Exhibit 1B Trip Generation - Peak hour of Generator**

**Savona Plaza**

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>										
Strip Retail Center	17.028	1000 SF		948	129	65	64	225	122	103
Fast-Food Restaurant with Drive-Through Window	4.483	1000 SF		2,096	227	118	109	228	116	112
Subtotal				3,044	356	183	173	453	238	215
<b>Internal Capture</b>										
	AM	PM	DAILY							
Strip Retail Center	10.1%	9.3%	10.5%	100	13	5	8	21	11	10
Fast-Food Restaurant with Drive-Through Window	5.7%	9.2%	4.8%	100	13	8	5	21	10	11
Subtotal	7.3%	9.3%	6.6%	200	26	13	13	42	21	21
<b>Pass-By Traffic</b>										
	AM	PM								
Strip Retail Center	40.0%	40.0%		339	46	24	22	82	44	38
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	107	55	52	114	58	56
Subtotal				1,337	153	79	74	196	102	94
<b>Total Proposed Driveway Volumes</b>				<b>2,844</b>	<b>330</b>	<b>170</b>	<b>160</b>	<b>411</b>	<b>217</b>	<b>194</b>

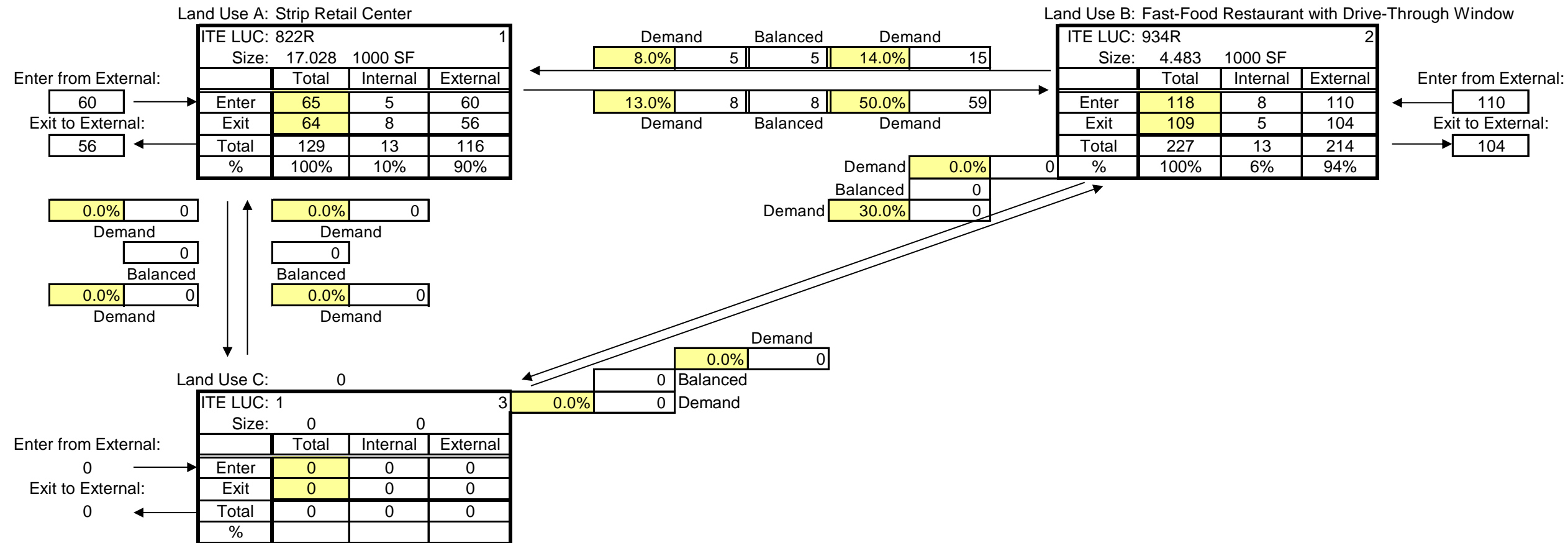
Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Strip Retail Center	822	1000 SF	$T = 42.20(X) + 229.68$	40%	50/50	7.60	54/46	13.24
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	52/48	50.57	51/49	50.94

## EXHIBIT 1C - AM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM\_\_\_\_, Midday\_\_\_\_, AM X  
 Analyst: MEP  
 Date: 3/14/2025

Project Number: 267002      Task Number: \_\_\_\_\_  
 Project Name: Savona Plaza  
 Scenario: AM Peak Hour



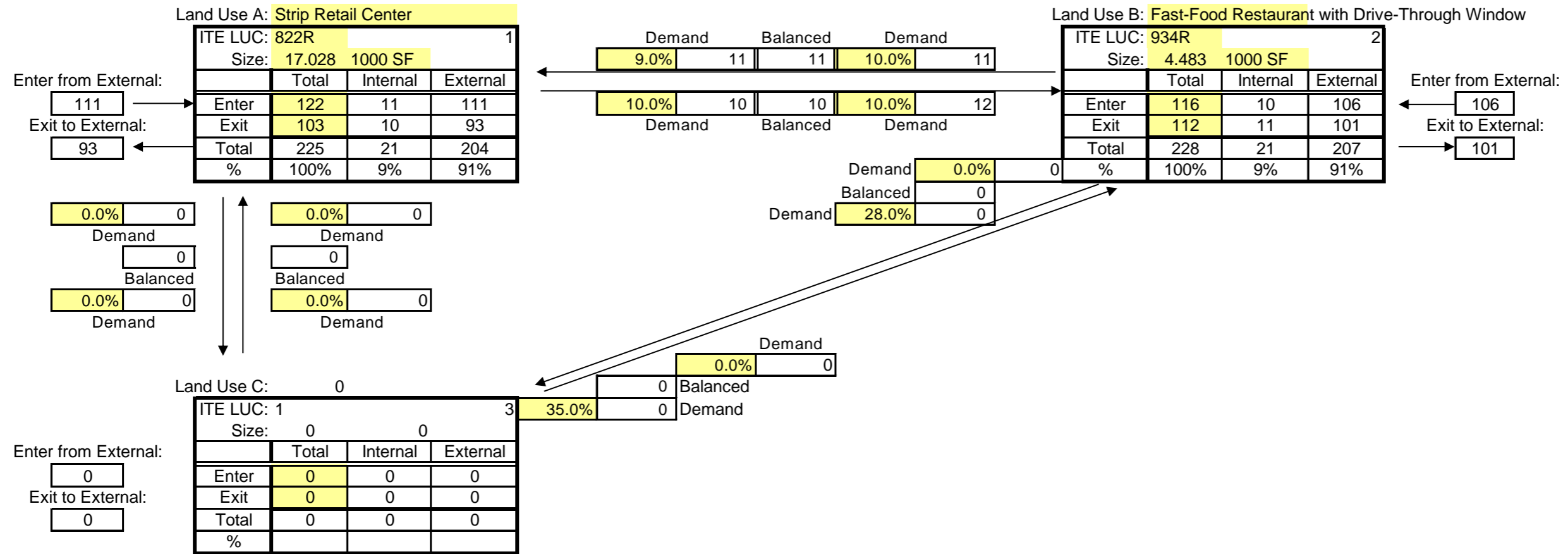
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1	2	3	4	5	6	
External Trips	Enter	60	110	0	0	0	0	170
	Exit	56	104	0	0	0	0	160
	Total	116	214	0	0	0	0	<b>330</b>
Internal Trips	Enter	5	8	0	0	0	0	13
	Exit	8	5	0	0	0	0	13
	Total	13	13	0	0	0	0	<b>26</b>
Single Use Trip Gen Estimate		129	227	0	0	0	0	<b>356</b>
		10.08%	5.73%	0.00%	0.00%	0.00%	0.00%	
		<b>Internal Capture =</b>						<b>7.30%</b>

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## EXHIBIT 1D - PM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM X, AM \_\_\_\_.  
 Analyst: MEP  
 Date: 3/14/2025

Project Number: 267002      Task Number: \_\_\_\_\_  
 Project Name: Savona Plaza  
 Scenario: PM Peak Hour

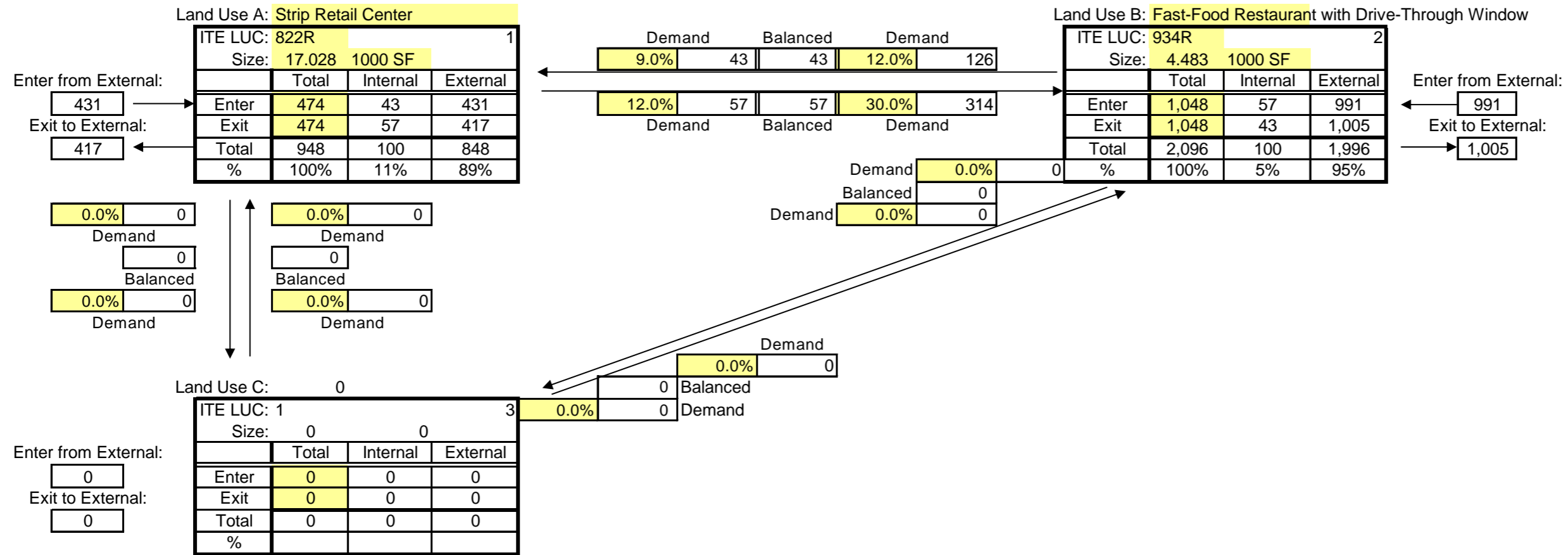


NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Strip Retail	2 Fast- Food	3	4	5	6	
External Trips	Enter	111	106	0	0	0	0	217
	Exit	93	101	0	0	0	0	194
	<b>Total</b>	<b>204</b>	<b>207</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>411</b>
Internal Trips	Enter	11	10	0	0	0	0	21
	Exit	10	11	0	0	0	0	21
	<b>Total</b>	<b>21</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>
Single Use Trip Gen Estimate		225	228	0	0	0	0	<b>453</b>
		9.33%	9.21%	0.00%	0.00%	0.00%	0.00%	
<b>Internal Capture =</b>		<b>9.27%</b>						

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## EXHIBIT 1E - DAILY INTERNAL CAPTURE MATRIX

**Analysis Period:** PM \_\_\_\_\_, AM \_\_\_\_\_, DAILY X  
**Analyst:** MEP  
**Date:** 3/14/2025  
**Project Number:** 267002  
**Project Name:** Savona Plaza  
**Scenario:** DAILY TRAFFIC  
**Task Number:** \_\_\_\_\_



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Strip Retail	2 Fast-Food	3 0	4 0	5 0	6 0	
External Trips	Enter	431	991	0	0	0	0	1,422
	Exit	417	1,005	0	0	0	0	1,422
	<b>Total</b>	<b>848</b>	<b>1,996</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,844</b>
Internal Trips	Enter	43	57	0	0	0	0	100
	Exit	57	43	0	0	0	0	100
	<b>Total</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>
Single Use Trip Gen Estimate		948	2,096	0	0	0	0	<b>3,044</b>
		10.55%	4.77%	0.00%	0.00%	0.00%	0.00%	
		<b>Internal Capture = 6.57%</b>						

Print Date = 03/14/25  
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Savona Plaza  
AM PEAK HOUR TURNING MOVEMENTS  
EXHIBIT 2

Savona Blvd & Paar Dr

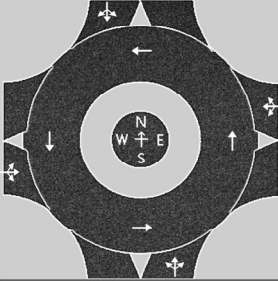
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	1	26	41	0	48	22	1	0	4	17	26	0	9	140	1	336
7:15 AM	7:30 AM	0	8	30	52	0	50	21	13	0	10	26	16	0	16	114	4	360
7:30 AM	7:45 AM	0	10	19	70	0	45	19	10	0	12	40	14	0	6	115	2	362
7:45 AM	8:00 AM	0	6	23	61	0	50	21	8	0	20	42	11	0	10	111	1	364
8:00 AM	8:15 AM	0	7	20	34	0	30	20	8	0	20	34	34	0	9	97	5	318
8:15 AM	8:30 AM	0	6	22	37	0	29	20	11	0	15	32	10	0	7	84	6	279
8:30 AM	8:45 AM	0	7	15	22	0	24	23	14	0	8	22	11	0	12	73	3	234
8:45 AM	9:00 AM	0	6	23	17	0	36	29	13	0	16	36	16	0	3	71	3	269
<b>Peak Hour Traffic Volume</b>		0	51	178	334	0	312	175	78	0	105	249	138	0	72	805	25	2522

7:00 AM	8:00 AM	0	25	98	224	0	193	83	32	0	46	125	67	0	41	480	8	1422
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Count Taken: 1/8/2025  
Buildout year: 2029  
Growth Rate: 3.2%  
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><u>Existing Volumes</u></b>	0	25	98	224	0	193	83	32	0	46	125	67	0	41	480	8
Seasonal Factor	0	1	5	11	0	10	4	2	0	2	6	3	0	2	24	0
<b>Adjusted Volumes</b>		26	103	235		203	87	34	0	48	131	70		43	504	8
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		3	14	32		27	12	5	0	6	18	9		6	68	1
<b>2029 Volumes</b>		29	117	267		230	99	39	0	54	149	79		49	572	9
<b><u>Pre Development Volumes</u></b>		29	117	267		230	99	39	0	54	149	79		49	572	9
<b><u>Project Traffic</u></b>		0	0	0		0	13	0	0	26	0	0		11	22	0
<b><u>Post Development Volumes</u></b>		29	117	267		230	112	39	0	80	149	79		60	594	9
<b>Project Traffic Assignment</b>		0.0%	0.0%	0.0%		0.0%	In 20.0%	0.0%		In 40.0%	0.0%	0.0%		Out 20.0%	Out 40.0%	0.0%

# HCS Roundabouts Report

General Information				Site Information				
Analyst	MEP				Intersection	Savona Blvd & Paar Dr		
Agency or Co.	MEP				E/W Street Name	Paar Dr		
Date Performed	2/24/2025				N/S Street Name	Savona Blvd		
Analysis Year	2029				Analysis Time Period, hrs	0.25		
Time Analyzed					Peak Hour Factor	0.95		
Project Description	Post-Development AM				Jurisdiction	PSL		

Volume Adjustments and Site Characteristics																
Approach	EB				WB				NB				SB			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	29	117	267	0	230	112	39	0	80	149	79	0	60	594	9
Percent Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flow Rate (v <sub>PCE</sub> ), pc/h	0	31	124	284	0	245	119	41	0	85	158	84	0	64	632	10
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment													
Approach	EB			WB			NB			SB			
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	
Critical Headway, s		4.9763			4.9763			4.9763			4.9763		
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087		

Flow Computations, Capacity and v/c Ratios													
Approach	EB			WB			NB			SB			
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	
Entry Flow (v <sub>e</sub> ), pc/h		439			405			327			706		
Entry Volume, veh/h		435			401			324			699		
Circulating Flow (v <sub>c</sub> ), pc/h	941			274			219			449			
Exiting Flow (v <sub>ex</sub> ), pc/h	272			214			230			1161			
Capacity (C <sub>PCE</sub> ), pc/h		528			1044			1104			873		
Capacity (c), veh/h		523			1033			1093			864		
v/c Ratio (x)		0.83			0.39			0.30			0.81		

Delay and Level of Service													
Approach	EB			WB			NB			SB			
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	
Lane Control Delay (d), s/veh		36.4			7.6			6.2			23.2		
Lane LOS		E			A			A			C		
95% Queue Length, Q <sub>95</sub> (veh)		8.4			1.9			1.2			8.9		
95% Queue Length, Q <sub>95</sub> (ft)		211.7			47.9			30.2			224.3		
Approach Delay, s/veh   LOS	36.4	E		7.6	A		6.2	A		23.2	C		
Intersection Delay, s/veh   LOS	20.0						C						

Savona Plaza  
PM PEAK HOUR TURNING MOVEMENTS  
EXHIBIT 2

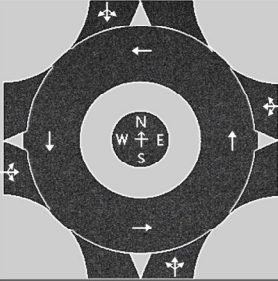
Savona Blvd & Paar Dr

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	6	34	15	0	19	37	12	0	22	95	27	0	18	53	11	349
4:15 PM	4:30 PM	0	4	38	16	0	21	51	17	0	25	110	32	0	15	32	4	365
4:30 PM	4:45 PM	0	4	36	16	0	32	34	9	0	39	115	40	0	12	46	16	399
4:45 PM	5:00 PM	0	4	37	8	0	21	35	7	0	32	109	34	0	7	49	12	355
5:00 PM	5:15 PM	0	10	39	24	0	26	35	11	0	28	108	37	0	13	33	3	367
5:15 PM	5:30 PM	0	4	26	22	0	23	49	13	0	49	111	18	0	12	54	8	389
5:30 PM	5:45 PM	0	9	39	21	0	31	50	16	0	28	91	36	0	14	42	8	385
5:45 PM	6:00 PM	0	4	33	21	0	23	34	15	0	39	120	30	0	9	43	7	378
<b>Peak Hour Traffic Volume</b>		0	45	282	143	0	196	325	100	0	262	859	254	0	100	352	69	2987
5:00 PM	6:00 PM	0	27	137	88	0	103	168	55	0	144	430	121	0	48	172	26	1519

Count Taken: 1/8/2025  
Buildout year: 2029  
Growth Rate: 3.2%  
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><u>Existing Volumes</u></b>	0	27	137	88	0	103	168	55	0	144	430	121	0	48	172	26
Seasonal Factor	0	1	7	4	0	5	8	3	0	7	22	6	0	2	9	1
<b>Adjusted Volumes</b>		28	144	92		108	176	58	0	151	452	127		50	181	27
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		4	19	12		15	24	8	0	20	61	17		7	24	4
<b>2029 Volumes</b>		32	163	104		123	200	66	0	171	513	144		57	205	31
<b><u>Pre Development Volumes</u></b>		32	163	104		123	200	66	0	171	513	144		57	205	31
<b><u>Project Traffic</u></b>		0	0	0		0	13	0	0	25	0	0		12	24	0
<b><u>Post Development Volumes</u></b>		32	163	104		123	213	66	0	196	513	144		69	229	31
<b>Project Traffic Assignment</b>		0.0%	0.0%	0.0%		0.0%	In 20.0%	0.0%		In 40.0%	0.0%	0.0%		Out 20.0%	Out 40.0%	0.0%

# HCS Roundabouts Report

General Information				Site Information				
Analyst	MEP				Intersection	Savona Blvd & Paar Dr		
Agency or Co.	MEP				E/W Street Name	Paar Dr		
Date Performed	2/24/2025				N/S Street Name	Savona Blvd		
Analysis Year	2029				Analysis Time Period, hrs	0.25		
Time Analyzed					Peak Hour Factor	0.95		
Project Description	Post-Development PM				Jurisdiction	PSL		

Volume Adjustments and Site Characteristics																
Approach	EB				WB				NB				SB			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	32	163	104	0	123	213	66	0	196	513	144	0	69	229	31
Percent Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flow Rate (V <sub>PCE</sub> ), pc/h	0	34	173	111	0	131	226	70	0	208	545	153	0	73	243	33
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment												
Approach	EB			WB			NB			SB		
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios												
Approach	EB			WB			NB			SB		
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v <sub>e</sub> ), pc/h		318			427			906			349	
Entry Volume, veh/h		315			423			897			346	
Circulating Flow (v <sub>c</sub> ), pc/h	447			787			280			565		
Exiting Flow (v <sub>ex</sub> ), pc/h	399			467			649			485		
Capacity (C <sub>PCE</sub> ), pc/h		875			618			1037			776	
Capacity (c), veh/h		866			612			1027			768	
v/c Ratio (x)		0.36			0.69			0.87			0.45	

Delay and Level of Service												
Approach	EB			WB			NB			SB		
	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		8.3			21.4			26.2			10.7	
Lane LOS		A			C			D			B	
95% Queue Length, Q <sub>95</sub> (veh)		1.7			5.4			11.9			2.4	
95% Queue Length, Q <sub>95</sub> (ft)		42.8			136.1			299.9			60.5	
Approach Delay, s/veh   LOS	8.3		A	21.4		C	26.2		D	10.7		B
Intersection Delay, s/veh   LOS	19.6						C					

Savona Plaza  
 AM PEAK HOUR TURNING MOVEMENTS  
 EXHIBIT 2  
 Savona Blvd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	19	0	0	0	150	0	169
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	47	0	0	0	134	0	181
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	123	0	183
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	122	0	178
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	49	0	0	0	111	0	160
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	49	0	0	0	97	0	146
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	43	0	0	0	88	0	131
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	55	0	0	0	77	0	132
<b>Peak Hour Traffic Volume</b>		0	0	0	0	0	0	0	0	0	0	378	0	0	0	902	0	1280

7:00 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	182	0	0	0	529	0	711
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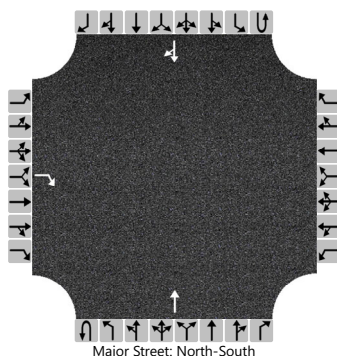
Count Taken: 1/8/2025  
 Buildout year: 2029  
 Growth Rate: 3.2%  
 Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><u>Existing Volumes</u></b>	0	0	0	0	0	0	0	0	0	0	182	0	0	0	529	0
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	9	0	0	0	26	0
<b>Adjusted Volumes</b>	0	0	0	0	0	0	0	0	0	0	191	0	0	0	555	0
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	0	0		0	0	0	0	0	26	0		0	75	0
<b>2029 Volumes</b>		0	0	0		0	0	0	0	0	217	0		0	630	0
<b><u>Pre Development Volumes</u></b>		0	0	0		0	0	0	0	0	217	0		0	630	0
<b><u>Project Traffic</u></b>		0	0	128		0	0	0	0	0	32	0		0	0	34
<b><u>Post Development Volumes</u></b>		0	0	128		0	0	0	0	0	249	0		0	630	34
<b>Project Traffic Assignment</b>		0.0%	0.0%	80.0%		0.0%	0.0%	0.0%		0.0%	20.0%	0.0%		0.0%	0.0%	20.0%

# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP	Intersection	Savona Blvd & DW 1				
Agency/Co.	MEP	Jurisdiction	PSL				
Date Performed	2/24/2025	East/West Street	DW 1				
Analysis Year	2029	North/South Street	Savona Blvd				
Time Analyzed		Peak Hour Factor	0.95				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Post-Development AM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				128							249				630	34
Percent Heavy Vehicles (%)				1												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.21												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.31												

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				135												
Capacity, c (veh/h)				452												
v/c Ratio				0.30												
95% Queue Length, Q <sub>95</sub> (veh)				1.2												
95% Queue Length, Q <sub>95</sub> (ft)				30.2												
Control Delay (s/veh)				16.3												
Level of Service (LOS)				C												
Approach Delay (s/veh)	16.3								16.3							
Approach LOS	C															

Savona Plaza  
PM PEAK HOUR TURNING MOVEMENTS  
EXHIBIT 2

Savona Blvd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	113	0	0	0	82	0	195
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	131	0	0	0	51	0	182
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	128	0	0	0	74	0	202
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	120	0	0	0	68	0	188
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	129	0	0	0	49	0	178
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	128	0	0	0	74	0	202
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	116	0	0	0	64	0	180
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	139	0	0	0	59	0	198
<b>Peak Hour Traffic Volume</b>		0	0	0	0	0	0	0	0	0	0	1004	0	0	0	521	0	1525
4:30 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	505	0	0	0	265	0	770

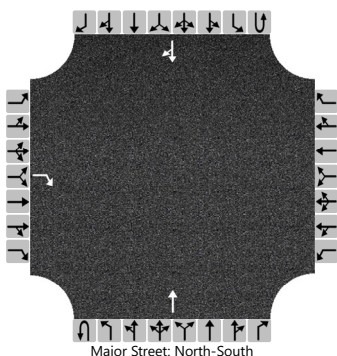
Count Taken: 1/8/2025  
Buildout year: 2029  
Growth Rate: 3.2%  
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><u>Existing Volumes</u></b>	0	0	0	0	0	0	0	0	0	0	505	0	0	0	265	0
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	25	0	0	0	13	0
<b>Adjusted Volumes</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>530</b>	<b>0</b>		<b>0</b>	<b>278</b>	<b>0</b>
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	0	0		0	0	0	0	0	71	0		0	37	0
<b>2029 Volumes</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>601</b>	<b>0</b>		<b>0</b>	<b>315</b>	<b>0</b>
<b><u>Pre Development Volumes</u></b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>601</b>	<b>0</b>		<b>0</b>	<b>315</b>	<b>0</b>
<b><u>Project Traffic</u></b>		0	0	155		0	0	0	0	0	39	0		0	0	43
<b><u>Post Development Volumes</u></b>		<b>0</b>	<b>0</b>	<b>155</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>640</b>	<b>0</b>		<b>0</b>	<b>315</b>	<b>43</b>
<b>Project Traffic Assignment</b>		0.0%	0.0%	80.0%		0.0%	0.0%	0.0%		0.0%	20.0%	0.0%		0.0%	0.0%	20.0%

# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP			Intersection	Savona Blvd & DW 1		
Agency/Co.	MEP			Jurisdiction	PSL		
Date Performed	2/24/2025			East/West Street	DW 1		
Analysis Year	2029			North/South Street	Savona Blvd		
Time Analyzed				Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Post-Development AM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				155							640				315	43
Percent Heavy Vehicles (%)				1												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.21												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.31												

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				163												
Capacity, c (veh/h)				692												
v/c Ratio				0.24												
95% Queue Length, Q <sub>95</sub> (veh)				0.9												
95% Queue Length, Q <sub>95</sub> (ft)				22.7												
Control Delay (s/veh)				11.8												
Level of Service (LOS)				B												
Approach Delay (s/veh)	11.8															
Approach LOS	B															

Savona Plaza  
 AM PEAK HOUR TURNING MOVEMENTS  
 EXHIBIT 2  
 Paar Dr & DW 2

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	68	0	0	0	70	0	0	0	0	0	0	0	0	0	138
7:15 AM	7:30 AM	0	0	90	0	0	0	80	0	0	0	0	0	0	0	0	0	170
7:30 AM	7:45 AM	0	0	99	0	0	0	89	0	0	0	0	0	0	0	0	0	188
7:45 AM	8:00 AM	0	0	90	0	0	0	79	0	0	0	0	0	0	0	0	0	169
8:00 AM	8:15 AM	0	0	61	0	0	0	66	0	0	0	0	0	0	0	0	0	127
8:15 AM	8:30 AM	0	0	65	0	0	0	106	0	0	0	0	0	0	0	0	0	171
8:30 AM	8:45 AM	0	0	44	0	0	0	86	0	0	0	0	0	0	0	0	0	130
8:45 AM	9:00 AM	0	0	46	0	0	0	80	0	0	0	0	0	0	0	0	0	126
<b>Peak Hour Traffic Volume</b>		0	0	563	0	0	0	656	0	0	0	0	0	0	0	0	0	1219

7:00 AM	8:00 AM	0	0	347	0	0	0	318	0	0	0	0	0	0	0	0	0	665
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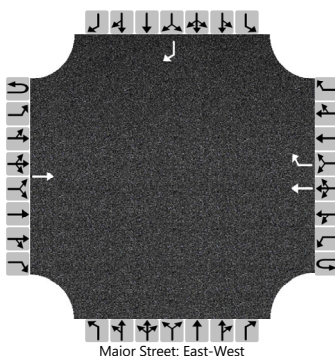
Count Taken: 1/8/2025  
 Buildout year: 2029  
 Growth Rate: 3.2%  
 Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><i>Existing Volumes</i></b>	0	0	347	0	0	0	318	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	17	0	0	0	16	0	0	0	0	0	0	0	0	0
<b>Adjusted Volumes</b>		0	<b>364</b>	<b>0</b>		0	<b>334</b>	<b>0</b>	<b>0</b>	0	<b>0</b>	<b>0</b>		0	<b>0</b>	<b>0</b>
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	49	0		0	45	0	0	0	0	0		0	0	0
<b>2029 Volumes</b>		<b>0</b>	<b>413</b>	<b>0</b>		<b>0</b>	<b>379</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b><i>Pre Development Volumes</i></b>		<b>0</b>	<b>413</b>	<b>0</b>		<b>0</b>	<b>379</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b><i>Project Traffic</i></b>		0	34	0		0	0	136	0	0	0	0		0	0	32
<b><i>Post Development Volumes</i></b>		<b>0</b>	<b>447</b>	<b>0</b>		<b>0</b>	<b>379</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>32</b>
<b>Project Traffic Assignment</b>		0.0%	In 20.0%	0.0%		0.0%	0.0%	In 80.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	Out 20.0%

# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP			Intersection	Paar Dr & DW 2		
Agency/Co.	MEP			Jurisdiction	PSL		
Date Performed	2/24/2025			East/West Street	Paar Dr		
Analysis Year	2029			North/South Street	DW 2		
Time Analyzed				Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Post-Development AM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			447				379	136								32
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)																0
Right Turn Channelized							No									No
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																	6.2
Critical Headway (sec)																	6.21
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.31

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	34
Capacity, c (veh/h)																	653
v/c Ratio																	0.05
95% Queue Length, Q <sub>95</sub> (veh)																	0.2
95% Queue Length, Q <sub>95</sub> (ft)																	5.0
Control Delay (s/veh)																	10.8
Level of Service (LOS)																	B
Approach Delay (s/veh)	10.8																
Approach LOS	B																

Savona Plaza  
 PM PEAK HOUR TURNING MOVEMENTS  
 EXHIBIT 2  
 Paar Dr & DW 2

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	55	0	0	0	70	0	0	0	0	0	0	0	0	0	125
4:15 PM	4:30 PM	0	0	58	0	0	0	80	0	0	0	0	0	0	0	0	0	138
4:30 PM	4:45 PM	0	0	56	0	0	0	89	0	0	0	0	0	0	0	0	0	145
4:45 PM	5:00 PM	0	0	49	0	0	0	79	0	0	0	0	0	0	0	0	0	128
5:00 PM	5:15 PM	0	0	73	0	0	0	66	0	0	0	0	0	0	0	0	0	139
5:15 PM	5:30 PM	0	0	52	0	0	0	106	0	0	0	0	0	0	0	0	0	158
5:30 PM	5:45 PM	0	0	69	0	0	0	86	0	0	0	0	0	0	0	0	0	155
5:45 PM	6:00 PM	0	0	58	0	0	0	80	0	0	0	0	0	0	0	0	0	138
<b>Peak Hour Traffic Volume</b>		0	0	470	0	0	0	656	0	0	0	0	0	0	0	0	0	1126
5:00 PM	6:00 PM	0	0	252	0	0	0	338	0	0	0	0	0	0	0	0	0	590

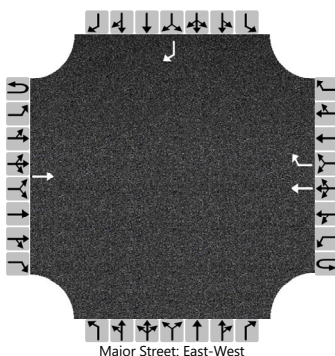
Count Taken: 1/8/2025  
 Buildout year: 2029  
 Growth Rate: 3.2%  
 Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
<b>1/8/2025</b>																
<b><u>Existing Volumes</u></b>	0	0	252	0	0	0	338	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	13	0	0	0	17	0	0	0	0	0	0	0	0	0
<b>Adjusted Volumes</b>		0	265	0		0	355	0	0	0	0	0		0	0	0
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	36	0		0	48	0	0	0	0	0		0	0	0
<b>2029 Volumes</b>		0	301	0		0	403	0	0	0	0	0		0	0	0
<b><u>Pre Development Volumes</u></b>		0	301	0		0	403	0	0	0	0	0		0	0	0
<b><u>Project Traffic</u></b>		0	43	0		0	0	174	0	0	0	0		0	0	39
<b><u>Post Development Volumes</u></b>		0	344	0		0	403	174	0	0	0	0		0	0	39
<b>Project Traffic Assignment</b>		0.0%	In 20.0%	0.0%		0.0%	0.0%	In 80.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	Out 20.0%

# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP	Intersection	Paar Dr & DW 2				
Agency/Co.	MEP	Jurisdiction	PSL				
Date Performed	2/24/2025	East/West Street	Paar Dr				
Analysis Year	2029	North/South Street	DW 2				
Time Analyzed		Peak Hour Factor	0.95				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	Post-Development PM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	1	0	0	0		0	0	1	
Configuration			T				T	R								R
Volume (veh/h)			344				403	174								39
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)															0	
Right Turn Channelized							No								No	
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																	6.2
Critical Headway (sec)																	6.21
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.31

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	41
Capacity, c (veh/h)																	632
v/c Ratio																	0.06
95% Queue Length, Q <sub>95</sub> (veh)																	0.2
95% Queue Length, Q <sub>95</sub> (ft)																	5.0
Control Delay (s/veh)																	11.1
Level of Service (LOS)																	B
Approach Delay (s/veh)	11.1																
Approach LOS	B																

## Land Use: 822

### Strip Retail Plaza (<40k)

---

#### Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

#### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

#### Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

# Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

**Setting/Location: General Urban/Suburban**

Number of Studies: 4

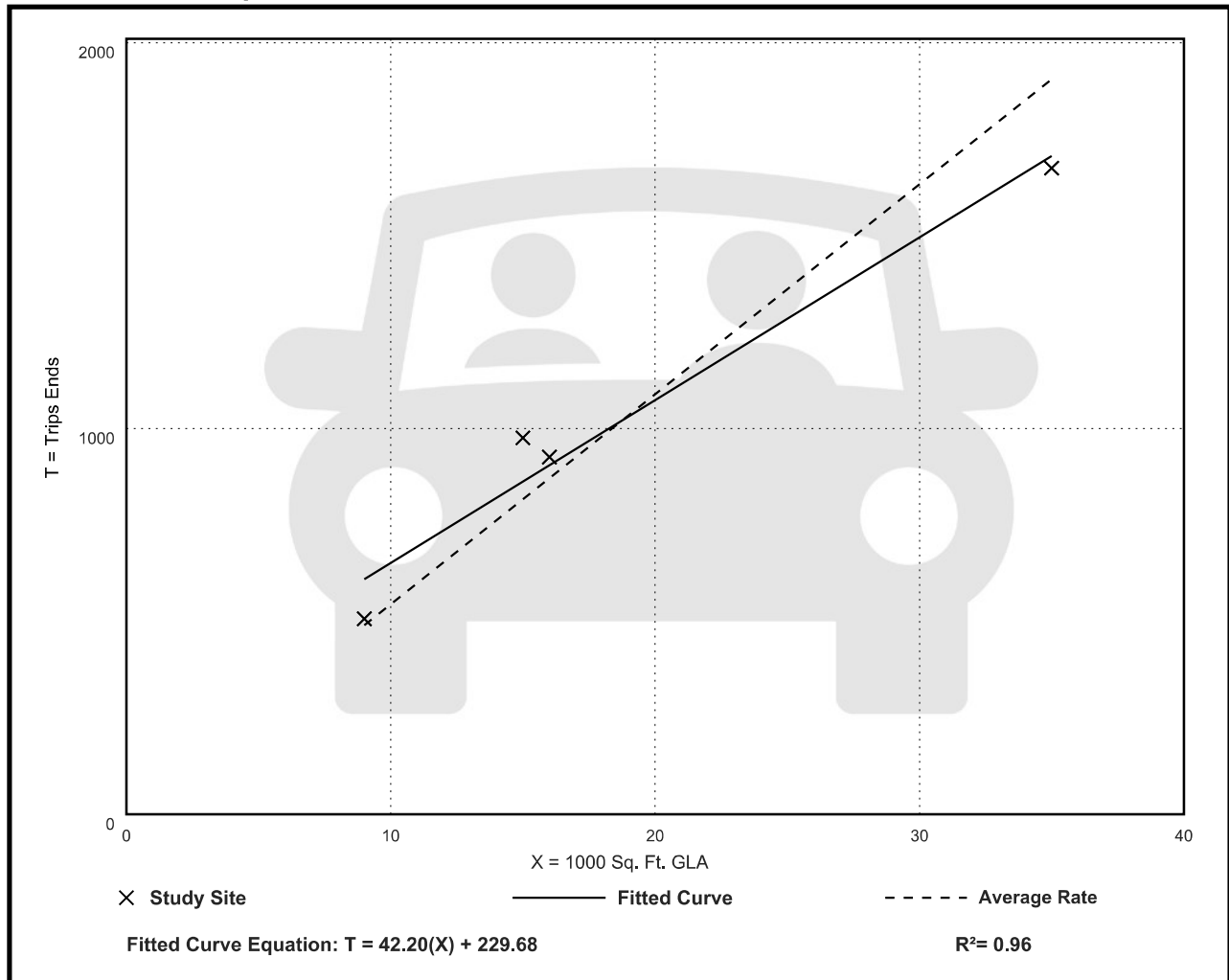
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 5

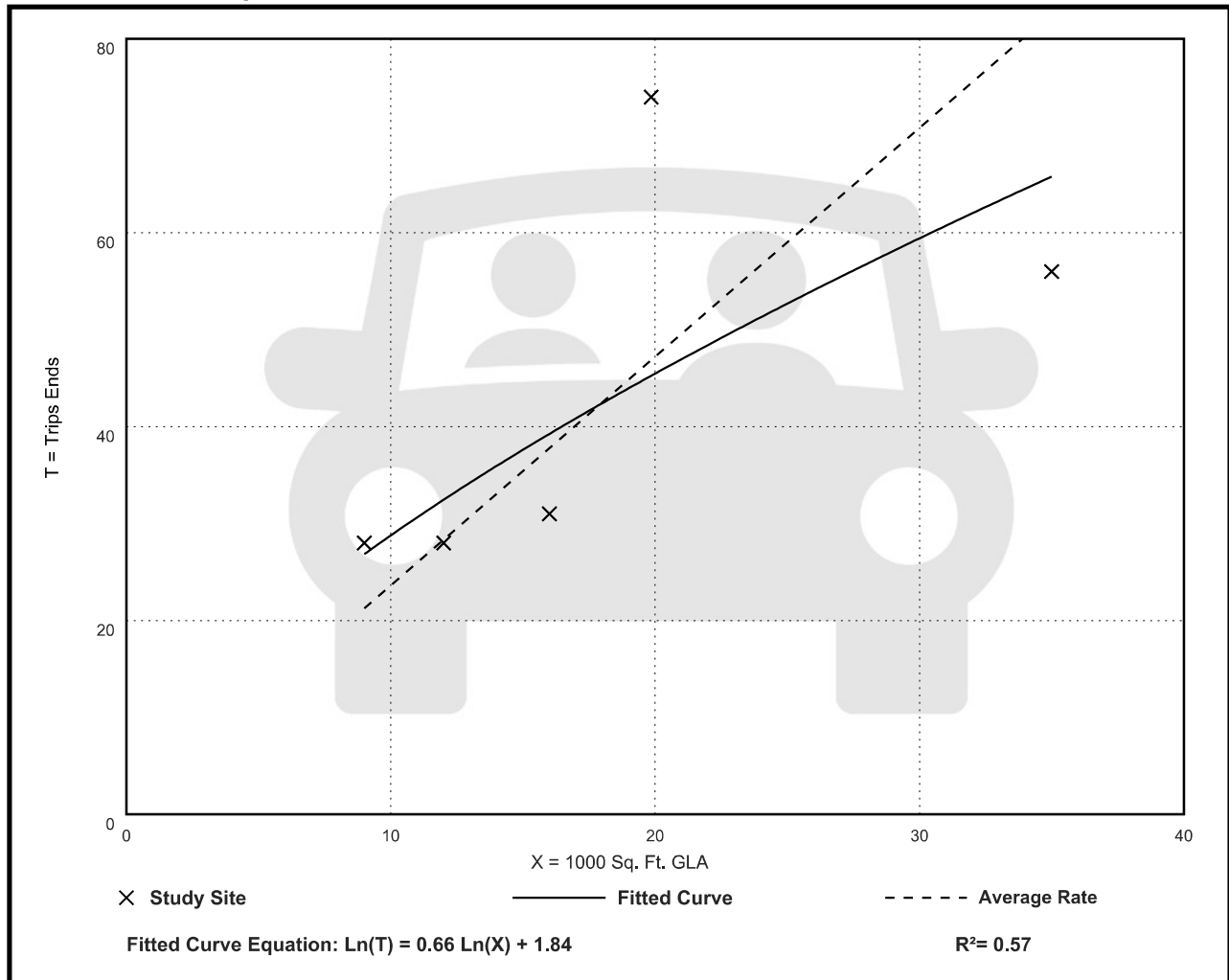
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 25

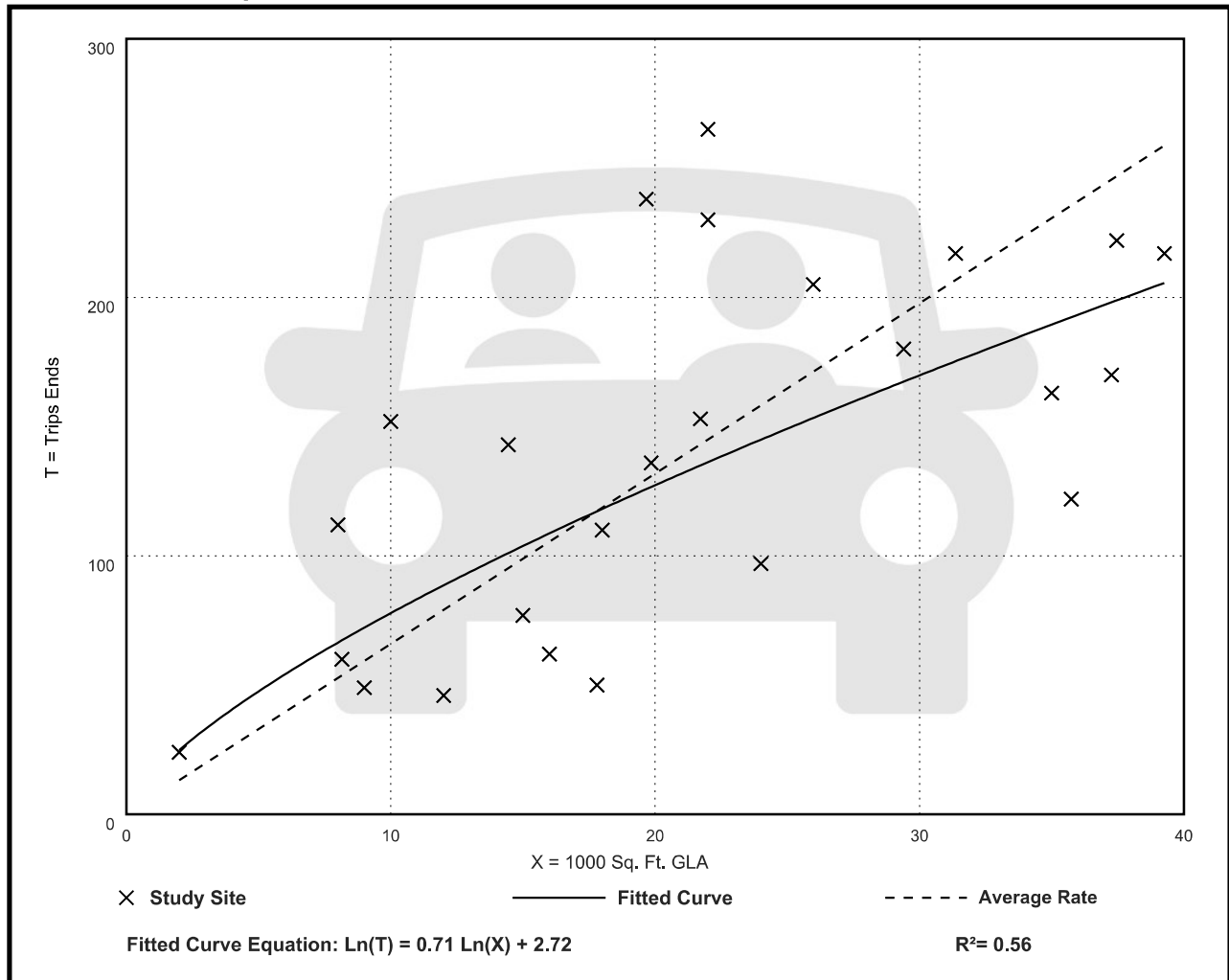
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

AM Peak Hour of Generator

**Setting/Location: General Urban/Suburban**

Number of Studies: 6

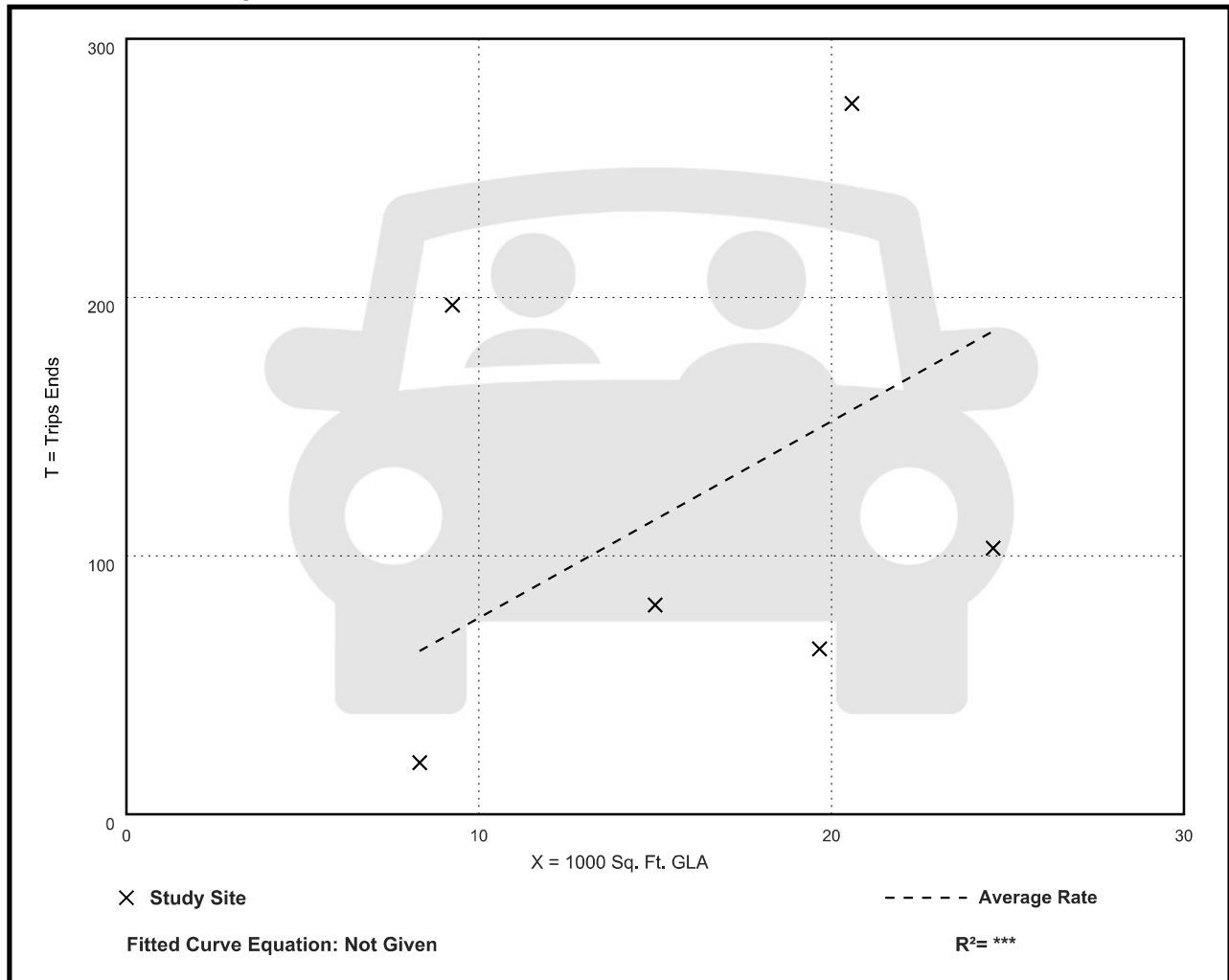
Avg. 1000 Sq. Ft. GLA: 16

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
7.60	2.40 - 21.30	6.45

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

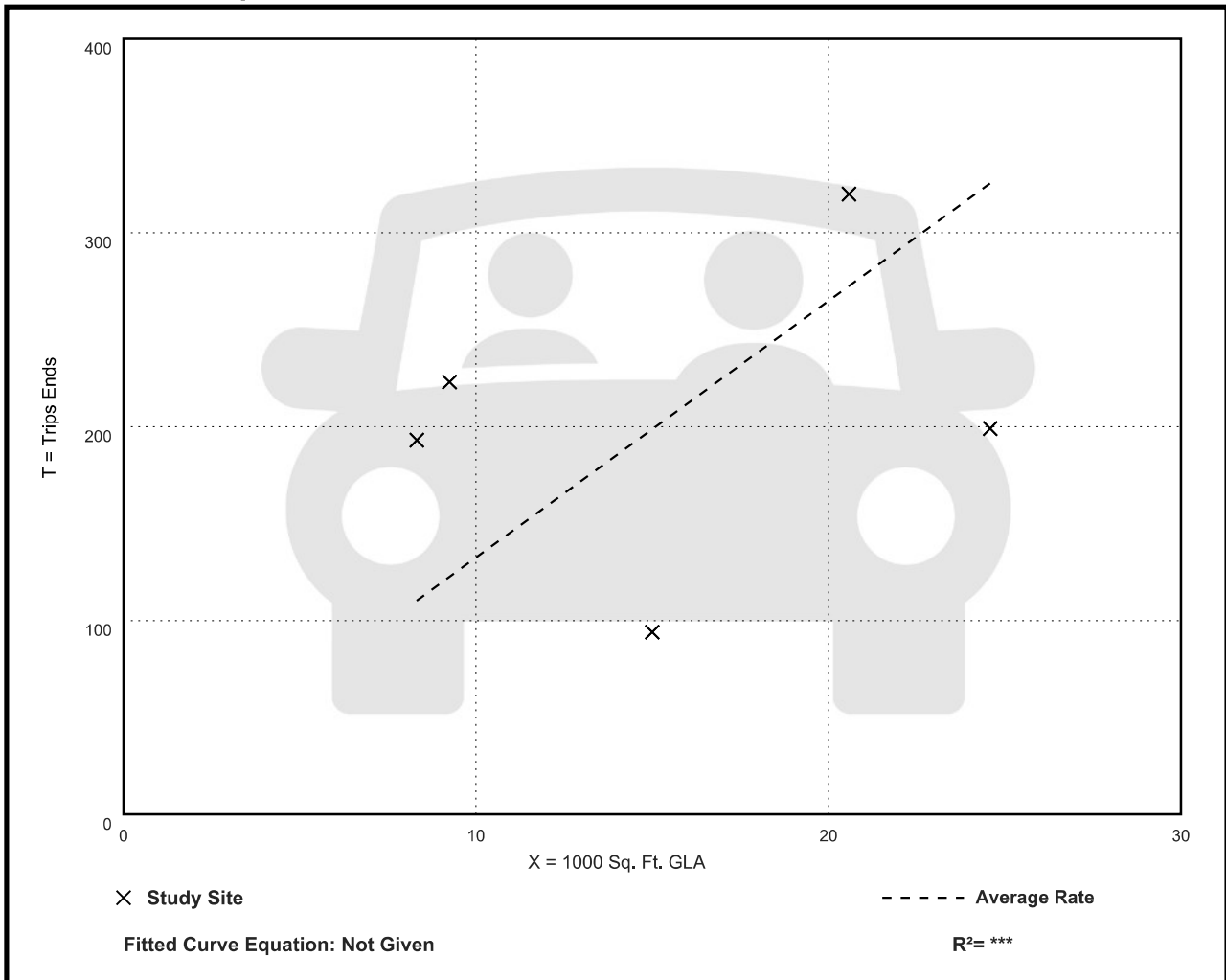
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GLA: 16  
 Directional Distribution: 54% entering, 46% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
13.24	6.27 - 24.11	7.40

## Data Plot and Equation



# Land Use: 934

## Fast-Food Restaurant with Drive-Through Window

---

### Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 71

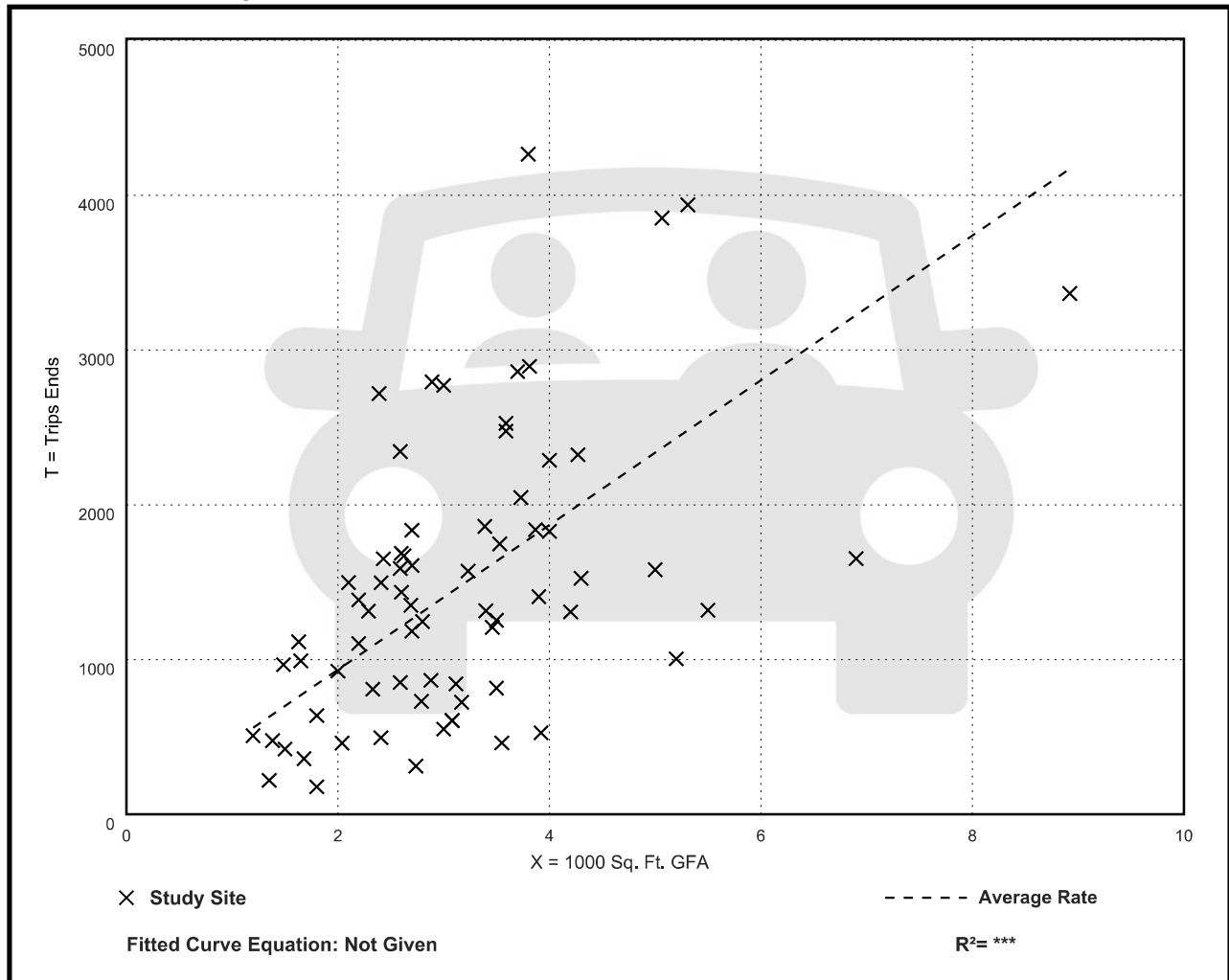
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 96

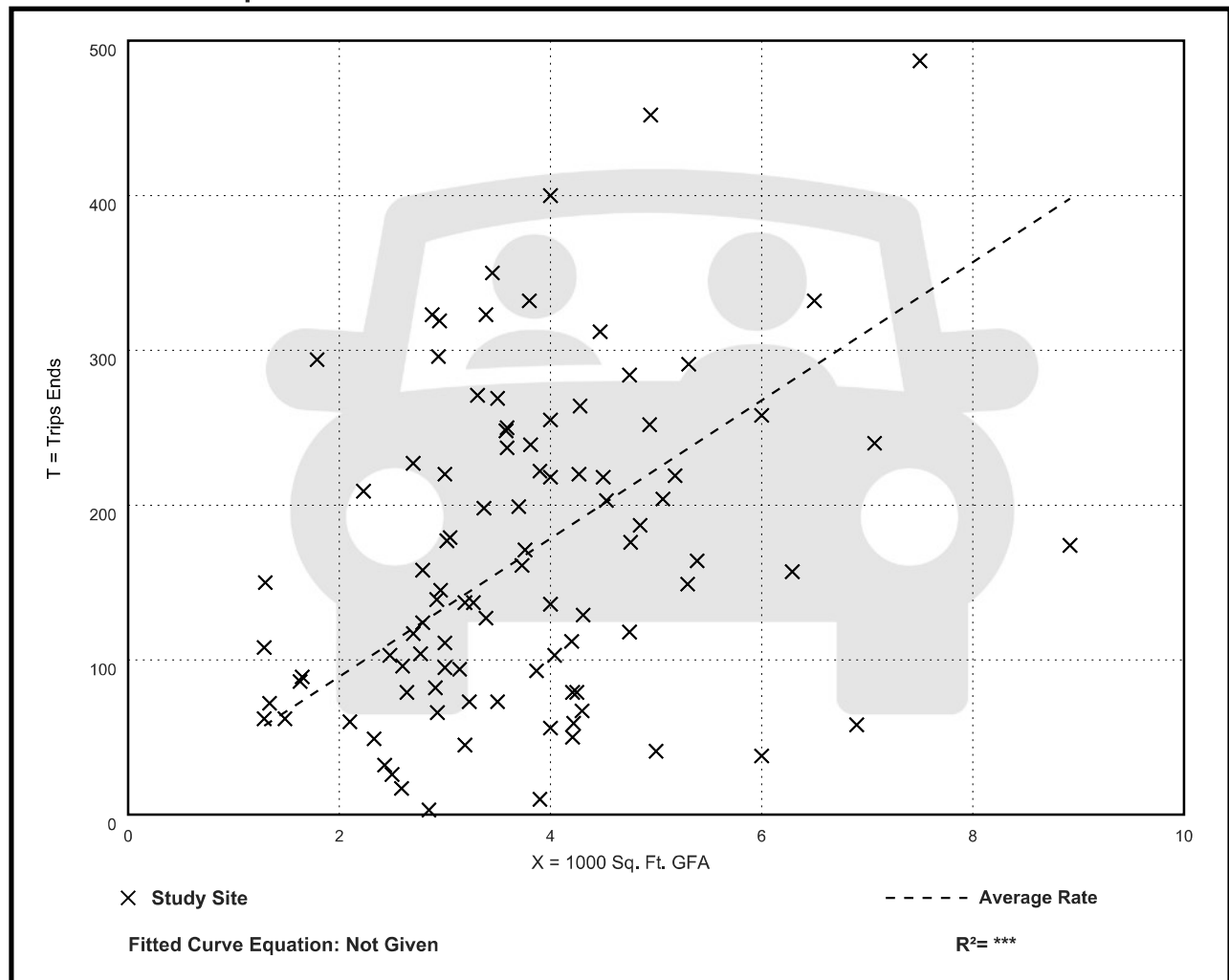
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

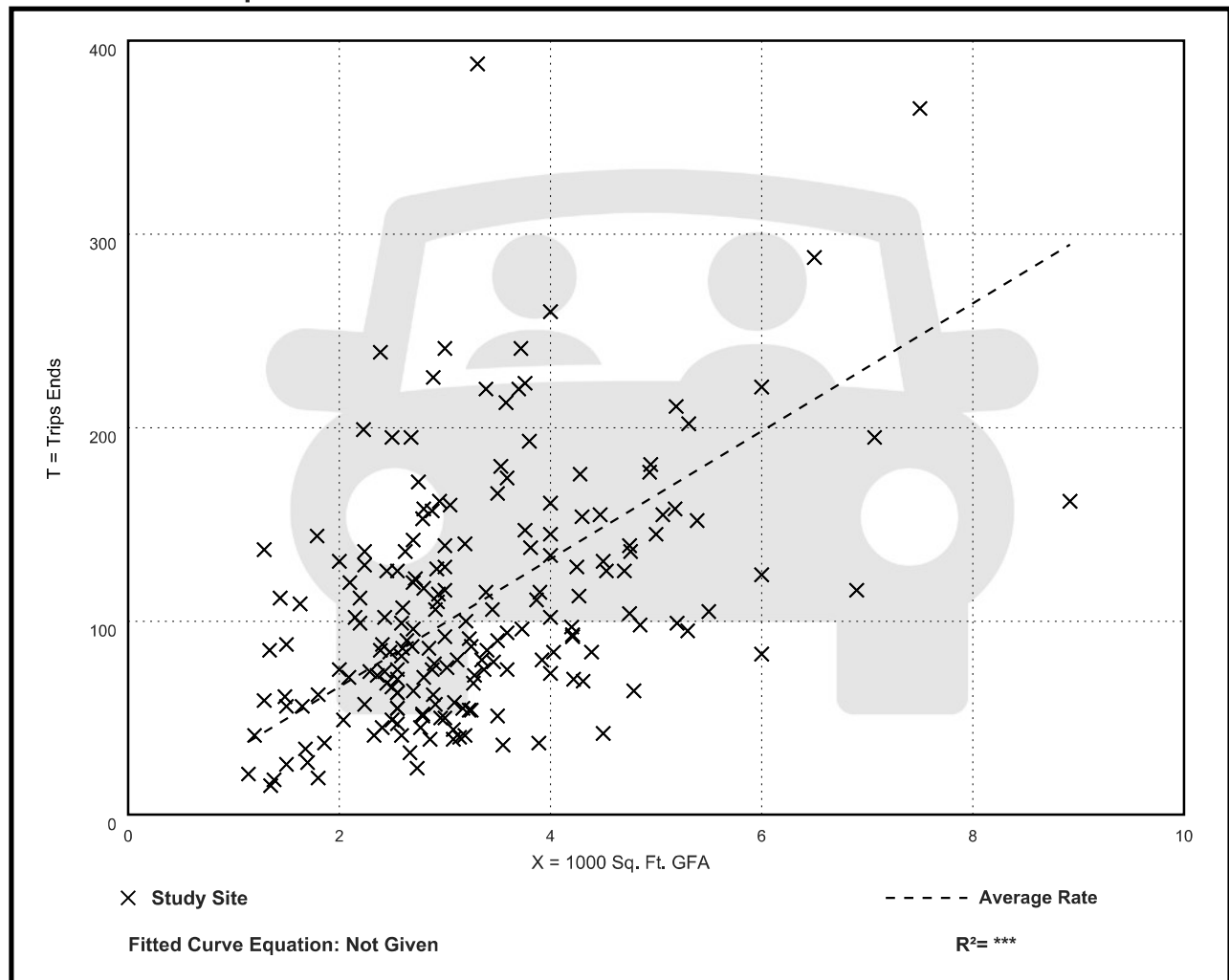
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 118

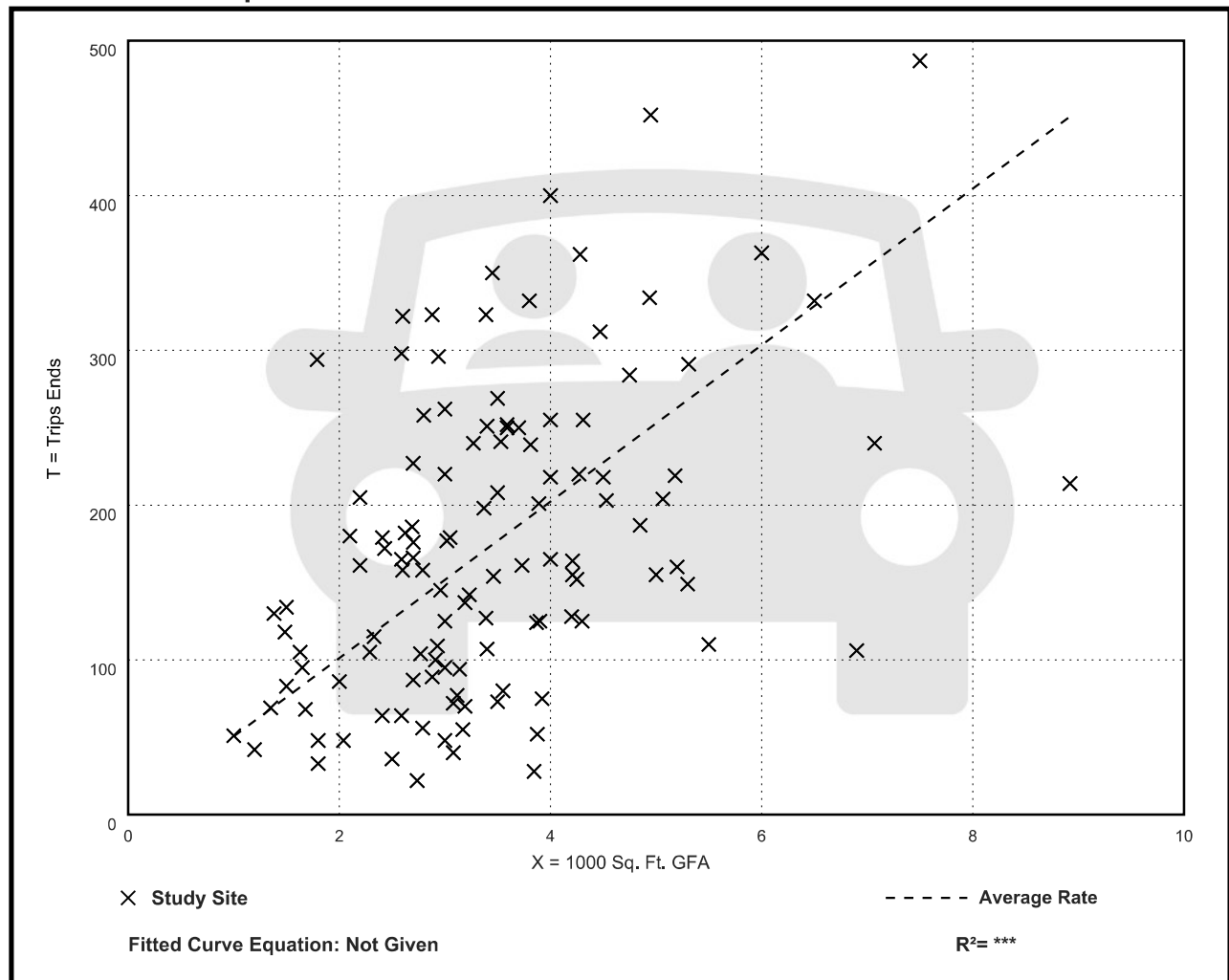
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.57	7.28 - 164.25	25.99

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 135

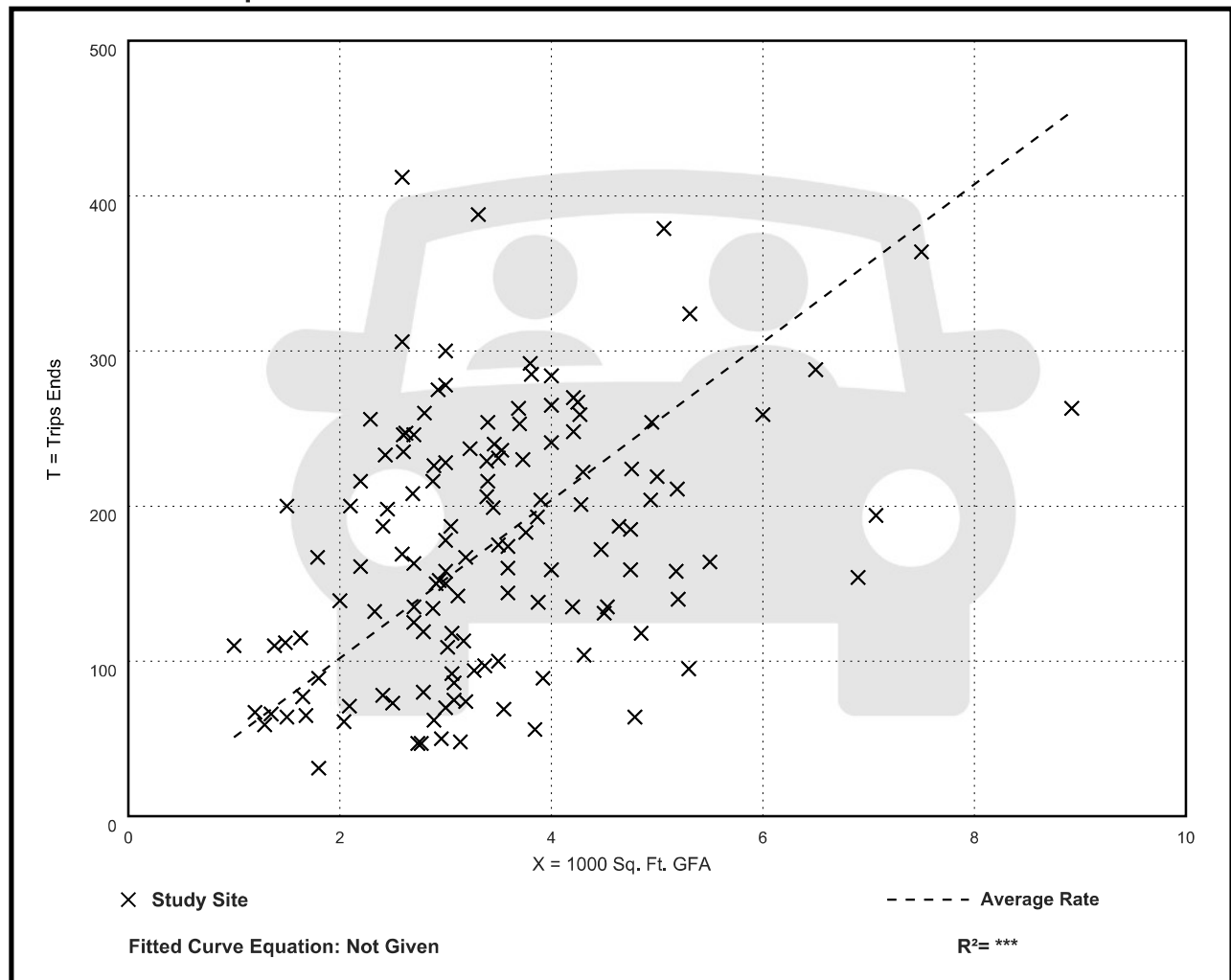
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.94	13.36 - 159.07	24.91

## Data Plot and Equation



APPENDIX B

Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual, 11th Edition									
Land Use Code	934								
Land Use	Fast-Food Restaurant with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday AM Peak Period								
# Data Sites	5								
Average Pass-By Rate	50%								
	Pass-By Characteristics for Individual Sites								
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

### Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934								
Land Use	Fast-Food Restaurant with Drive-Through Window								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	11								
Average Pass-By Rate	55%								
	Pass-By Characteristics for Individual Sites								
	GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

### Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	821								
Land Use	Shopping Plaza (40 - 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	15								
Average Pass-By Rate	40%								
	Pass-By Characteristics for Individual Sites								
						Non-Pass-By Trips			
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Adj Street Peak Hour Volume	Source
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

**APPENDIX O: TRIP GENERATION SOURCE**

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Trip Generation <sup>1</sup>	% New Trips	ITE Land Use Codes
<b>Residential &amp; Lodging Uses</b>				
Single-Family Residential per sq. ft. (Maximum 3,500 sq. ft.)	per 1,000 sq. ft.	4.09	1.00	210 <sup>2</sup>
Active Adult (55+) Residential per sq. ft. (Maximum 3,500 sq. ft.)	per 1,000 sq. ft.	3.59	1.00	251, 252 <sup>2</sup>
Multi-Family Residential per sq. ft. (Maximum 2,500 sq. ft.)	per 1,000 sq. ft.	6.52	1.00	220, 221 <sup>2</sup>
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	5.05	1.00	310, 311, 312, 320
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	4.15	1.00	240, 416 <sup>3</sup>
<b>Institutional Uses</b>				
Community Serving (Civic, Place of Assembly, Museum, Gallery)	per 1,000 sq. ft.	8.65	0.50	495, 560, 580 <sup>4</sup>
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	5.42	0.80	254, 620
Private Education (Child Care, Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	12.46	0.50	534, 536, 565 <sup>5</sup>
<b>Industrial Uses</b>				
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1,000 sq. ft.	3.31	0.80	110, 130, 140, 160
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1,000 sq. ft.	3.27	0.80	1,30, 150, 151, 155
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1,000 sq. ft.	2.67	0.80	130, 154, 155, 156, 157
<b>Recreational Uses</b>				
Marina (Including dry storage) per berth	per berth	2.41	0.50	420
Outdoor Commercial Recreation (Golf, Multi-purpose, Sports, Tennis)	per acre	14.32	0.50	432, 488, 491 <sup>3</sup>
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1,000 sq. ft.	20.55	0.50	434, 435, 436, 437, 465, 492, 493 <sup>6</sup>
<b>Office Uses</b>				
Office (Bank, Dental, General, Higher Education, Hospital, Medical, Professional)	per 1,000 sq. ft.	9.74	0.90	710
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	23.22	0.70	640, 650
<b>Commercial Services &amp; Retail Uses</b>				
Local Retail [Non-Chain or Franchisee] <sup>7</sup> (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	18.88	0.40	820
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	37.75	0.40	820
Free-Standing Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	45.20	0.40	812, 813, 814, 815, 816, 820, 840, 841, 843, 848, 849, 850, 854, 857, 862, 869, 875, 881
Furniture or Mattress Store	per 1,000 sq. ft.	6.30	1.00	890
Quick Service Restaurant (Fast Casual or Food / Ghost Kitchen / Container) <sup>8</sup>	per 1,000 sq. ft.	330.70	0.30	930, 933, 934, 935, 937
<b>Additive Fees for Commercial Services &amp; Retail Uses</b>				
Bank Drive-Thru Lane or Free-Standing ATM <sup>9</sup>	per lane / ATM	115.02	0.60	912
Motor Vehicle Quick Lube	per service bay	40.00	0.80	941
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	132.10	0.50	947, 949
Motor Vehicle Charging or Fueling <sup>10</sup>	per charging or fueling position	220.31	0.20	853, 944, 945, 960
Pharmacy Drive-Thru <sup>11</sup>	per lane	89.04	0.40	881
Quick Service Restaurant Drive-Thru Lane <sup>12</sup>	per lane	252.81	0.30	934, 935, 937

<sup>1</sup> The Trip Generation Rates are based on average trip generation rates for all referenced land uses under the ITE Land Use Codes columns.

<sup>2</sup> Residential trip generation rates were converted into trip rates per 1,000 square feet. The first step in the conversion was assigning the following sq. ft. (typical industry standard) by type of unit per the 10th Edition of the ITE Trip Generation Manual: (210) single-family detached (2,275 sq. ft.); (220) one or two story multi-family (1,150); (221) multi-family (925 sq. ft.); (251) senior adult detached (1,500 sq. ft.); (252) senior adult attached (1,000 sq. ft.). The assigned square footage of each unit type was divided by 1,000: (210) single family detached (2,275 / 1,000 = 2.275); (220) one or two story multi-family (1,150 / 1,000 = 1.15); (221) multi-family (925 / 1,000 = 0.925); (251) senior adult detached (1,500 / 1,000 sq. ft. = 1.5); (252) senior adult attached (1000 / 1000 = 1.0). The trip generation rates are based on occupied units per the ITE Trip Generation Manual. To obtain an occupied trip generation rate for single-family, the rate (9.44) was multiplied by 0.986 to account for the 1.4% owner occupied vacancy rate for owner occupied dwellings per the 2019 American Community Survey (ACS) for the City of Port St. Lucie Prepared by the U.S. Census Bureau (Appendix U). To properly account for trips from occupied multi-family units, the trip generation (6.31) for one or two story multi-family was multiplied by 1.17% (1+ ((3.17 - 2.72) / 2.72)) to adjust for the difference between the ITE occupancy rate of 2.72 residents per unit versus the rate of 3.17 residents per rental unit based on the 2019 ACS Survey (Appendix U). To properly account for trips from occupied multi-family units, the trip generation (4.75) for multi-family was multiplied by 1.29% (1+ ((3.17 - 2.46) / 2.46)) to adjust for the difference between the ITE occupancy rate of 2.46 residents per unit versus the rate of 3.17 residents per rental unit based on the 2019 ACS Survey (Appendix U). The following are the calculations for the residential uses, for active adult and multi-family, the net trip generation rate in the table above is the average of the two uses: (210) single-family detached (9.44 x 0.986 = 9.31; 9.31 / 2.275 = 4.09); (220) one or two story multi-family (6.31 x 1.17 = 7.38; 7.38 / 1.15 = 6.42); (221) multi-family (4.75 x 1.29 = 6.13; 6.13 / 0.925 = 6.62); (251) senior adult detached (5.6 / 1.5 = 3.73); (252) senior adult attached (3.44 / 1.0 = 3.4). All percentages and rates are rounded to the 100th place for illustration purposes. Any minor deviation is due to rounding based on calculated percentages versus illustration of rounding to the 100th place.

<sup>3</sup> Converted AM and PM Peak Hour Periods and applied a Peak to Daily Conversion of .1 (10% of daily traffic occurs during peak hours).

<sup>4</sup> Community Recreation Center trip generation divided by 2 passenger per vehicle. The trip generation of a museum was converted from AM and PM peak hour periods and a peak-to-daily conversion factor of 0.1 was applied (10% of daily traffic occurs during peak hours).

<sup>5</sup> Trip generation based on the average of the AM and PM peaks for Private K-12 Schools. Day care divided by 2 to account for vehicle occupancy. The average trip generation for K-12 was then used to calculate the daily rate.

<sup>6</sup> Golf driving range converted to acreage at two tee positions per one acre, Soccer Complex fields converted to acres at ratio of 2 acres per 1 field, Racquet / Tennis Club assume 2 courts plus accessory buildings per acre, Utilized vehicle occupancy of 3 persons per vehicle.

## APPENDIX C

**Table 6.1 Unconstrained Internal Person Trip Capture Rates  
for Trip Origins within a Mixed-Use Development**

		WEEKDAY	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Retail	28%	20%
	To Restaurant	63%	4%
	To Cinema/Entertainment	0%	0%
	To Residential	1%	2%
	To Hotel	0%	0%
From RETAIL	To Office	29%	2%
	To Restaurant	13%	29%
	To Cinema/Entertainment	0%	4%
	To Residential	14%	26%
	To Hotel	0%	5%
From RESTAURANT	To Office	31%	3%
	To Retail	14%	41%
	To Cinema/Entertainment	0%	8%
	To Residential	4%	18%
	To Hotel	3%	7%
From CINEMA/ENTERTAINMENT	To Office	0%	2%
	To Retail	0%	21%
	To Restaurant	0%	31%
	To Residential	0%	8%
	To Hotel	0%	2%
From RESIDENTIAL	To Office	2%	4%
	To Retail	1%	42%
	To Restaurant	20%	21%
	To Cinema/Entertainment	0%	0%
	To Hotel	0%	3%
From HOTEL	To Office	75%	0%
	To Retail	14%	16%
	To Restaurant	9%	68%
	To Cinema/Entertainment	0%	0%
	To Residential	0%	2%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*. Washington, DC: Transportation Research Board, Tables 99 and 100, 2011.

**Table 6.2 Unconstrained Internal Person Trip Capture Rates  
for Trip Destinations within a Mixed-Use Development**

		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Retail	4%	31%
	From Restaurant	14%	30%
	From Cinema/Entertainment	0%	6%
	From Residential	3%	57%
	From Hotel	3%	0%
To RETAIL	From Office	32%	8%
	From Restaurant	8%	50%
	From Cinema/Entertainment	0%	4%
	From Residential	17%	10%
	From Hotel	4%	2%
To RESTAURANT	From Office	23%	2%
	From Retail	50%	29%
	From Cinema/Entertainment	0%	3%
	From Residential	20%	14%
	From Hotel	6%	5%
To CINEMA/ENTERTAINMENT	From Office	0%	1%
	From Retail	0%	26%
	From Restaurant	0%	32%
	From Residential	0%	0%
	From Hotel	0%	0%
To RESIDENTIAL	From Office	0%	4%
	From Retail	2%	46%
	From Restaurant	5%	16%
	From Cinema/Entertainment	0%	4%
	From Hotel	0%	0%
To HOTEL	From Office	0%	0%
	From Retail	0%	17%
	From Restaurant	4%	71%
	From Cinema/Entertainment	0%	1%
	From Residential	0%	12%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*. Washington, DC: Transportation Research Board, Tables 101 and 102, 2011.

APPENDIX D

Starbucks (1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986) 3/9/2022

Time	Maximum Number of Vehicles Waiting		Time	Maximum Number of Vehicles Waiting		Time	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	1	3	8:00 AM	2	2	9:00 AM	0	2
7:01 AM	4	4	8:01 AM	0	2	9:01 AM	1	2
7:02 AM	4	4	8:02 AM	1	3	9:02 AM	1	4
7:03 AM	2	4	8:03 AM	2	2	9:03 AM	1	2
7:04 AM	1	4	8:04 AM	3	4	9:04 AM	0	3
7:05 AM	1	4	8:05 AM	5	4	9:05 AM	1	4
7:06 AM	1	4	8:06 AM	6	4	9:06 AM	2	4
7:07 AM	1	4	8:07 AM	7	4	9:07 AM	2	4
7:08 AM	0	4	8:08 AM	6	3	9:08 AM	3	4
7:09 AM	2	4	8:09 AM	7	4	9:09 AM	2	4
7:10 AM	0	3	8:10 AM	6	4	9:10 AM	3	4
7:11 AM	0	3	8:11 AM	5	4	9:11 AM	4	3
7:12 AM	1	3	8:12 AM	7	4	9:12 AM	4	3
7:13 AM	2	3	8:13 AM	5	4	9:13 AM	4	4
7:14 AM	3	3	8:14 AM	5	3	9:14 AM	2	3
7:15 AM	2	3	8:15 AM	4	4	9:15 AM	3	4
7:16 AM	2	3	8:16 AM	3	3	9:16 AM	3	4
7:17 AM	0	3	8:17 AM	3	4	9:17 AM	3	4
7:18 AM	0	4	8:18 AM	1	3	9:18 AM	4	4
7:19 AM	1	3	8:19 AM	0	2	9:19 AM	5	3
7:20 AM	0	3	8:20 AM	3	2	9:20 AM	4	4
7:21 AM	1	3	8:21 AM	3	2	9:21 AM	3	4
7:22 AM	2	3	8:22 AM	2	1	9:22 AM	5	4
7:23 AM	4	4	8:23 AM	1	3	9:23 AM	5	3
7:24 AM	2	3	8:24 AM	1	2	9:24 AM	4	3
7:25 AM	0	0	8:25 AM	2	2	9:25 AM	4	4
7:26 AM	4	4	8:26 AM	3	3	9:26 AM	3	3
7:27 AM	4	3	8:27 AM	3	3	9:27 AM	3	4
7:28 AM	3	4	8:28 AM	2	4	9:28 AM	5	4
7:29 AM	5	4	8:29 AM	1	3	9:29 AM	4	4
7:30 AM	4	3	8:30 AM	4	3	9:30 AM	5	4
7:31 AM	5	4	8:31 AM	2	3	9:31 AM	6	4
7:32 AM	6	3	8:32 AM	1	4	9:32 AM	5	4
7:33 AM	6	3	8:33 AM	1	3	9:33 AM	4	4
7:34 AM	3	6	8:34 AM	2	3	9:34 AM	4	4
7:35 AM	5	4	8:35 AM	2	5	9:35 AM	3	4
7:36 AM	4	3	8:36 AM	6	4	9:36 AM	3	3
7:37 AM	4	3	8:37 AM	4	2	9:37 AM	1	4
7:38 AM	3	5	8:38 AM	8	2	9:38 AM	3	4
7:39 AM	7	4	8:39 AM	9	2	9:39 AM	4	4
7:40 AM	6	4	8:40 AM	7	4	9:40 AM	4	4
7:41 AM	7	4	8:41 AM	8	3	9:41 AM	6	4
7:42 AM	5	4	8:42 AM	7	2	9:42 AM	4	3
7:43 AM	6	4	8:43 AM	6	2	9:43 AM	5	3
7:44 AM	8	3	8:44 AM	7	3	9:44 AM	4	3
7:45 AM	7	4	8:45 AM	5	3	9:45 AM	4	3
7:46 AM	7	3	8:46 AM	2	3	9:46 AM	3	2
7:47 AM	6	4	8:47 AM	3	3	9:47 AM	4	2
7:48 AM	6	4	8:48 AM	1	3	9:48 AM	3	3
7:49 AM	6	4	8:49 AM	1	2	9:49 AM	4	3
7:50 AM	6	4	8:50 AM	0	4	9:50 AM	5	4
7:51 AM	6	4	8:51 AM	2	4	9:51 AM	4	4
7:52 AM	8	3	8:52 AM	2	3	9:52 AM	3	4
7:53 AM	7	4	8:53 AM	0	2	9:53 AM	3	4
7:54 AM	4	4	8:54 AM	1	4	9:54 AM	3	4
7:55 AM	4	4	8:55 AM	1	2	9:55 AM	3	4
7:56 AM	4	4	8:56 AM	1	1	9:56 AM	3	3
7:57 AM	3	4	8:57 AM	0	1	9:57 AM	3	4
7:58 AM	1	4	8:58 AM	1	1	9:58 AM	4	4
7:59 AM	0	3	8:59 AM	2	1	9:59 AM	4	3

Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting		
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	5	3	11:00 AM	2	4
10:01 AM	5	3	11:01 AM	5	3
10:02 AM	6	3	11:02 AM	5	2
10:03 AM	5	4	11:03 AM	3	3
10:04 AM	4	3	11:04 AM	4	3
10:05 AM	4	4	11:05 AM	4	4
10:06 AM	4	4	11:06 AM	6	3
10:07 AM	5	4	11:07 AM	4	4
10:08 AM	4	4	11:08 AM	4	3
10:09 AM	4	4	11:09 AM	3	4
10:10 AM	5	4	11:10 AM	4	4
10:11 AM	0	4	11:11 AM	3	4
10:12 AM	2	4	11:12 AM	4	4
10:13 AM	1	3	11:13 AM	5	4
10:14 AM	0	3	11:14 AM	6	4
10:15 AM	1	3	11:15 AM	5	4
10:16 AM	2	2	11:16 AM	5	3
10:17 AM	1	3	11:17 AM	6	4
10:18 AM	0	2	11:18 AM	5	2
10:19 AM	0	3	11:19 AM	5	3
10:20 AM	2	3	11:20 AM	5	4
10:21 AM	3	3	11:21 AM	3	3
10:22 AM	3	3	11:22 AM	3	4
10:23 AM	3	3	11:23 AM	3	4
10:24 AM	0	4	11:24 AM	4	3
10:25 AM	1	4	11:25 AM	4	3
10:26 AM	3	3	11:26 AM	6	2
10:27 AM	3	2	11:27 AM	2	4
10:28 AM	2	3	11:28 AM	3	4
10:29 AM	3	2	11:29 AM	4	4
10:30 AM	4	3	11:30 AM	3	3
10:31 AM	4	4	11:31 AM	2	3
10:32 AM	4	3	11:32 AM	3	4
10:33 AM	2	4	11:33 AM	3	4
10:34 AM	1	4	11:34 AM	1	4
10:35 AM	3	4	11:35 AM	2	4
10:36 AM	3	4	11:36 AM	1	3
10:37 AM	2	4	11:37 AM	2	4
10:38 AM	3	3	11:38 AM	3	4
10:39 AM	4	2	11:39 AM	3	3
10:40 AM	4	3	11:40 AM	3	4
10:41 AM	3	3	11:41 AM	3	4
10:42 AM	5	1	11:42 AM	2	4
10:43 AM	5	4	11:43 AM	3	3
10:44 AM	4	3	11:44 AM	2	2
10:45 AM	4	3	11:45 AM	3	2
10:46 AM	3	3	11:46 AM	2	3
10:47 AM	4	4	11:47 AM	1	4
10:48 AM	3	3	11:48 AM	2	4
10:49 AM	2	4	11:49 AM	1	4
10:50 AM	3	3	11:50 AM	2	4
10:51 AM	2	4	11:51 AM	1	4
10:52 AM	4	4	11:52 AM	3	4
10:53 AM	4	4	11:53 AM	2	4
10:54 AM	5	4	11:54 AM	3	4
10:55 AM	4	4	11:55 AM	4	4
10:56 AM	6	3	11:56 AM	3	3
10:57 AM	6	4	11:57 AM	3	4
10:58 AM	5	4	11:58 AM	4	2
10:59 AM	4	4	11:59 AM	3	2

Time	Maximum Number of Vehicles Waiting		Time	Maximum Number of Vehicles Waiting		Time	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	4	1	8:00 AM	6	3	9:00 AM	2	4
7:01 AM	5	0	8:01 AM	7	5	9:01 AM	3	3
7:02 AM	6	0	8:02 AM	3	5	9:02 AM	1	4
7:03 AM	7	1	8:03 AM	4	5	9:03 AM	2	3
7:04 AM	6	1	8:04 AM	3	4	9:04 AM	0	0
7:05 AM	4	0	8:05 AM	4	3	9:05 AM	2	3
7:06 AM	3	1	8:06 AM	3	4	9:06 AM	1	3
7:07 AM	2	2	8:07 AM	4	4	9:07 AM	0	4
7:08 AM	3	2	8:08 AM	3	5	9:08 AM	1	3
7:09 AM	3	2	8:09 AM	2	4	9:09 AM	2	2
7:10 AM	2	3	8:10 AM	3	3	9:10 AM	4	2
7:11 AM	1	4	8:11 AM	2	4	9:11 AM	3	2
7:12 AM	2	3	8:12 AM	3	4	9:12 AM	3	3
7:13 AM	2	3	8:13 AM	2	4	9:13 AM	2	3
7:14 AM	0	3	8:14 AM	2	4	9:14 AM	2	2
7:15 AM	2	3	8:15 AM	1	4	9:15 AM	2	1
7:16 AM	3	3	8:16 AM	1	3	9:16 AM	4	2
7:17 AM	2	2	8:17 AM	0	3	9:17 AM	3	2
7:18 AM	3	2	8:18 AM	1	2	9:18 AM	3	3
7:19 AM	3	2	8:19 AM	2	3	9:19 AM	4	3
7:20 AM	3	1	8:20 AM	2	2	9:20 AM	6	2
7:21 AM	4	3	8:21 AM	4	4	9:21 AM	7	2
7:22 AM	4	4	8:22 AM	4	3	9:22 AM	6	3
7:23 AM	4	4	8:23 AM	4	4	9:23 AM	4	4
7:24 AM	5	3	8:24 AM	6	4	9:24 AM	3	5
7:25 AM	6	3	8:25 AM	7	4	9:25 AM	3	4
7:26 AM	7	3	8:26 AM	6	3	9:26 AM	4	3
7:27 AM	8	3	8:27 AM	7	3	9:27 AM	4	4
7:28 AM	3	4	8:28 AM	8	3	9:28 AM	4	3
7:29 AM	4	4	8:29 AM	9	2	9:29 AM	6	2
7:30 AM	5	4	8:30 AM	8	2	9:30 AM	3	2
7:31 AM	8	4	8:31 AM	6	1	9:31 AM	2	2
7:32 AM	5	4	8:32 AM	8	1	9:32 AM	1	3
7:33 AM	5	4	8:33 AM	8	1	9:33 AM	1	2
7:34 AM	6	4	8:34 AM	5	2	9:34 AM	0	3
7:35 AM	6	4	8:35 AM	4	3	9:35 AM	1	2
7:36 AM	5	4	8:36 AM	2	4	9:36 AM	2	2
7:37 AM	0	5	8:37 AM	1	4	9:37 AM	2	2
7:38 AM	0	5	8:38 AM	2	3	9:38 AM	1	2
7:39 AM	5	5	8:39 AM	1	3	9:39 AM	1	3
7:40 AM	7	5	8:40 AM	1	4	9:40 AM	1	4
7:41 AM	6	4	8:41 AM	3	4	9:41 AM	1	2
7:42 AM	6	5	8:42 AM	2	3	9:42 AM	1	2
7:43 AM	6	5	8:43 AM	4	4	9:43 AM	0	3
7:44 AM	7	4	8:44 AM	5	3	9:44 AM	0	3
7:45 AM	6	4	8:45 AM	4	3	9:45 AM	1	3
7:46 AM	6	2	8:46 AM	4	4	9:46 AM	1	3
7:47 AM	7	3	8:47 AM	6	2	9:47 AM	2	2
7:48 AM	8	5	8:48 AM	5	2	9:48 AM	2	3
7:49 AM	9	3	8:49 AM	3	3	9:49 AM	1	4
7:50 AM	7	2	8:50 AM	4	4	9:50 AM	4	3
7:51 AM	4	1	8:51 AM	5	2	9:51 AM	2	4
7:52 AM	5	2	8:52 AM	5	1	9:52 AM	1	4
7:53 AM	6	4	8:53 AM	3	2	9:53 AM	3	3
7:54 AM	7	5	8:54 AM	2	2	9:54 AM	3	2
7:55 AM	8	3	8:55 AM	3	1	9:55 AM	4	1
7:56 AM	4	4	8:56 AM	2	3	9:56 AM	3	1
7:57 AM	0	4	8:57 AM	0	4	9:57 AM	2	2
7:58 AM	5	4	8:58 AM	1	5	9:58 AM	1	3
7:59 AM	6	5	8:59 AM	3	3	9:59 AM	2	1

Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting		
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	1	1	11:00 AM	2	1
10:01 AM	0	2	11:01 AM	2	2
10:02 AM	2	0	11:02 AM	3	1
10:03 AM	1	1	11:03 AM	2	1
10:04 AM	4	1	11:04 AM	0	1
10:05 AM	2	2	11:05 AM	1	0
10:06 AM	3	2	11:06 AM	1	1
10:07 AM	2	2	11:07 AM	2	1
10:08 AM	3	2	11:08 AM	1	2
10:09 AM	3	2	11:09 AM	1	1
10:10 AM	3	2	11:10 AM	0	1
10:11 AM	2	2	11:11 AM	0	1
10:12 AM	1	2	11:12 AM	0	0
10:13 AM	0	2	11:13 AM	1	1
10:14 AM	2	1	11:14 AM	0	0
10:15 AM	3	2	11:15 AM	0	0
10:16 AM	3	2	11:16 AM	0	0
10:17 AM	4	2	11:17 AM	1	1
10:18 AM	3	3	11:18 AM	0	0
10:19 AM	4	2	11:19 AM	1	0
10:20 AM	3	2	11:20 AM	1	1
10:21 AM	2	3	11:21 AM	0	2
10:22 AM	3	3	11:22 AM	0	0
10:23 AM	2	1	11:23 AM	0	0
10:24 AM	1	1	11:24 AM	0	0
10:25 AM	0	1	11:25 AM	1	1
10:26 AM	0	2	11:26 AM	0	1
10:27 AM	1	0	11:27 AM	1	0
10:28 AM	0	1	11:28 AM	0	0
10:29 AM	1	1	11:29 AM	2	0
10:30 AM	0	1	11:30 AM	0	1
10:31 AM	1	1	11:31 AM	0	2
10:32 AM	0	2	11:32 AM	0	0
10:33 AM	1	0	11:33 AM	0	0
10:34 AM	1	1	11:34 AM	0	0
10:35 AM	0	1	11:35 AM	1	1
10:36 AM	1	0	11:36 AM	0	2
10:37 AM	0	0	11:37 AM	1	0
10:38 AM	0	0	11:38 AM	1	3
10:39 AM	0	0	11:39 AM	0	2
10:40 AM	1	1	11:40 AM	0	1
10:41 AM	1	1	11:41 AM	0	0
10:42 AM	1	1	11:42 AM	0	0
10:43 AM	0	0	11:43 AM	0	0
10:44 AM	0	0	11:44 AM	0	0
10:45 AM	1	0	11:45 AM	0	0
10:46 AM	1	2	11:46 AM	2	1
10:47 AM	1	2	11:47 AM	1	0
10:48 AM	0	2	11:48 AM	1	1
10:49 AM	0	0	11:49 AM	1	1
10:50 AM	0	0	11:50 AM	1	0
10:51 AM	1	0	11:51 AM	0	1
10:52 AM	0	0	11:52 AM	1	1
10:53 AM	0	0	11:53 AM	1	2
10:54 AM	1	1	11:54 AM	0	2
10:55 AM	0	0	11:55 AM	1	2
10:56 AM	0	0	11:56 AM	2	1
10:57 AM	0	0	11:57 AM	1	1
10:58 AM	1	0	11:58 AM	0	0
10:59 AM	3	0	11:59 AM	0	0

QUEUE LENGTH COUNTS FROM THE MENU (ORDERING BOARD)

3/9/2022 Starbucks

3/11/2022 Dunkin Donuts (1401)

Starting at the  
Menu Board

Starting at the  
Menu Board

1	99.7%	8:39 AM	9	7:49 AM	9
2	99.3%	7:44 AM	8	8:29 AM	9
3	99.0%	7:52 AM	8	7:27 AM	8
4	98.7%	8:38 AM	8	7:31 AM	8
5	98.3%	8:41 AM	8	7:48 AM	8
6	98.0%	7:39 AM	7	7:55 AM	8
7	97.7%	7:41 AM	7	8:28 AM	8
8	97.3%	7:45 AM	7	8:30 AM	8
9	97.0%	7:46 AM	7	8:32 AM	8
10	96.7%	7:53 AM	7	8:33 AM	8
11	96.3%	8:07 AM	7	7:03 AM	7
12	96.0%	8:09 AM	7	7:26 AM	7
13	95.7%	8:12 AM	7	7:40 AM	7
14	95.3%	8:40 AM	7	7:44 AM	7
15	95.0%	8:42 AM	7	7:47 AM	7
16	94.7%	8:44 AM	7	7:50 AM	7
17	94.3%	7:32 AM	6	7:54 AM	7
18	94.0%	7:33 AM	6	8:01 AM	7
19	93.7%	7:40 AM	6	8:25 AM	7
20	93.3%	7:43 AM	6	8:27 AM	7
21	93.0%	7:47 AM	6	9:21 AM	7
22	92.7%	7:48 AM	6	7:02 AM	6
23	92.3%	7:49 AM	6	7:04 AM	6
24	92.0%	7:50 AM	6	7:25 AM	6
25	91.7%	7:51 AM	6	7:34 AM	6
26	91.3%	8:06 AM	6	7:35 AM	6
27	91.0%	8:08 AM	6	7:41 AM	6
28	90.7%	8:10 AM	6	7:42 AM	6
29	90.3%	8:36 AM	6	7:43 AM	6
30	90.0%	8:43 AM	6	7:45 AM	6
31	89.7%	9:31 AM	6	7:46 AM	6
32	89.3%	9:41 AM	6	7:53 AM	6
33	89.0%	10:02 AM	6	7:59 AM	6
34	88.7%	10:56 AM	6	8:00 AM	6
35	88.3%	10:57 AM	6	8:24 AM	6
36	88.0%	11:06 AM	6	8:26 AM	6
37	87.7%	11:14 AM	6	8:31 AM	6
38	87.3%	11:17 AM	6	8:47 AM	6
39	87.0%	11:26 AM	6	9:20 AM	6
40	86.7%	7:29 AM	5	9:22 AM	6
41	86.3%	7:31 AM	5	9:29 AM	6
42	86.0%	7:35 AM	5	7:01 AM	5
43	85.7%	7:42 AM	5	7:24 AM	5
44	85.3%	8:05 AM	5	7:30 AM	5
45	85.0%	8:11 AM	5	7:32 AM	5
46	84.7%	8:13 AM	5	7:33 AM	5
47	84.3%	8:14 AM	5	7:36 AM	5
48	84.0%	8:45 AM	5	7:39 AM	5
49	83.7%	9:19 AM	5	7:52 AM	5
50	83.3%	9:22 AM	5	7:58 AM	5
51	83.0%	9:23 AM	5	8:34 AM	5
52	82.7%	9:28 AM	5	8:44 AM	5
53	82.3%	9:30 AM	5	8:48 AM	5
54	82.0%	9:32 AM	5	8:51 AM	5
55	81.7%	9:43 AM	5	8:52 AM	5
56	81.3%	9:50 AM	5	7:00 AM	4
57	81.0%	10:00 AM	5	7:05 AM	4
58	80.7%	10:01 AM	5	7:21 AM	4
59	80.3%	10:03 AM	5	7:22 AM	4
60	80.0%	10:07 AM	5	7:23 AM	4
61	79.7%	10:10 AM	5	7:29 AM	4
62	79.3%	10:42 AM	5	7:51 AM	4
63	79.0%	10:43 AM	5	7:56 AM	4
64	78.7%	10:54 AM	5	8:03 AM	4
65	78.3%	10:58 AM	5	8:05 AM	4
66	78.0%	11:01 AM	5	8:07 AM	4
67	77.7%	11:02 AM	5	8:21 AM	4
68	77.3%	11:13 AM	5	8:22 AM	4
69	77.0%	11:15 AM	5	8:23 AM	4
70	76.7%	11:16 AM	5	8:35 AM	4
71	76.3%	11:18 AM	5	8:43 AM	4
72	76.0%	11:19 AM	5	8:45 AM	4
73	75.7%	11:20 AM	5	8:46 AM	4
74	75.3%	7:01 AM	4	8:50 AM	4
75	75.0%	7:02 AM	4	9:10 AM	4
76	74.7%	7:23 AM	4	9:16 AM	4
77	74.3%	7:26 AM	4	9:19 AM	4
78	74.0%	7:27 AM	4	9:23 AM	4
79	73.7%	7:30 AM	4	9:26 AM	4

3/9/2022 Starbucks

Starting at the Menu Board

80	73.3%	7:36 AM	4
81	73.0%	7:37 AM	4
82	72.7%	7:54 AM	4
83	72.3%	7:55 AM	4
84	72.0%	7:56 AM	4
85	71.7%	8:15 AM	4
86	71.3%	8:30 AM	4
87	71.0%	8:37 AM	4
88	70.7%	9:11 AM	4
89	70.3%	9:12 AM	4
90	70.0%	9:13 AM	4
91	69.7%	9:18 AM	4
92	69.3%	9:20 AM	4
93	69.0%	9:24 AM	4
94	68.7%	9:25 AM	4
95	68.3%	9:29 AM	4
96	68.0%	9:33 AM	4
97	67.7%	9:34 AM	4
98	67.3%	9:39 AM	4
99	67.0%	9:40 AM	4
100	66.7%	9:42 AM	4
101	66.3%	9:44 AM	4
102	66.0%	9:45 AM	4
103	65.7%	9:47 AM	4
104	65.3%	9:49 AM	4
105	65.0%	9:51 AM	4
106	64.7%	9:58 AM	4
107	64.3%	9:59 AM	4
108	64.0%	10:04 AM	4
109	63.7%	10:05 AM	4
110	63.3%	10:06 AM	4
111	63.0%	10:08 AM	4
112	62.7%	10:09 AM	4
113	62.3%	10:30 AM	4
114	62.0%	10:31 AM	4
115	61.7%	10:32 AM	4
116	61.3%	10:39 AM	4
117	61.0%	10:40 AM	4
118	60.7%	10:44 AM	4
119	60.3%	10:45 AM	4
120	60.0%	10:47 AM	4
121	59.7%	10:52 AM	4
122	59.3%	10:53 AM	4
123	59.0%	10:55 AM	4
124	58.7%	10:59 AM	4
125	58.3%	11:04 AM	4
126	58.0%	11:05 AM	4
127	57.7%	11:07 AM	4
128	57.3%	11:08 AM	4
129	57.0%	11:10 AM	4
130	56.7%	11:12 AM	4
131	56.3%	11:24 AM	4
132	56.0%	11:25 AM	4
133	55.7%	11:29 AM	4
134	55.3%	11:55 AM	4
135	55.0%	11:58 AM	4
136	54.7%	7:14 AM	3
137	54.3%	7:28 AM	3
138	54.0%	7:34 AM	3
139	53.7%	7:38 AM	3
140	53.3%	7:57 AM	3
141	53.0%	8:04 AM	3
142	52.7%	8:16 AM	3
143	52.3%	8:17 AM	3
144	52.0%	8:20 AM	3
145	51.7%	8:21 AM	3
146	51.3%	8:26 AM	3
147	51.0%	8:27 AM	3
148	50.7%	8:47 AM	3
149	50.3%	9:08 AM	3
150	50.0%	9:10 AM	3
151	49.7%	9:15 AM	3
152	49.3%	9:16 AM	3
153	49.0%	9:17 AM	3
154	48.7%	9:21 AM	3
155	48.3%	9:26 AM	3
156	48.0%	9:27 AM	3
157	47.7%	9:35 AM	3
158	47.3%	9:36 AM	3
159	47.0%	9:38 AM	3

3/11/2022 Dunkin Donuts (1401)

Starting at the Menu Board

9:27 AM	4
9:28 AM	4
9:50 AM	4
9:55 AM	4
10:04 AM	4
10:17 AM	4
10:19 AM	4
7:06 AM	3
7:08 AM	3
7:09 AM	3
7:16 AM	3
7:18 AM	3
7:19 AM	3
7:20 AM	3
7:28 AM	3
8:02 AM	3
8:04 AM	3
8:06 AM	3
8:08 AM	3
8:10 AM	3
8:12 AM	3
8:41 AM	3
8:49 AM	3
8:53 AM	3
8:55 AM	3
8:59 AM	3
9:01 AM	3
9:11 AM	3
9:12 AM	3
9:17 AM	3
9:18 AM	3
9:24 AM	3
9:25 AM	3
9:30 AM	3
9:53 AM	3
9:54 AM	3
9:56 AM	3
10:06 AM	3
10:08 AM	3
10:09 AM	3
10:10 AM	3
10:15 AM	3
10:16 AM	3
10:18 AM	3
10:20 AM	3
10:22 AM	3
10:59 AM	3
11:02 AM	3
7:07 AM	2
7:10 AM	2
7:12 AM	2
7:13 AM	2
7:15 AM	2
7:17 AM	2
8:09 AM	2
8:11 AM	2
8:13 AM	2
8:14 AM	2
8:19 AM	2
8:20 AM	2
8:36 AM	2
8:38 AM	2
8:42 AM	2
8:54 AM	2
8:56 AM	2
9:00 AM	2
9:03 AM	2
9:05 AM	2
9:09 AM	2
9:13 AM	2
9:14 AM	2
9:15 AM	2
9:31 AM	2
9:36 AM	2
9:37 AM	2
9:47 AM	2
9:48 AM	2
9:51 AM	2
9:57 AM	2
9:59 AM	2

3/9/2022 Starbucks

Starting at the Menu Board

160	46.7%	9:46 AM	3
161	46.3%	9:48 AM	3
162	46.0%	9:52 AM	3
163	45.7%	9:53 AM	3
164	45.3%	9:54 AM	3
165	45.0%	9:55 AM	3
166	44.7%	9:56 AM	3
167	44.3%	9:57 AM	3
168	44.0%	10:21 AM	3
169	43.7%	10:22 AM	3
170	43.3%	10:23 AM	3
171	43.0%	10:26 AM	3
172	42.7%	10:27 AM	3
173	42.3%	10:29 AM	3
174	42.0%	10:35 AM	3
175	41.7%	10:36 AM	3
176	41.3%	10:38 AM	3
177	41.0%	10:41 AM	3
178	40.7%	10:46 AM	3
179	40.3%	10:48 AM	3
180	40.0%	10:50 AM	3
181	39.7%	11:03 AM	3
182	39.3%	11:09 AM	3
183	39.0%	11:11 AM	3
184	38.7%	11:21 AM	3
185	38.3%	11:22 AM	3
186	38.0%	11:23 AM	3
187	37.7%	11:28 AM	3
188	37.3%	11:30 AM	3
189	37.0%	11:32 AM	3
190	36.7%	11:33 AM	3
191	36.3%	11:38 AM	3
192	36.0%	11:39 AM	3
193	35.7%	11:40 AM	3
194	35.3%	11:41 AM	3
195	35.0%	11:43 AM	3
196	34.7%	11:45 AM	3
197	34.3%	11:52 AM	3
198	34.0%	11:54 AM	3
199	33.7%	11:56 AM	3
200	33.3%	11:57 AM	3
201	33.0%	11:59 AM	3
202	32.7%	7:03 AM	2
203	32.3%	7:09 AM	2
204	32.0%	7:13 AM	2
205	31.7%	7:15 AM	2
206	31.3%	7:16 AM	2
207	31.0%	7:22 AM	2
208	30.7%	7:24 AM	2
209	30.3%	8:00 AM	2
210	30.0%	8:03 AM	2
211	29.7%	8:22 AM	2
212	29.3%	8:25 AM	2
213	29.0%	8:28 AM	2
214	28.7%	8:31 AM	2
215	28.3%	8:34 AM	2
216	28.0%	8:35 AM	2
217	27.7%	8:46 AM	2
218	27.3%	8:51 AM	2
219	27.0%	8:52 AM	2
220	26.7%	8:59 AM	2
221	26.3%	9:06 AM	2
222	26.0%	9:07 AM	2
223	25.7%	9:09 AM	2
224	25.3%	9:14 AM	2
225	25.0%	10:12 AM	2
226	24.7%	10:16 AM	2
227	24.3%	10:20 AM	2
228	24.0%	10:28 AM	2
229	23.7%	10:33 AM	2
230	23.3%	10:37 AM	2
231	23.0%	10:49 AM	2
232	22.7%	10:51 AM	2
233	22.3%	11:00 AM	2
234	22.0%	11:27 AM	2
235	21.7%	11:31 AM	2
236	21.3%	11:35 AM	2
237	21.0%	11:37 AM	2
238	20.7%	11:42 AM	2
239	20.3%	11:44 AM	2

3/11/2022 Dunkin Donuts (1401)

Starting at the Menu Board

10:02 AM	2
10:05 AM	2
10:07 AM	2
10:11 AM	2
10:14 AM	2
10:21 AM	2
10:23 AM	2
11:00 AM	2
11:01 AM	2
11:03 AM	2
11:07 AM	2
11:29 AM	2
11:46 AM	2
11:56 AM	2
7:11 AM	1
8:15 AM	1
8:16 AM	1
8:18 AM	1
8:37 AM	1
8:39 AM	1
8:40 AM	1
8:58 AM	1
9:02 AM	1
9:06 AM	1
9:08 AM	1
9:32 AM	1
9:33 AM	1
9:35 AM	1
9:38 AM	1
9:39 AM	1
9:40 AM	1
9:41 AM	1
9:42 AM	1
9:45 AM	1
9:46 AM	1
9:49 AM	1
9:52 AM	1
9:58 AM	1
10:00 AM	1
10:03 AM	1
10:12 AM	1
10:24 AM	1
10:27 AM	1
10:29 AM	1
10:31 AM	1
10:33 AM	1
10:34 AM	1
10:36 AM	1
10:40 AM	1
10:41 AM	1
10:42 AM	1
10:45 AM	1
10:46 AM	1
10:47 AM	1
10:51 AM	1
10:54 AM	1
10:58 AM	1
11:05 AM	1
11:06 AM	1
11:08 AM	1
11:09 AM	1
11:13 AM	1
11:17 AM	1
11:19 AM	1
11:20 AM	1
11:25 AM	1
11:27 AM	1
11:35 AM	1
11:37 AM	1
11:38 AM	1
11:47 AM	1
11:48 AM	1
11:49 AM	1
11:50 AM	1
11:52 AM	1
11:53 AM	1
11:55 AM	1
11:57 AM	1
7:14 AM	0
7:37 AM	0

3/9/2022 Starbucks

Starting at the Menu Board

240	20.0%	11:46 AM	2
241	19.7%	11:48 AM	2
242	19.3%	11:50 AM	2
243	19.0%	11:53 AM	2
244	18.7%	7:00 AM	1
245	18.3%	7:04 AM	1
246	18.0%	7:05 AM	1
247	17.7%	7:06 AM	1
248	17.3%	7:07 AM	1
249	17.0%	7:12 AM	1
250	16.7%	7:19 AM	1
251	16.3%	7:21 AM	1
252	16.0%	7:58 AM	1
253	15.7%	8:02 AM	1
254	15.3%	8:18 AM	1
255	15.0%	8:23 AM	1
256	14.7%	8:24 AM	1
257	14.3%	8:29 AM	1
258	14.0%	8:32 AM	1
259	13.7%	8:33 AM	1
260	13.3%	8:48 AM	1
261	13.0%	8:49 AM	1
262	12.7%	8:54 AM	1
263	12.3%	8:55 AM	1
264	12.0%	8:56 AM	1
265	11.7%	8:58 AM	1
266	11.3%	9:01 AM	1
267	11.0%	9:02 AM	1
268	10.7%	9:03 AM	1
269	10.3%	9:05 AM	1
270	10.0%	9:37 AM	1
271	9.7%	10:13 AM	1
272	9.3%	10:15 AM	1
273	9.0%	10:17 AM	1
274	8.7%	10:25 AM	1
275	8.3%	10:34 AM	1
276	8.0%	11:34 AM	1
277	7.7%	11:36 AM	1
278	7.3%	11:47 AM	1
279	7.0%	11:49 AM	1
280	6.7%	11:51 AM	1
281	6.3%	7:08 AM	0
282	6.0%	7:10 AM	0
283	5.7%	7:11 AM	0
284	5.3%	7:17 AM	0
285	5.0%	7:18 AM	0
286	4.7%	7:20 AM	0
287	4.3%	7:25 AM	0
288	4.0%	7:59 AM	0
289	3.7%	8:01 AM	0
290	3.3%	8:19 AM	0
291	3.0%	8:50 AM	0
292	2.7%	8:53 AM	0
293	2.3%	8:57 AM	0
294	2.0%	9:00 AM	0
295	1.7%	9:04 AM	0
296	1.3%	10:11 AM	0
297	1.0%	10:14 AM	0
298	0.7%	10:18 AM	0
299	0.3%	10:19 AM	0
300	0.0%	10:24 AM	0

Average Maximum Back of Queue

Peak 60 mins	6.02
Peak Hour	4.75
Observation Period	3.31

3/11/2022 Dunkin Donuts (1401)

Starting at the Menu Board

7:38 AM	0
7:57 AM	0
8:17 AM	0
8:57 AM	0
9:04 AM	0
9:07 AM	0
9:34 AM	0
9:43 AM	0
9:44 AM	0
10:01 AM	0
10:13 AM	0
10:25 AM	0
10:26 AM	0
10:28 AM	0
10:30 AM	0
10:32 AM	0
10:35 AM	0
10:37 AM	0
10:38 AM	0
10:39 AM	0
10:43 AM	0
10:44 AM	0
10:48 AM	0
10:49 AM	0
10:50 AM	0
10:52 AM	0
10:53 AM	0
10:55 AM	0
10:56 AM	0
10:57 AM	0
11:04 AM	0
11:10 AM	0
11:11 AM	0
11:12 AM	0
11:14 AM	0
11:15 AM	0
11:16 AM	0
11:18 AM	0
11:21 AM	0
11:22 AM	0
11:23 AM	0
11:24 AM	0
11:26 AM	0
11:28 AM	0
11:30 AM	0
11:31 AM	0
11:32 AM	0
11:33 AM	0
11:34 AM	0
11:36 AM	0
11:39 AM	0
11:40 AM	0
11:41 AM	0
11:42 AM	0
11:43 AM	0
11:44 AM	0
11:45 AM	0
11:51 AM	0
11:54 AM	0
11:58 AM	0
11:59 AM	0

Average Maximum Back of Queue

Peak 60 mins	6.15
Peak Hour	4.37
Observation Period	2.51





**Property Identification**

Site Address: SAVONA BLVD  
 Sec/Town/Range: 25/37S/39E  
 Parcel ID: 3420-590-0008-000-9  
 Jurisdiction: Port Saint Lucie

Use Type: 1000  
 Account #: 68456  
 Map ID: 43/25S  
 Zoning: General Co

**Ownership**

Savona Blvd, LLC  
 625 N Flagler DR Ste 605  
 West Palm Beach, FL 33401-4025

**Legal Description**

PORT ST LUCIE-SEC 19- TRACT H (3.45 AC) (MAP 43/25S)

**Current Values**

Just/Market Value: \$338,100  
 Assessed Value: \$338,100  
 Exemptions: \$0  
 Taxable Value: \$338,100



**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**

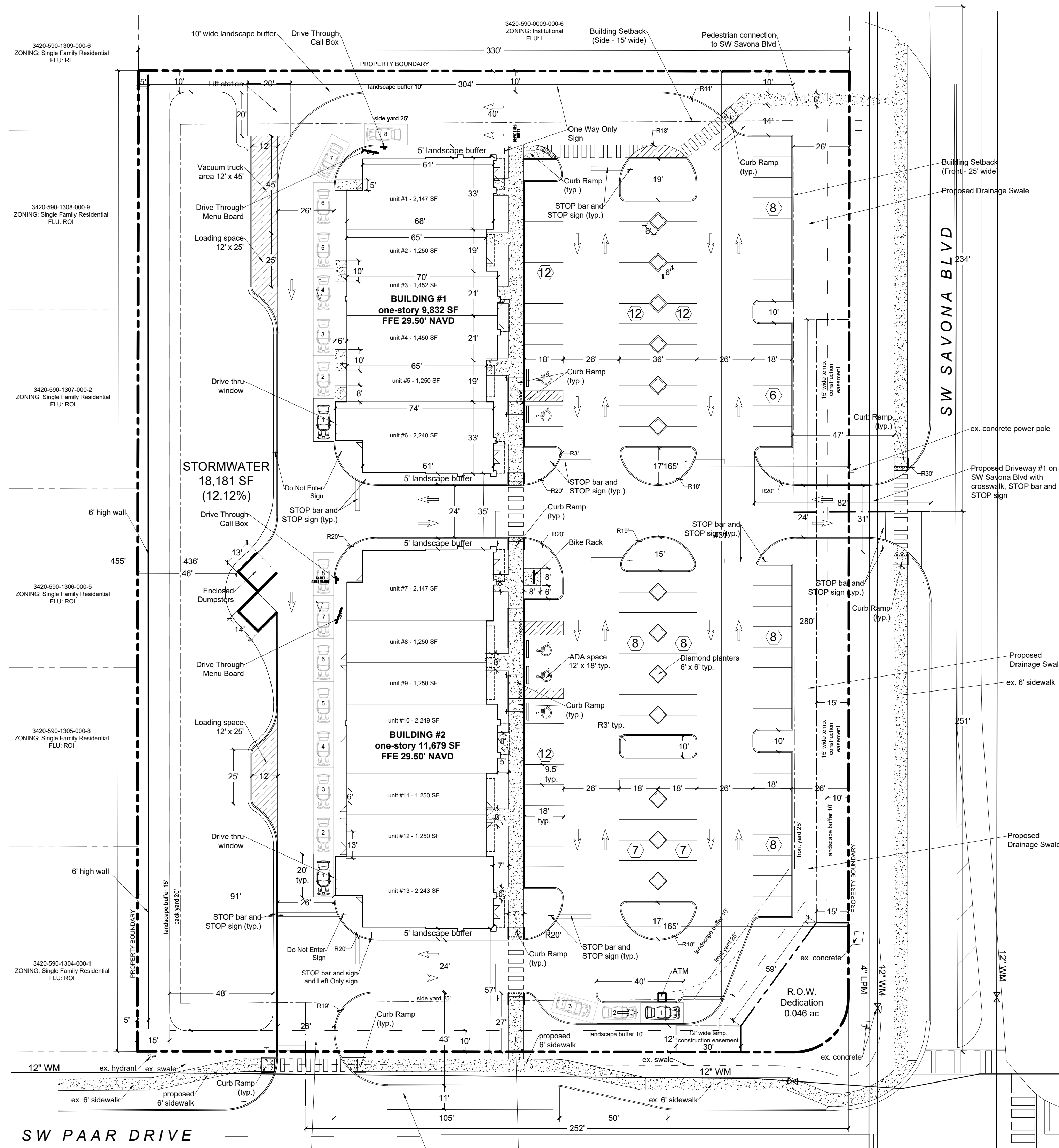
Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 3.45  
 Land Size (SF): 150,282

**Building Design Wind Speed**

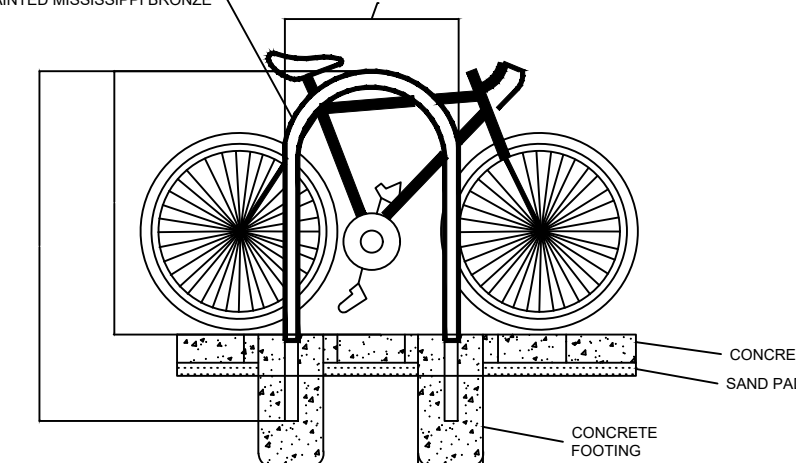
Occupancy Category	I	II	III
Speed	140	150	160

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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BUILDING #1 (9,790 SF) FFE 29.50' NAVD		BUILDING #2 (11,640 SF) FFE 29.50' NAVD	
Unit #1	2,147 SF	Unit #7	2,147 SF
Unit #2	1,250 SF	Unit #8	1,250 SF
Unit #3	1,452 SF	Unit #9	1,250 SF
Unit #4	1,450 SF	Unit #10	2,249 SF
Unit #5	1,250 SF	Unit #11	1,250 SF
Unit #6	2,240 SF	Unit #12	1,250 SF
		Unit #13	2,243 SF



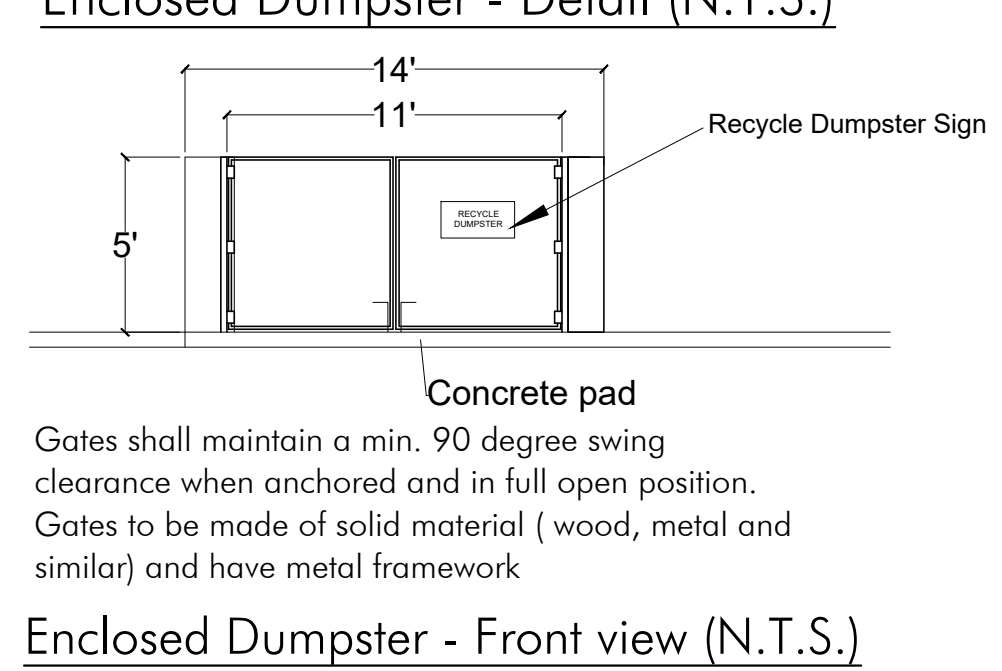
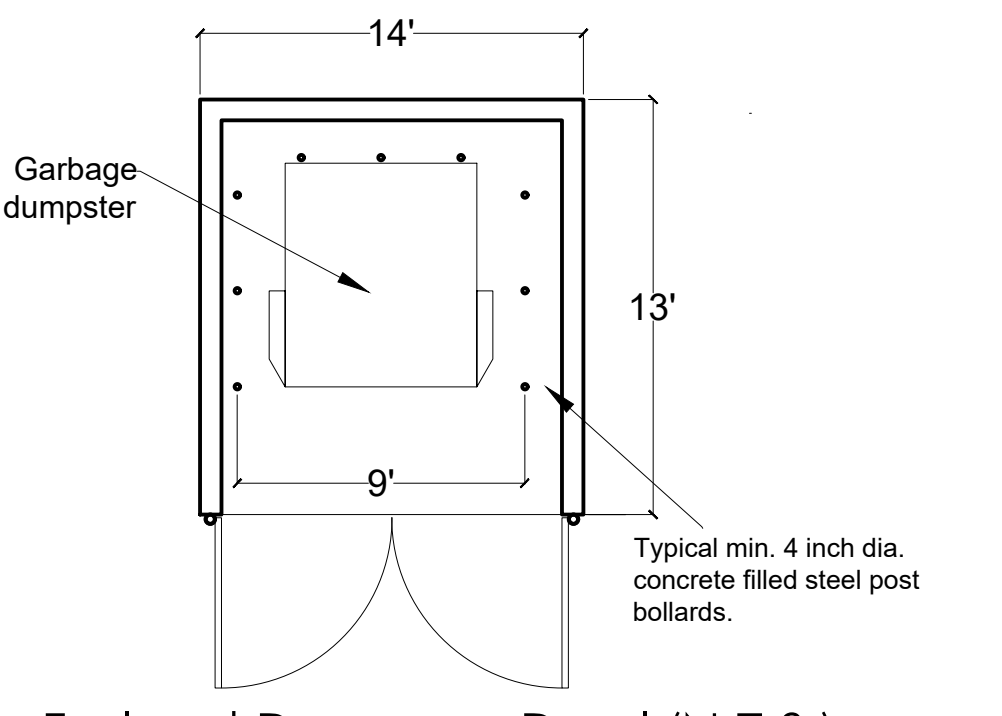
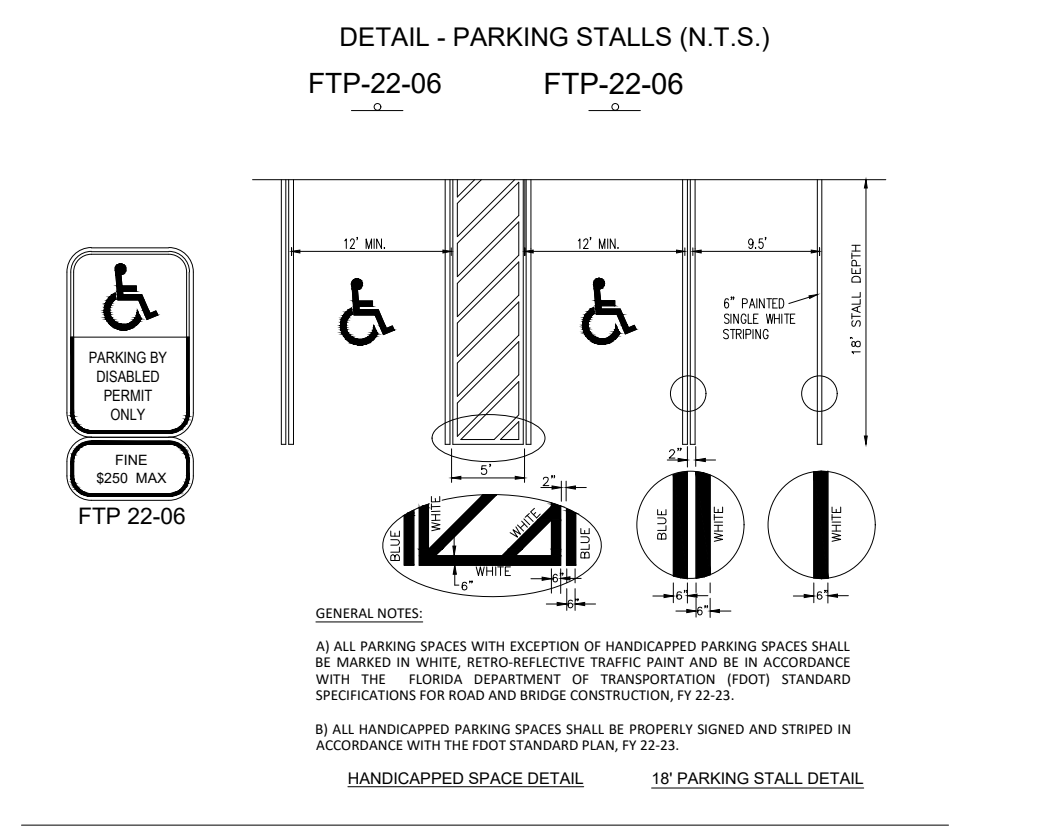
- LEGEND**
- Project property line
  - R.O.W. Dedication
  - Temporary Construction Easement
  - Property line
  - Landscape strip
  - Building setback
  - Driveway centerline
  - Concrete
  - ADA ramp with tactile surface
  - Bike rack (8'x8' pad - 6 bikes)

**Drainage Statement**  
 The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inspections).

**Water/Sewer Statement**  
 The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) water mains located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savona. All construction to be in accordance with PSLUSD details and specifications.

**Traffic Statement**  
 The proposed project consists of 21,600 sf of Retail/Office Use. Per ITE TripGen (11th edition), the closest use appears to be Code 822 (Strip Retail Plaza <40K). The following is a summary of the anticipated traffic;  
 Average Daily Trips (ADT) = 1,176 Trips (Average Rate - 588 inbound/588 outbound)  
 PM Peak Hour Trips = 286 Trips (154 inbound/132 outbound)  
 AM Peak Hour Trips = 164 Trips (82 inbound/82 outbound)

These trips are distributed via the two proposed driveway connections to Parr and Savona.



LOCATION (N.T.S.)

**SITE DATA**

<b>1. PROJECT NAME:</b>	Savona Plaza	
<b>2. PARCEL ID:</b>	3420-590-0008-000-9	
<b>3. ADDRESS:</b>	Savona Blvd	
<b>4. SECTION / TOWNSHIP / RANGE</b>	S25 / T37S / R39E	
<b>5. APPLICANT</b>	RedtailDG 100 S. 2nd Street Fort Pierce, FL 34950	
<b>6. OWNER:</b>	Savona Blvd, LLC 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025	
<b>7. ZONING:</b>	General Commercial	
<b>8. FUTURE LAND USE:</b>	CG	
<b>9. FLOOD ZONE:</b>	X	
<b>10. GROSS PROJECT SIZE:</b>	150,008 SF (3.444 ac)	
<b>11. ZONING REQUIREMENTS</b>	<b>PER ZONING</b>	<b>PROPOSED</b>
<b>LOT SIZE</b>	20,000 SF	150,008 SF
<b>Min. Lot Area</b>	100'	335'
<b>Min. Lot Width</b>		
<b>BUILDING</b>		
<b>Max. Building Coverage</b>	40 %	17.38 %
<b>Max. Building Height</b>	35'	28'-7"
<b>YARDS</b>		
<b>Min. Front Yard:</b>	25'	165'
<b>Min. Rear Yard:</b>	20'	46'
<b>Min. Side Yard:</b>	10'	40'
<b>Min. Side Yard (at corner)</b>	25'	57'
<b>12. PARKING</b>		
<b>REQUIRED (1 per 200 sf)</b>	108 spaces	
<b>PROVIDED (9.5' x 18')</b>	108 spaces	
<b>Handicapped Spaces Required (101-150 total):</b>	5 spaces	
<b>Handicapped Spaces Provided (12' x 18')</b>	5 spaces	
<b>13. SITE COVERAGE</b>		
<b>IMPERVIOUS</b>		
<b>Buildings</b>	0.492 ac	21,430 SF 22.70 %
<b>Paving</b>	1.581 ac	68,888 SF 72.98 %
<b>Sidewalk</b>	0.094 ac	4,081 SF 4.32 %
<b>TOTALS</b>		
<b>Total Impervious</b>	2.167 ac	94,399 SF 62.93 %
<b>Total Pervious</b>	1.230 ac	53,586 SF 35.72 %
<b>ROW Dedication</b>	0.046 ac	2,023 SF 1.35 %
<b>Total Site Area</b>	3.444 ac	150,008 SF 100.00 %

**ENGINEER:**  
 Stephen Cooper, P.E. & Associates, Inc.  
 7450 South Federal Highway  
 Port St. Lucie, Florida 34952

**LANDSCAPE ARCHITECT:**  
 George Botner, PLA, AICP, Landscape Architects and Planners  
 4320 SE Cove Lake Circle  
 Suite 104  
 Stuart, FL 34997



**PLANNER**  
 REDTAIL DESIGN GROUP  
 C/O TOD MOWERY, AICP  
 100 S. 2ND STREET, UNIT 209  
 FORT PIERCE, FLORIDA 34950  
 772.742.1555



DESIGNED BY: VP  
 DRAWN BY: DATE  
 SCALE: 1" = 30'  
 DATE: 08/12/2025

REVISION COMMENTS

**SAVONA PLAZA**  
**SITE PLAN**  
 Florida  
 Port St. Lucie

PSLUSD # 5385  
 PSL Project Number: P25-002

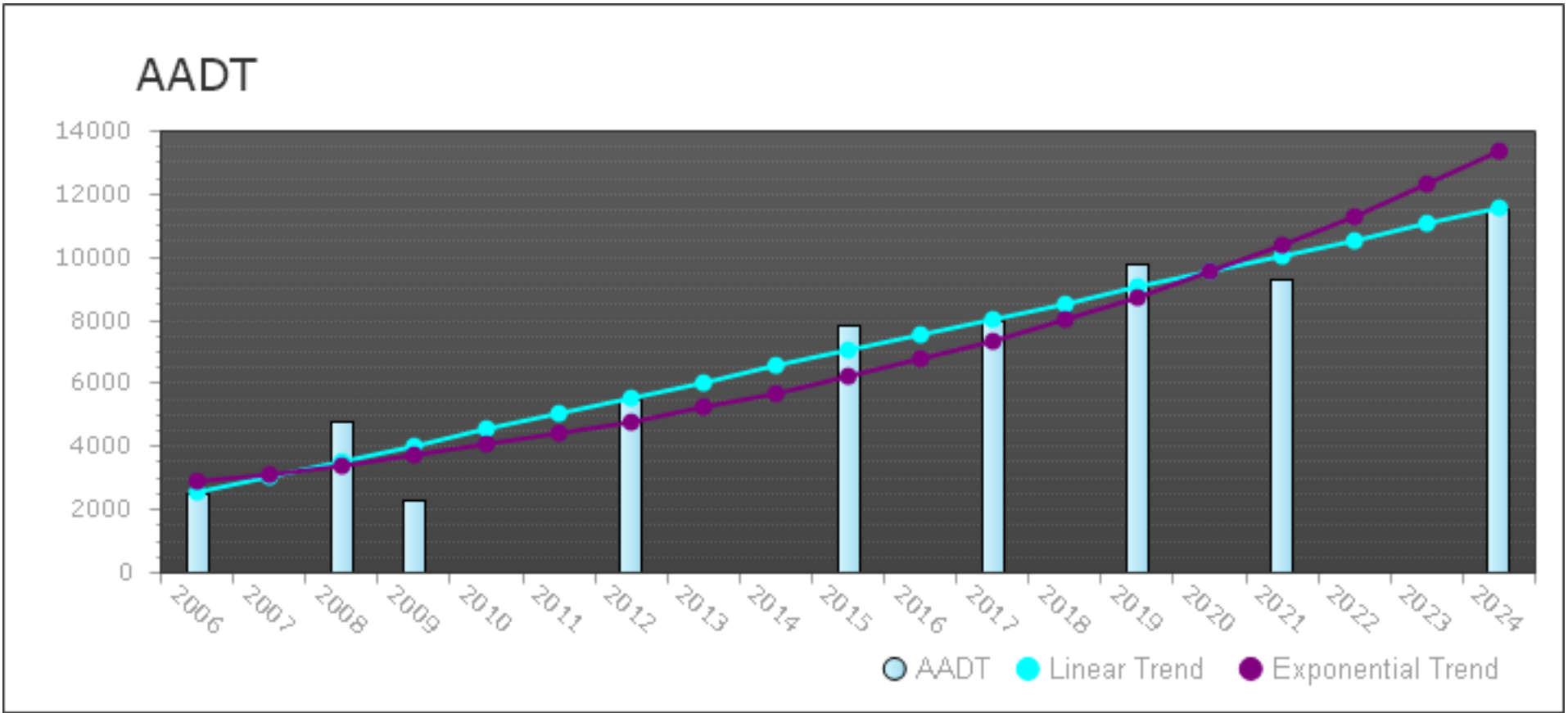
**SHEET 01 OF 01**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

**Station 236**

SAVONA BLVD 470 FEET NORTH OF BECKER RD

**Linear Growth = 4.34%**  
**Exponential Growth = 8.18%**

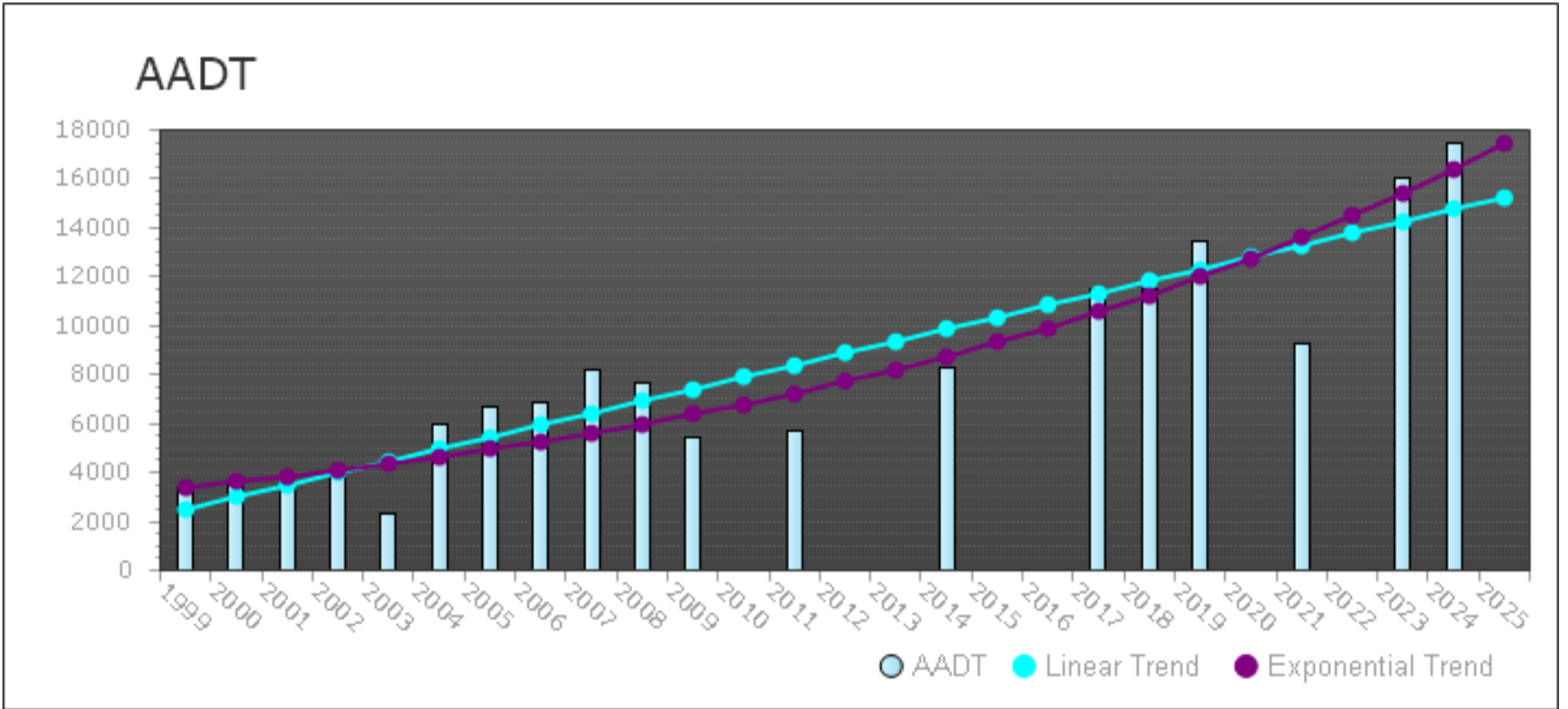


Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	236	11500	0.104	0.704	0	1069	1122
2021	236	9300	0.108	0.741	0	908	935
2019	236	9800	0.112	0.726	0	980	1033
2017	236	8000	0.117	0.7415	0	809	788
2015	236	7800	0.116	0.7255	0	836	838
2012	236	5500	0.12	0.7305	0	597	593
2009	236	2300	0.107	0.555		191	222
2008	236	4800	0.133	0.521		402	590
2006	236	2500	0.111	0.69		241	256

**Station 302**

BECKER RD 800 FEET EAST OF PT ST LUCIE BLVD

Linear Growth = 3.21%  
Exponential Growth = 6.09%

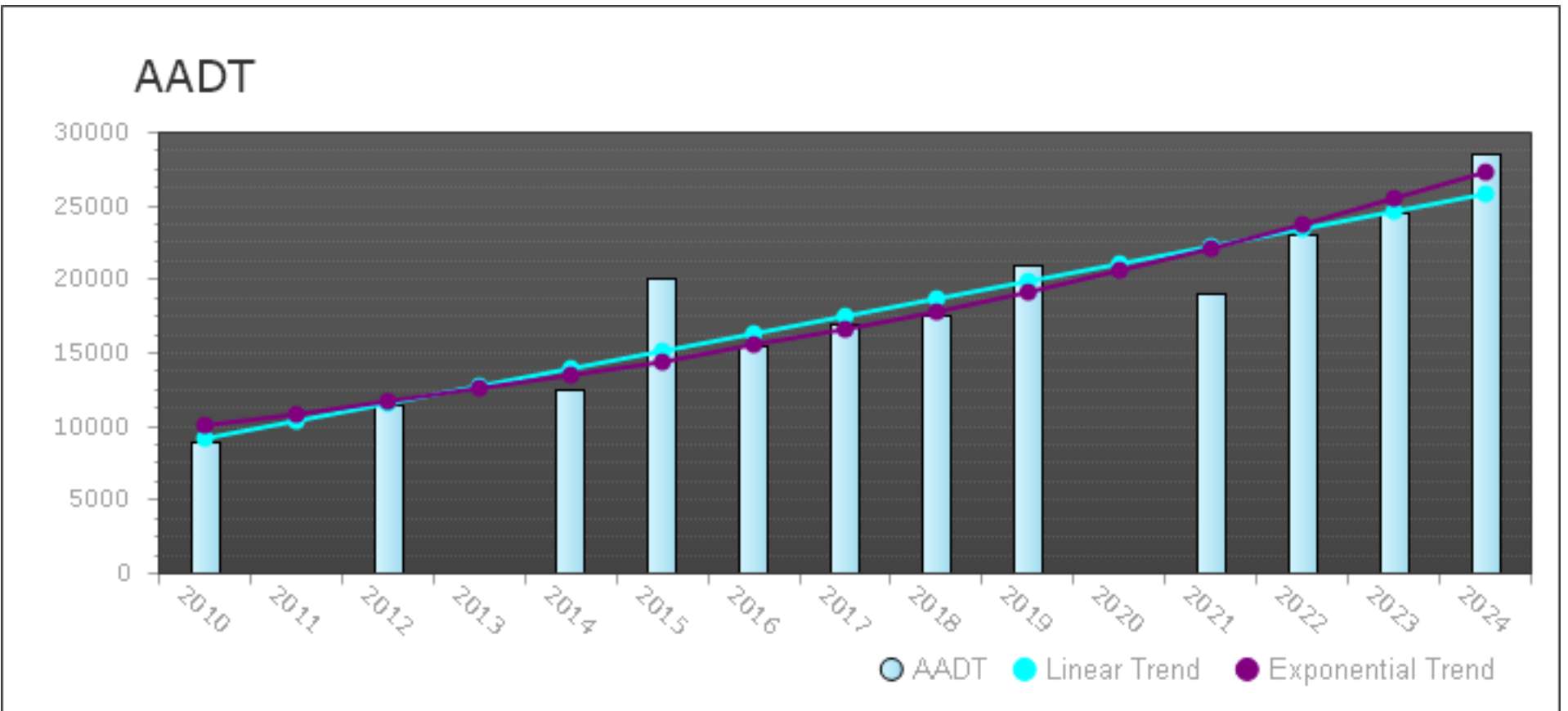


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	302	17500	0.11	0.5065	0	1574	1761
2023	302	16000	0.107	0.527	0	1510	1578
2021	302	9300	0.108	0.741	0	908	935
2019	302	13500	0.122	0.5115	0	1541	1427
2018	302	11500	0.117	0.528	0	1212	1254
2017	302	11500	0.118	0.5055	0	1157	1205
2014	302	8300	0.12	0.5195	0	912	849
2011	302	5700	0.116	0.564	0	600	608
2009	302	5400	0.11	0.719		548	535
2008	302	7700	0.117	0.782		803	830
2007	302	8200	0.116	0.765		865	877
2006	302	6900	0.102	0.727		616	646
2005	302	6700	0.107	0.716		627	655
2004	302	6000	0.109	0.729		594	566
2003	302	2300	0.182	1		378	141
2002	302	3800	0.129	0.787		448	407
2001	302	3300	0.121	0.728		346	360
2000	302	3500	0.12	0.792		371	388
1999	302	3400	0.125	0.779		374	355

**Station 625**

BECKER RD E. OF INTERSTATE 95

Linear Growth = 4.61%  
Exponential Growth = 6.85%



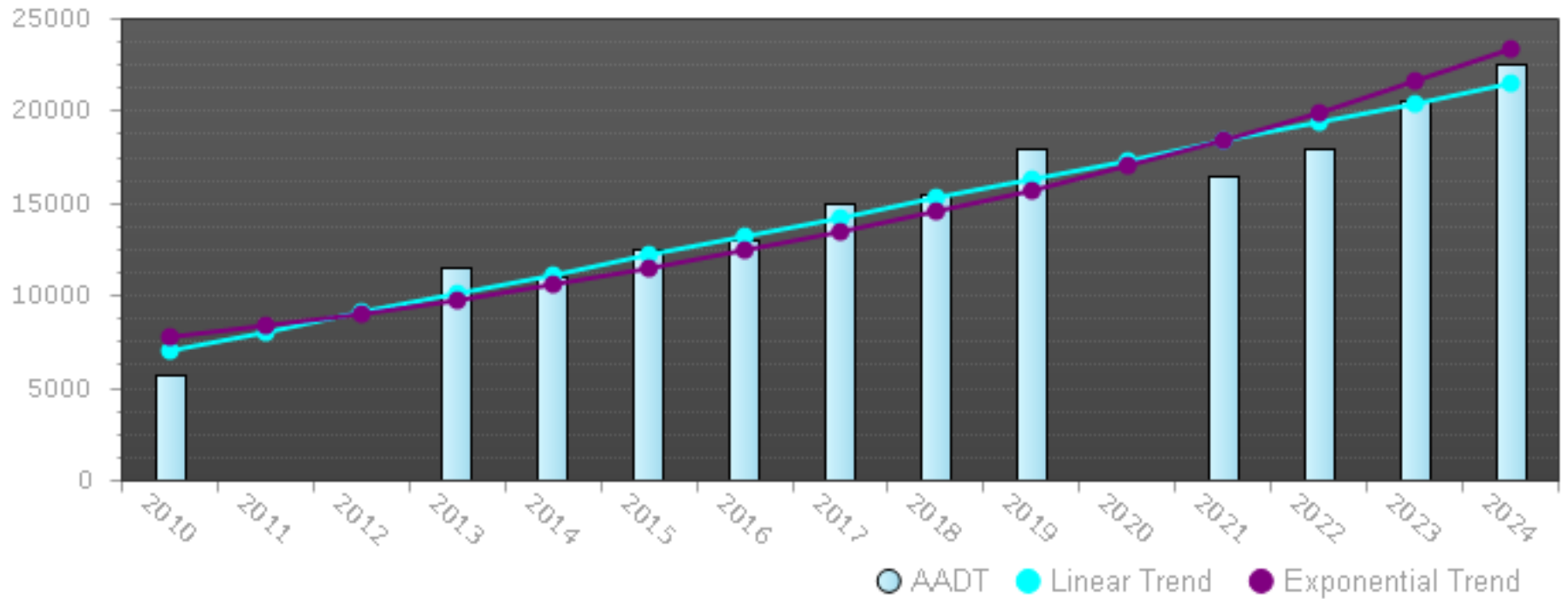
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	625	28500	0.104	0.6905	0	2677	2729
2023	625	24500	0.104	0.7055	0	2346	2343
2022	625	23000	0.111	0.7105	0	2334	2374
2021	625	19000	0.106	0.72	0	1553	1883
2019	625	21000	0.113	0.681	0	2250	2168
2018	625	17500	0.116	0.7075	0	1910	1783
2017	625	17000	0.115	0.7205	0	1688	1715
2016	625	15500	0.12	0.709	0	1714	1632
2015	625	20000	0.126	0.59	0	2331	2038
2014	625	12500	0.128	0.7585	0	1497	1322
2012	625	11500	0.12	0.7425	0	1164	1137
2010	625	8900	0.128	0.759	0	1045	960

**Station 626**

BECKER RD 680 FEET EAST OF SAVONA BLVD

**Linear Growth = 4.80%**  
**Exponential Growth = 7.57%**

**AADT**

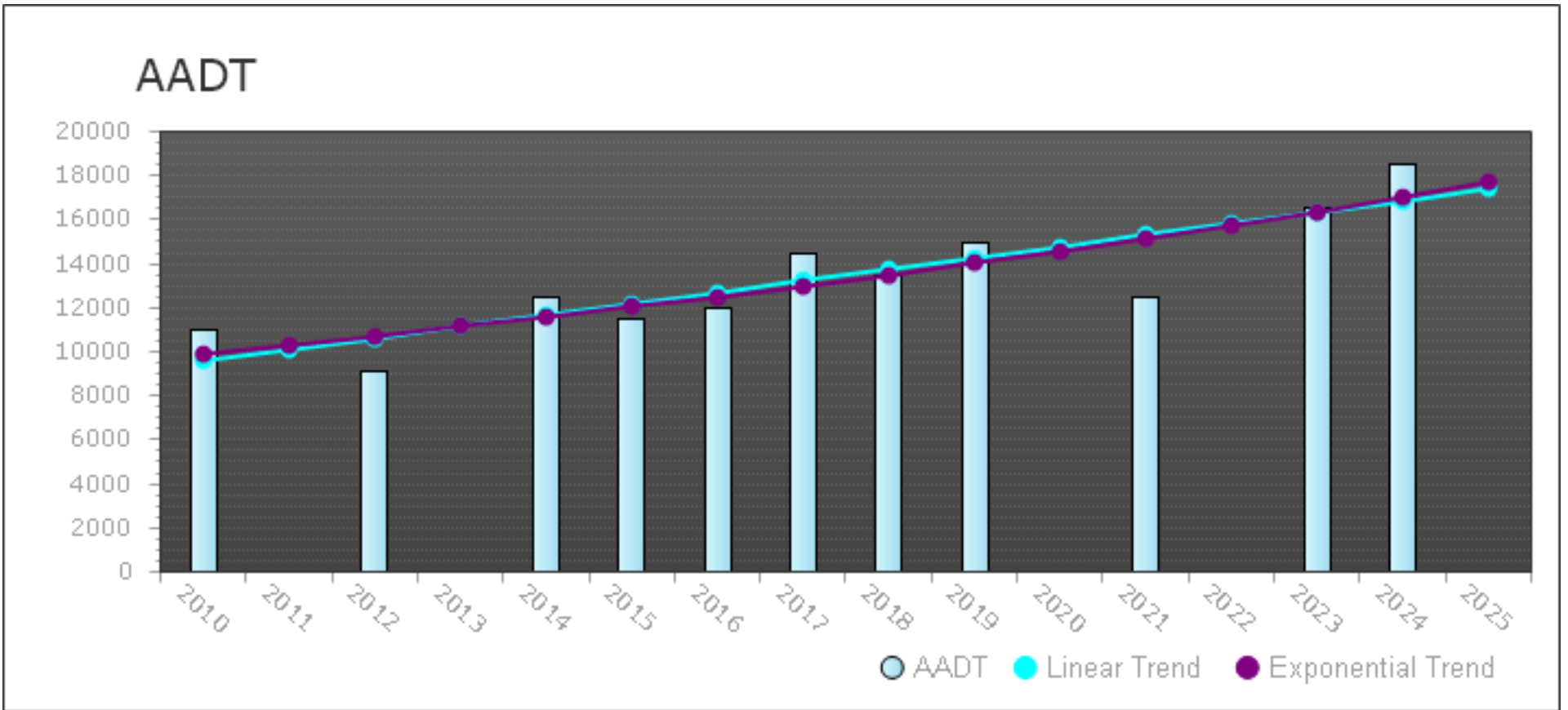


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	626	22500	0.105	0.562	0	2117	2190
2023	626	20500	0.11	0.563	0	2111	1990
2022	626	18000	0.109	0.575	0	1727	1829
2021	626	16500	0.106	0.566	0	1287	1605
2019	626	18000	0.111	0.5425	0	1858	1901
2018	626	15500	0.113	0.561	0	1641	1663
2017	626	15000	0.118	0.5695	0	1496	1599
2016	626	13000	0.114	0.5525	0	1378	1370
2015	626	12500	0.12	0.535	0	1334	1359
2014	626	11000	0.121	0.537	0	1206	1166
2013	626	11500			0	1246	1264
2010	626	5700	0.118	0.538	0	588	619

**Station 627**

BECKER RD E. OF DARWIN BLVD

Linear Growth = 2.98%  
Exponential Growth = 3.78%

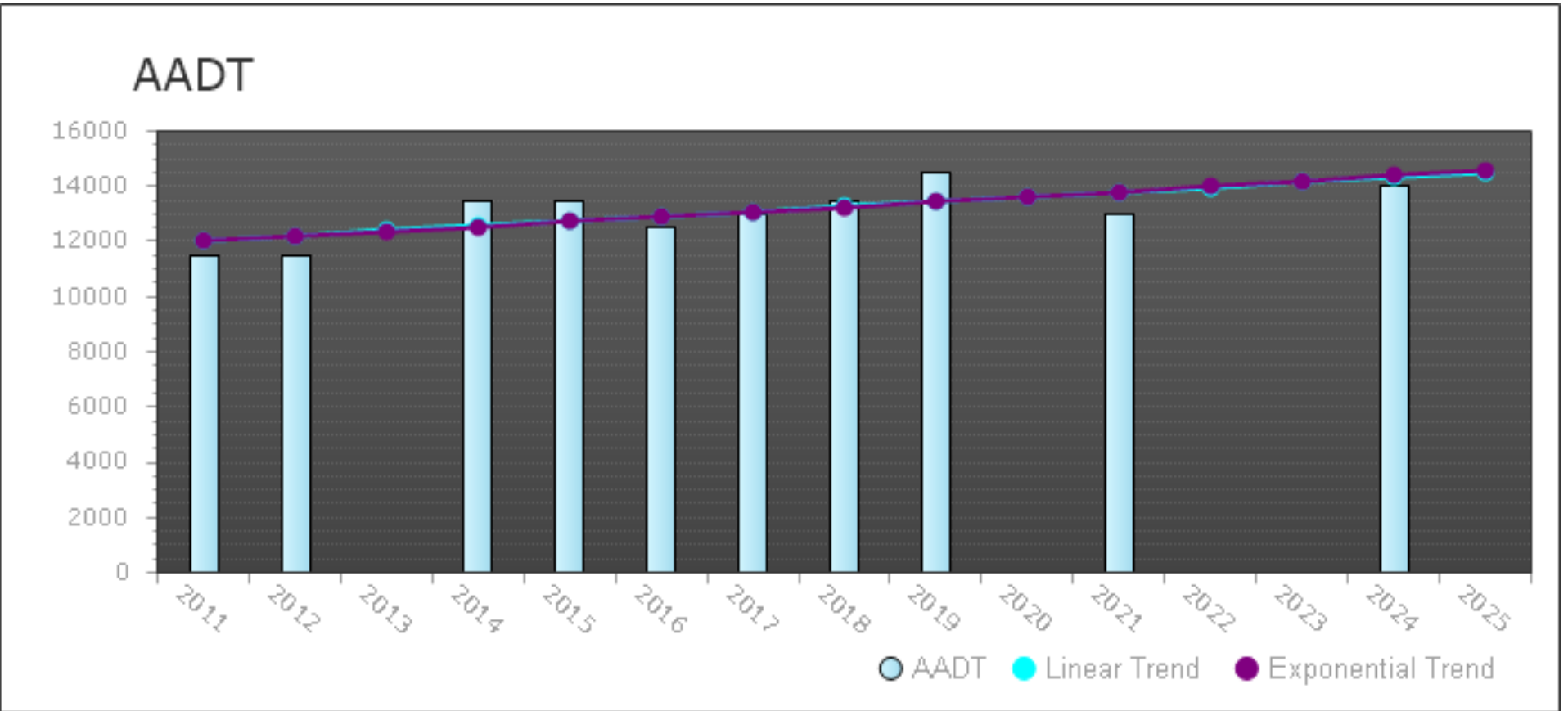


Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	627	18500	0.113	0.629	0	1842	1942
2023	627	16500	0.112	0.633	0	1696	1626
2021	627	12500	0.113	0.652	0	1052	1324
2019	627	15000	0.129	0.643	0	1820	1667
2018	627	13500	0.121	0.6715	0	1367	1444
2017	627	14500	0.124	0.6435	0	1609	1530
2016	627	12000	0.116	0.616	0	1279	1300
2015	627	11500	0.116	0.616	0	1304	1326
2014	627	12500	0.121	0.737	0	1387	1361
2012	627	9100	0.121	0.687	0	1012	916
2010	627	11000	0.119	0.748	0	1125	1180

**Station 702**

SAVONA BLVD 720 FEET NORTH OF GATLIN BLVD

Linear Growth = 1.21%  
Exponential Growth = 1.36%



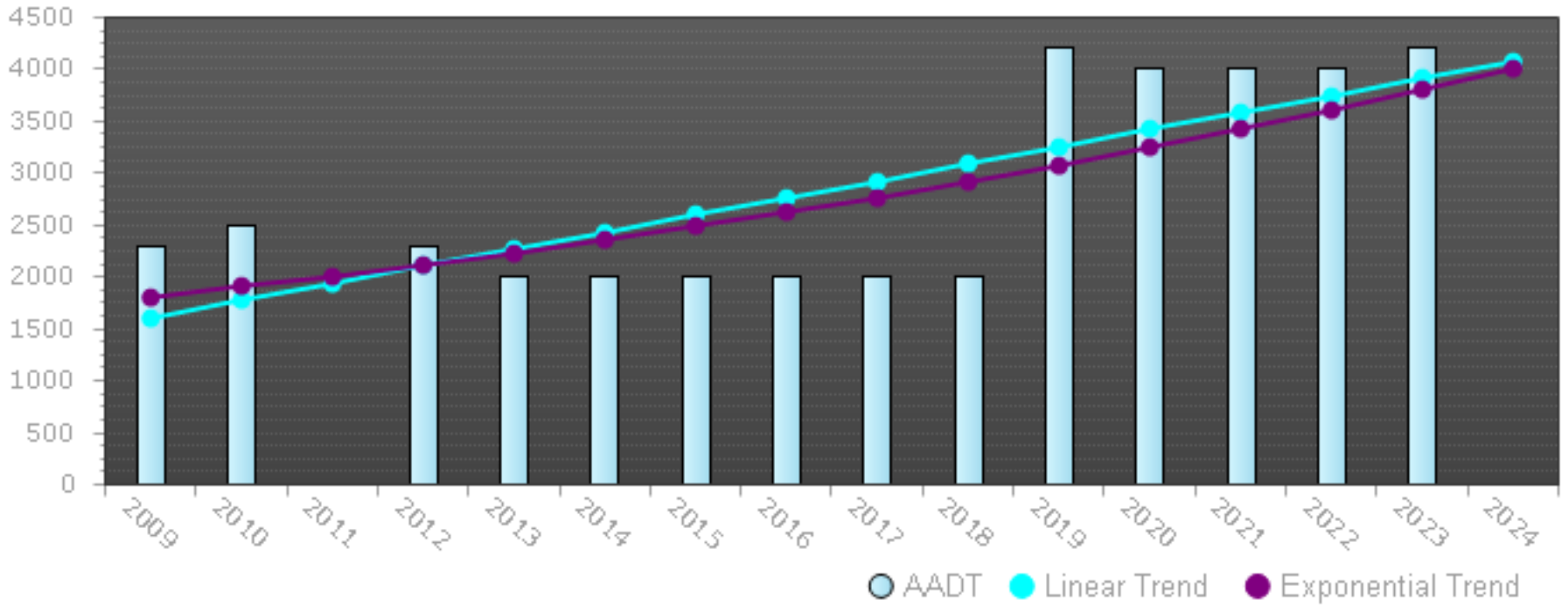
Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	702	14000	0.087	0.5225	0	1005	1120
2021	702	13000	0.091	0.538	0	906	1096
2019	702	14500	0.099	0.5105	0	1069	1335
2018	702	13500	0.096	0.5115	0	1061	1260
2017	702	13000	0.103	0.5125	0	969	1183
2016	702	12500	0.095	0.5225	0	1000	1117
2015	702	13500	0.103	0.5685	0	1015	1264
2014	702	13500	0.099	0.557	0	1018	1211
2012	702	11500	0.103	0.5255	0	905	1090
2011	702	11500	0.101	0.533	0	959	1085

**Station 947057**

ON PARR DR - W. OF DARWIN BLVD (COUNTY 209)

Linear Growth = 4.02%  
Exponential Growth = 5.18%

**AADT**

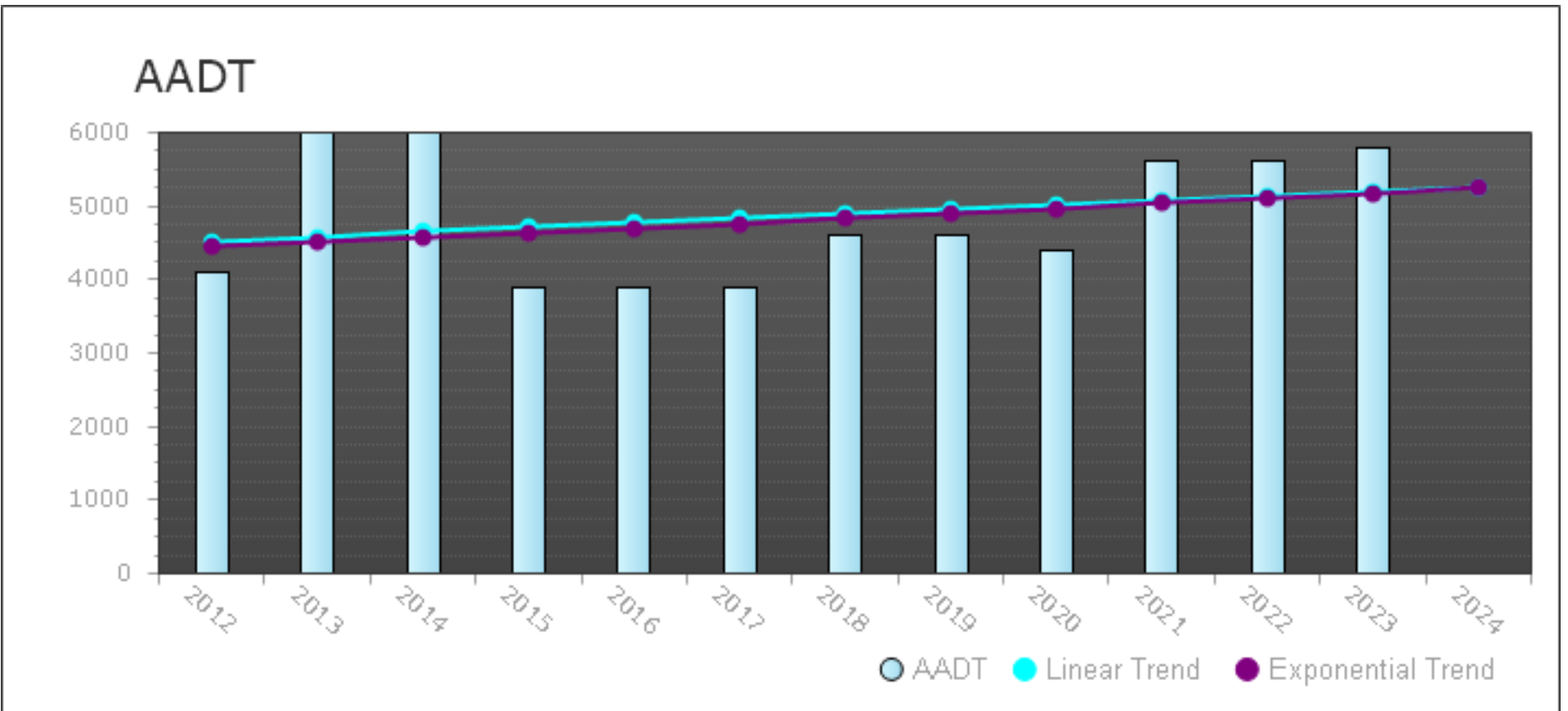


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	947057	4200	0.09	0.516		374	374
2022	947057	4000	0.09	0.514	0	356	356
2021	947057	4000	0.09	0.509	0	356	356
2020	947057	4000		0.51	-1		
2019	947057	4200		51			
2018	947057	2000		51.3			
2017	947057	2000		50.9			
2016	947057	2000		50.9			
2015	947057	2000		51			
2014	947057	2000		50.8			
2013	947057	2000		50.8			
2012	947057	2300		56.8	1.52		
2010	947057	2500			0	271	231
2009	947057	2300			0	195	242

**Station 948510**

SW ROSSER BLVD FROM PAAR DR TO DREYFUSS BLVD (HPMS SAMPLE)

**Linear Growth = 1.16%**  
**Exponential Growth = 1.37%**

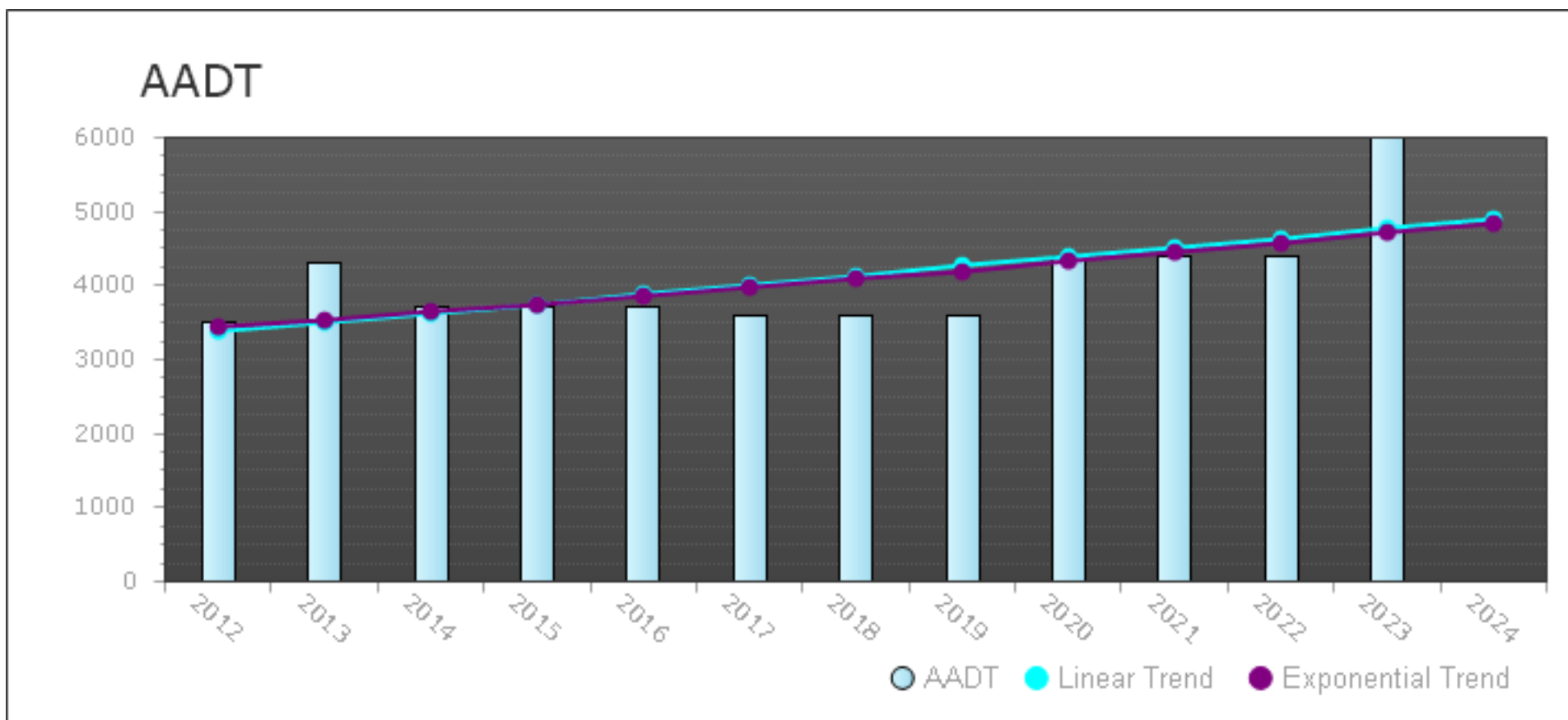


Year	Station	AAADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	948510	5800	0.09	0.516		561	561
2022	948510	5600	0.09	0.514	0	542	542
2021	948510	5600	0.09	0.514	0	542	542
2020	948510	4400		0.514	-1		
2019	948510	4600		0.514			
2018	948510	4600		0.514			
2017	948510	3900		0.514			
2016	948510	3900		0.514			
2015	948510	3900		0.514	3.49		
2014	948510	6000		0.514			
2013	948510	6000		0.514			
2012	948510	4100		0.514	0.43		

**Station 948511**

SW ALCANTARRA BLVD FROM SAVONA BLVD TO SW PORT ST

**Linear Growth = 2.59%**  
**Exponential Growth = 2.79%**



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	948511	6000	0.09	0.516		580	580
2022	948511	4400	0.09	0.514	0	425	425
2021	948511	4400	0.09	0.509	0	425	425
2020	948511	4400		0.51	-1		
2019	948511	3600		51			
2018	948511	3600		51.3			
2017	948511	3600		50.9			
2016	948511	3700		50.9			
2015	948511	3700		51			
2014	948511	3700		50.8	0.44		
2013	948511	4300		50.8			
2012	948511	3500		56.8	0.52		

## APPENDIX H

### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE D	29TH ST to 25TH ST	164	4,331	2022	790	232	C	0.29	238	C	0.30
AVENUE D	25TH ST to 17TH ST	163	4,770	2021	750	237	C	0.32	233	C	0.31
AVENUE D	17TH ST to 13TH ST	162	2,996	2022	750	167	C	0.22	158	C	0.21
AVENUE D	13TH ST to 10TH ST	161	1,831	2022	750	95	C	0.13	96	C	0.13
AVENUE D	10TH ST to 7TH ST	160	2,437	2022	750	124	C	0.17	128	C	0.17
AVENUE D	7TH ST to US 1	160	2,437	2022	750	124	C	0.17	128	C	0.17
AVENUE I	25TH ST to 17TH ST	620	1,900	2022	750	138	C	0.18	114	C	0.15
AVENUE I	17TH ST to 13TH ST	620	1,900	2022	750	138	C	0.18	114	C	0.15
AVENUE H	13TH ST to 7TH ST	618	1,789	2022	540	105	C	0.19	106	C	0.20
AVENUE H	7TH ST to US 1	619	1,528	2022	750	84	C	0.11	82	C	0.11
AVENUE Q	ANGLE RD to 25TH ST	700	5,191	2023	750	270	C	0.36	263	C	0.35
AVENUE Q	25TH ST to 17TH ST	701	3,358	2021	750	196	C	0.26	204	C	0.27
AVENUE Q	17TH ST to 13TH ST	701	3,358	2021	540	196	C	0.36	204	C	0.38
AVENUE O	13TH ST to US 1	685	1,997	2022	540	114	C	0.21	111	C	0.21
AVENUE C	10TH ST to 7TH ST	631	350	2022	540	30	C	0.06	27	C	0.05
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,100	2024	830	304	C	0.37	289	C	0.35
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	27,000	2024	2,100	1,353	C	0.64	1,337	C	0.64
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	25,655	2023	2,100	1,191	C	0.57	1,191	C	0.57
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,500	2024	2,100	1,487	C	0.71	1,575	C	0.75
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	18,951	2022	920	1,087	F	1.18	950	F	1.03
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,500	2024	790	713	C	0.90	712	C	0.90
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	622	13,500	2024	750	713	D	0.95	712	D	0.95
BEACH AVE	OLFANDER AVE to RIO MAR DR	623	3,149	2022	540	184	C	0.34	177	C	0.33
BECKER RD	VILLAGE PKWY to I-95	624	6,350	2021	3,170	483	C	0.15	436	C	0.14
BECKER RD	I-95 to SAVONA BLVD	625	28,500	2024	2,000	2,178	F	1.09	2,046	F	1.02
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	22,500	2024	2,100	1,325	C	0.63	1,327	C	0.63
BECKER RD	ALBACORE ST to DARWIN BLVD	302	17,500	2024	1,500	996	C	0.66	975	C	0.65
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	17,500	2024	2,100	996	C	0.47	975	C	0.46
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	18,500	2024	1,500	1,502	F	1.00	1,314	C	0.88
BECKER RD	DARWIN BLVD to ATHENA DR	627	18,500	2024	2,000	1,502	C	0.75	1,314	C	0.66
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	21,000	2024	2,100	1,450	C	0.69	1,718	C	0.82
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	13,623	2023	920	984	F	1.07	1,052	F	1.14

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### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EDWARDS RD	25TH ST to SUNRISE BLVD	108	15,000	2024	1,630	747	D	0.46	747	D	0.46
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	10,500	2024	1,630	530	C	0.33	516	C	0.32
EDWARDS RD	OLEANDER AVE to US 1	173	9,757	2019	1,630	537	C	0.33	469	C	0.29
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,665	2023	750	87	C	0.12	101	C	0.13
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	16,500	2024	920	1,225	F	1.33	1,108	F	1.20
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	13,771	2022	880	938	F	1.07	832	D	0.95
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	13,771	2022	880	938	F	1.07	832	D	0.95
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	9,900	2024	920	548	C	0.60	503	C	0.55
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	8,900	2024	920	492	C	0.53	543	C	0.59
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,840	2021	630	347	C	0.55	370	C	0.59
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,840	2021	880	347	C	0.39	370	C	0.42
FLORIDA'S TURNPIKE	BECKER RD to PORT ST LUCIE BLVD	971960	52,535	2020							
FLORIDA'S TURNPIKE	MARTIN C.L. to BECKER RD	979913	63,053	2023							
FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD to OKEECHOBEE RD	971964	55,700	2023							
FLORIDA'S TURNPIKE	OKEECHOBEE RD to INDIAN RIVER C.L.	971968	43,433	2023							
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,353	2023	540	227	C	0.42	234	C	0.43
GARDENIA AVE	OLEANDER AVE to US 1	666	2,513	2022	750	194	C	0.26	185	C	0.25
GATLIN BLVD	W OF I-95 to E OF I-95	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,061	2023	600	237	C	0.40	227	C	0.38
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,061	2023	750	237	C	0.32	227	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	508	4,819	2023	600	245	C	0.41	247	C	0.41
GEORGIA AVE	13TH ST to 7TH ST	506	2,212	2023	600	134	C	0.22	151	C	0.25
GEORGIA AVE	7TH ST to US 1	504	1,969	2023	600	109	C	0.18	117	C	0.20
GILSON RD	MARTIN C.L. to BECKER RD	111	11,500	2024	710	979	F	1.38	1,036	F	1.46
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,500	2024	540	979	F	1.81	1,036	F	1.92
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,686	2022	1,070	168	B	0.16	179	B	0.17
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	5,434	2022	1,070	427	C	0.40	497	C	0.46
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,686	2022	390	168	B	0.43	179	B	0.46

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### Traffic Counts and Level of Service Report 2024

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

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### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 AADT #	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	35,121	2021	3,020	1,797	C	0.60	1,775	C	0.59
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,901	2023	3,170	2,307	C	0.73	2,221	C	0.70
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,526	2023	3,170	2,427	C	0.77	2,427	C	0.77
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,526	2023	3,020	2,427	C	0.80	2,427	C	0.80
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,526	2023							
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,848	2023							
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	48,530	2023							
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	55,266	2023							
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	37,800	2023							
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	37,326	2023							
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2024	2,100	1,089	C	0.52	1,156	C	0.55
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	21,500	2024	2,100	954	C	0.45	970	C	0.46
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	33,034	2023	2,100	1,869	C	0.89	1,678	C	0.80
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	33,034	2023	2,000	1,869	C	0.93	1,678	C	0.84
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	19,500	2024	2,100	1,144	C	0.54	1,003	C	0.48
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,934	2021	1,710	483	C	0.28	460	C	0.27
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,963	2023	1,080	115	B	0.11	124	B	0.11
RANGE LINE RD	BECKER RD to DISCOVERY WAY	738	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	DISCOVERY WAY to CROSSTOWN PKWY	737	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	CROSSTOWN PKWY to GLADES CUT-OFF RD	736	2,100	2024	1,080	170	B	0.16	161	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,389	2023	750	330	C	0.44	392	D	0.52
RIO MAR DR	BEACH AVE to US 1	147	5,389	2023	790	330	C	0.42	392	D	0.50
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	5,267	2023	920	244	C	0.27	244	C	0.27
ROSSER BLVD	PAAR DR to APRICOT RD	948510	5,267	2023	1,070	244	B	0.23	244	B	0.23
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,934	2023	920	287	C	0.31	234	C	0.25
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,029	2023	540	126	C	0.23	130	C	0.24
SAVONA BLVD	BECKER RD to PAAR DR	236	11,500	2024	790	1,038	F	1.31	841	F	1.06
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	11,500	2024	750	1,038	F	1.38	841	F	1.12
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,000	2024	790	673	D	0.85	636	D	0.81
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,000	2024	700	542	C	0.77	523	C	0.75

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### Traffic Counts and Level of Service Report 2024


Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,751	2023	600	520	D	0.87	454	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,751	2023	750	520	D	0.69	454	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,522	2023	750	345	C	0.46	343	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,722	2022	1,540	272	C	0.18	333	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,722	2022	1,710	272	C	0.16	333	C	0.19
TIFFANY AVE	US 1 to HILLMOOR DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,145	2021	2,100	201	C	0.10	195	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	5,500	2024	630	308	C	0.49	287	C	0.46
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,144	2021	630	339	C	0.54	277	C	0.44
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,800	2021	1,710	816	D	0.48	791	D	0.46
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	43,500	2024	3,170	2,047	C	0.65	2,040	C	0.64
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,851	2022	790	580	D	0.73	524	D	0.66
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,900	2024	790	569	D	0.72	518	D	0.66
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,900	2024	790	569	D	0.72	518	D	0.66
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,903	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,658	2023							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,517	2023							
US 1	MARTIN C.L. to LENNARD RD	945071	48,145	2023							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,145	2023							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,953	2023							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,953	2023							
US 1	TIFFANY AVE to WALTON RD	945070	33,953	2023							
US 1	WALTON RD to VILLAGE GREEN DR	945150	47,030	2023							
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	46,803	2023							
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	46,803	2023							
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,400	2023							
US 1	RIO MAR DR to KITTERMAN RD	940266	32,710	2023							
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	32,710	2023							
US 1	S OF SAEGER AVE to EASY ST	940266	32,710	2023							
US 1	EASY ST to MIDWAY RD	945156	30,097	2023							
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,959	2023							

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**APPENDIX I**



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Web Application

**Office of Work Program and Budget** Julie Adamson - Director


Updated: 2/4/2025 12:3

**Five Year Work Program**

Selection Criteria	
<b>District 04</b>	<b>2025-2029 AD</b>
<b>St Lucie County</b>	<b>Category:Highways</b>
<b>Phase:Construction</b>	<b>Item Number:431752-3</b>

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Project Summary					
<b>Transportation System:</b> NON-INTRASTATE OFF STATE HIWAY District 04 - St Lucie County					
<b>Description:</b> PORT ST. LUCIE BLVD FROM BECKER ROAD TO PAAR DRIVE					
<b>Type of Work:</b> ADD LANES & RECONSTRUCT <a href="#">View Scheduled Activities</a>					
<b>Item Number:</b> 431752-3					
<b>Length:</b> 1.119 <a href="#">View Map of Item</a>					
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Preliminary Engineering					<i>(On-Going)</i>
<b>Amount:</b>	\$34,501				
Highways/Right of Way					<i>(On-Going)</i>
<b>Amount:</b>	\$2,499,263	\$272,744	\$4,600		
Highways/Railroad & Utilities					
<b>Amount:</b>			\$2,500,000		
Highways/Construction					
<b>Amount:</b>		\$20,472,675			
Highways/Environmental					<i>(On-Going)</i>
<b>Amount:</b>	\$20,000				
<b>Item Total:</b>	<b>\$2,553,764</b>	<b>\$20,745,419</b>	<b>\$2,504,600</b>		

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## Web Application

**Office of Work Program and Budget** Julie Adamson - Director

Updated: 2/4/2025 12:3

## Five Year Work Program

Selection Criteria	
<b>District 04</b>	<b>2025-2029 AD</b>
<b>St Lucie County</b>	<b>Category:Highways</b>
<b>Phase:Construction</b>	<b>Item Number:431752-5</b>


[Display current records in a Report Style](#)  
[Display current records in an Excel Document](#)

Project Summary					
<b>Transportation System:</b> NON-INTRASTATE OFF STATE HIWAY			District 04 - St Lucie County		
<b>Description:</b> PORT ST.LUCIE BLVD FR SOUTH OF PAAR DR TO SOUTH OF ALCANTARRA BLVD					
<b>Type of Work:</b> ADD LANES & RECONSTRUCT			<a href="#">View Scheduled Activities</a>		
<b>Item Number:</b> 431752-5					
<b>Length:</b> 1.076			<a href="#">View Map of Item</a>		
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Railroad & Utilities					
<b>Amount:</b>	\$1,840,360				
Highways/Construction					
<b>Amount:</b>	\$19,854,601				
<b>Item Total:</b>	<b>\$21,694,961</b>				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

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**Application Home:** [Work Program](#)  
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 **FDOT Emergency Travel Alert:** For information on the current situation, please visit the following page - [Alerts](#).



Florida Department of

# TRANSPORTATION

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Web Application

**Office of Work Program and Budget** Julie Adamson - Director

Updated: 2/4/2025 12:3

## Five Year Work Program

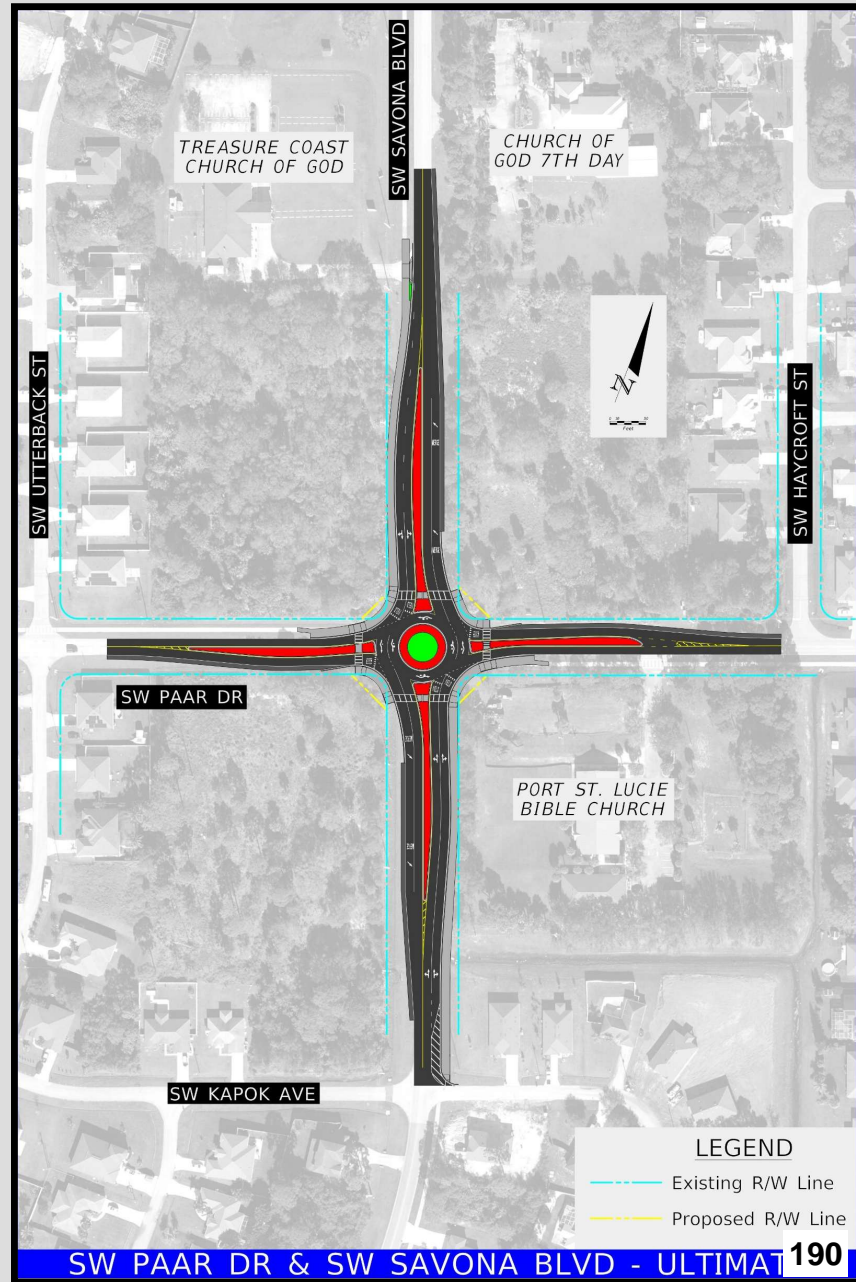
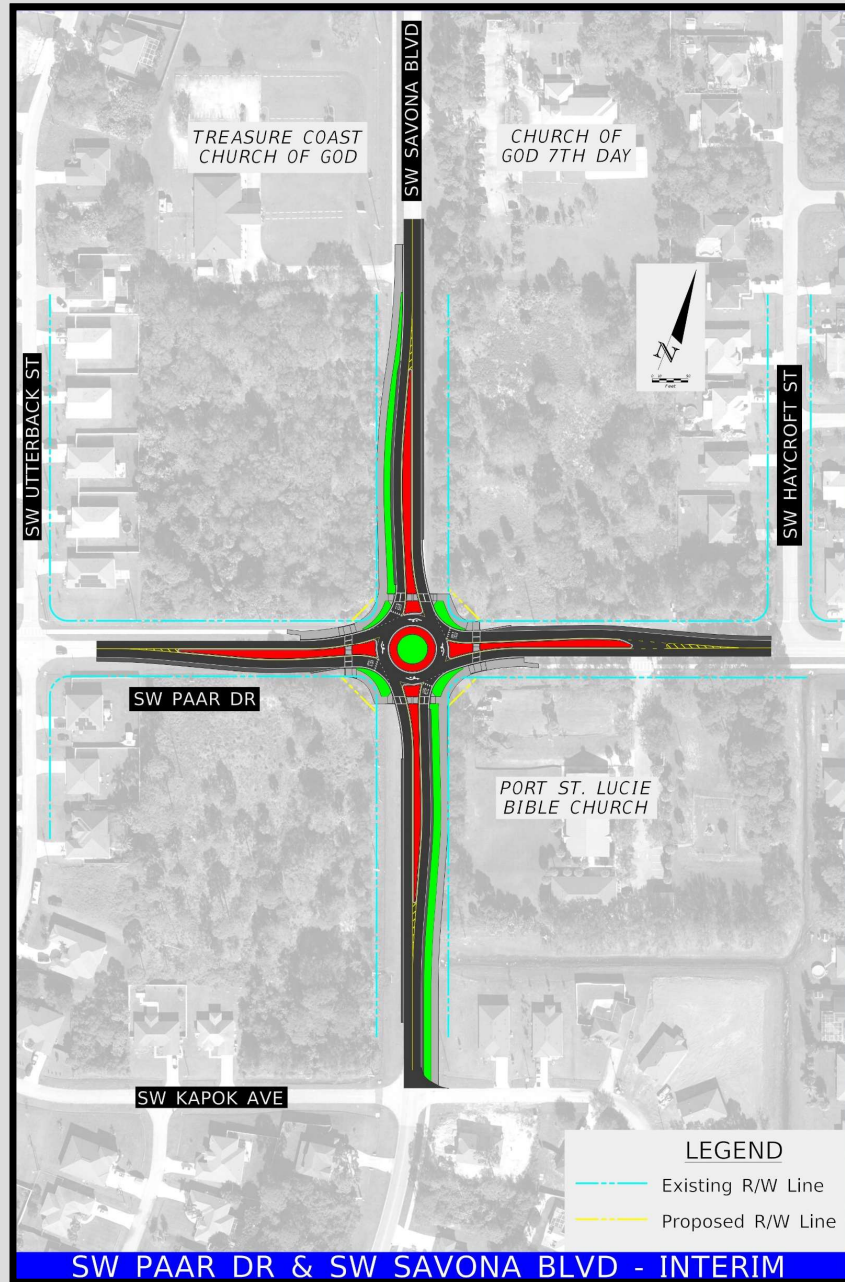
Selection Criteria	
<b>District 04</b>	<b>2025-2029 AD</b>
<b>St Lucie County</b>	<b>Category:Highways</b>
<b>Phase:Construction</b>	<b>Item Number:431752-6</b>

[Display current records in a Report Style](#)  
[Display current records in an Excel Document](#)

Project Summary					
<b>Transportation System:</b> NON-INTRASTATE OFF STATE HIWAY			District 04 - St Lucie County		
<b>Description:</b> PORT ST.LUCIE BLVD FROM SOUTH OF ALCANTARRA BV TO SOUTH OF DARWIN BLVD					
<b>Type of Work:</b> ADD LANES & RECONSTRUCT			<a href="#">View Scheduled Activities</a>		
<b>Item Number:</b> 431752-6					
<b>Length:</b> 0.713			<a href="#">View Map of Item</a>		
Construction Contract Information					
Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used	
09/29/2021	01/27/2022	1118	1089	97.41%	
<b>Vendor Name:</b> ZAHLENE ENTERPRISES, INC					
Project Detail					
<b>Fiscal Year:</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Highways/Railroad & Utilities					<i>(On-Going)</i>
<b>Amount:</b>	\$6,183				
Highways/Construction					<i>(On-Going)</i>
<b>Amount:</b>	\$455,082				
Highways/Environmental					<i>(On-Going)</i>
<b>Amount:</b>					
<b>Item Total:</b>	<b>\$461,265</b>				

# ROUNDBABOUT & MULTIMODAL INTERSECTION IMPROVEMENTS

SW Savona Blvd. Roundabout at SW Paar Dr.



# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

## APPENDIX L

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9401 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.93 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

Prepared by and return to:

Sultana DeJesus  
Keys to Close Title  
195 Wekiva Springs Road, Suite 151  
Longwood, FL 32779  
(407) 220-0634  
File Number: 2024-PW-2  
Parcel Identification No. 3420-590-0008-000-9

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## Warranty Deed

**This Indenture made this 19th day of August, 2024 between Adam's Cresindo, Inc., a Florida Corporation whose post office address is 908 Spring Island Way, Orlando, FL 32828 of the County of Orange, State of Florida, and Winston Bailey whose post office address is 532 N. Division Street, Oviedo, FL 3276 of the County of Seminole, State of Florida, grantor\*, and Savona Blvd, LLC, a Florida Limited Liability Company whose post office address is 625 N. Flagler Drive, Suite 605, West Palm Beach, FL 33401 of the County of Palm Beach, State of Florida , grantee\*,**

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

**Tract H, PORT ST. LUCIE SECTION NINETEEN, according to the Plat thereof, as recorded in Plat Book 13, Page 19, Public Records of St. Lucie County, Florida.**

**Parcel Number: 3420-590-0008-000-9**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor(s) reside thereon.*

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adam's Cresindo, Inc., a Florida Corporation

By: [Signature]  
Arif Parupia, President

[Signature]  
Witness  
Printed Name: Sultana DeJesus  
Witness Address: 5101 Mystic Point Ct.  
Orlando, FL 32812

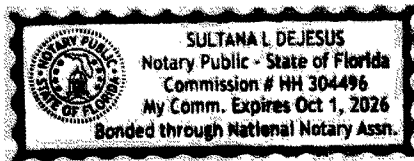
[Signature]  
Witness  
Printed Name: Marco DeJesus  
Witness Address: 5101 Mystic Point Ct.  
Orlando, FL 32812

[Signature]  
Winston Bailey

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence, this 16th day of August, 2024 by Arif Parupia, President of Adam's Cresindo, Inc. and Winston Bailey who have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Sultana DeJesus, Esq.  
My Commission Expires: October 1, 2026



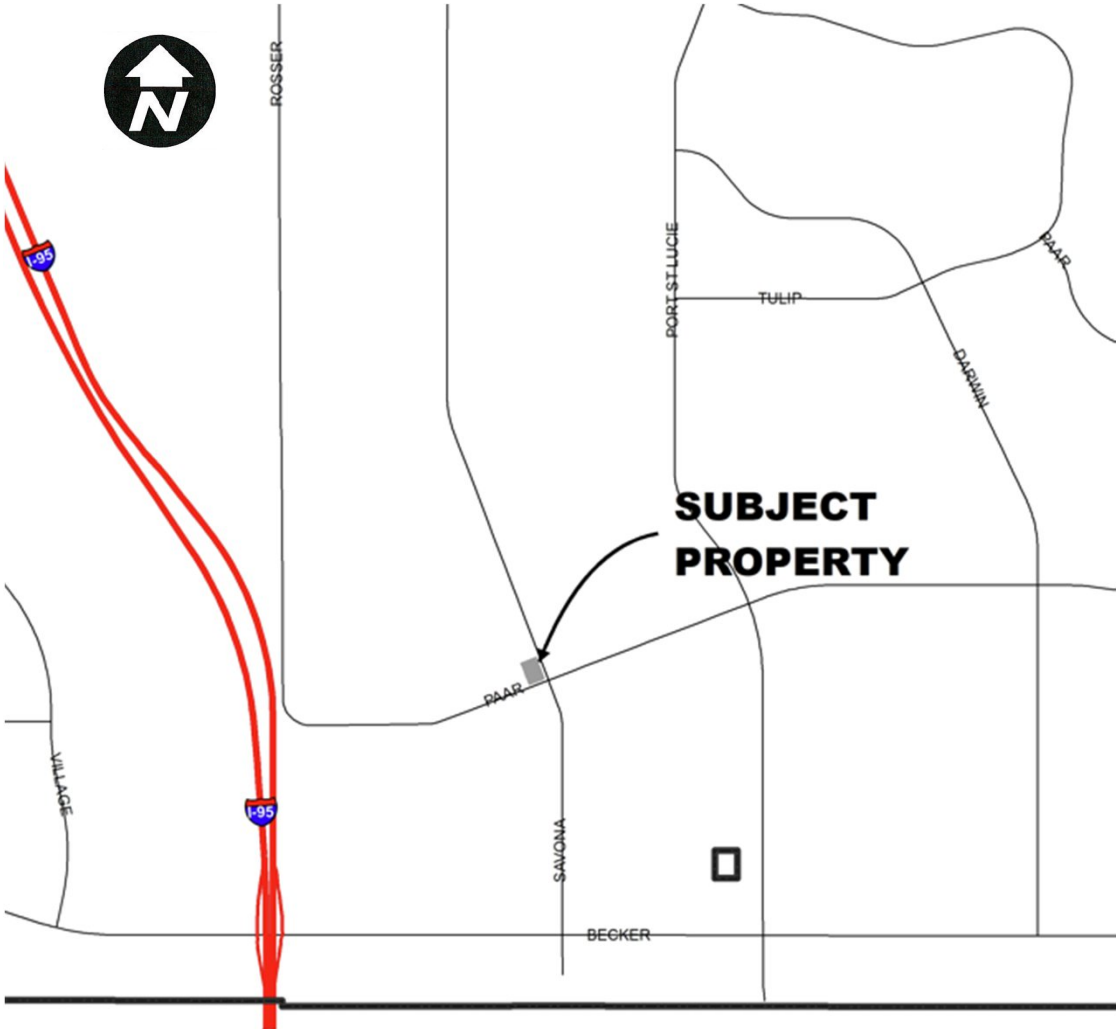
Savona Plaza– Major Site Plan  
P24-196  
City Council Meeting  
June 8, 2026

# Request Summary

Applicant's Request:	A request for site plan approval for two (2) retail/commercial buildings totaling 21,430 square feet.
Agent/applicant:	Vlada Peterka, Redtail Development Group
Property Owner:	Savona Blvd, LLC
Location:	The property is located at the northwest corner of intersection of SW Savona Boulevard and SW Paar Drive.



# Location



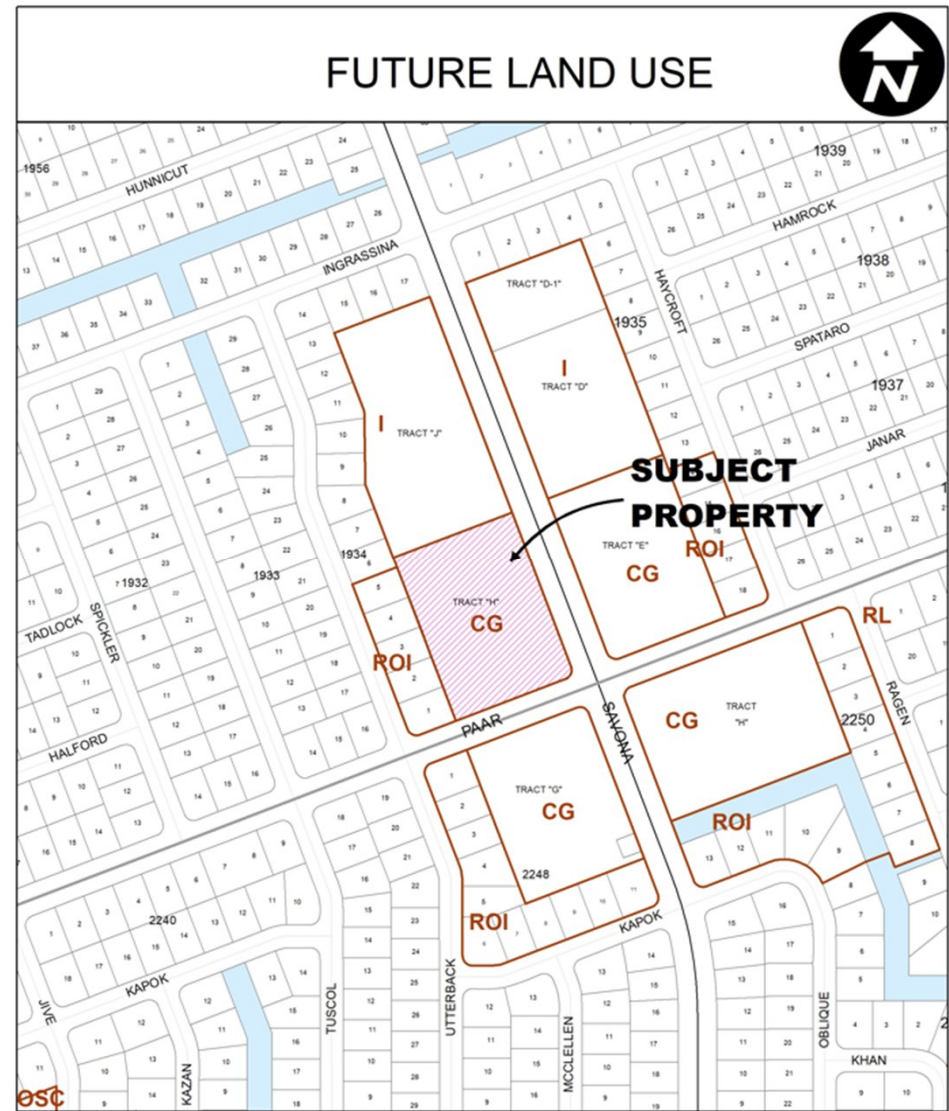
# Aerial



# Land Use and Zoning



- Future Land Use: CG
- Zoning: CG
- Existing Use: Vacant land



# Proposed Project

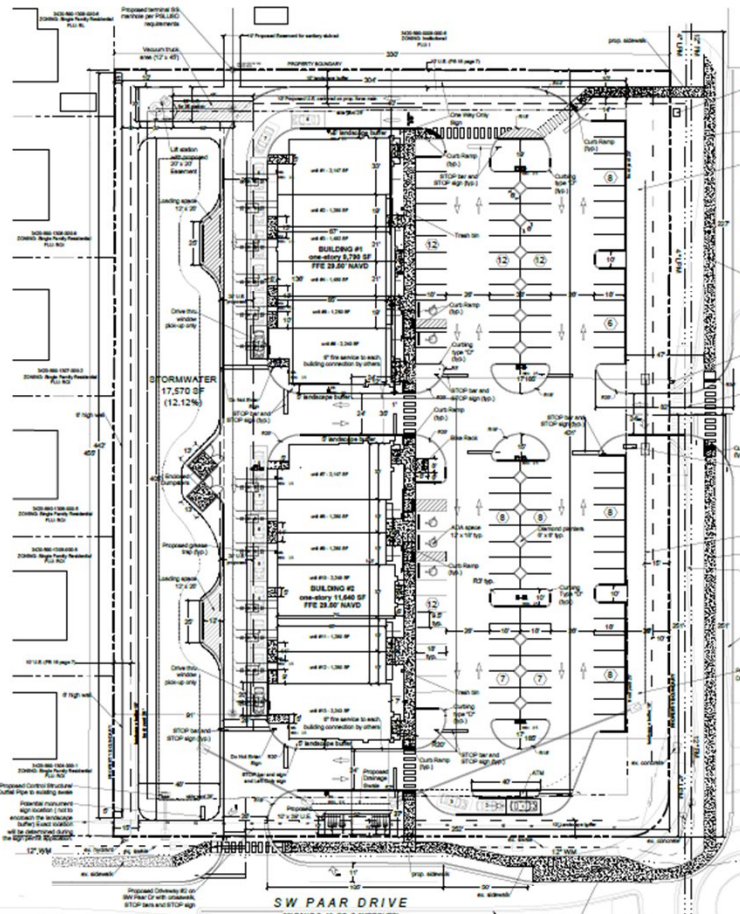
- The 3.44-acre parcel located at the northwest corner of SW Savona Boulevard and SW Paar Drive is proposed to be developed with two (2), one-story retail/commercial buildings, with 9,790 square feet and 11,640 square feet, respectively, a stand-alone ATM and associated parking, drainage and landscaping.
- Each building is proposed to have a restaurant with a drive-thru service/pick up window lane. The drive-through service/pickup windows will be located at the rear of each building as will the stacking. An SEU for both was granted via Resolution 25-R66 (P25-002).

# Zoning Review

- The property is located in the General Commercial (CG) zoning district. Retail and restaurants with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages are permitted uses.
- A total of 107 parking spaces are required, and 108 stalls are provided including 5 handicapped spaces.
- Section 158.124 allows a maximum height of 35'. The proposed building will have a height of approximately 28' and the proposed structures meet the Citywide Design standards.
- The site plan provides for a 13' X 28' refuse and recycling enclosure located at the rear of the buildings.

# Concurrency Review

- PSLUSD is the provider of sewer and water service. A service agreement is required.
- A Traffic Impact Analysis report was submitted and 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.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.



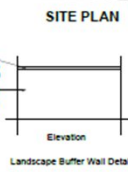
**BUILDING #1 (8,780 SF) FFE 25.50 NAVD**

Unit #1	2,147 SF
Unit #2	1,250 SF
Unit #3	1,452 SF
Unit #4	1,450 SF
Unit #5	1,250 SF
Unit #6	2,240 SF

**BUILDING #2 (11,640 SF) FFE 25.50 NAVD**

Unit #7	2,147 SF
Unit #8	1,250 SF
Unit #9	1,250 SF
Unit #10	2,249 SF
Unit #11	1,250 SF
Unit #12	1,250 SF
Unit #13	2,243 SF

The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and 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 City Code, Section 41.08 (g).



**PLANNER**  
 REDLINE DESIGN GROUP  
 610 TOD MONROE, A10P  
 100 S. 2ND STREET, UNIT 106  
 FORT PIERCE, FLORIDA 34909  
 772.742.1959

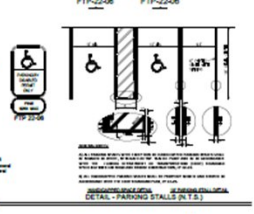
- LEGEND**
- Project property line
  - R.O.W. Dedication
  - Temporary Construction Easement
  - Property line
  - Landscape strip
  - Building setback
  - Driveway centerline
  - Concrete
  - ADA ramp with tactile surface
  - Bike rack (8'x8' pad - 6 bikes)
  - Proposed light pole

**Drainage Statement**  
 The proposed project will include a Surface Water Management System (SWMS) per City of Port St. Lucie (P.S.L.) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PDL M34 requirements (including the required inspections).

**Water/Sewer Statement**  
 The proposed project will connect to the available Port St. Lucie Utility System Department (P.S.L.U.S.D) watermains located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed P.S.L.U.S.D specified Grinder Pump Station, connecting to the adjacent available forcemain on Savona. All construction to be in accordance with P.S.L.U.S.D details and specifications.

**Traffic Statement**  
 The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):  
 • 1,537 daily, 100 AM peak hour (54 in/56 out), and 124 PM peak hour (53 in/51 out) trips.  
 The proposed development will generate the following peak driveway trips (Peak hour of Generator):  
 • 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.  
 Stacking on-site for each drive through is adequate.

For sidewalk within the ROW (SW Paar Drive and SW Savona Blvd), the developer shall be required to pay in lieu of constructing the required sidewalk. (City Code 159.222, (B))



- PROJECT NAME:** Savona Plaza
- PARCEL ID:** 3420-590-008-000-9
- ADDRESS:** Savona Blvd
- SECTION / TOWNSHIP / RANGE:** S25 / T37S / R39E
- APPLICANT:** Redtail 100 S. 2nd Street Fort Pierce, FL 34909 Savona Blvd, LLC
- OWNER:** Savona Blvd, LLC 625 N Flagler Dr, Unit 605 West Palm Beach, FL 33401-4025 General Commercial CO
- ZONING:** X
- FUTURE LAND USE:** X
- FLOOD ZONE:** X
- GROSS PROJECT SIZE:** 150,016 SF (3.44 ac)
- ZONING REQUIREMENTS PER ZONING:**

PER ZONING	PROPOSED
Min. Lot Area	20,000 SF
Min. Lot Width	100'
Min. Lot Depth	150,016 SF
Min. Lot Area	335'

**BUILDING**

Max. Building Coverage	40%	17.38%
Max. Building Height	35'	27'-9"

**YARDS**

Min. Front Yard	25'	16'
Min. Rear Yard	20'	4'
Min. Side Yard	10'	40'
Min. Side Yard (at corner)	25'	57'

**12. PARKING**

Per code section Sec. 159.221 - (22)(Shopping center: One (1) space for each two hundred (200) square feet of gross floor area for buildings under thirty thousand (30,000) square feet.

REQUIRED 21,430 SF x 1 space / 200 SF =	107.15 spaces
PROVIDED	108 spaces

Handicapped Spaces Required (101-150 total): 5 spaces  
 Handicapped Spaces Provided (12' x 18'): 5 spaces

**13. SITE COVERAGE**

	IMPERVIOUS	PAVING	SIDEWALK
TOTALS			
Total Impervious	2,174 ac	94,487 SF	63.12 %
Total Pervious	1,270 ac	55,329 SF	36.88 %
Total Site Area	3,444 ac	150,016 SF	100.00 %

**ENGINEER:**  
 Stephen Cooper, P.E. & Associates, Inc.  
 7450 South Federal Highway, Port St. Lucie, Florida 34952

**LANDSCAPE ARCHITECT:**  
 George Bother, PLA, ACP, Landscape Architects and Planners  
 4320 SE Cove Lake Circle, Suite 104, Stuart, FL 34997

**LEGAL DESCRIPTION**  
 TRACT H OF PORT ST. LUCIE SECTION NINETEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 7, 7A THROUGH 7C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SAVONA PLAZA SITE PLAN**

Port St. Lucie

P.S.L.U.S.D # 5388  
 PDL Project Number: P24-156

**SHEET 01 of 01**



# SAVONA PLAZA PORT ST. LUCIE, FLORIDA

## PORT ST. LUCIE PLANTING AREA REQUIREMENTS

MAY 13, 2026

# PLANTING PLAN

KEY	QTY	BOTANICAL NAME	COMMON NAME	N°	WV°	SIZE/SPECIFICATIONS
<b>TREES</b>						
GL	10	<i>Blarea simaruba</i>	Gumbo Limbo	X	X	12' HI, 2 1/2" DBH, 5' Sp
OL	14	<i>Quercus laurifolia</i>	Laurel Oak	X	X	12' HI, 2 1/2" DBH, 5' Sp
OV	14	<i>Quercus virginiana</i>	Live Oak	X	X	12' HI, 2 1/2" DBH, 5' Sp
MA	19	<i>Magnolia grandiflora</i>	Magnolia	X	X	12' HI, 2 1/2" DBH, 5' Sp
PT	10	<i>Simarouba glauca</i>	Pinkish Tree	X	X	12' HI, 2 1/2" DBH, 5' Sp
TP	8	<i>Tabebuia pallida</i>	Prk Tabebuia	X	X	12' HI, 2 1/2" DBH, 5' Sp
TL	4	<i>Liquidum japonicum</i>	Tree Liquidum	X	X	8' HI, 1 1/2" DBH, 30 Gal
IV	3	<i>Ilex vomitoria</i>	Yasoup Holly	X	X	12' HI, 2 1/2" DBH, 5' Sp
BC	19	<i>Taxodium distichum</i>	Bald Cypress	X	X	14' HI, 3" DBH, 5' Sp
RM	16	<i>Acer rubrum</i>	Red Maple	X	X	14' HI, 3" DBH, 5' Sp
MO	6	<i>Sweetenia mahogany</i>	Mahogany	X	X	12' HI, 2 1/2" DBH, 5' Sp
<b>PALMS</b>						
FP	21	<i>Wodyetia bifurcata</i>	Foxtail Palm	X	X	8' HI, Grey Wood, Matched
SP	13	<i>Royal Palm</i>	Royal Palm	X	X	10' HI, Grey Wood, Matched
SP	22	<i>Sabal palmetto</i>	Sabal Palm	X	X	10-14' HI, Smooth Trunk
SO	13	<i>Physalipennis elegans</i>	Saltwater Palm	X	X	8' HI, Grey Wood, Matched
FT	7	<i>Thrinax radiata</i>	Florida Thatch Palm	X	X	5' HI, Grey Wood Matched
<b>SHRUBS</b>						
CO	259	<i>Chrysobalanus icaco</i>	Cocoplum 'Red Tip'	X	X	7 Gal, 24" HI
CL	259	<i>Clusia guilfordii</i>	Deaf Clusia	X	X	7 Gal, 24" HI
IN	120	<i>Ilex vomitoria 'Nana'</i>	Ilex vomitoria 'Nana'	X	X	7 Gal, 24" HI
FB	225	<i>Hamelia patersonii</i>	Deaf	X	X	7 Gal, 24" HI
NG	47	<i>Ilex 'Nora Grant'</i>	Nora Grant Ilex	X	X	7 Gal, 24" HI
MY	24	<i>Rapanea punctata</i>	Mysine	X	X	7 Gal, 24" HI
YS	39	<i>Viburnum cuspisquam</i>	Suspension	X	X	7 Gal, 24" HI
WV	307	<i>Viburnum obtusatum</i>	Water's Viburnum	X	X	7 Gal, 24" HI
PA	51	<i>Gardenia pinnatifida</i>	Pinnated Jasmine	X	X	7 Gal, 24" HI
BP	3	<i>Stelizia reginae</i>	Blair's Paradise	X	X	7 Gal, 24" HI
TH	32	<i>Galphimia gracilis</i>	Thyllis	X	X	7 Gal, 24" HI
<b>GROUNDCOVERS</b>						
AZ	71	<i>Cynopogon intermedium</i>	Antec Grass	X	X	1 Gal, Full
JU	186	<i>Juniperus horizontalis wilsonii</i>	Blue Rug Juniper	X	X	1 Gal
LA	145	<i>Lantana montevidensis</i>	Trailing Lantana	X	X	1 Gal, Full
LM	337	<i>Liriope Muscari 'Emerald Goddess'</i>	Liriope Emerald Goddess	X	X	1 Gal
PA	584	<i>Juniperus squamata expansa</i>	Parson's Juniper	X	X	1 Gal, Full
HF	50	<i>Cynodon dactylon</i>	Holly Fern	X	X	3 Gal
MG	165	<i>Muhlenbergia capillaris</i>	Muhly Grass	X	X	3 Gal
<b>LAWN GRASS</b>						
SA	per plan	<i>Stenotaphrum secundatum</i>	St. Augustine Florimant			Solid sod

- ADJACENT RW & PROPERTIES**  
Quantity Requirements:  
10 Landscape strip, One tree per 30 Lin. Ft. Shrubs 2' O.C.  
AREA:  
North Side 320' Required: 11 Trees, 169 Shrubs  
Provided: 23 Trees, 150 Shrubs  
East Side 405' Required: 14 Trees, 203 Shrubs  
Provided: 57 Trees, 208 Shrubs + 467 GC  
South Side 280' Required: 9 Trees, 140 Shrubs  
Provided: 28 Trees, 142 Shrubs + 330 GC  
West Side 440' Required: 15 Trees, 220 Shrubs  
Provided: 33 Trees, 220 Shrubs
- BUILDING FACADE - VISIBLE TO GENERAL PUBLIC**  
Quantity Requirements:  
5 Landscape strip, One tree per 30 Lin. Ft. Shrubs 2' O.C.  
Perimeter: 382 Lin. Ft. Area 71 Copings = 311 Lin. Ft.  
Plant Requirements: 13 Trees, 156 Shrubs  
Plants Provided: 30 Trees, 114 Shrubs and 371 Ground Cover
- VEHICULAR USE AREAS (VIA)**  
Quantity Requirements:  
10 Landscape strip at perimeter, One tree per 30 Lin. Ft. Shrubs 2' O.C.  
Perimeter: 274 Total Lin. Ft.  
Plant Requirements: 19 Trees, 287 Shrubs  
Plants Provided: 52 Trees, 324 Shrubs

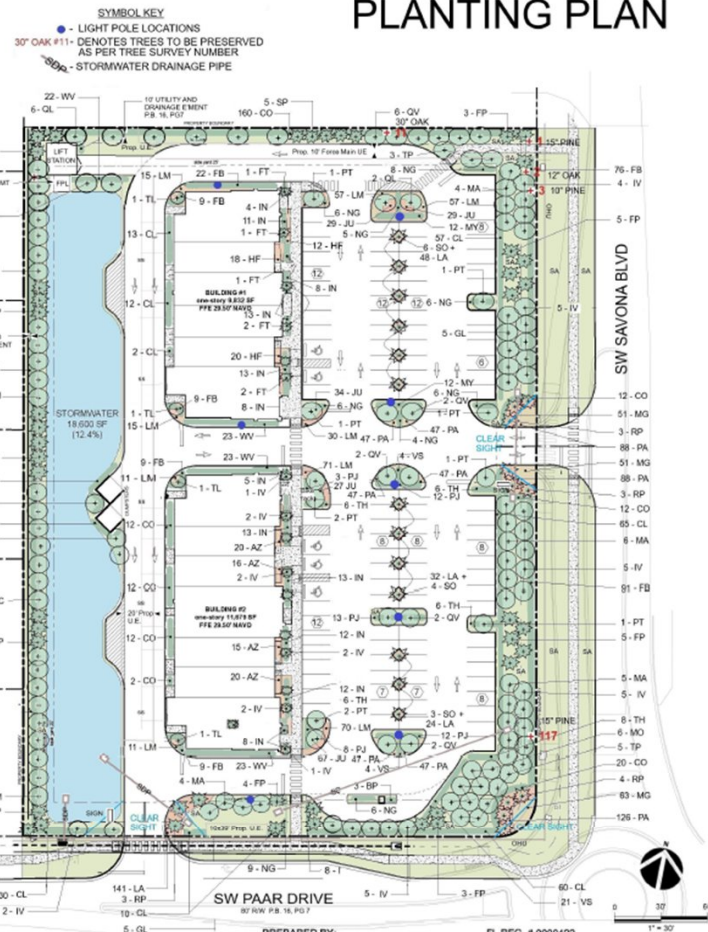
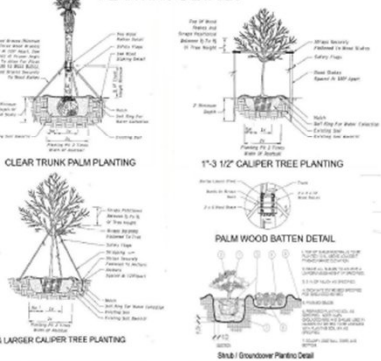
### PLSUSD LANDSCAPE POLICY STATEMENT

No landscaping shall be planted in a manner that would adversely affect utility easements.  
Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PLSUSD technical specifications and policies.  
All landscaping within City utility easements shall comply with PLSUSD technical specifications, policies and codes.  
Trees shall not be planted within ten (10) feet of any PLSUSD underground infrastructure.  
No landscaping other than sod grasses shall be located within 5' of a PLSUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

### PLANTING SPECIFICATIONS

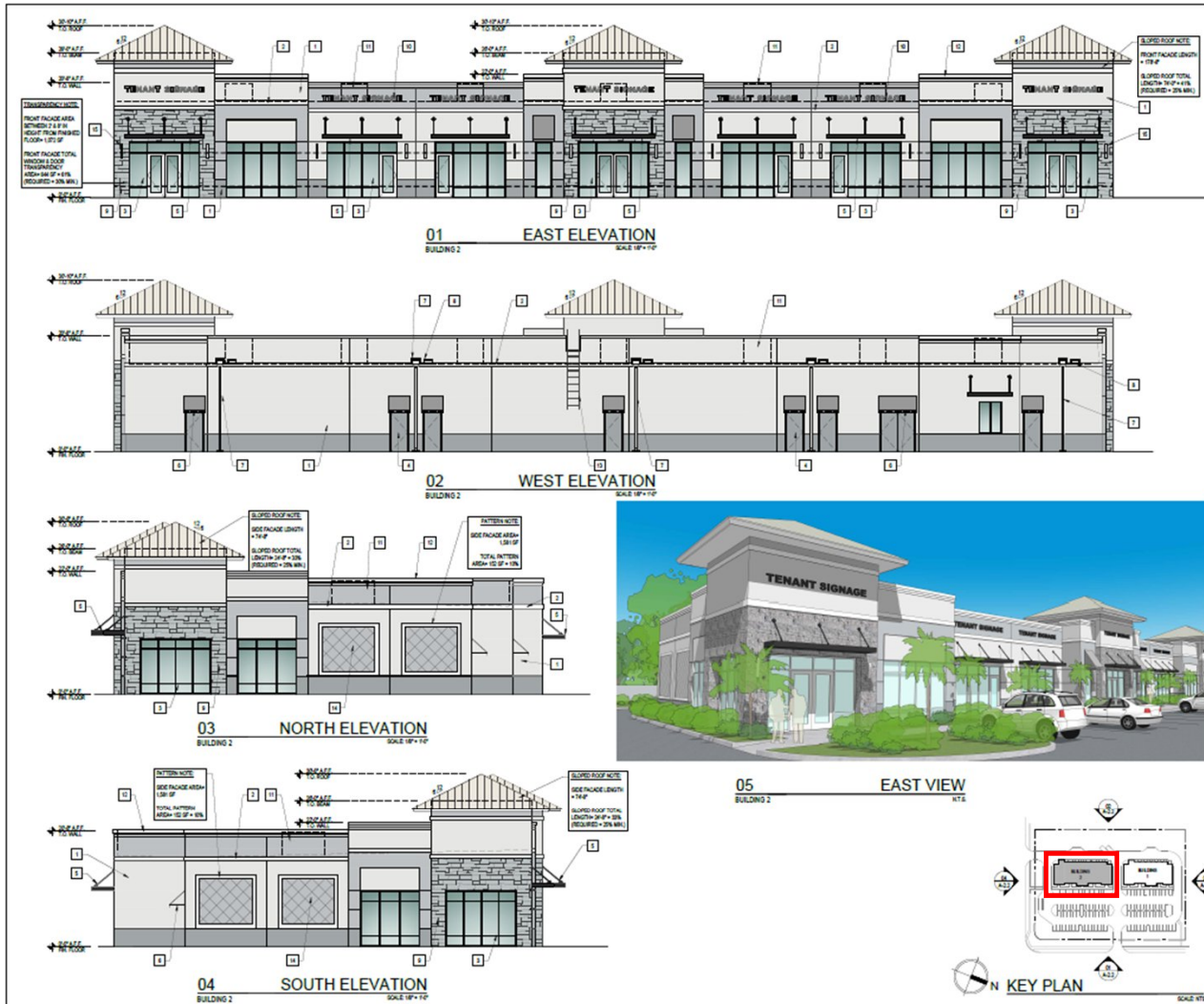
- All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts 1 & 2" prepared by the state Department of Agriculture and Consumer Services.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantity, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
- All planting holes and water basins for trees shall be covered with a 3" minimum depth of shredded cypress, eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
- Planting soil to be a weed-free mixture of 50% sand and 50% mulch or other organic planting material suitable to the Landscape Architect.
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raised to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
- All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note P1).
- No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
- Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 sq. ft. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
- SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
- WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will provide watering of plant material until substantial competition and as needed thereafter for a period of 3-months.
- All new plant material shall be guaranteed for 1 year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 30 days of final acceptance. For all replacement plant material the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 73 MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
- The successful bidder shall furnish to the Owner a site price breakdown for all materials, equipment submitted. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, trepanning soars, or otherwise damaged.
- Plant material will not be accepted where the ball of earth surrounding the roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 6-weeks prior to planting.

### PLANTING DETAILS



PREPARED BY: **GEORGE BOTNER, PLA, AICP**  
LANDSCAPE ARCHITECTURE & PLANNING  
4320 S.E. Cove Lake Circle, Suite # 104  
Stuart, FL 34997 botner@aol.com  
(954) 798-7158 (Cell) (772) 221-9558





**MATERIAL LEGEND**

1	SMOOTH STUCCO FINISH
2	BASED STUCCO BAND
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM WITH BRONZE FINISH
4	PAINTED IMPACT RATED HOLLOW METAL DOOR
5	METAL CANOPY
6	FABRIC CANOPY
7	REFINISHED ALUMINUM DOWNPOUT & COLLECTOR BOX
8	REFINISHED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CORCORAN/DOUGLASS SERIES PRODUCE OR EQUAL
10	FUTURE SIGNAGE LITER SIGNATURE IDENT
11	FUTURE ROOFTOP UNITS BEYOND COMPLETED SERVICES BY CONTRACT
12	PRE FINISHED ALUMINUM CORNING CAP
13	PRE FINISHED ALUMINUM PAINTED ROOF ACCESS LADDER
14	1/2" X 1/2" DECATIVE ELEMENT WITH FINISH BASED STUCCO BORDER AND STUCCO REGALAT 3/8" C. DECATIVE WALL LIGHT
15	1/4" OF MIDDLE LIGHT

**COLOR LEGEND**

1	MAIN COLOR 1: BRANDED BLUE VERTICAL LINED
2	MAIN COLOR 2: BRICK LAY GRAY VERTICAL LINED
3	MAIN COLOR 3: BRICK LAY GRAY VERTICAL LINED
4	ACCENT COLOR: BRICK LAY GRAY VERTICAL LINED
5	ACCENT COLOR: BRICK LAY GRAY VERTICAL LINED
6	STONE VENEER: SLOANWOOD CUT CORNER STONE CHARCOAL OR EQUAL
7	METAL ROOF COLOR: SMOKE/TONE
8	DOOR AND WINDOW FINISH: WHITE
9	METAL CANOPY: DARK BRONZE
10	FABRIC CANOPY: PERSIAN GRAY WITH BRICK TO MATCH CANOPY SINGLE VERTICAL LINED

- ARCHITECTURAL ELEMENTS PROVIDED**  
SEE COVER # 10 OF THE SPECIFICATIONS
- VERTICAL RECTANGULAR WINDOWS
  - STAINED STONE, 1/4" OF BUILDING FACE REQUIRED, (3) 1/4" PROVIDED
  - METALWORK
  - SQUARE COLUMNS SPACED NO GREATER THAN 1/2 THE HEIGHT OF THE COLUMN
  - CANOPY AND AWNING
  - DISPLAY WINDOWS

**GENERAL NOTES**

- SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM THE PLAN.
- ELEVATION COLORS AND COLORS MAY NOT BE MOVED WITHOUT APPROVAL FROM THE CITY.
- NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM NEAR THE HEIGHT OF THE FACTORY WALL.

CITY PROJECT #	PS416
FILLED PROJECT #	528



**Claren Architecture + Design, Inc.**  
AA0002086  
9400 CONGRESS AVE, SUITE 2150  
BOCA RATON, FL 33487  
561.961.4624  
www.clarenarchitecture.com

**Savona Plaza**  
Savona Boulevard  
Port St. Lucie, FL 34953



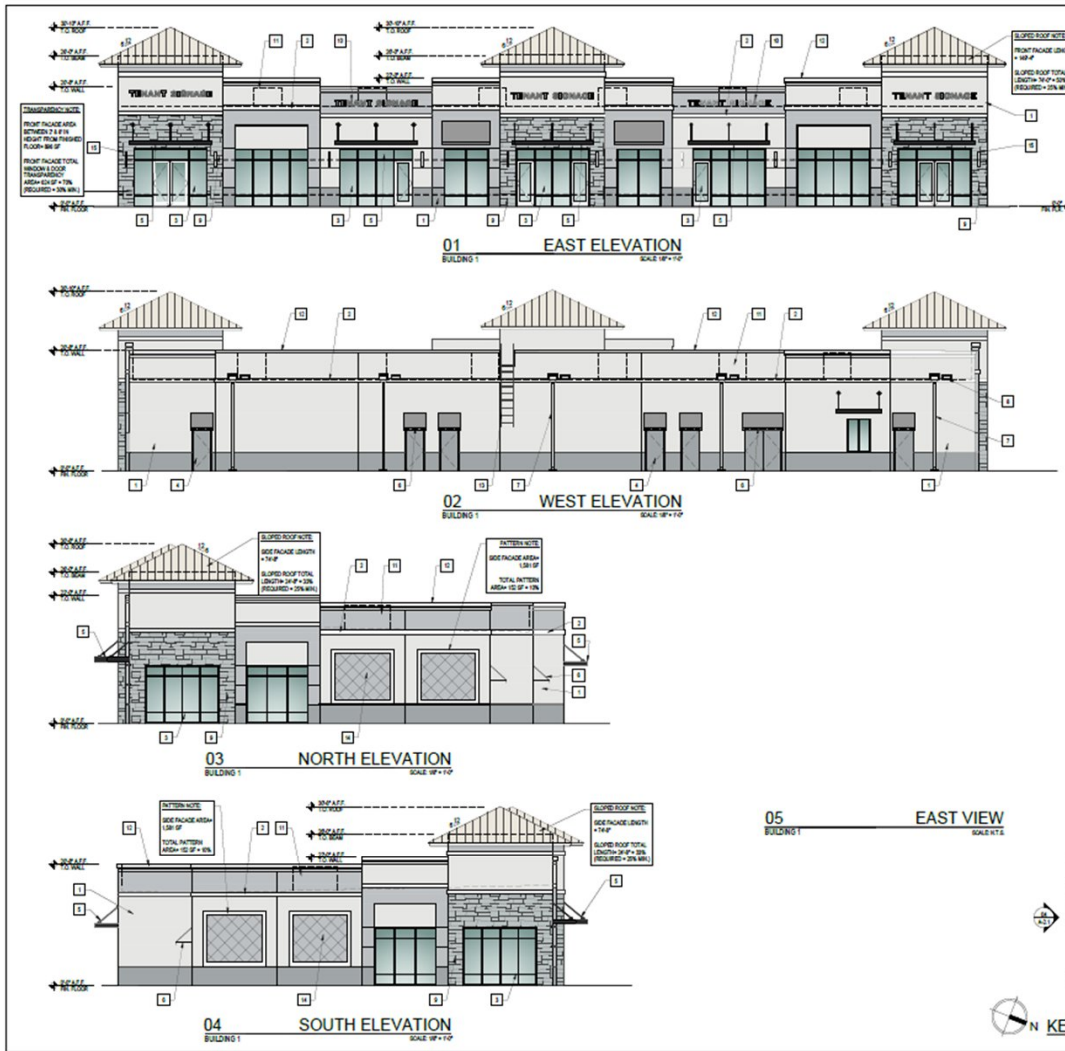
**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT #	24-02A
DATE	03-05-2025
REV #	
DATE	
SHEET #	

**A-2.2**

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**MATERIAL LEGEND**

1	SMOOTH STUCCO FINISH
2	PAVED STUCCO BAND
3	SPRINKLED ALUMINUM STOREFRONT SYSTEM WINDOW BRICKS FINISH
4	PAINTED BRICK FANTE ALLOUWINGHUAL DOOR
5	METAL CANOPY
6	PANIC CANOPY
7	PREPARED ALUMINUM STOREFRONT & COLLECTOR BOX
8	PREPARED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CONCRETE/STONE/STONE SERIES PROGRADE OR EQUAL
10	FUTURE STORAGE UNITS BEHIND COMPLETELY SUPPORTED BY PARTNERS
11	PRE-FINISHED ALUMINUM CORNING CAP
12	PRE-FINISHED ALUMINUM PAINTED ROOF ACCESS COVER
13	1/2\"/>

**COLOR LEGEND**

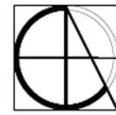
1	MARK COLOR 1: SH EED ICE LINE (RECALLED)
2	MARK COLOR 2: SH EED ICE GRAY (RECALLED)
3	MARK COLOR 3: SH EED ICE DARK GRAY (RECALLED)
4	ACCENT COLOR: SH EED ICE WHITE (RECALLED)
5	STONE VENEER (CONCRETE/STONE/STONE SERIES) OR EQUAL
6	METAL ROOF COLOR: BRONZE
7	DOOR AND WINDOW FINISH: WHITE
8	METAL CANOPY: DARK BRONZE
9	PANIC AWNING: PREPARED GRAY BRICK, SIMILAR TO STOREFRONT BRICK (RECALLED)

- ARCHITECTURAL ELEMENTS PROVIDED**  
REMARK: 1/8\"/>
  - VERTICAL RECTANGULAR WINDOW
  - STONE VENEER: 1/8\"/>

**GENERAL NOTES**

- STONE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM THE PLAN.
- EXACTLY DESIGNATED COLORS MAY NOT BE REPORTED.
- IF COLOR APPROVAL FROM THE CITY, THE MATERIAL COLOR SHOULD BE VISIBLE FROM ABOVE THE HEIGHT OF THE FINISHED WALL.

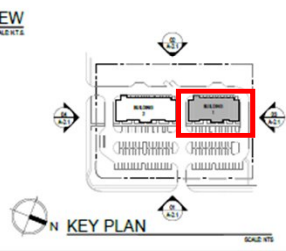
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DATE		09-05-2015
REV #		
1		
2		
3		
4		
5		
SHEET #		A-2.1
CITY PROJECT #		FOA-198
PULLED PROJECT #		538
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**Claren Architecture + Design, Inc.**  
ARCHITECTS  
4400 CONGRESS AVE. SUITE 2150  
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**Savona Plaza**  
Savona Boulevard  
Port St. Lucie, FL 34953

PRELIMINARY - NOT FOR CONSTRUCTION



# Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the February 25, 2026 meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.



## Agenda Summary

2026-470

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.d

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approve a Major Site Plan for LTC Ranch West POD 8C (P23-119).

Submitted By: Cody Sisk, Planner II, Planning and Zoning

Strategic Plan Link: N/A - Development Application

Executive Summary (General Business): The City has received an application for major site plan approval for a multi-family residential development with 312 units. The subject property is located within the LTC Ranch West Planned Unit Development (PUD). The PUD allows for multifamily dwelling units as a permitted use with a minimum gross density of eight units per acre and a maximum gross density of eleven units per acre. The project consists of eleven buildings with one-, two-, and three-bedroom units, eight garage buildings, and a clubhouse. Additionally, a school bus turnaround is situated within POD 8C near the ingress and egress of the POD 8C development.

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Council approve the major site plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the site plan.
2. Move that the Council not approve the site plan and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the site plan at their meeting of November 26, 2025.

Issues/Analysis: See attached staff report.

Financial Information: N/A

Special Consideration: N/A

Location of Project: South of Midway Road, between I-95 and Wylder Parkway.

Business Impact Statement: N/A

Attachments:

1. Staff Report
2. Site Plan
3. Landscape Plan
4. Building Elevation
5. Application
6. Authorization
7. Public Works Traffic Memo
8. Applications Traffic Analysis
9. Warranty Deed
10. Staff Presentation

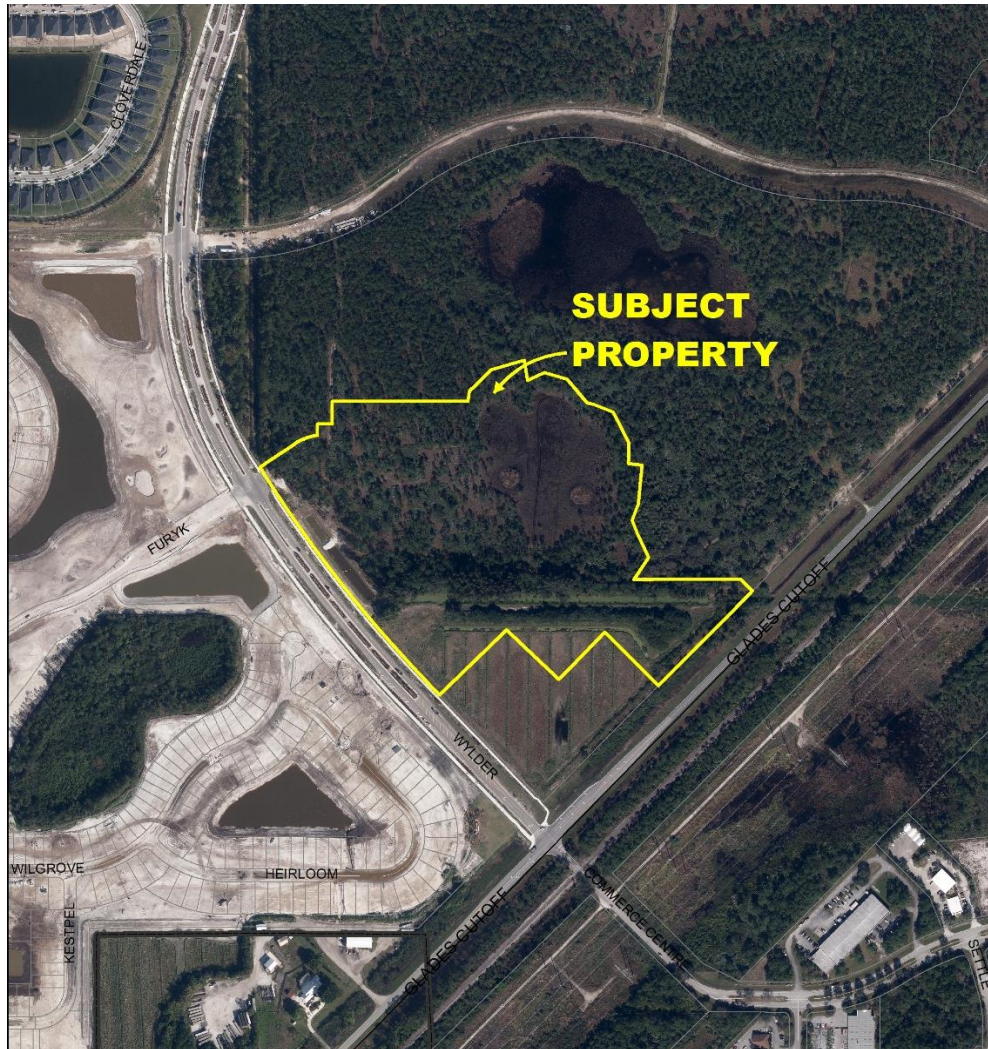
*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

Internal Reference Number: N/A

Legal Sufficiency Review:

N/A

**LTC Ranch - POD 8C  
Major Site Plan  
P23-119**



**Project Location Map**

**SUMMARY**

Applicant's Request:	An application for a major site plan for LTC Ranch - POD 8C
Agent(s):	Alex Daugherty, Kimley-Horn and Associates, Inc.
Property Owner:	The Tide at Wylder LLC
Location:	North of Glades Cutoff and South of Midway
Address:	Wylder Parkway
Project Planner:	Cody Sisk, Planner III

**Project Description and Background**

The applicant, Kimley-Horn and Associates, Inc., has submitted a Major Site Plan for the LTC Ranch-Wylder POD 8C. The Major Site Plan includes 312 multi-family units, wetland area and clubhouse. The property has a future land use classification of Residential, Office, Institutional (ROI) which is compatible with the current Planned Unit Development (PUD) zoning district of the site. The project consists of eleven buildings with one-, two-, and three-bedroom units, eight garage buildings, and a clubhouse. Additionally, a school bus turnaround is situated within POD 8C near the ingress and egress of the POD 8C development.

The LTC Ranch DRI permits up to 4,000 dwelling units within the LTC Ranch West Residential PUD. The proposed development is consistent with the LTC Ranch Development of Regional Impact (DRI), comprehensive plan and PUD as it shall provide for a density of approximately 9.41 dwelling units per acre and does not exceed the maximum permissible dwelling units or gross density

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the major site plan on November 25, 2026.

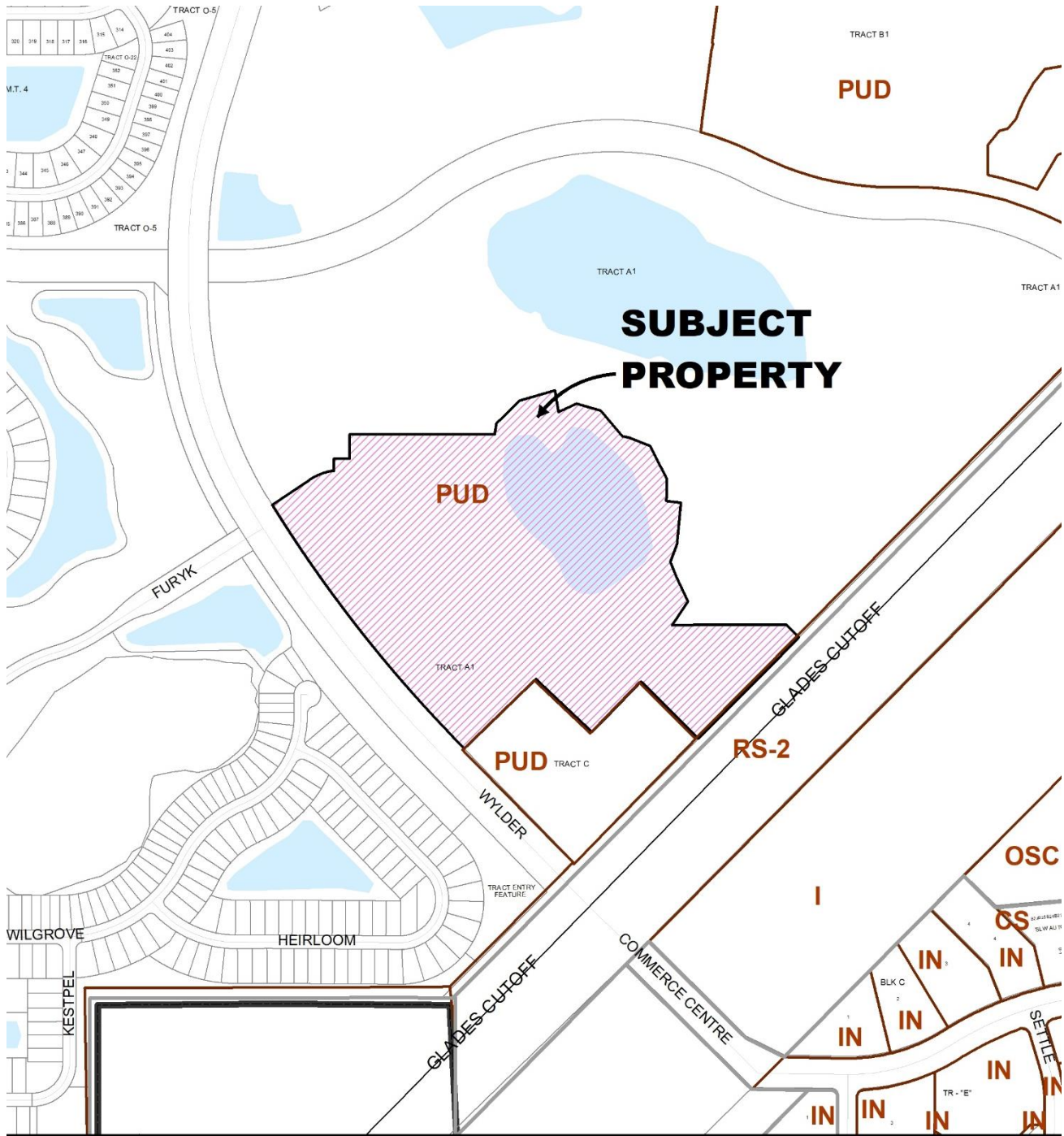
**Location and Site Information**

Parcel ID No(s).	3315-600-0002-010-5
Property Size:	33.14 Acres
Legal Description:	Tract 2, LTC Ranch West Pod 7, As Recorded in Plat Book 124, Page 19 St. Lucie County, Florida.
Existing Future Land Use:	ROI - Residential, Office, Institutional
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

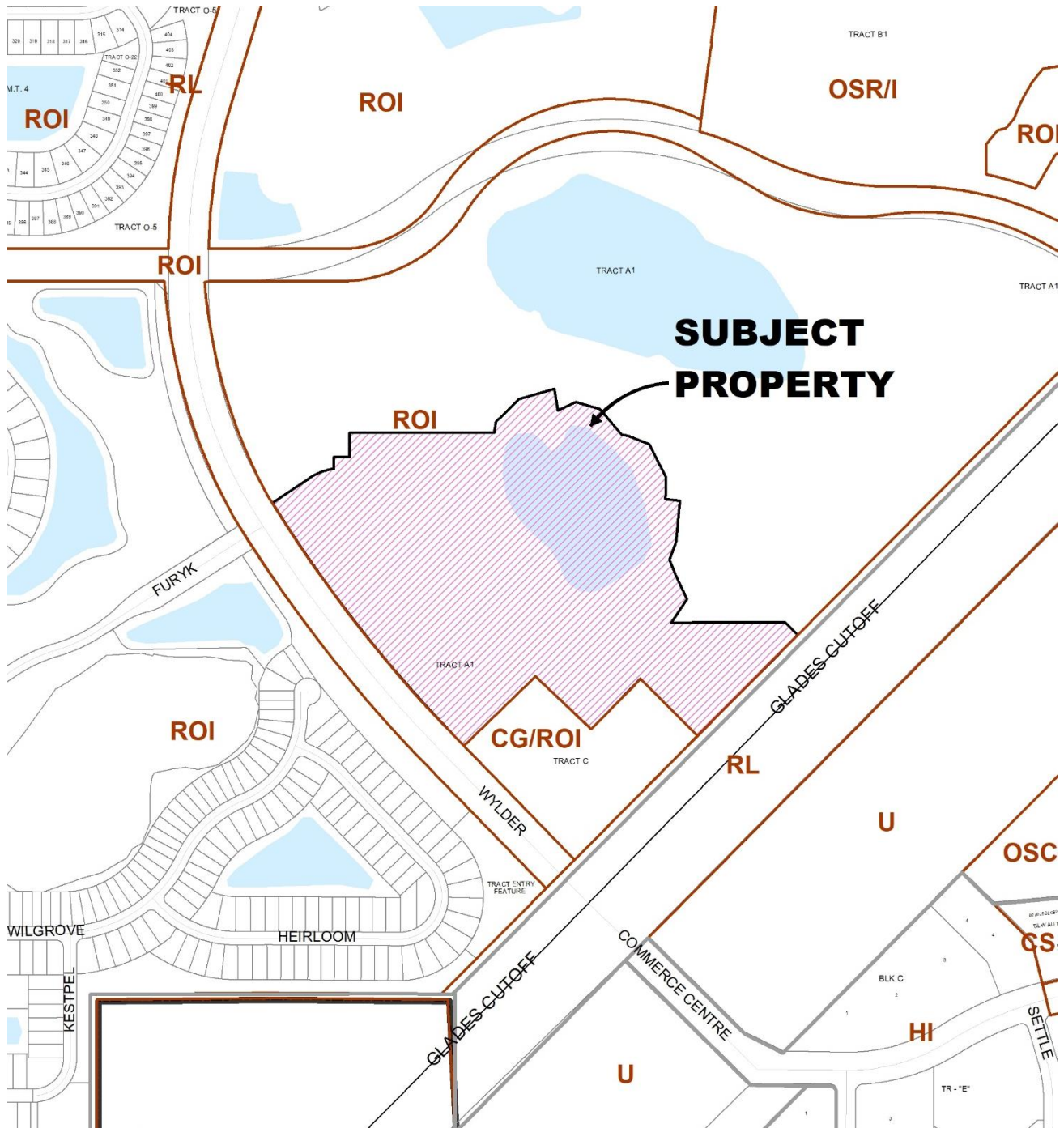
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	PUD	Vacant
South	ROI	PUD	Vacant
East	ROI	PUD	Vacant
West	ROI	PUD	Vacant

PUD- Planned Unit Development, ROI- Residential, Office, Institutional



Zoning Map



Future Land Use

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The property is located within the LTC Ranch Residential PUD. The proposed use of residential is a permitted use in this development. The PUD allows multifamily uses with a minimum density of 8 dwelling units per acre and a maximum density of 11 dwelling units per acre. The proposed density of this site is 9.41 dwelling units per acre.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides six 14' X 24' dumpster enclosures for general recyclable and refuse for the residential uses and club house
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The building elevations Have been reviewed for compliance with the Citywide Design Guidelines.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 616 parking spaces while 617 spaces are proposed with 30 of these spaces provided as handicap spaces.
<b>BUILDING HEIGHT</b>	Maximum building height for the PUD Zoning District is 65 feet. Nine of the 11 proposed buildings are proposed to be 3-story with a height of approximately 42 feet and two are proposed to be 4-story with a height of approximately 53 feet.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the PUD requirements.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b>TRANSPORTATION</b>	The proposed project is anticipated to generate 1,871 Average Daily, 141 AM Peak Hour and 172 PM Peak Hour driveway trips. The Wylder Development is conducting improvements on Wylder Parkway and at the intersections of Glades Cut-off Road and Midway Road. In

	addition to the Wylder Development improvements, a dedicated southbound left turn lane and a right turn lane at the POD 8 driveway will be required with this development
<b>PARKS AND OPEN SPACE</b>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Per the LTC Ranch DRI, the applicant has deeded a 113- acre park site to the City.
<b>STORMWATER</b>	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Per Policy PSFE 2.4.2(8) of the City's Comprehensive Plan, Public School Facilities Element, DRI's that received development orders prior to July 1, 2005 are exempt from school concurrency.

**NATURAL**

**RESOURCES PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** Per the DRI development order there are onsite wetlands (W-40), wetland buffers and native upland habitat preservation areas.

**Wildlife Protection:** Since this site has yet to be cleared, a gopher tortoise survey will be required prior to the issuance of the site work permit to prevent the impact on any protected wildlife.

**OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

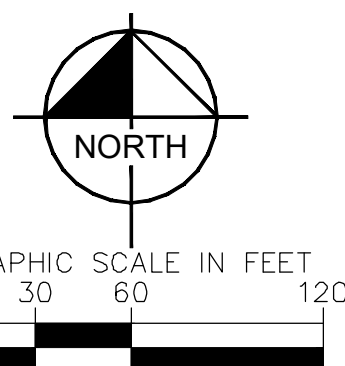
**Consistency with the LTC Ranch DRI and the Comprehensive Plan:**

**LTC Ranch DRI Development Order.** The proposed project is consistent with Map H-1, Master Plan and Map G, Environmental Exhibit of the LTC Ranch DRI development order. The proposed number of dwelling units is within the allotted entitlements in the development order.

**Comprehensive Plan Policy 1.1.4.2:** The proposed residential development is consistent with the Residential, Office, Institutional (ROI) future land use classification which allows up to 11 dwelling units per acre. The proposed density is 9.41 dwelling units per acre.

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the Major Site Plan on November 25, 2026.



**LEGAL DESCRIPTION**  
TRACT 2, LTC RANCH WEST POD 7, AS RECORDED IN PLAT BOOK 124, PAGE 19 ST. LUCIE COUNTY, FLORIDA.

EXISTING USE: LTC RANCH WEST RESIDENTIAL CDD  
ZONING: PUD  
LANDUSE: ROI

UNIT DATA			
UNIT BREAKDOWN	# OF UNITS	PROVIDED SF	MIN. SF PER PUD
ONE-BEDROOM	114	730 SF	700 SF
TWO-BEDROOM	156	1,176 SF	800 SF
THREE-BEDROOM	42	1,242 SF	900 SF
<b>TOTAL</b>	<b>312 UNITS</b>		

BUILDING SETBACKS		
BUFFER	SETBACK	PROVIDED
FRONT	10 FT	26 FT
SIDE	10 FT	10 FT
REAR	10 FT	10 FT

### PROJECT TEAM

**DEVELOPER**  
JEFF KITTEL  
KITTEL PROPERTY GROUP, INC.  
310 E. 96TH STREET, SUITE 400  
INDIANAPOLIS, IN 46240  
(317) 727-0064

**PLANNER/L.A.**  
STEVE GARRETT, R.L.A.  
LUCIDO AND ASSOCIATES, INC.  
701 SE OCEAN BLVD.  
STUART, FL 34994  
(772) 220-2100

**CIVIL ENGINEER**  
ALEXANDER M. DAUGHERTY, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200  
VERO BEACH, FLORIDA 32960  
(772) 794-4100

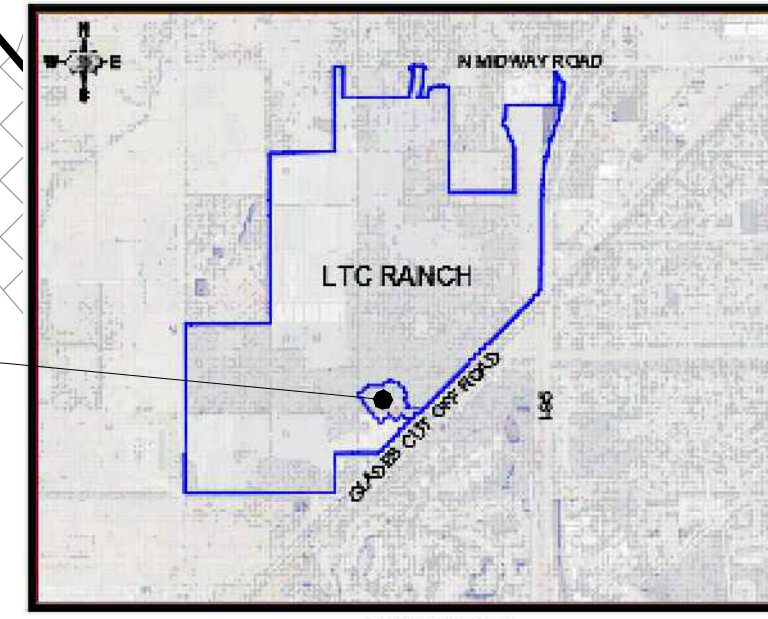
**SURVEYOR**  
BLAINE BERGSTRESSER  
KMA ENGINEERING AND SURVEYING, LLC  
2345 14TH AVENUE, SUITE 3  
VERO BEACH, FL 32960  
(772) 569-5505

**ENVIRONMENTAL**  
DEAN CLARK  
PROGEA, INC.  
1201 ELM STREET, SUITE 4232  
DALLAS, TX 75270  
(214) 214-4330

DESCRIPTION	ENVIRONMENTAL SITE ASSESSMENT		RECOGNITION PLAN (Y/N)	
	FOUND (Y/N)	AGENCY CONTACT INFO	PLANNING	RECOGNITION
WETLANDS	YES	N/A	NO	NO
RARE/HABITAT SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES OF SPECIAL CONCERN	NO	(850) 488-4675	NO	NO
INVASIVE/EXOTIC VEGETATION	YES	N/A	NO	NO

### DEVELOPMENT DATA

TAX PARCEL ID NO.	3315-600-0002-000-2
PROJECT USE	MULTI-FAMILY
PROJECT FUTURE LAND USE	ROI
PROJECT ZONING	PUD
ALLOWABLE DENSITY	11 UNITS PER 1 ACRE
UNITS PROPOSED	312 UNITS
PROPOSED DENSITY	9.41 UNITS PER 1 ACRE
MAX BUILDING HEIGHT	65'
PROPOSED BUILDING HEIGHT	53.16'
TOTAL SITE AREA	1,443,461 SF 33.14 AC 100.00%
AREA OF PROPOSED BUILDINGS (MAX 50%)	151,393 SF 3.47 AC 10.49%
AREA OF PROPOSED PAVEMENT	289,072 SF 6.64 AC 20.03%
AREA OF PROPOSED POND	155,237 SF 3.56 AC 10.75%
AREA OF WETLAND	333,938 SF 7.67 AC 23.14%
TOTAL PROPOSED IMPERVIOUS AREA (MAX 80%)	929,641 SF 21.34 AC 64.41%
TOTAL PROPOSED OPEN SPACE (MIN 35%)	513,820 SF 11.80 AC 35.59%
OPEN SPACE REQUIRED (MIN 5% USABLE OPEN SPACE)	505,358 SF 11.60 AC 35%



### PARKING DATA

PARKING REQUIRED:	UNITS	SPACES
ONE-BEDROOM (1.75/UNIT)	114	199
TWO-BEDROOM (1.75/UNIT)	156	273
THREE-BEDROOM (1.75/UNIT)	42	74
<b>TOTAL UNITS</b>	<b>312</b>	<b>546</b>
GUEST PARKING (1/ 5 UNITS)	—	63
CLUB HOUSE PARKING (1/ 1,000 SF)	—	7
<b>TOTAL REQUIRED</b>	—	<b>616</b>
<b>PARKING PROVIDED:</b>	<b>UNITS</b>	<b>SPACES</b>
STANDARD PARKING PROVIDED	—	495
ACCESSIBLE PARKING PROVIDED	—	30
GARAGE PARKING PROVIDED	—	91
<b>TOTAL PARKING PROVIDED</b>	—	<b>616</b>
<b>PROPOSED PARKING RATIO</b>	<b>617 SPACES / 312 UNITS</b>	<b>1.98 SPACES / UNIT</b>

### GENERAL NOTES:

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS).
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND 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 CITY CODE, SECTION 41-09 (G).
- FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
- UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

### DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL CONCEPTUAL RESOURCE PERMIT #16-04012-P AND SHALL ADHERE TO THE CONDITIONS OF AFFOREMENTED PERMIT. THE SITE PROPOSES ONE ON-SITE WET DETENTION POND TO PROVIDE TREATMENT AND ATTENUATION AND WILL DISCHARGE INTO THE C-107 CANAL TO THE EAST.

### ENVIRONMENTAL STATEMENT

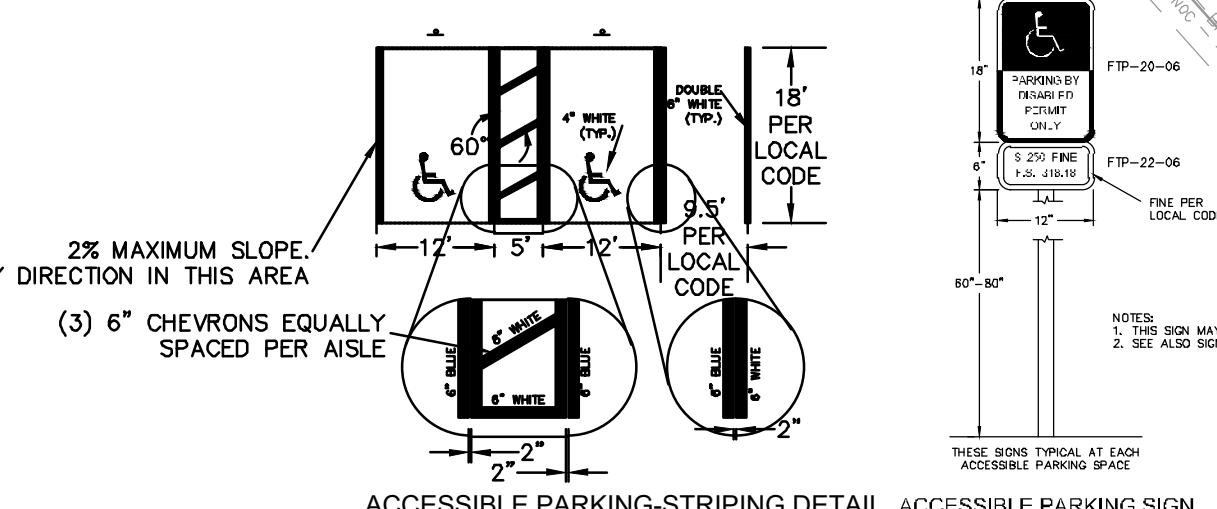
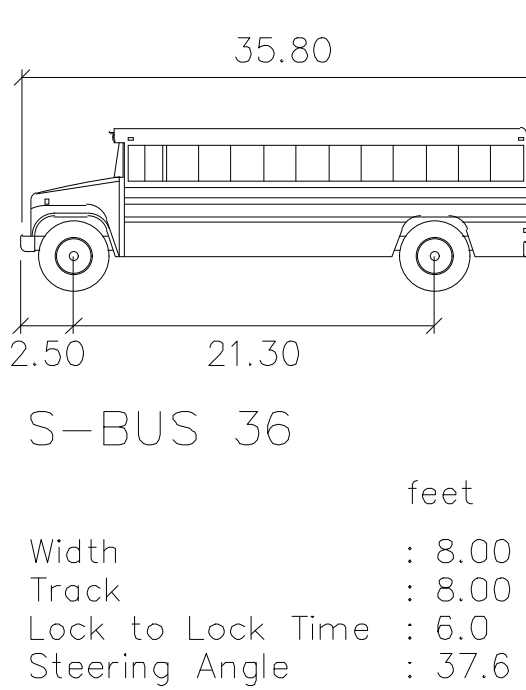
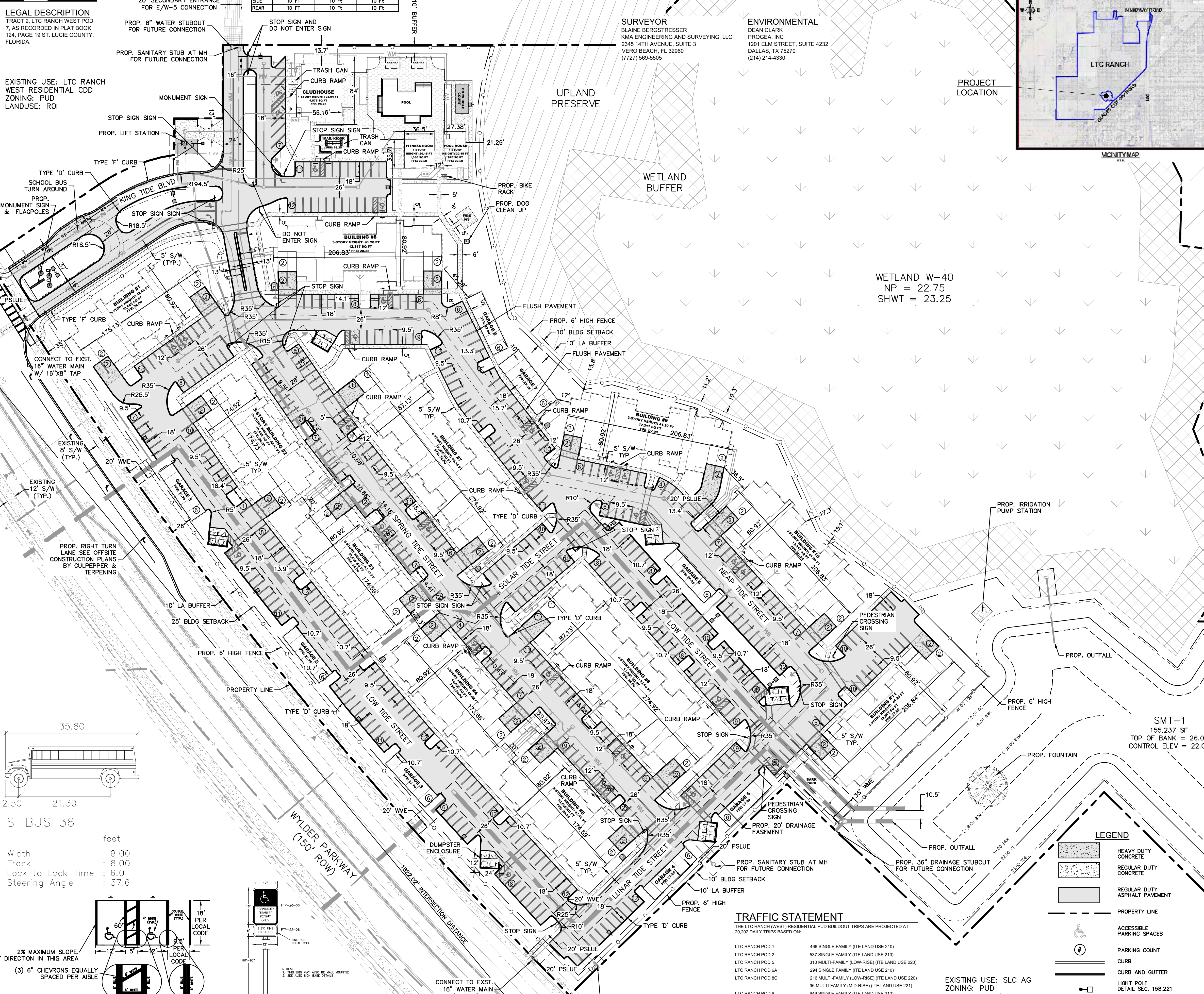
THE PROPOSED DEVELOPMENT SITE WAS ASSESSED FOR POTENTIAL ENVIRONMENTAL CONCERNS IN SEPTEMBER 2022 BY PROGEA UPON CONDUCTING THE ASSESSMENT. IT WAS FOUND THAT NO WETLANDS OR OTHER SPECIAL RESOURCES EXIST ON THE PROPERTY. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY. NO RESIDENT OR NESTING PROTECTED SPECIES WERE IDENTIFIED ON THE SITE. THE WETLAND PERMITTING FOR THE LTC RANCH (WEST) RESIDENTIAL PUD HAS BEEN COMPLETED AND ALL REQUIRED MITIGATION PROVIDED IN ACCORDANCE WITH FEDERAL AND STATE PERMIT REQUIREMENTS. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY.

### SHIELDING OF LIGHTING STATEMENT

WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO THAT NO SOURCE OF THE LIGHTING WILL BE A VISIBLE OBSTACLE TO ADJACENT PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GAZE OR HAZARDOUS INTERFERENCE OF ANY KIND.

### HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 50.



### TRAFFIC STATEMENT

THE LTC RANCH (WEST) RESIDENTIAL PUD BUILDOUT TRIPS ARE PROJECTED AT 20,202 DAILY TRIPS BASED ON:

LTC RANCH POD 1	466 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 2	537 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 3	310 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 4	294 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 5	216 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 6	86 MULTI-FAMILY (MID-RISE) (ITE LAND USE 221)
LTC RANCH POD 7	646 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 8	70 SINGLE FAMILY (ITE LAND USE 215)
LTC RANCH POD 9	84 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)

### LEGEND

- HEAVY DUTY CONCRETE
- REGULAR DUTY CONCRETE
- REGULAR DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- ACCESSIBLE PARKING SPACES
- PARKING COUNT
- CURB
- CURB AND GUTTER
- LIGHT POLE DETAIL SEC. 158.221

PSLUSD PROJECT # **11-642-12**

CITY OF PORT ST. LUCIE PROJECT # **P23-119**

CALL 48 HOURS BEFORE YOU DIG **811**

IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.50' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

**Kimley-Horn**

© 2010 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

**SITE PLAN**

THE TIDES at WYLDER  
LTC RANCH POD 8C

PREPARED FOR  
**KITTLE PROPERTY GROUP, INC.**

PORT ST. LUCIE, FLORIDA

PROJECT # **147000000**  
DATE **3/22/2023**  
SCALE **AS SHOWN**  
DESIGNED BY **MJP**  
DRAWN BY **MJP**  
CHECKED BY **AMD**

PER CITY COMMENTS  
PER CITY COMMENTS  
PER CITY COMMENTS  
PER CITY COMMENTS

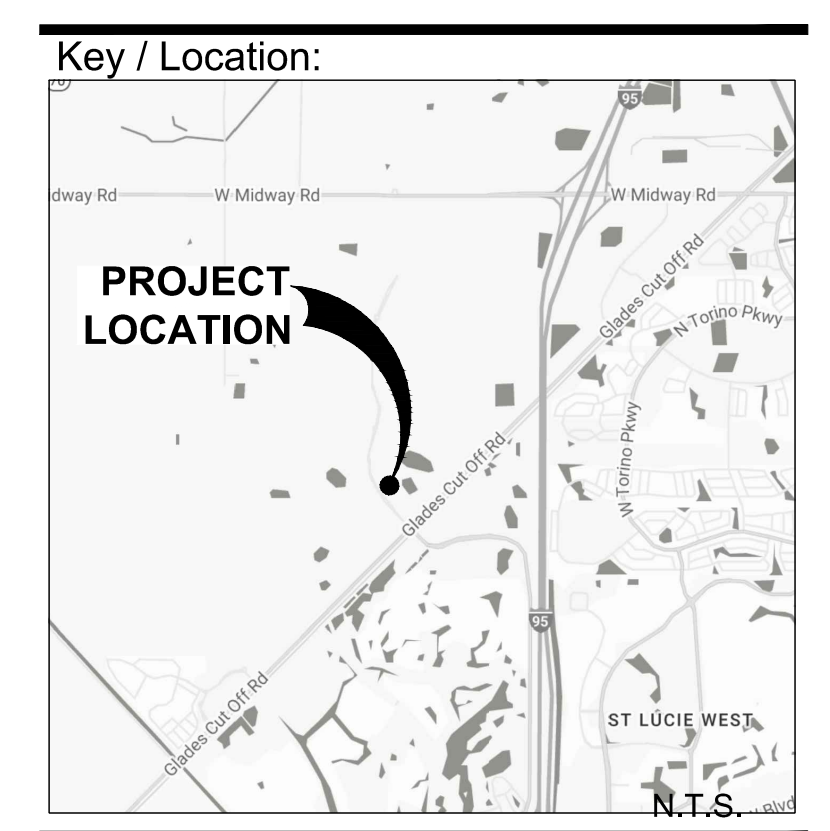
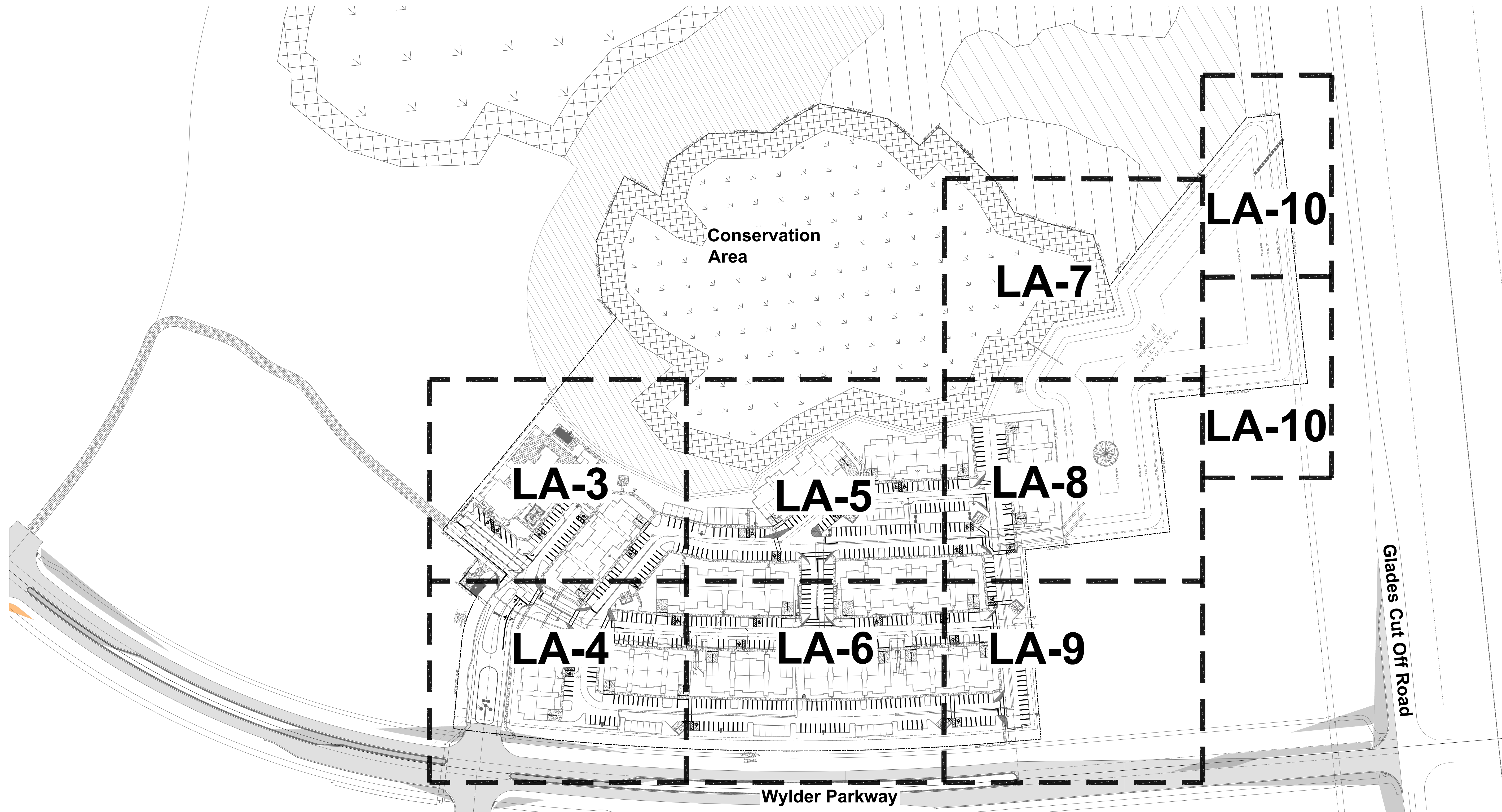
NO REVISIONS

DATE

BY

SHEET NUMBER **C-100**

Plotted By: Daugherty, Alex Sheet: LTC RANCH POD 8C Layout: C-100 SITE PLAN March 31, 2026 10:17:06am K:\VRB-LDC\LTC Ranch - Pod 8C\CAD\PlanSheets\C-100 SITE PLAN.dwg



**Project Team:**

**Owner/Developer:**  
 GreenPointe Developers, LLC  
 7807 Baymeadows Road East,  
 Suite 205  
 Jacksonville, FL 32256

**Engineer:**  
 Kimley Horn And Associates  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960  
 772-794-4067

**Surveyor:**  
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 Vero Beach, FL 32960  
 772-794-4067

**Landscape Architect/Land Planner:**  
 Lucido & Associates  
 701 E Ocean Blvd  
 Stuart, FL 34904  
 772-220-2100

**WYLDER  
 POD 8C**

**Landscape Plan  
 P23-119  
 PSLUSD # 11-642-12  
 City of Port St. Lucie, FL**

Date	By	Description
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12/22/25	EA	RESUBMITTAL
02/09/26	EA	RESUBMITTAL
04/02/26	EA	RESUBMITTAL

Required Trees:	Native	Species	Flowering	Drought Tolerant	Palm
Perimeter: (3,657/30)	122	50%=61			
Parking Lot Terminal Landscape Islands (denoted with a PT)	76	75%=57			
Building Perimeter (7,046 LF/30)	235	50%=118			
<b>Total:</b>	<b>433</b>	<b>236</b>	<b>20%=87</b>	<b>50%=217</b>	<b>25%=108 (Max) (Build, Foundation Exempt)</b>

Provided Trees:	Native	Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	<b>546</b>	<b>319</b>	<b>155</b>	<b>319</b>	<b>60 215 (Foundation)</b>

Required Shrubs:	Native	Drought Tolerant
Perimeter: (3,657/2)	1,829	25%=457
Building(s) Foundation Perimeter: (7,046/2)	3,523	25% = 881
<b>Total:</b>	<b>5,352</b>	<b>25%=1,338</b>

Provided Shrubs:	Native	Drought Tolerant
<b>Total:</b>	<b>6,687</b>	<b>5,060</b>

**GENERAL LANDSCAPE NOTES:**

- All landscaping at intersection and corners complies with section 158.204 of the port st lucie code of ordinances to provide a clear sight zone between 2'- 6' above the final road crown elevation. all hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. in addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.
- At least 50% of all required trees shall be of a native species.
- All planting beds to be covered with dewitt landscape fabric & receive 4" of mulch
- All plant material to be florida no. 1 or better.
- All landscape & sod areas to be irrigated by an automated system

**PSLUSD NOTES FOR LANDSCAPE PLANS**

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

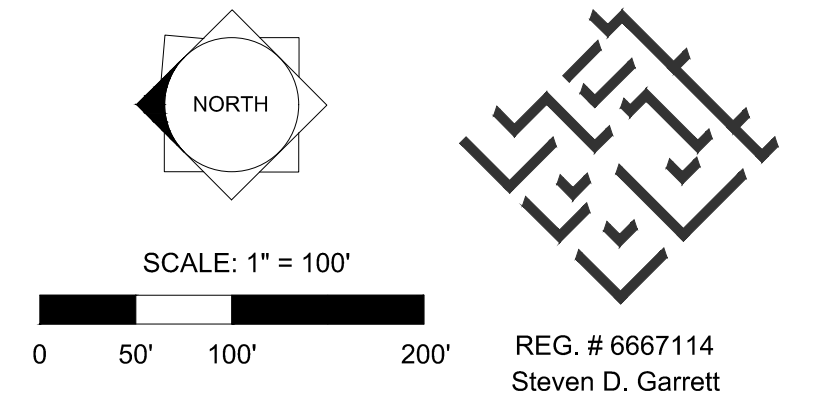
**NOTES:**

Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:  
 Quercus virginiana- Live Oak  
 Swietenia mahagoni- Mahogany  
 Southern Magnolia- Magnolia grandiflora  
 \*Bauhinia x blakeana- Hong Kong Orchid Tree  
 \*Elaeocarpus decipiens- Japanese Blueberry  
 \*Ilex x attenuata 'Eagleston' Eagleston Holly  
 \*Lagerstroemea indica - Crape Myrtle

\*If medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121

**INDEX OF DRAWINGS:**

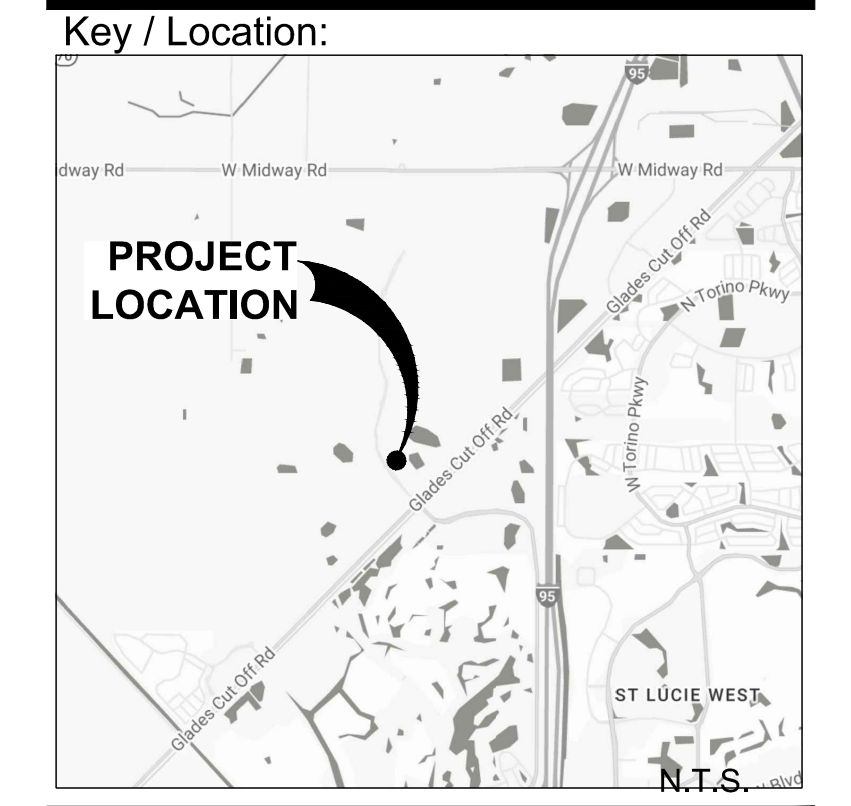
Landscape Data	LA-1
Plant Schedule	LA-2
Landscape Plans	LA-3 - LA-10
Landscape Details	LA-11
Landscape Specifications	LA-12



Designer	EA	Sheet
Manager	SJS	<b>LA1</b>
Project Number	23-065	
Municipal Number	P23-119	
Computer File	23-065 LTC Ranch Landscape Plan.dwg	

## PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL
<b>TREES</b>									
AM3	3	Adonia merrillii	Christmas Palm Triple	FG	8'-10' CT	8' CT		Non-native	
ED	12	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12' HT	5' SPR	F, SP	Non-native	2.5" CAL
IC	18	Ilex cassine	Dahoon Holly	FG	12' HT	6' SPR	F, SP	Native DT	2.5" CAL
IE2	28	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	5' SPR	F, SP	Native DT	3" Cal
LM	58	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	14' HT	7' W		Non-native	2.5" CAL
LN2	4	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native	2.5" CAL
LP	16	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12' HT	12' W	ML, 3' CT, Specimen	Non-native	2.5" CAL
MB	27	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	30G	8' HT	6' W	FTB, SP	Native DT	2.5" CAL
PD	14	Phoenix dactylifera 'Medjool'	Medjool Date Palm	FG	16' CT		FH, SP, Straight, Classic Cut	Non-native	
PS	28	Phoenix sylvestris	Wild Date Palm	FG	8' CT			Non-native	
PT	39	Ptychosperma elegans	Alexander Palm	CG	8' CT			Non-native	
QV	134	Quercus virginiana	Southern Live Oak	65G	14' HT	7' SPR	F, SP	Native DT	3" Cal
QV4	10	Quercus virginiana	Southern Live Oak	FG	16'-18' OA	8' SPR	SP, HO	Native DT	5" Cal
RO	49	Roystonea regia	Florida/Cuban Royal Palm	FG	12' GW		F, SP, No Scars	Native DT	
SP	132	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL, SP	Native DT	
DC	10	Senna polyphylla	Desert Cassia	45G	8' HT	4' SPR	F, SP	Native DT	2.5" CAL
TC	3	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	3"
WB	53	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT. 6' GW		Full Head, Str, Specimen	Non-native	
<b>SHRUBS</b>									
AWB	76	Acalypha wilkesiana 'Louisiana Red'	Red Copperleaf	3G	24" HT	24"W	FTB, SP	Non-native	
ALI	25	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
AOO	6	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	
ABS	18	Androlepis skinneri	Big Red Bromeliad	7G	30" OA		SP	Non-native	
CHH	300	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3G	2' HT	2' W	F	Native DT	
CHR	241	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native DT	
CHR2	631	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native DT	
CLU	515	Clusia guttifera	Small-Leaf Clusia	7G	3' HT	2' W	FTB	Native DT	
COD	34	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native	
CE2	511	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, SP	Native DT	
CES	1,236	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G	24" HT	24"W	F	Native DT	
CKF	12	Cordylone fruticosa 'Kiwi'	Kiwi Ti Plant	3G	24" OA		F	Non-native	
FFV	18	Furcraea foetida 'Variegata'	Variegated False Agave	15G	30" OA		F	Non-native	
GAG	130	Galphimia glauca	Thryallis	3G	24" HT	18"W	F	Non-native	
HAM	27	Hamelia patens 'Compacta'	Dwarf Firebush	3G	36" HT	30"W	FTB	Non-native	
IXN	129	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native	
JL2	14	Jasminum laurifolium nitidum	Confederate Jasmine	15G				Non-native	
JAT	5	Jatropha integerrima	Jatropha	15G	4' HT	3' W	STD, SP	Non-native	
MFF	904	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	24"W		Native DT	
MFR	229	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3' W	FTB, SP	Native DT	
PLI	107	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
ROL	715	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native	
SAR	403	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	
STU	104	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native DT	
VO	387	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA			Native DT	
<b>SHRUB AREAS</b>									
BHD	524	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3G	18" HT	18" W	F	Non-native	24" o.c.
<b>GRASSES</b>									
MUH	422	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native, DT	24" o.c.
PSW	187	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	36" o.c.
TDF	453	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	3G	18" OA			Native, DT	24" o.c.
<b>GROUND COVERS</b>									
ANN	571	Annuals sp	Seasonal Annuals	1G	12" OA		Full		12" o.c.
ARA	187	Arachis glabrata	Perennial Peanut	1G	6" HT	15" SPR	3 RN Min, Full Pot	Non-native	12" o.c.
DIT	154	Dianella tasmanica	Flax Lily	1G	12" HT	12"W	Full	Non-native	18" o.c.
GIF	942	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	12" HT	12"W	Full	Non-native	24" o.c.
ILS	1,769	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3G	12" HT	12"W	Full	Native DT	18" o.c.
JUP	100	Juniperus chinensis 'Parsonii'	Parson Juniper	3G	10" HT	15" SPR	Full	Non-native	24" o.c.
LIB	603	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA			Non-native	18" o.c.
PMO	572	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	3G	12" HT	12"W	FTB	Non-native	18" o.c.
RHI	253	Rhaphiolepis indica	Dwarf Indian Hawthorn	1G	10" HT	12"W	Full	Non-native	18" o.c.
TRA	688	Trachelospermum asiaticum	Asiatic Jasmine	FLAT	4"-6" ht x 6"-8" sprd			Native DT	12" o.c.



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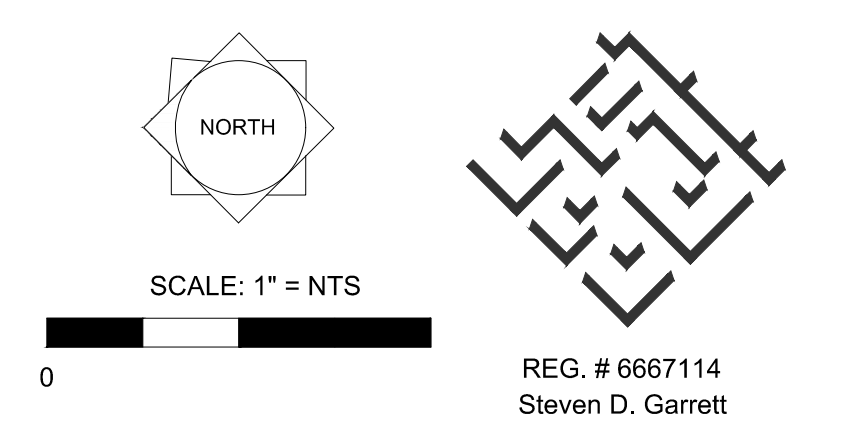
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**Landscape Architect/Land Planner:**  
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## WYLDER POD 8C

### Landscape Plan P23-119 PSLUSD # 11-642-12 City of Port St. Lucie, FL

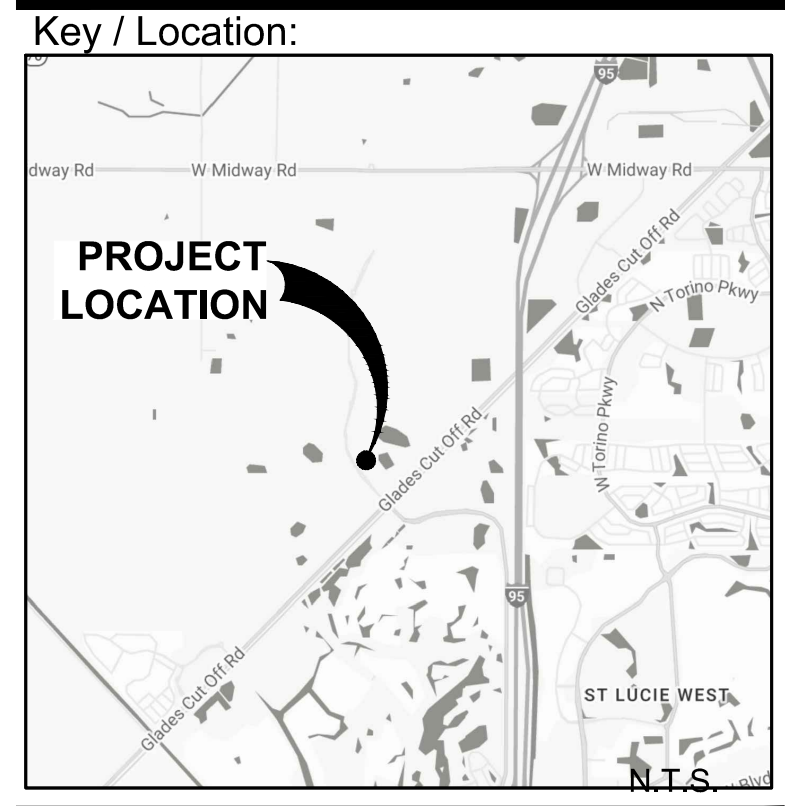
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02/09/26	EA	RESUBMITTAL
04/02/26	EA	RESUBMITTAL



REG. # 6667114  
 Steven D. Garrett

Designer EA Sheet  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg

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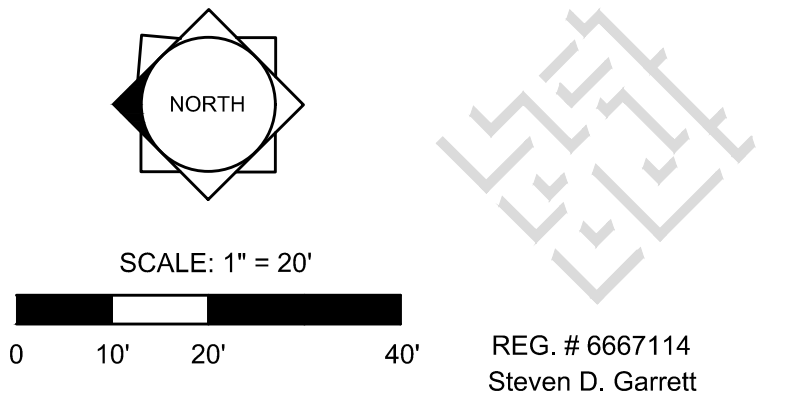
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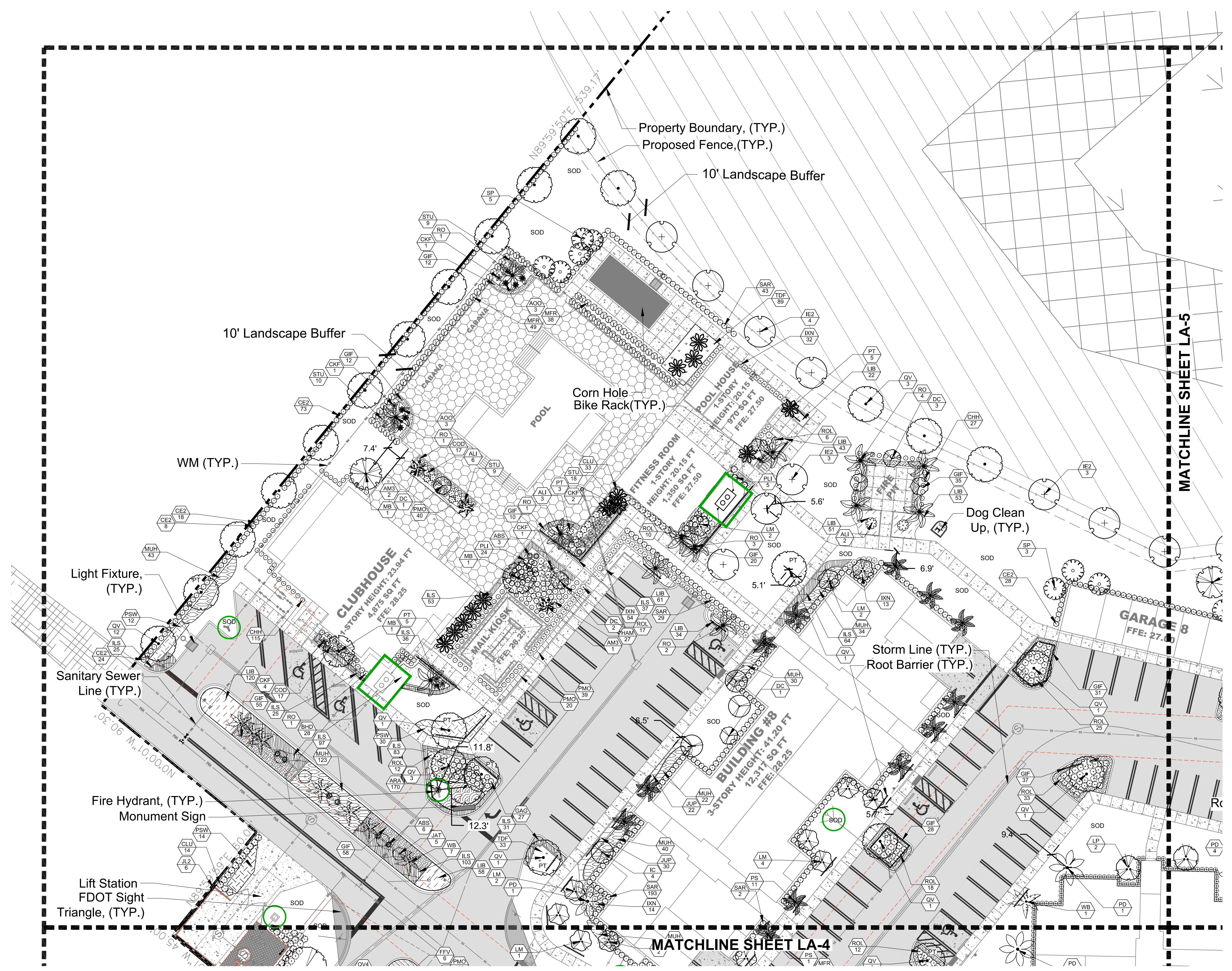
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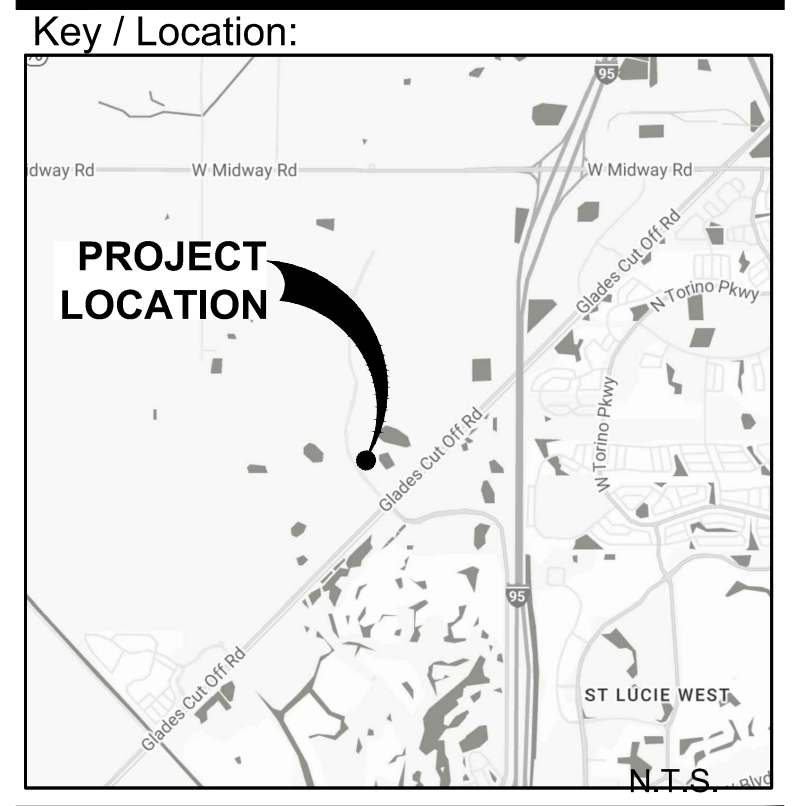


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**LA3**



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Jacksonville, FL 32256

Engineer:  
Kimley Horn And Associates  
445 24th Street, Suite 200  
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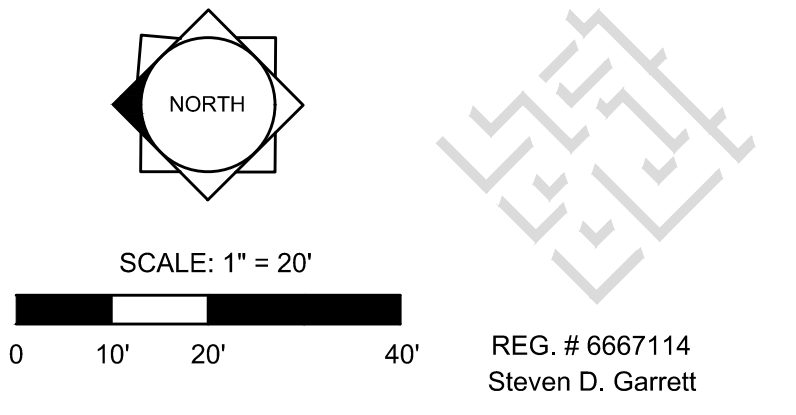
Surveyor:  
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Landscape Architect/Land Planner:  
Lucido & Associates  
701 E Ocean Blvd  
Stuart, FL 34904  
772-220-2100

**WYLDER  
POD 8C**

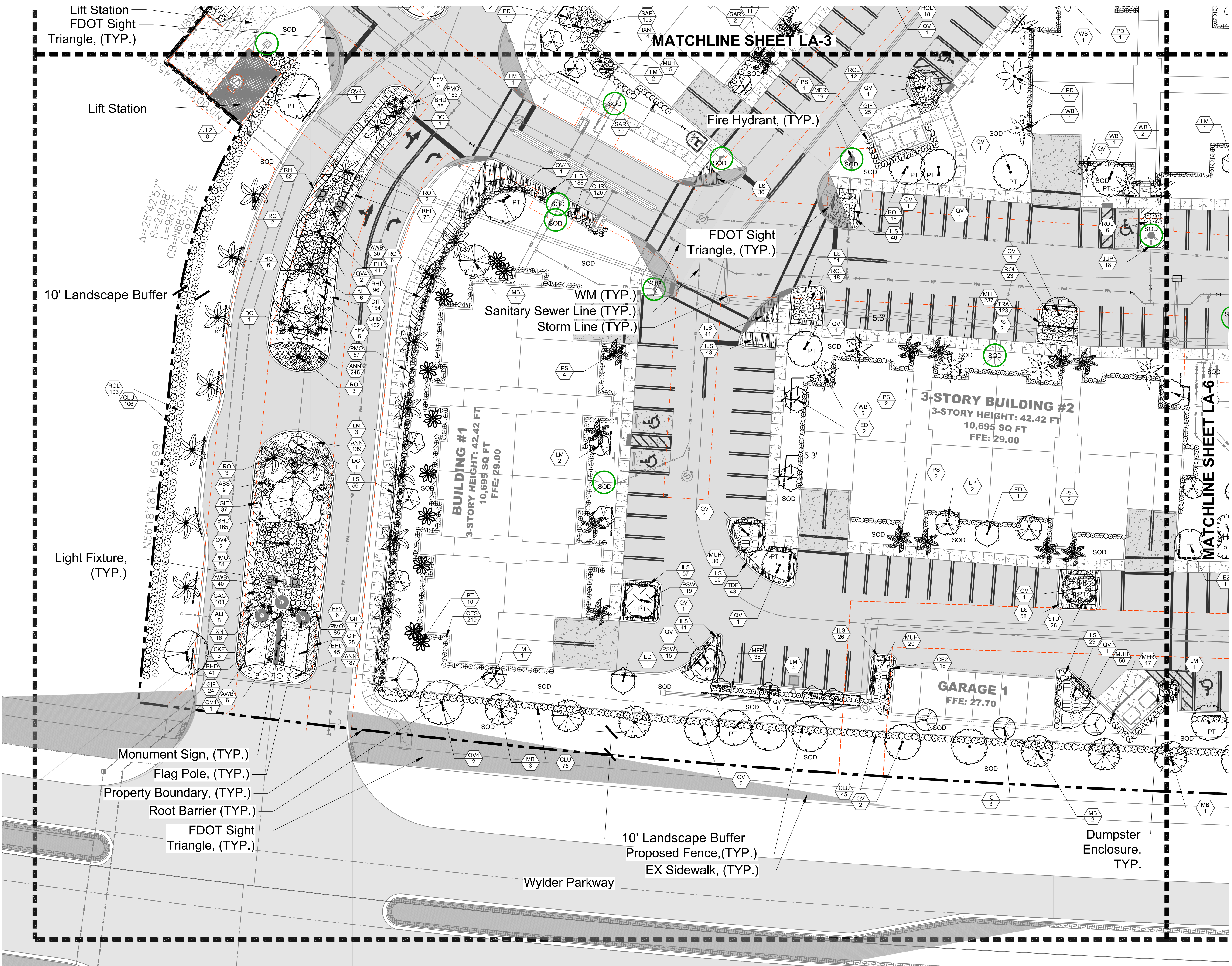
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 P23-119  
 PLSUSD # 11-642-12  
 City of Port St. Lucie, FL

Date	By	Description
6/28/23	JE	PLANTING PLAN
8/20/23	JE	REVISED PER STAFF COMMENTS
9/21/23	SAW	REVISED PER STAFF COMMENTS
9/29/25	EA	RESUBMITTAL
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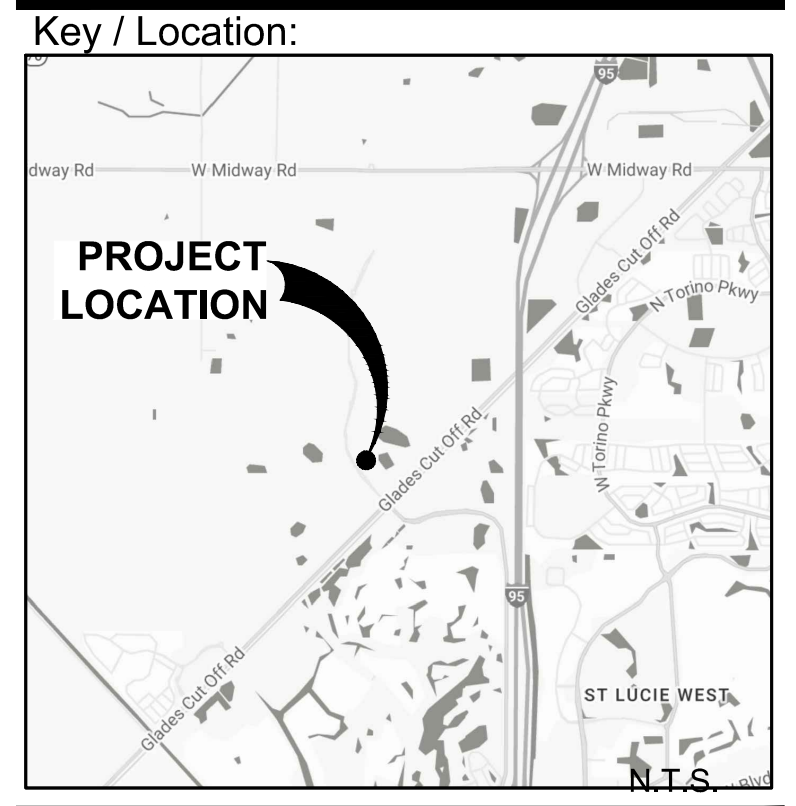
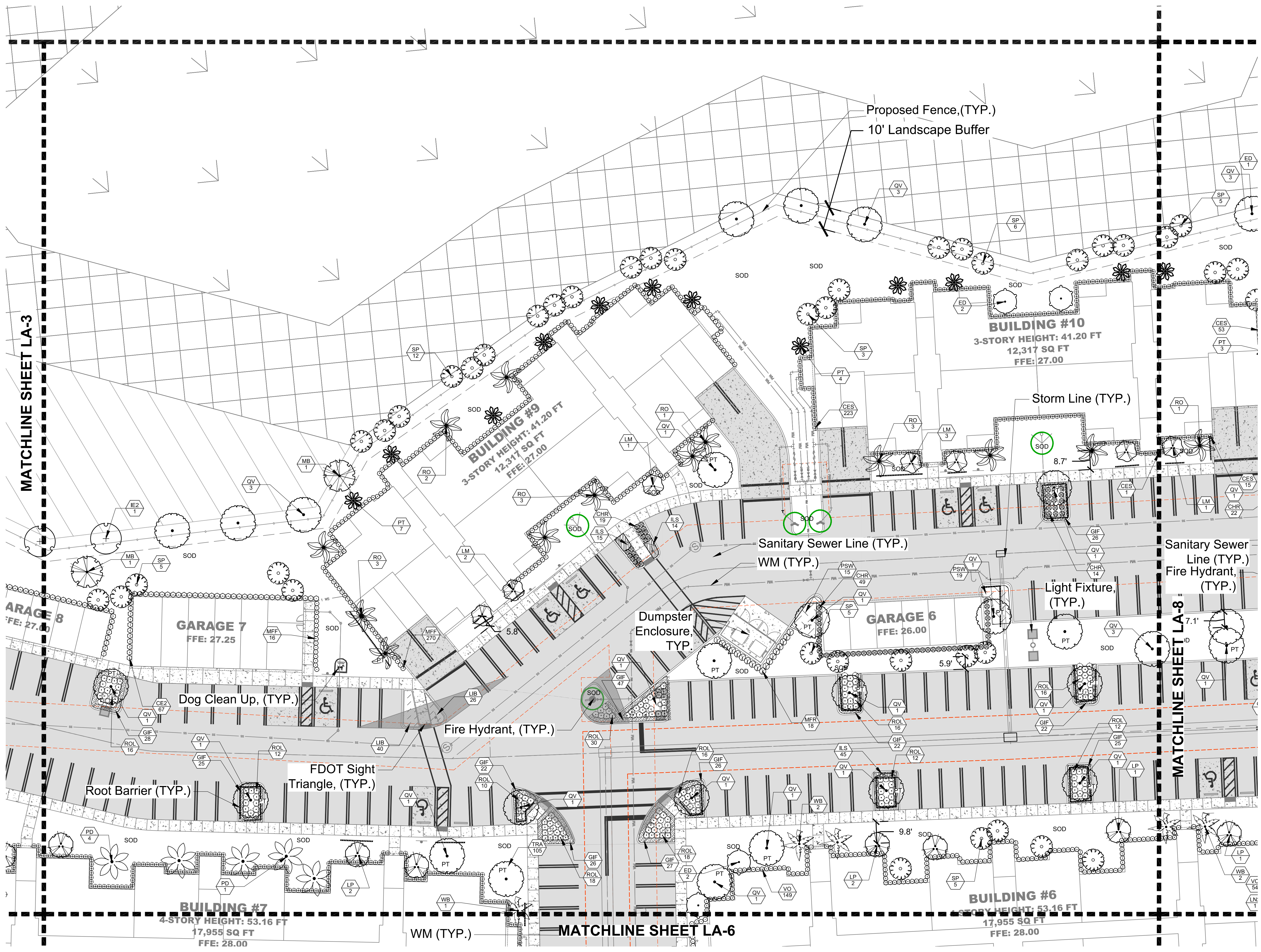


Designer EA Sheet  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg

**LA4**



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**Project Team:**

Owner/Developer:  
 GreenPointe Developers, LLC  
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Engineer:  
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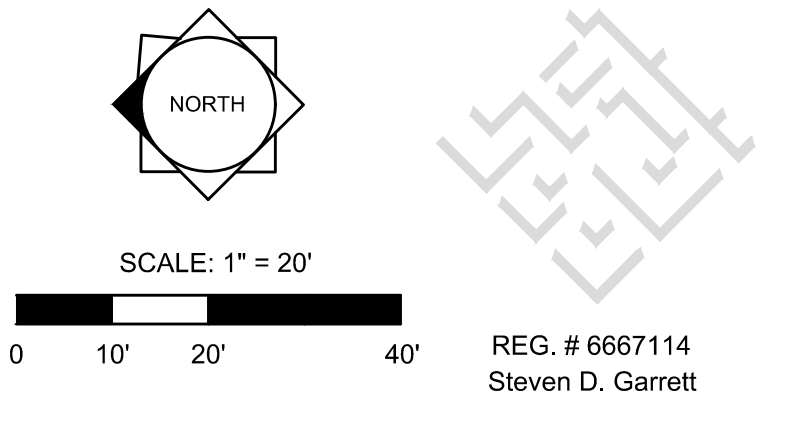
Surveyor:  
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 POD 8C**

**Landscape Plan**  
 P23-119  
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 City of Port St. Lucie, FL

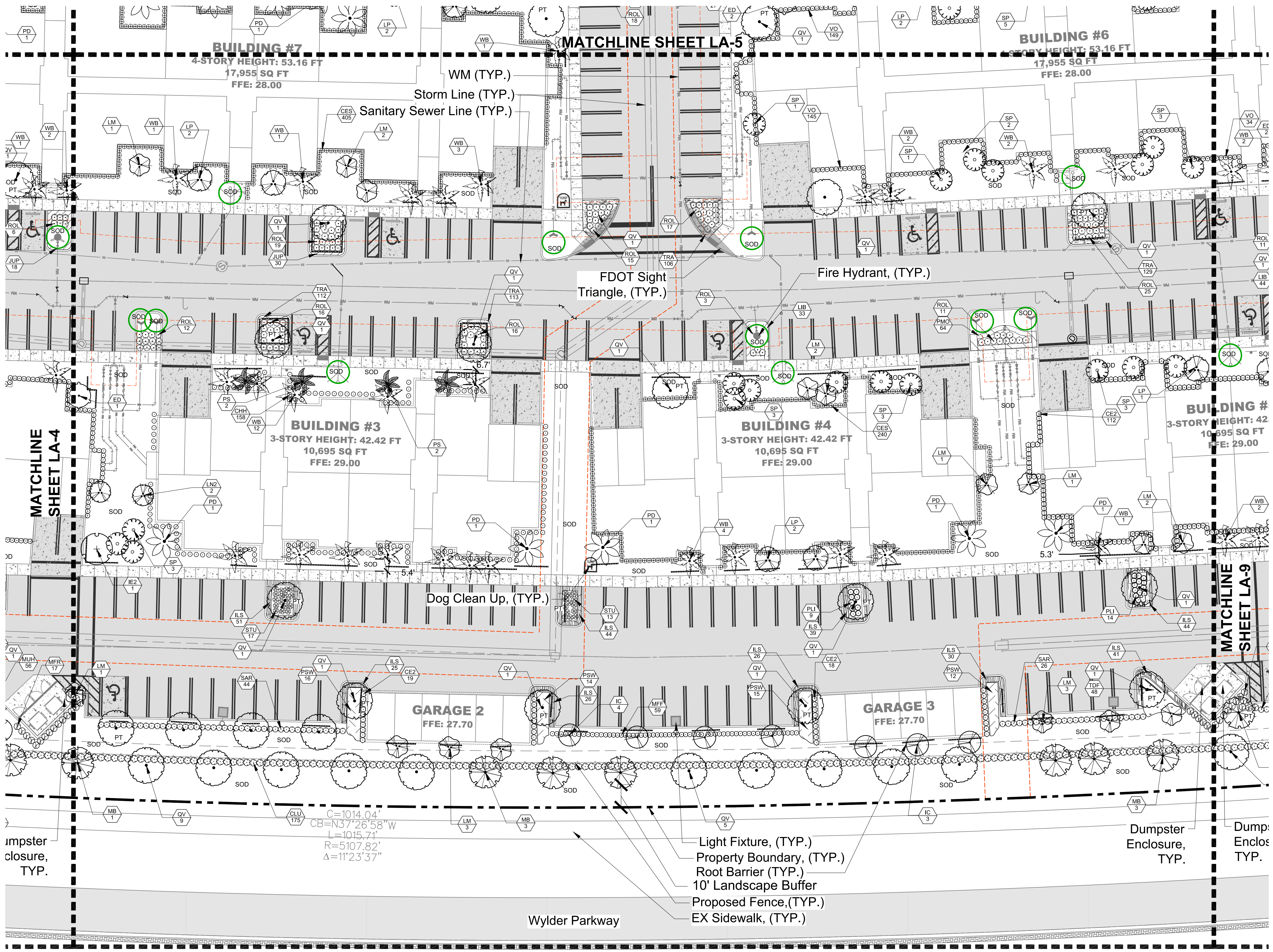
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02/09/26	EA	RESUBMITTAL
04/02/26	EA	RESUBMITTAL



REG. # 6667114  
 Steven D. Garrett

Designer EA Sheet  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg

**LA5**



**Key / Location:**

**PROJECT LOCATION**

**Project Team:**

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**WYLDER  
POD 8C**

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12/22/25	EA	RESUBMITTAL
02/09/26	EA	RESUBMITTAL
04/02/26	EA	RESUBMITTAL

**NORTH**

SCALE: 1" = 20'

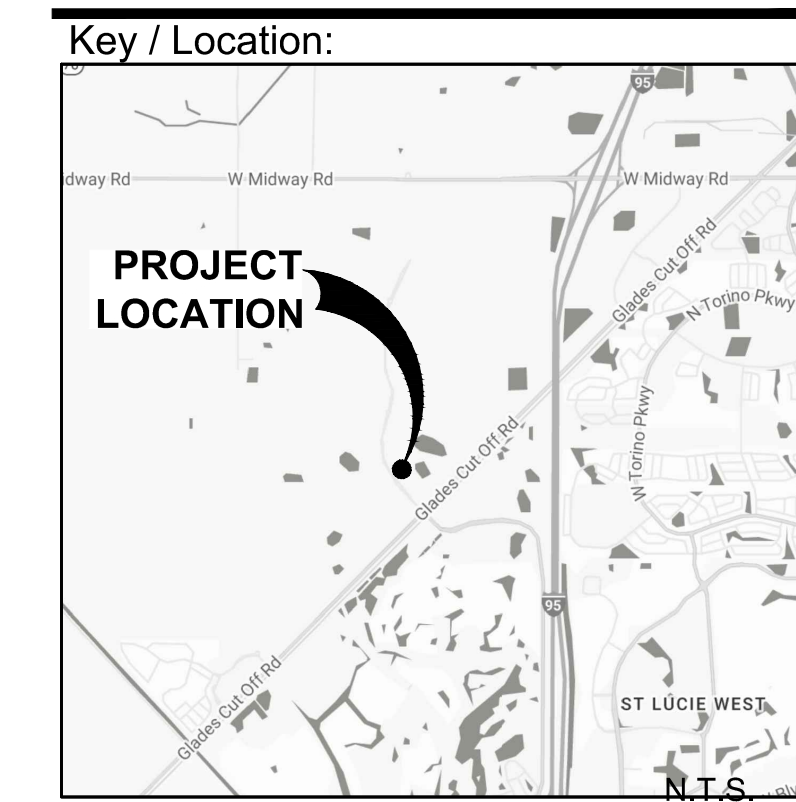
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REG. # 6667114  
Steven D. Garrett

Designer	EA	Sheet
Manager	SJS	<b>LA6</b>
Project Number	23-065	
Municipal Number	P23-119	
Computer File	23-065 LTC Ranch Landscape Plan.dwg	

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Project Team:

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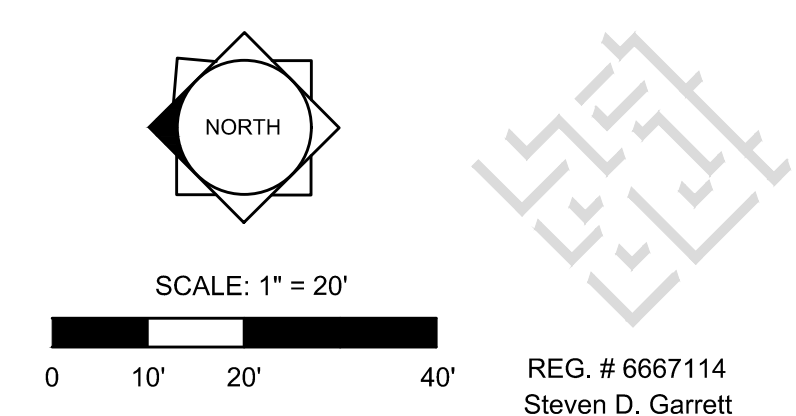
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**WYLDER  
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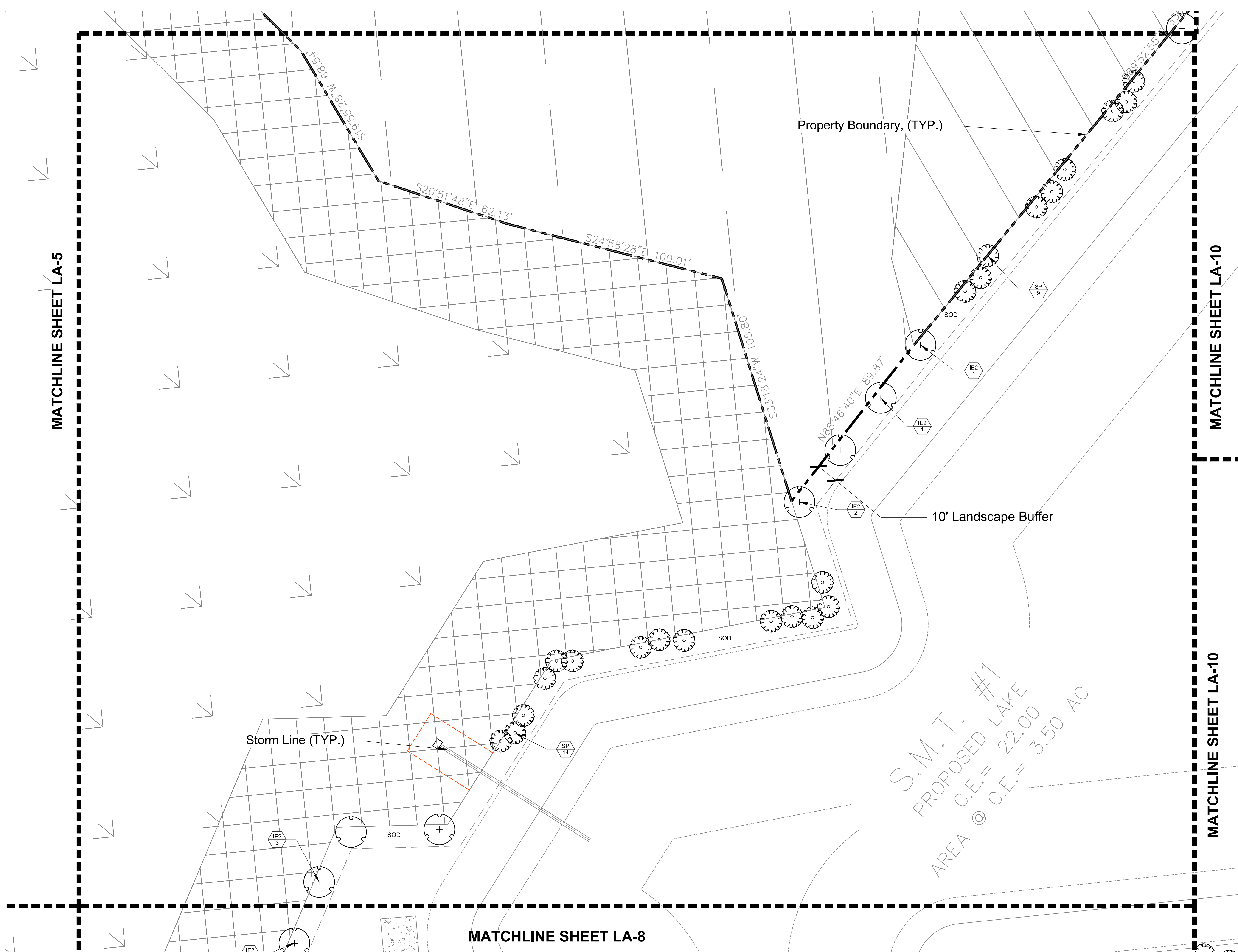
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 City of Port St. Lucie, FL

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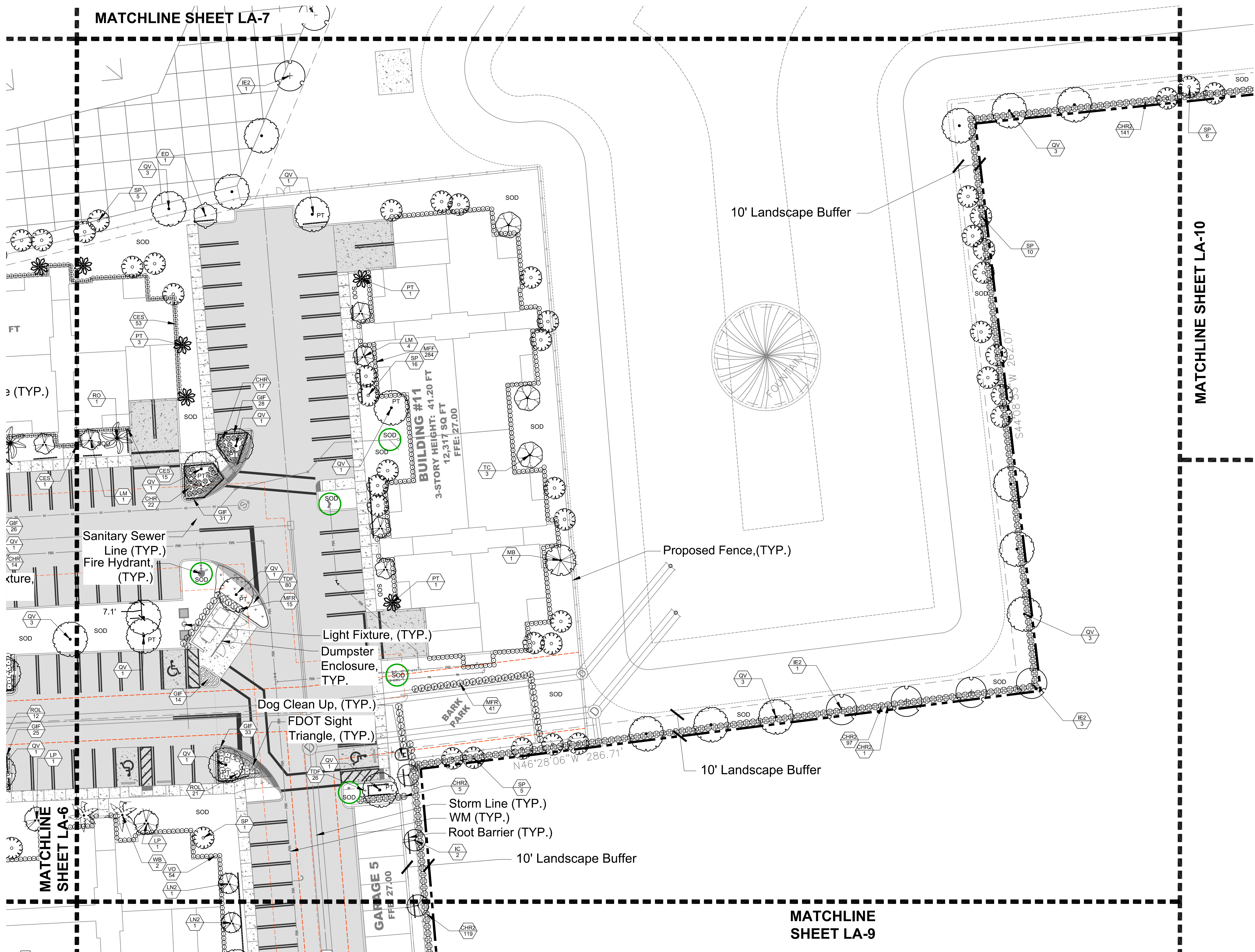


Designer EA Sheet  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
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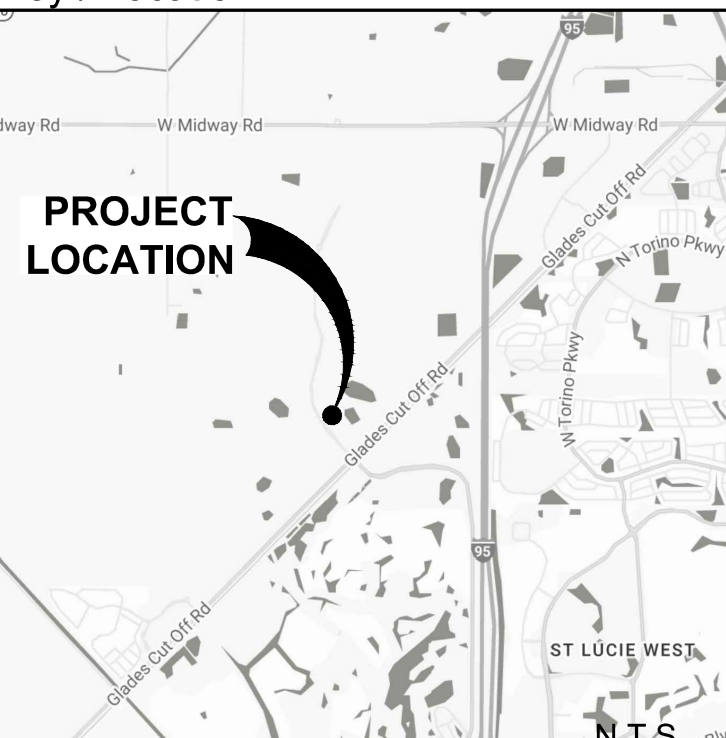
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Key / Location:



PROJECT LOCATION

Project Team:

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Suite 205  
Jacksonville, FL 32256

Engineer:  
Kimley Horn And Associates  
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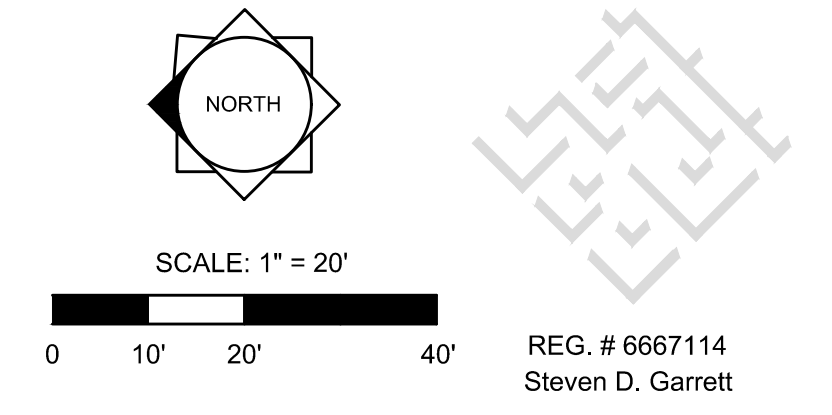
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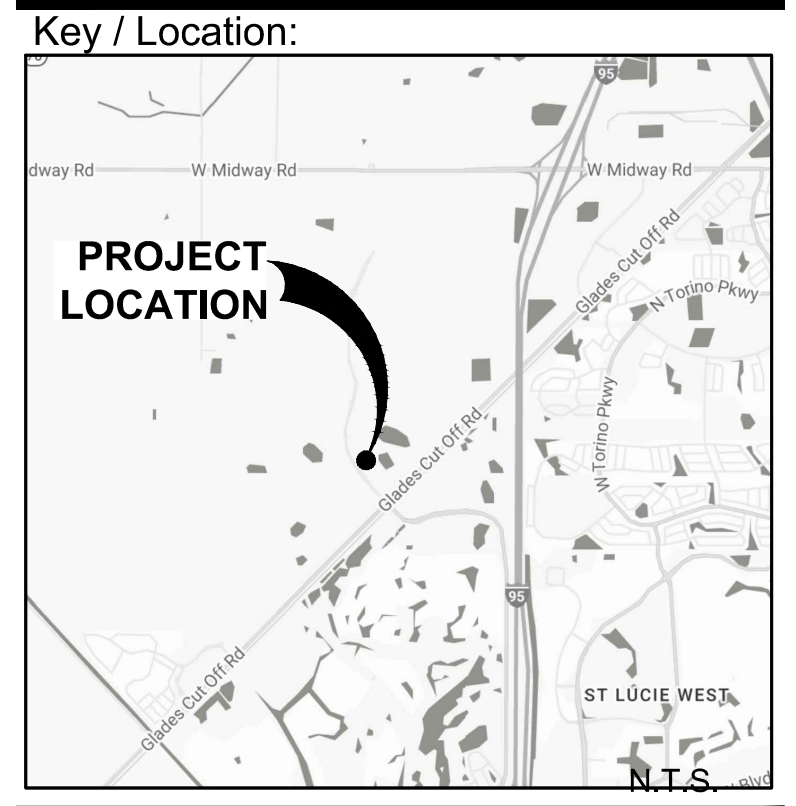
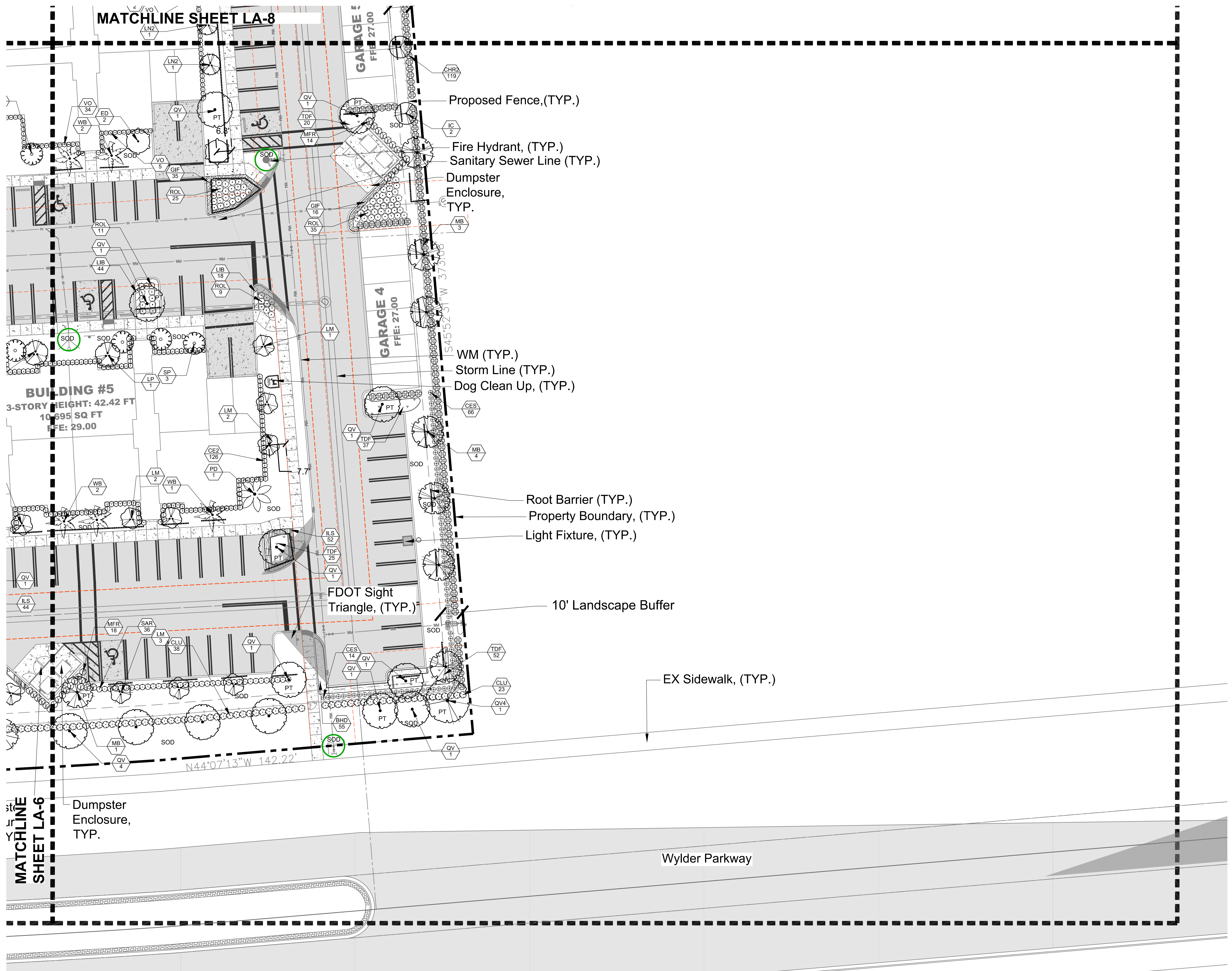
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Landscape Plan  
P23-119  
PSLUSD # 11-642-12  
City of Port St. Lucie, FL

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Designer	EA	Sheet	<b>LA8</b>
Manager	SJS		
Project Number	23-065		
Municipal Number	P23-119		
Computer File	23-065 LTC Ranch Landscape Plan.dwg		



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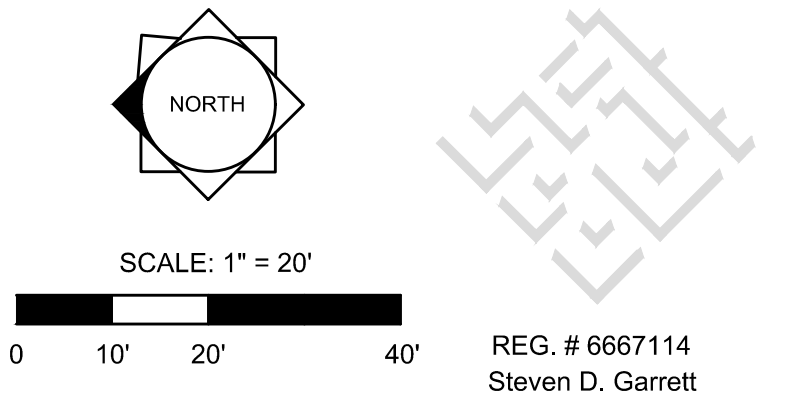
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# WYLDER POD 8C

Landscape Plan  
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 City of Port St. Lucie, FL

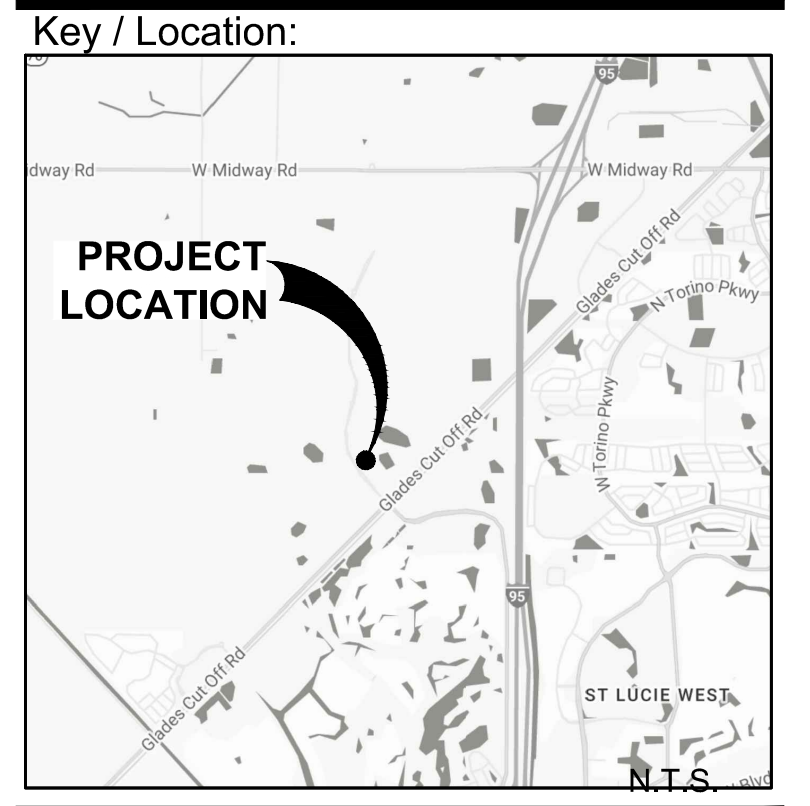
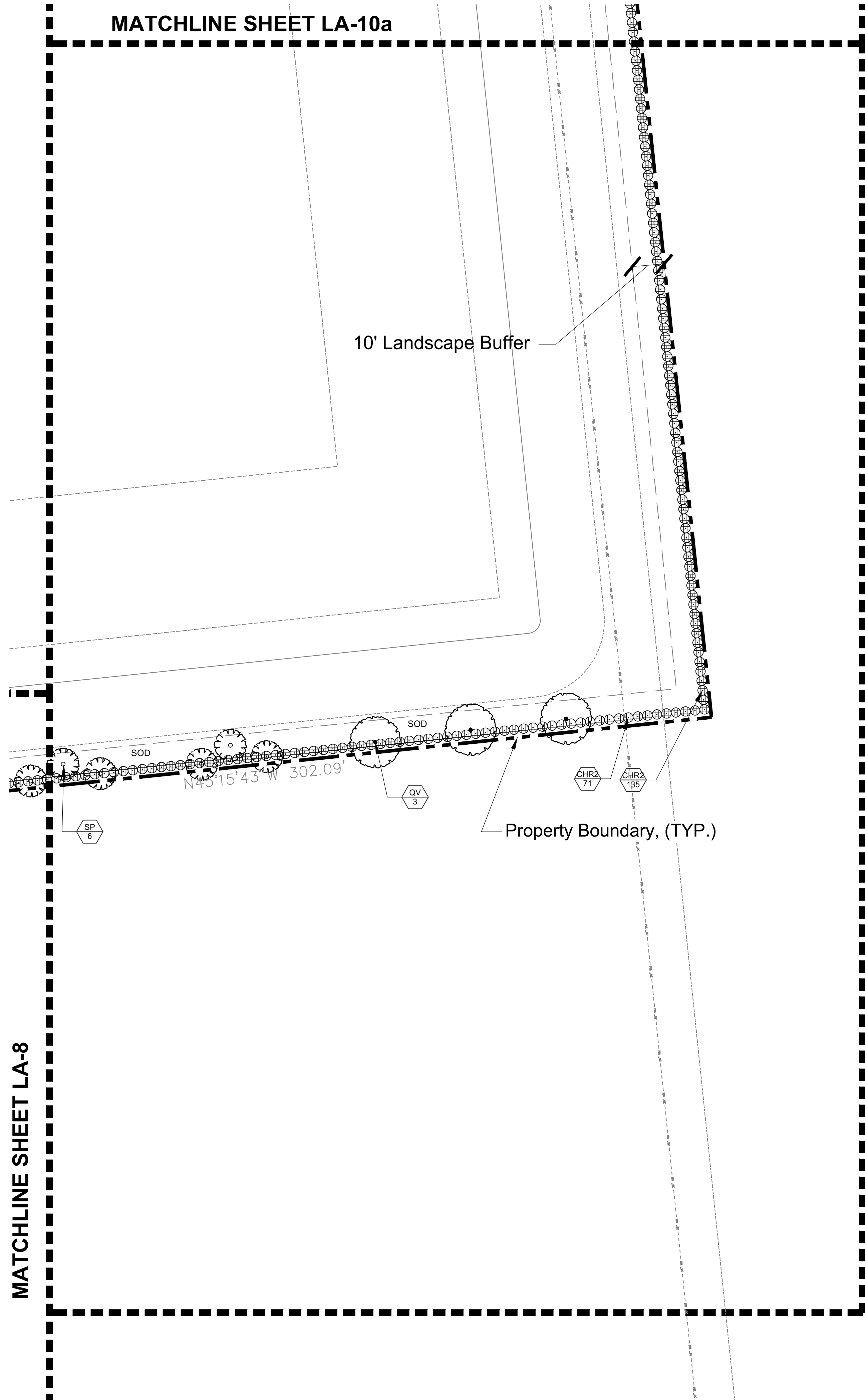
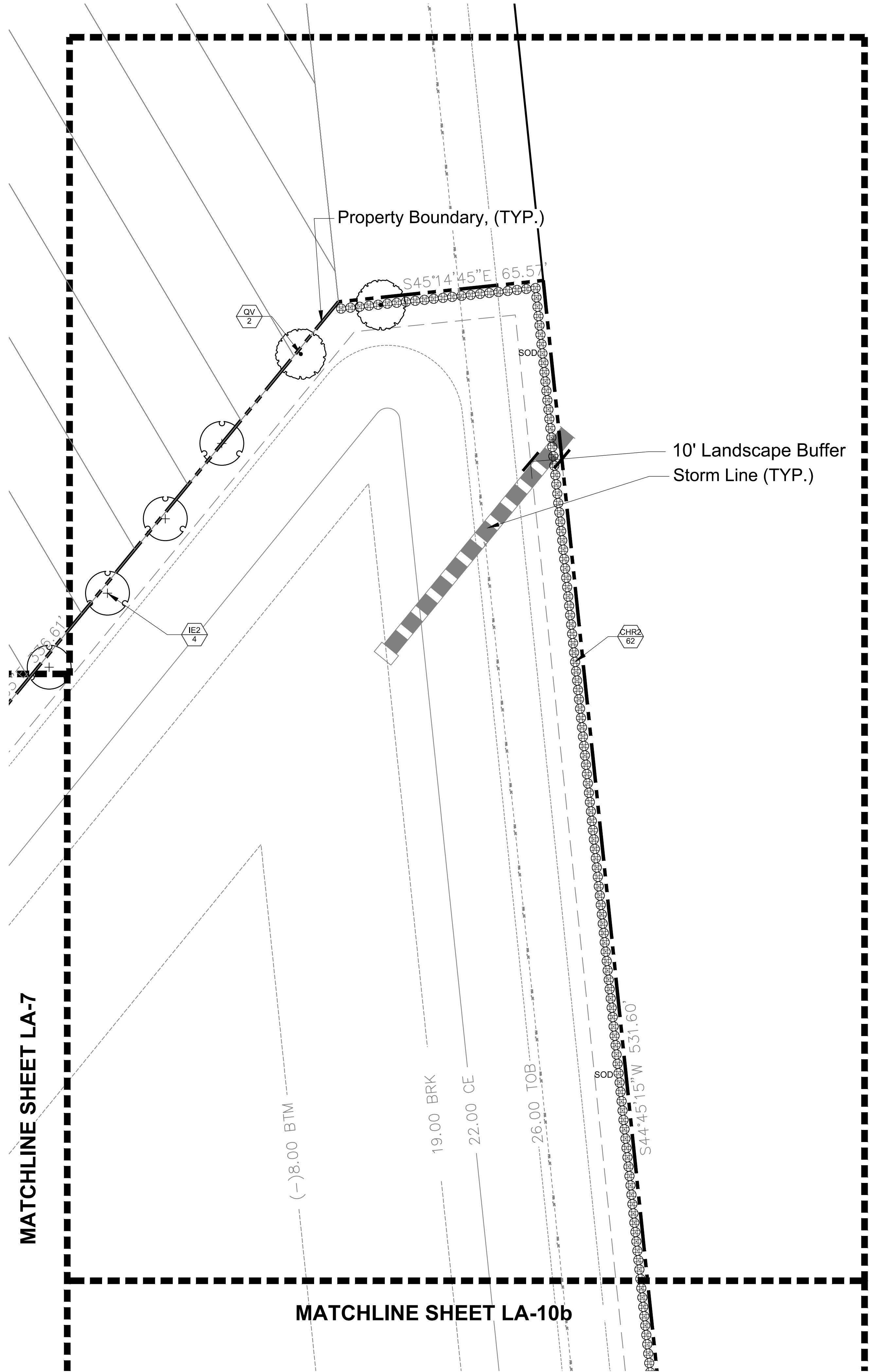
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04/02/26	EA	RESUBMITTAL



Designer EA Sheet  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg

**LA9**

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**Project Team:**

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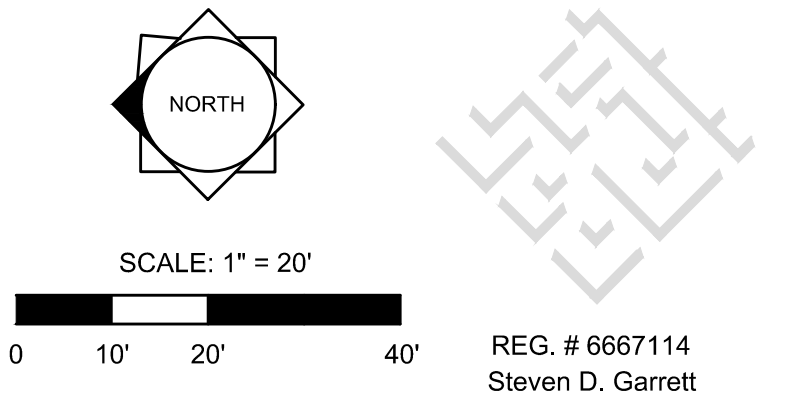
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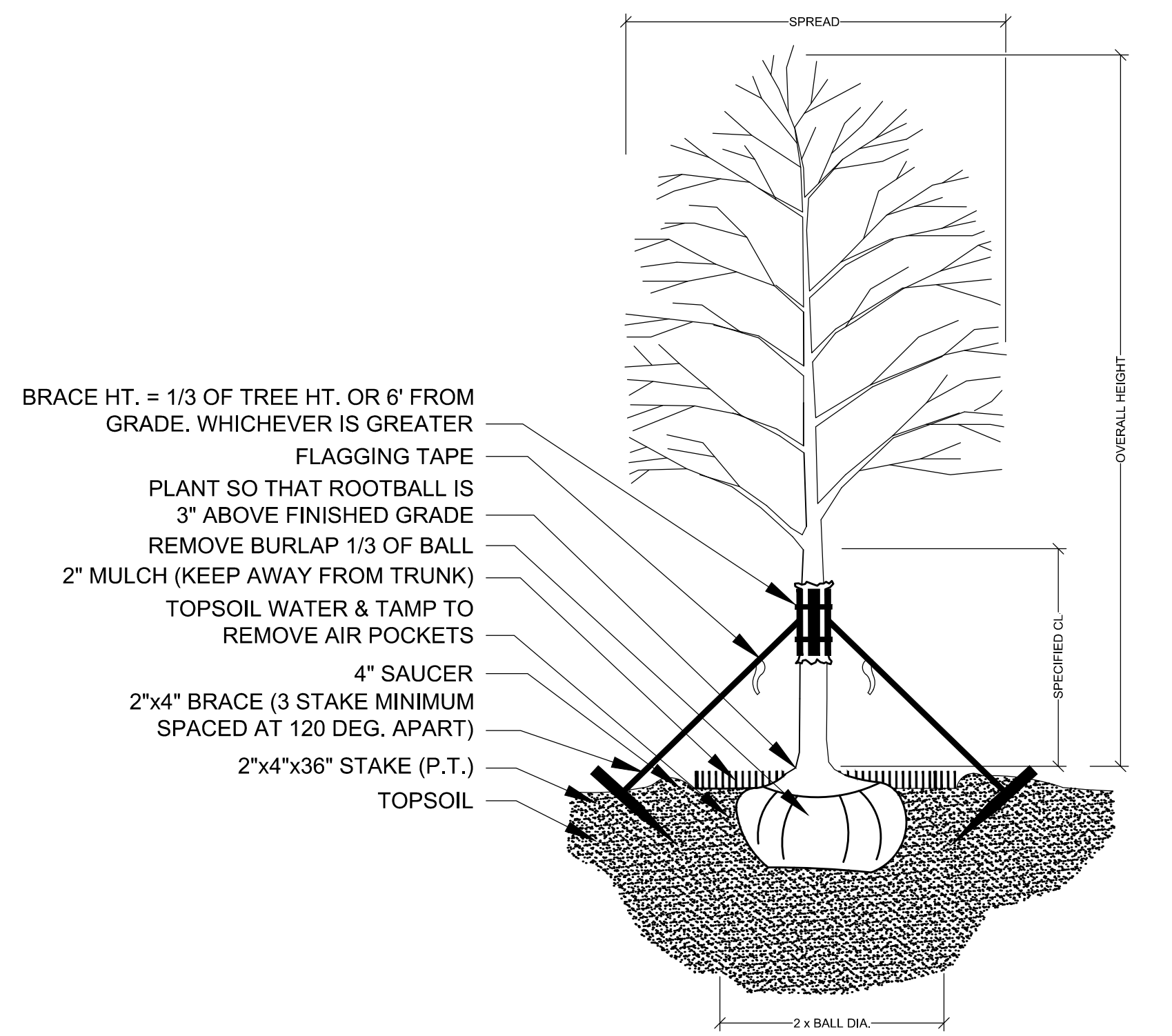
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**Landscape Plan**  
 P23-119  
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 City of Port St. Lucie, FL

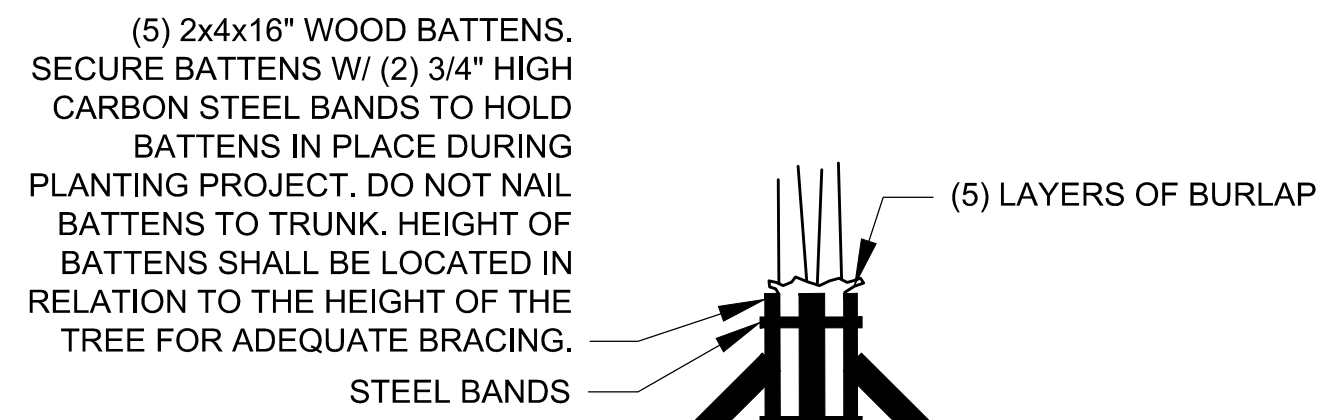
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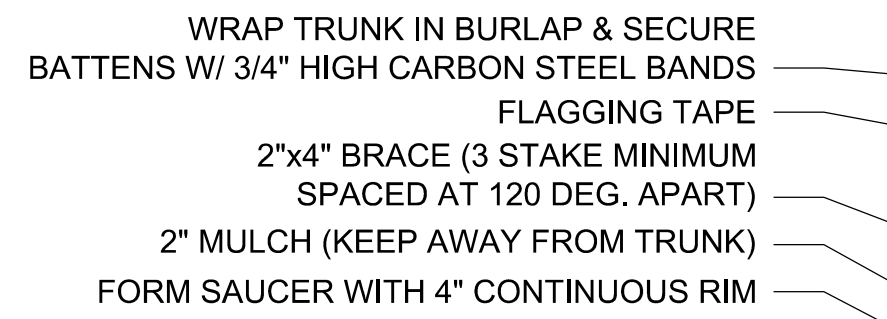
Designer EA Sheet  
 Manager SJS  
 Project Number 23-065 **LA10**  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg



**TREE PLANTING & STAKING**  
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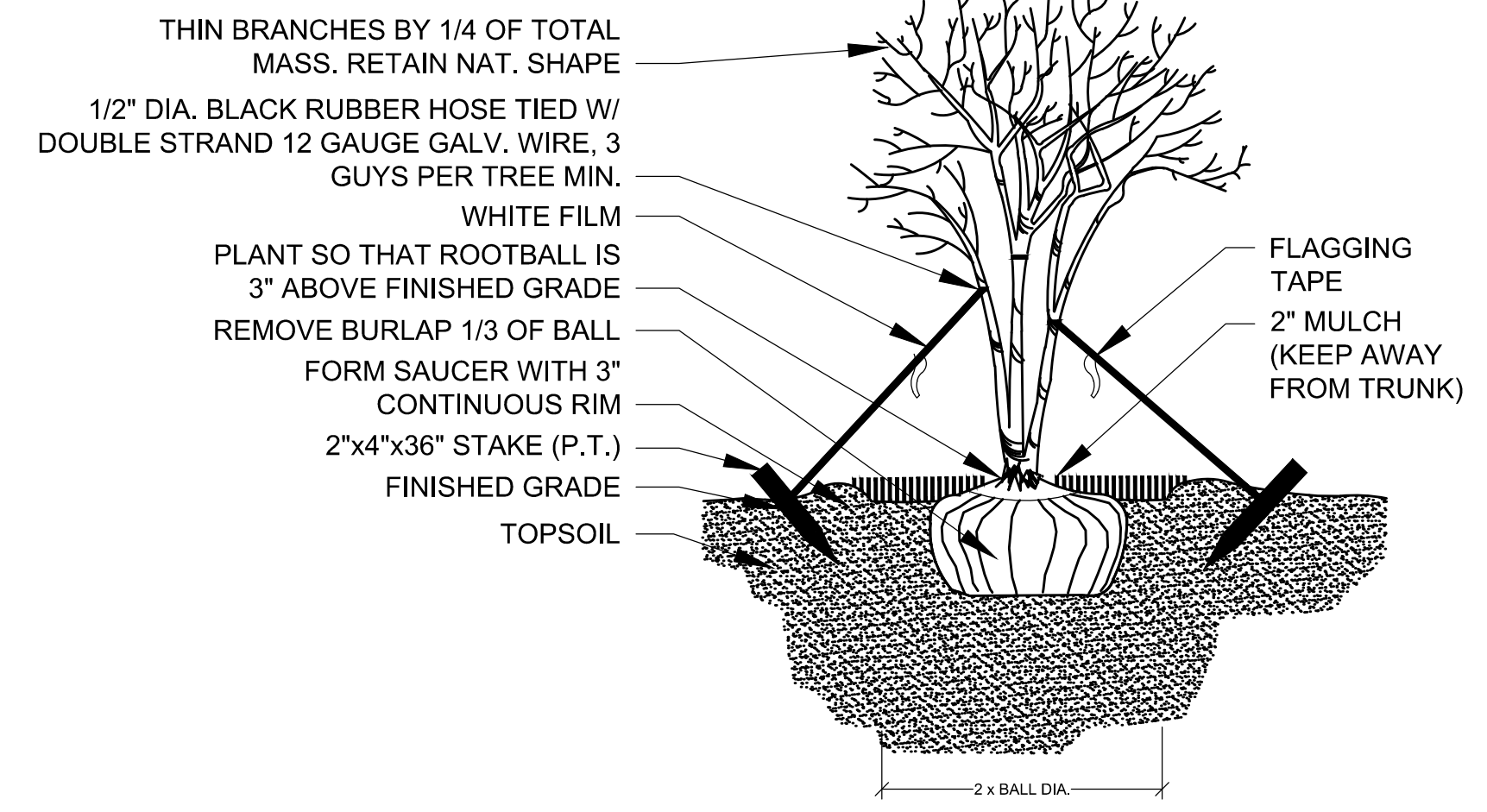


**BRACING DETAIL**  
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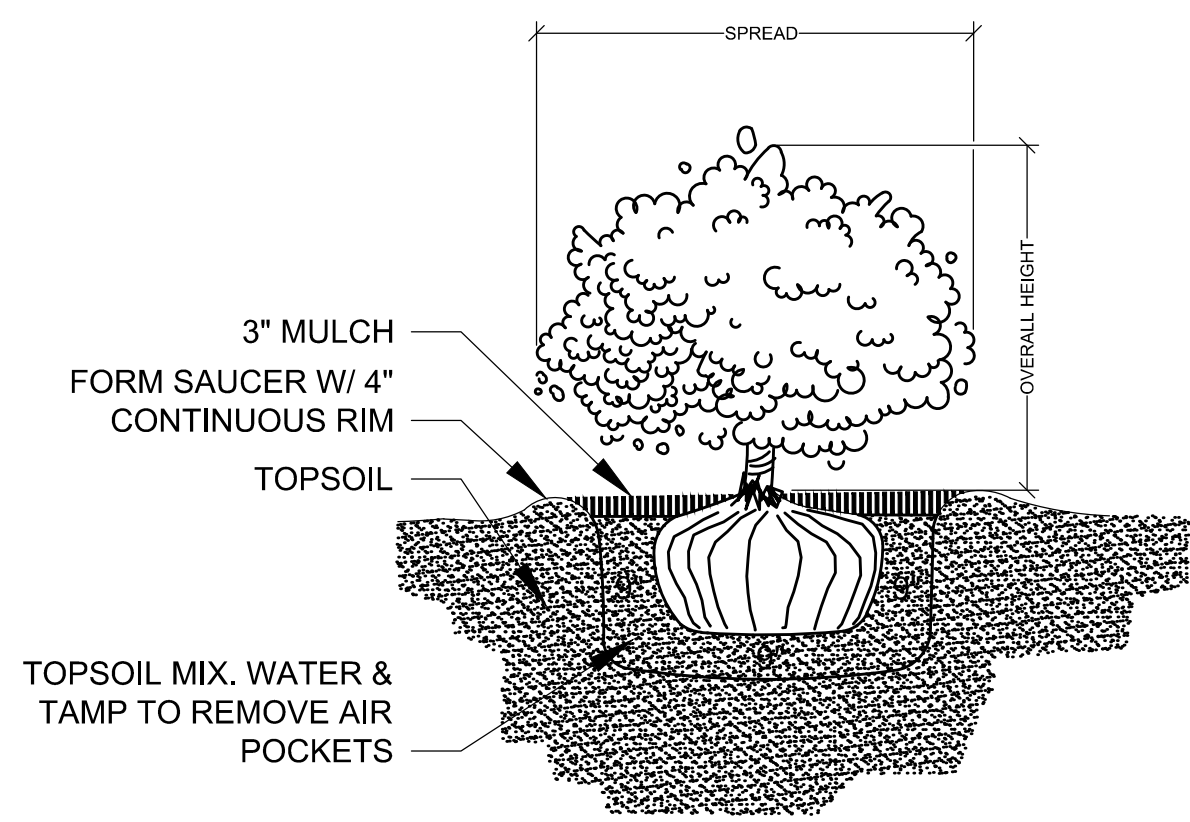


2x4x36" STAKE (P.T.)  
 TOPSOIL

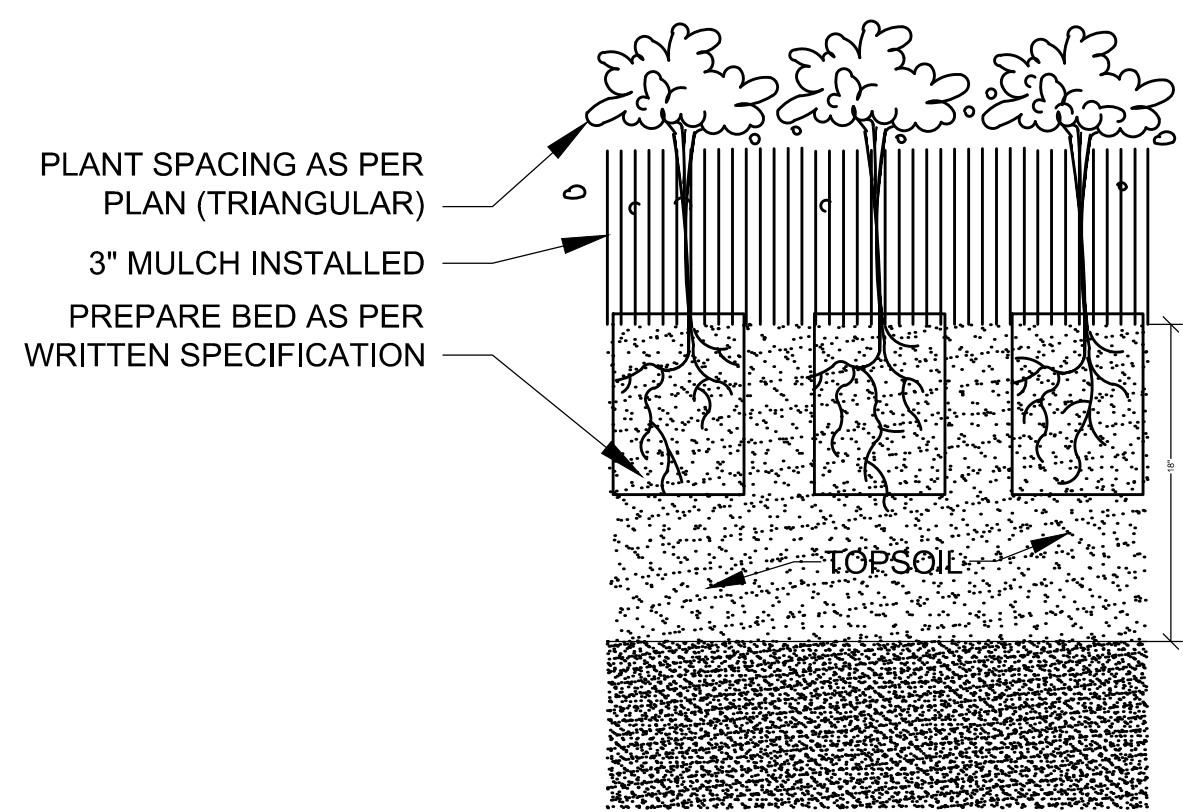
**PALM PLANTING - ANGLE STAKE**  
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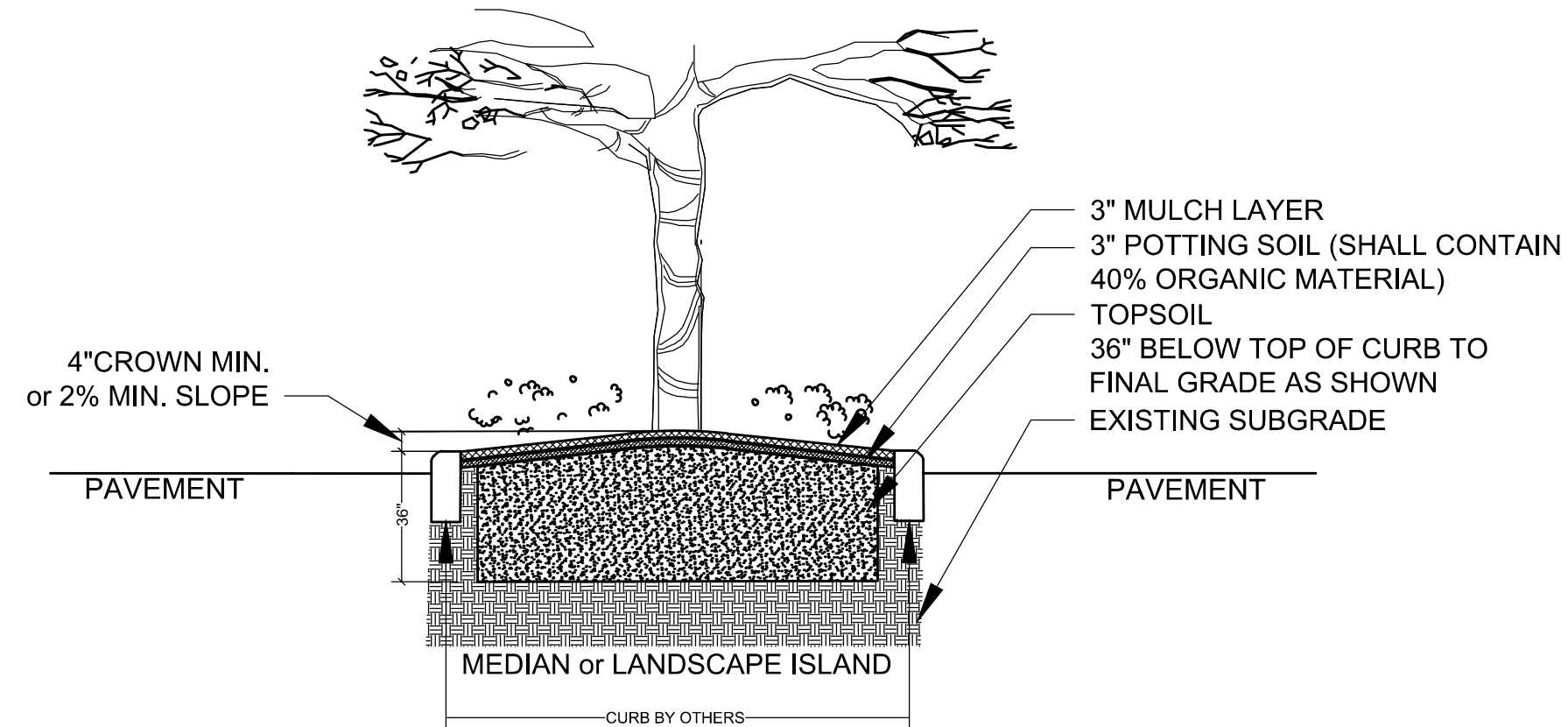
**MULTI-TRUNK PLANTING & GUYING**  
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**SHRUB PLANTING**  
 NOT TO SCALE



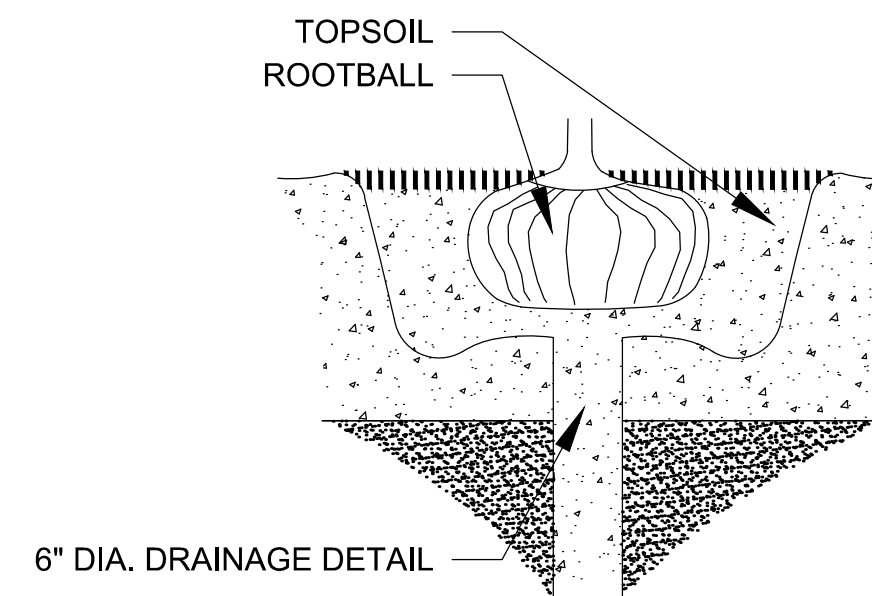
**GROUNDCOVER PLANTING DETAIL**  
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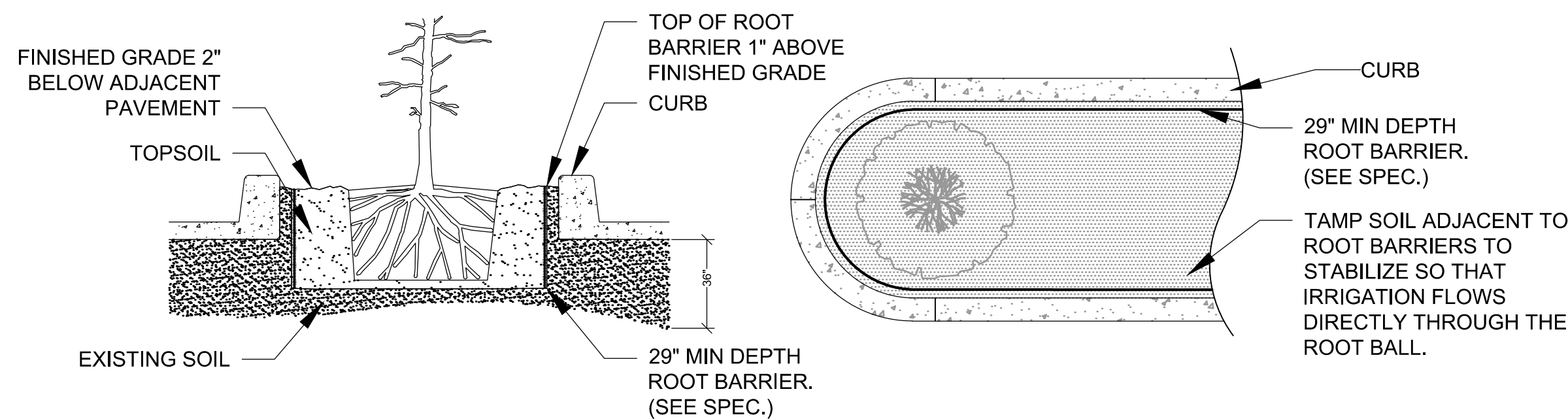
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

**LANDSCAPE AREA PREPARATION DETAIL**  
 NOT TO SCALE

- \* TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- \* TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- \* TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- \* TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- \* LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

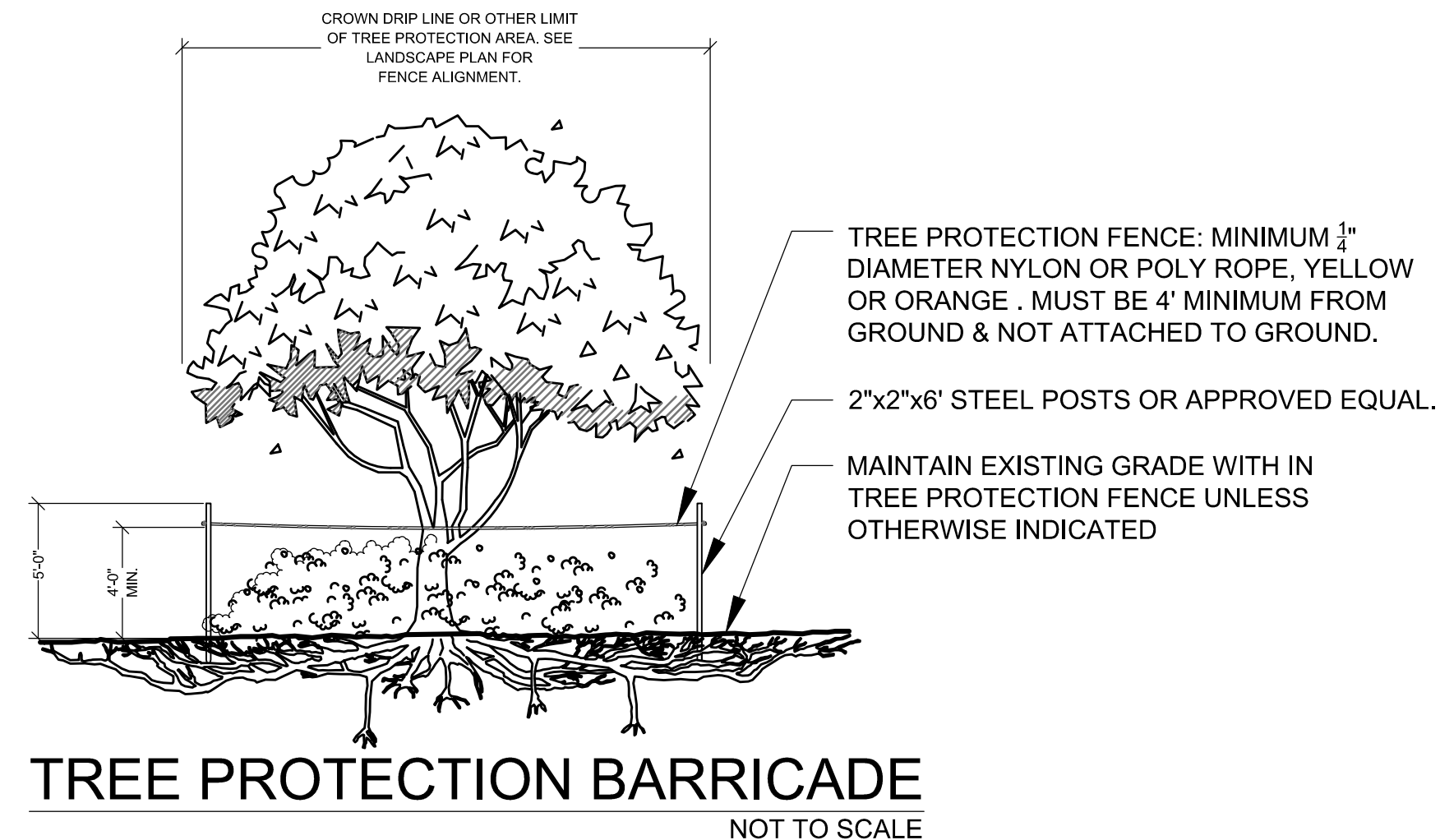


**DRAINAGE TESTING DETAIL**  
 NOT TO SCALE



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
 NOT TO SCALE

- NOTES:  
 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.  
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



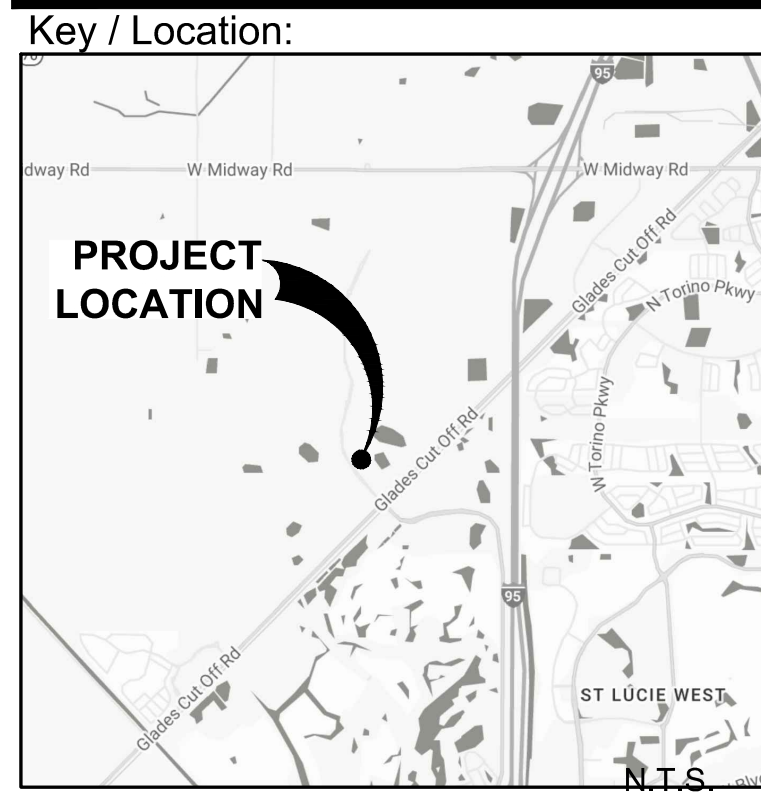
**TREE PROTECTION BARRICADE**  
 NOT TO SCALE

- NOTES:  
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.  
 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.  
 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



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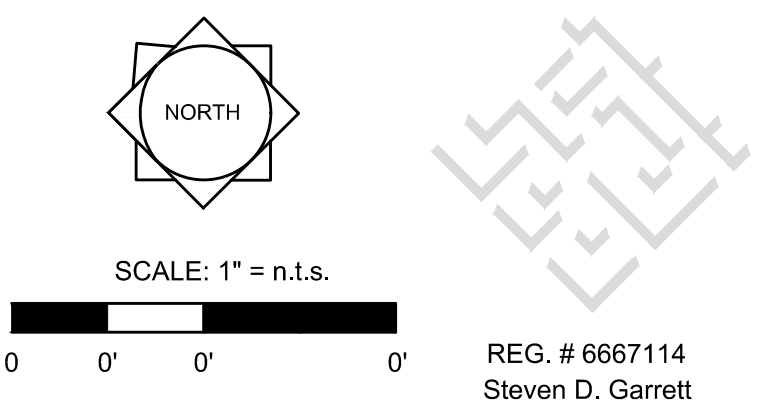
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**WYLDER  
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Landscape Plan  
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Designer EA  
 Manager SJS  
 Project Number 23-065  
 Municipal Number P23-119  
 Computer File 23-065 LTC Ranch Landscape Plan.dwg  
 Sheet  
**LA11**

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
1.02 AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
1.03 SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons.
1.04 ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings.
1.05 EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
1.06 PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public.
1.07 CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
1.10 SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage.
1.11 CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1.12 INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done.
1.13 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.

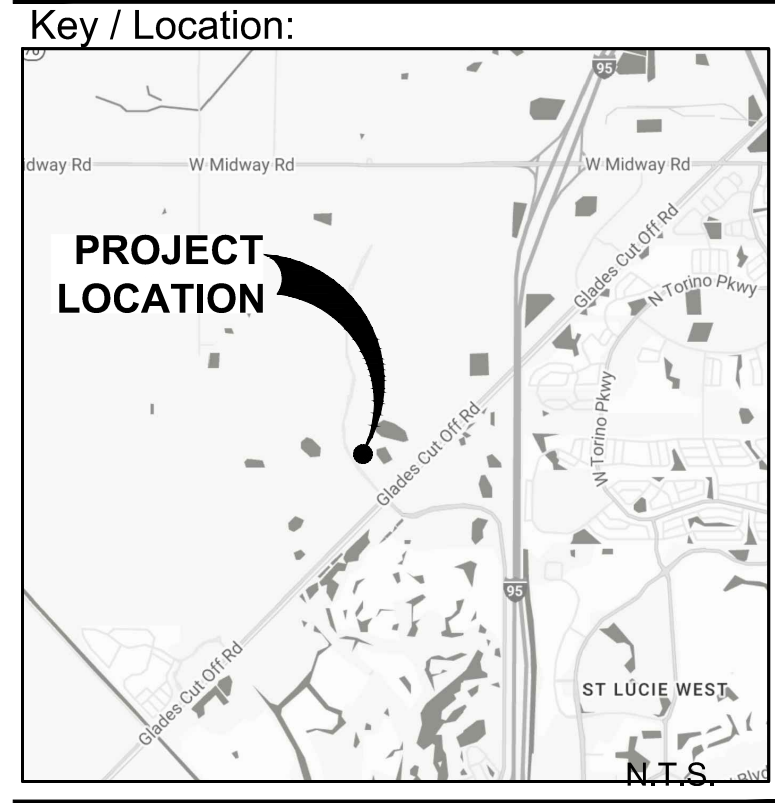
PART 2: MATERIALS

- 2.01 PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary.
Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect.
All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
B. Plants with broken, damaged or insufficient rootballs will be rejected.
C. All plant material shall be protected from possible bark injury or breakage of branches.
D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun.
2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
2.05 PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
2.06 TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth.
B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas.
Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site.
2.07 FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source.
A. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
B. Tablettized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal.
C. Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter.
2.08 MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.
A. Cypress &/or Red mulch is prohibited.
B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
PART 3 EXECUTION
3.01 DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems.
3.02 GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
A. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions.
3.03 PLANTING: Planting shall take place during favorable weather conditions.
A. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken to no damage or encroach on them.
B. Tree Planting shall be located where it is shown on the plan.
C. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans.
D. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage.
E. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
F. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
G. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's.
3.04 PRUNING: Remove dead and broken branches from all plant material.
A. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs.
C. Trees shall not be poled or topped.
D. Remove all trimming from site.
3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion.
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points.
C. Stake & Brace all trees larger than 12" oa.
D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting.
B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis.
3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre.
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work.
3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance.
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

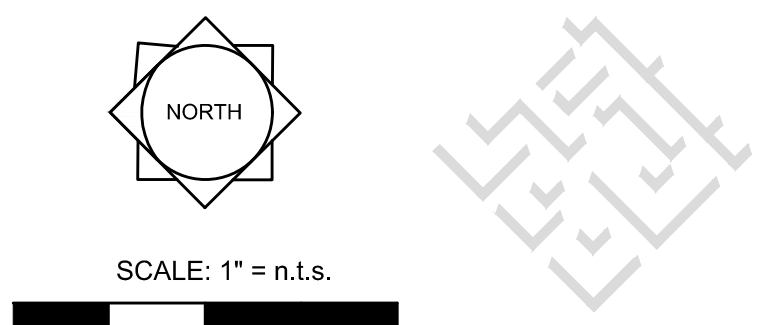


Project Team:
Owner/Developer: GreenPointe Developers, LLC
Engineer: Kimley Horn And Associates
Surveyor: Kimley Horn And Associates
Landscape Architect/Land Planner: Lucido & Associates

WYLDER POD 8C

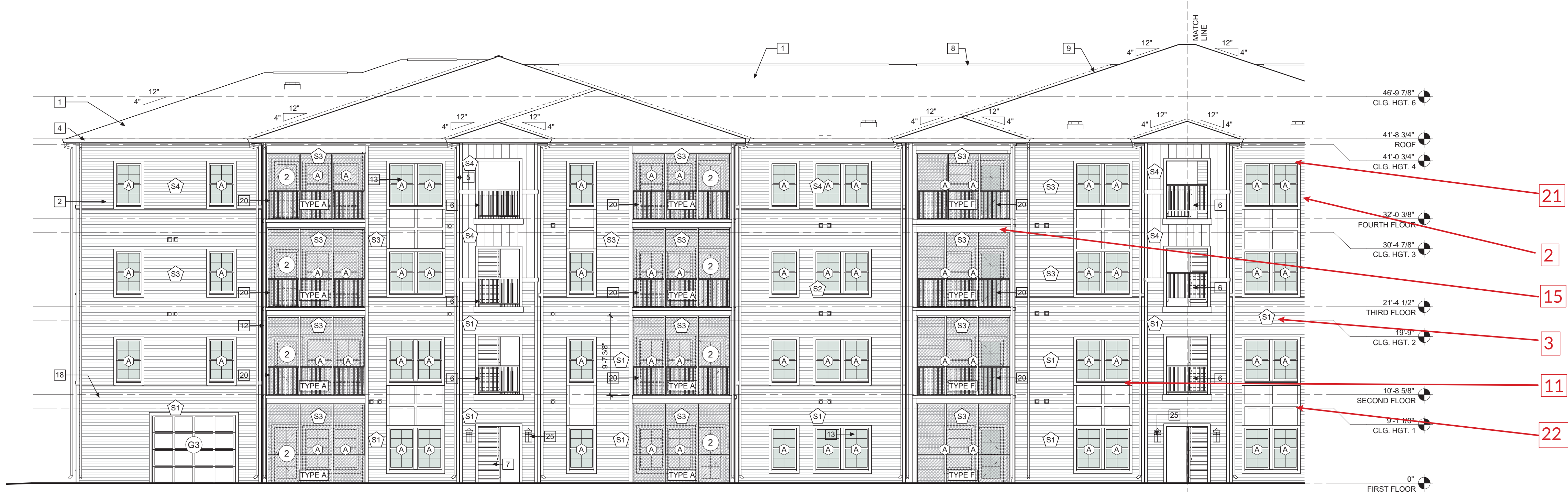
Landscape Plan
P23-119
PSLUSD # 11-642-12
City of Port St. Lucie, FL

Table with 3 columns: Date, By, Description. Contains revision history from 6/28/23 to 04/02/26.



REG. # 6667114
Steven D. Garrett
Designer EA
Manager SJS
Project Number 23-065
Municipal Number P23-119
Computer File 23-065 LTC Ranch Landscape Plan.dwg
Sheet
LA12

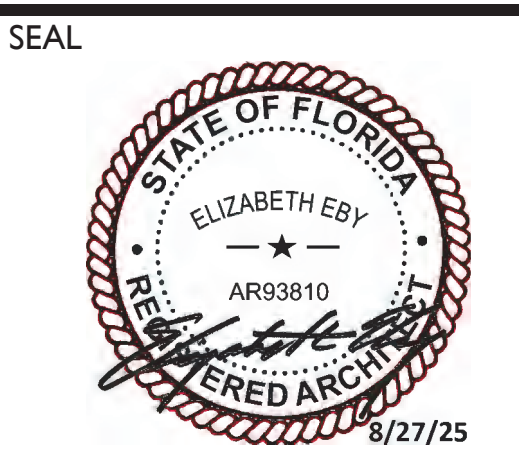
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ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
3	NOT USED
4	ALUMINUM GUTTER ON ALUMINUM WRAPPED FASCIA
5	ALUMINUM DOWNSPOUT
6	POWDER COATED METAL RAILING
7	PRECAST TREAD STAIRS WITH POWDER COATED METAL HANDRAIL
8	CONTINUOUS RIDGE VENT, TYPICAL
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14	NOT USED
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16	WALL PACK, RE. PHOTOMETRIC PLAN FOR EXACT LOCATIONS
17	NOT USED
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19	SCORED STUCCO DETAIL
20	VINYL BALCONY RAILING SYSTEM
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26	BOARD AND BATTEN
27	FYPON BRACKET
28	STANDING SEAM METAL ROOF
29	SUPPLEMENTAL ROOF VENT



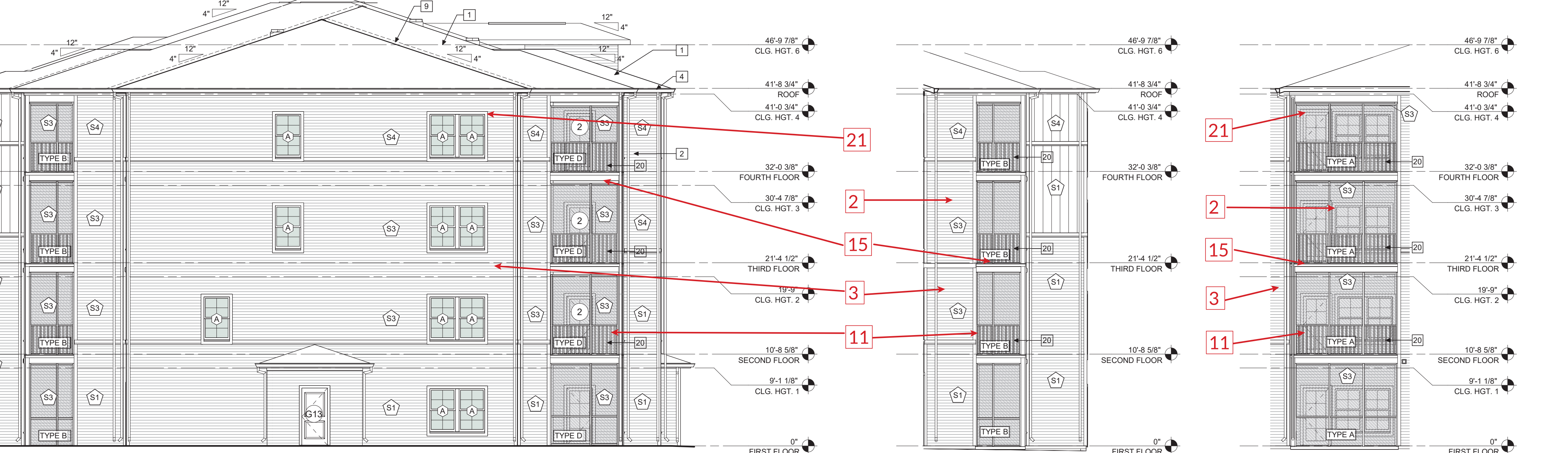
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1 TYPE A FRONT ELEVATION SIDE 1  
1/8" = 1'-0"



2 TYPE A FRONT ELEVATION SIDE 2  
1/8" = 1'-0"



ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

PAINT COLOR INFORMATION	
PAINT COLOR (S1)	SAUNTLIGHT GRAY - SW7019
PAINT COLOR (S2)	REFLECTING POOL - SW9488
PAINT COLOR (S3)	ANEW GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7005
BAND COLOR	PURE WHITE - SW7005
LEAVE TRIM COLOR	PURE WHITE - SW7005
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	PURE WHITE - SW7005
COLUMN WRAPS AND BEAMS COLOR	PURE WHITE - SW7005
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7949

**ARCHITECTURAL ELEMENTS**

ELEMENT 2: VERTICAL, REGULAR WINDOWS  
 ELEMENT 3: HORIZONTAL WOOD SIDING  
 ELEMENT 11: WOOD-STYLE PICKET RAILING  
 ELEMENT 15: BALCONIES  
 ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS  
 ELEMENT 22: MEDALLIONS/TRIM DETAILS BETWEEN WINDOWS

PROJECT TITLE

**THE TIDE AT WYLDER**  
 NE CORNER OF WYLDER PKWY &  
 GLADES CUTOFF ROAD  
 PORT ST. LUCIE, FL 34987

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUE FOR: DATE  
 HUD FIRM APPLICATION 12/29/25

REVISIONS  
 MARK DESCRIPTION DATE

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PROJECT NO.  
 KPG JOB NUMBER: 22-015  
 DNA JOB NUMBER: 23-034  
 SHEET TITLE

BUILDING TYPE A  
ELEVATIONS

SHEET NUMBER

**A-201**

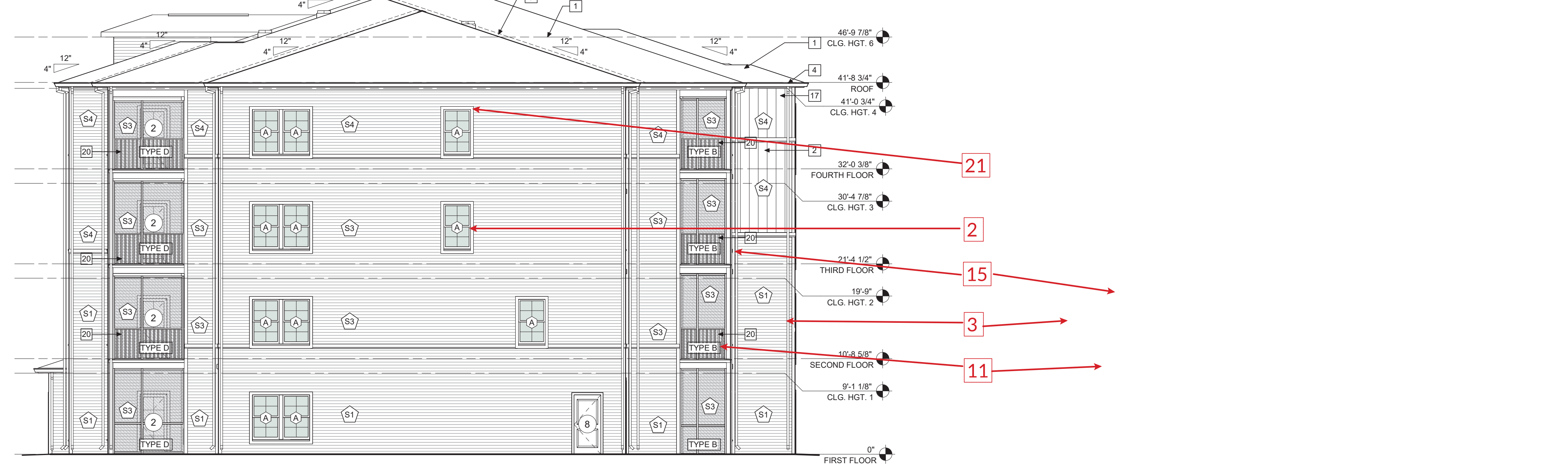
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**1 TYPE A BACK ELEVATION SIDE 1**  
1/8" = 1'-0"



**2 TYPE A BACK ELEVATION SIDE 2**  
1/8" = 1'-0"

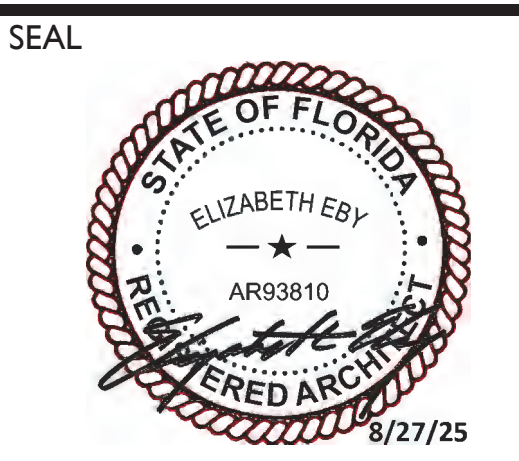


**3 TYPE A SIDE 2 ELEVATION**  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
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PROJECT NO.  
KPG JOB NUMBER: 22-015  
DNA JOB NUMBER: 23-034  
SHEET TITLE

BUILDING TYPE A  
ELEVATIONS

SHEET NUMBER

**A-202**

PAINT COLOR INFORMATION	
PAINT COLOR (S1)	GAUNTLET GRAY - SW7019
PAINT COLOR (S2)	REFLECTING POOL - SW6488
PAINT COLOR (S3)	ANEW GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7005
BAND COLOR	
EAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7049

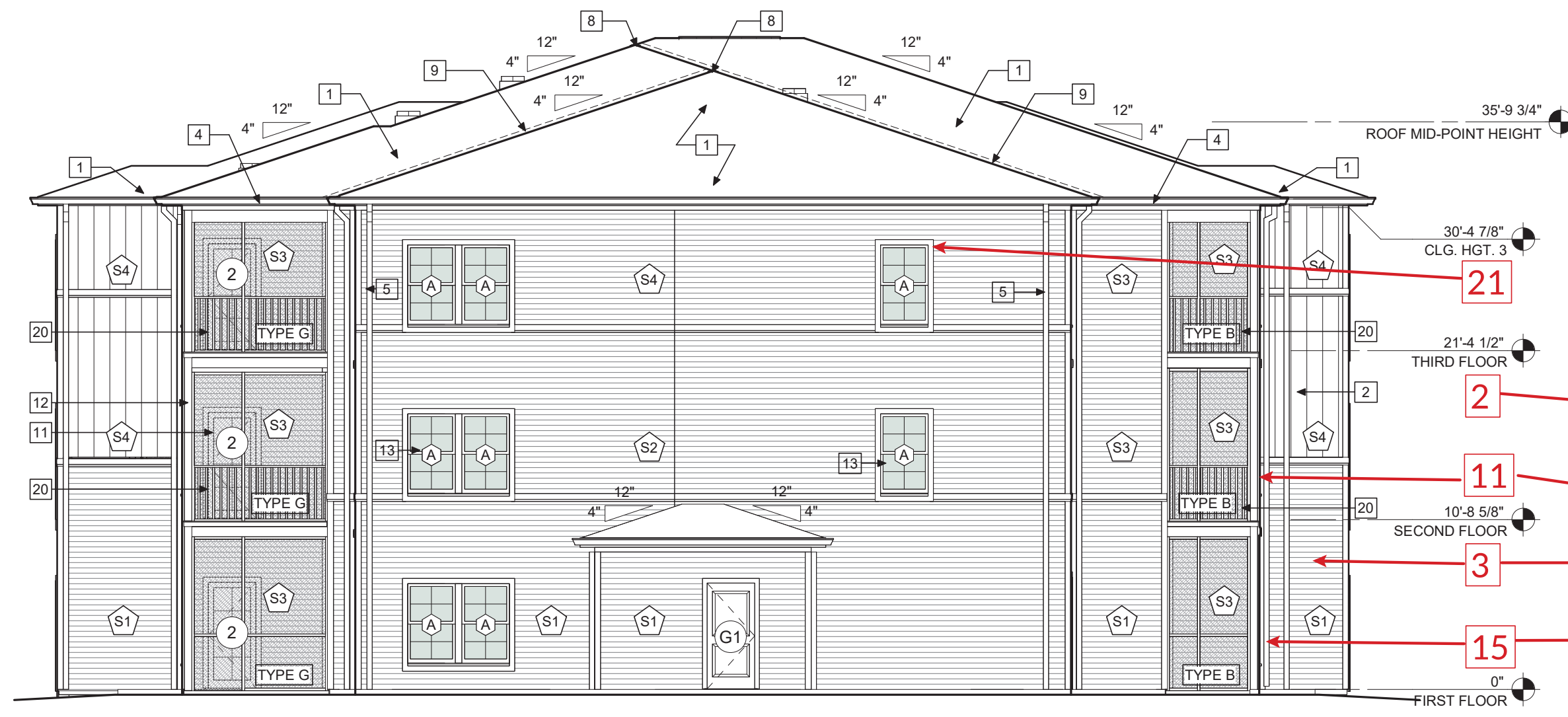
**ARCHITECTURAL ELEMENTS**

ELEMENT 2: VERTICAL, REGULAR WINDOWS  
ELEMENT 3: HORIZONTAL WOOD SIDING  
ELEMENT 11: WOOD-STYLE PICKET RAILING  
ELEMENT 15: BALCONIES  
ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS  
ELEMENT 22: MEDALLIONS/TRIM DETAILS BETWEEN WINDOWS

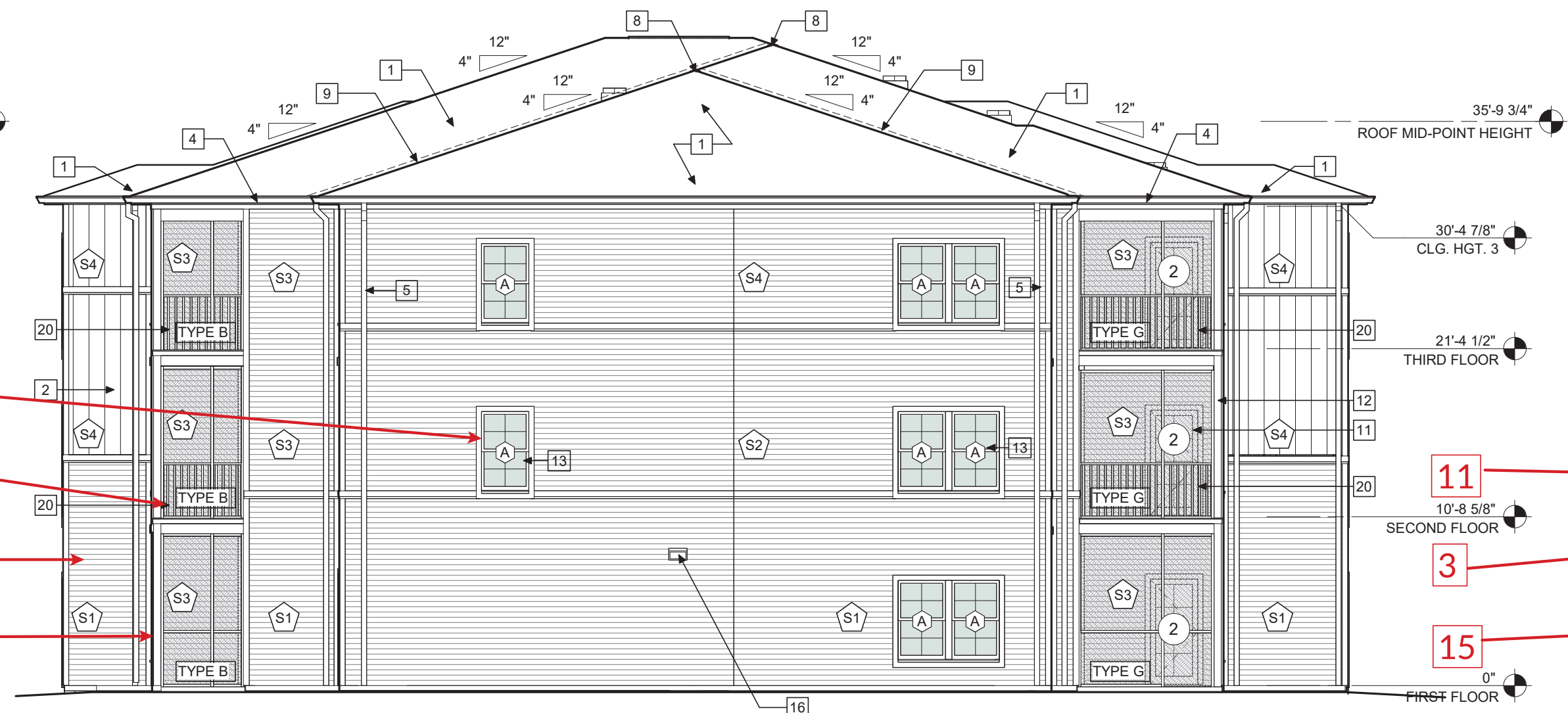


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1/8" = 1'-0"

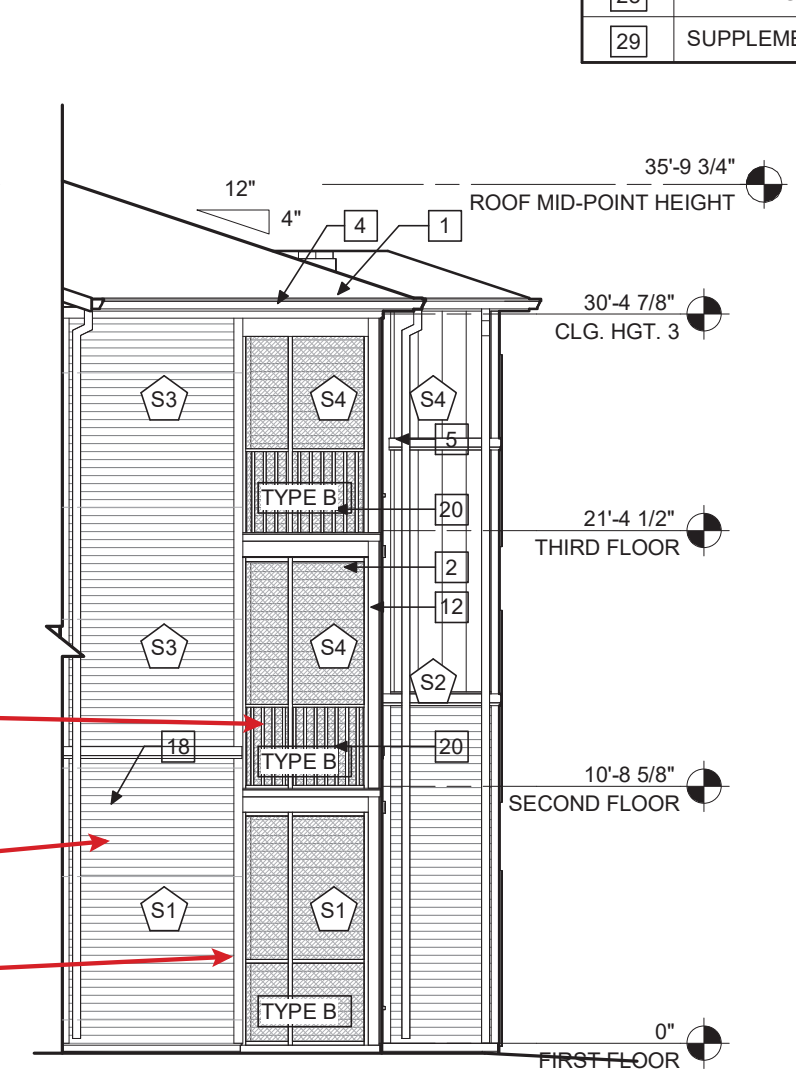
ELEVATION KEYNOTES	
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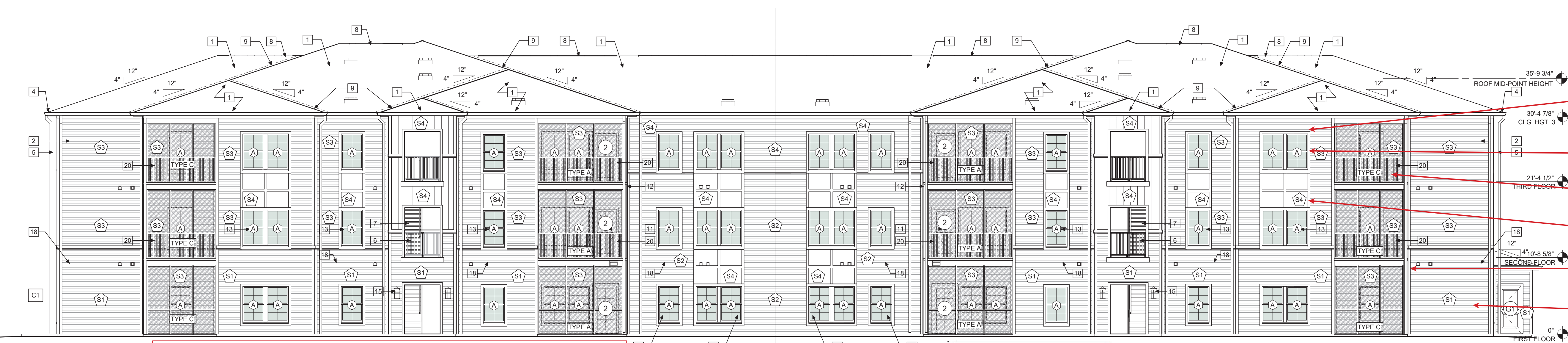
**2 TYPE B LEFT ELEVATION**  
1/8" = 1'-0"



**3 TYPE B RIGHT ELEVATION**  
1/8" = 1'-0"



**5 TYPE B SIDE ELEVATION**  
1/8" = 1'-0"



**4 TYPE B REAR ELEVATION**  
1/8" = 1'-0"

**ARCHITECTURAL ELEMENTS**

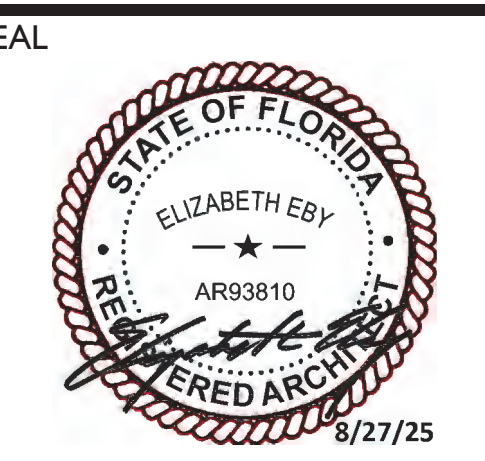
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 ELEMENT 3: HORIZONTAL WOOD SIDING  
 ELEMENT 11: WOOD-STYLE PICKET RAILING  
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PAINT COLOR INFORMATION	
PAINT COLOR (S1)	SAUNDRETT GRAY - SW7019
PAINT COLOR (S2)	REFLECTING POOL - SW6485
PAINT COLOR (S3)	ANEM GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7001
TRIM COLOR	
LEAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7001
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7015
GARAGE DOORS	SILVER PLATE - SW7040



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PROJECT TITLE

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PRELIMINARY  
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HUD FIRM APPLICATION	12/29/25

REVISIONS	MARK	DESCRIPTION	DATE

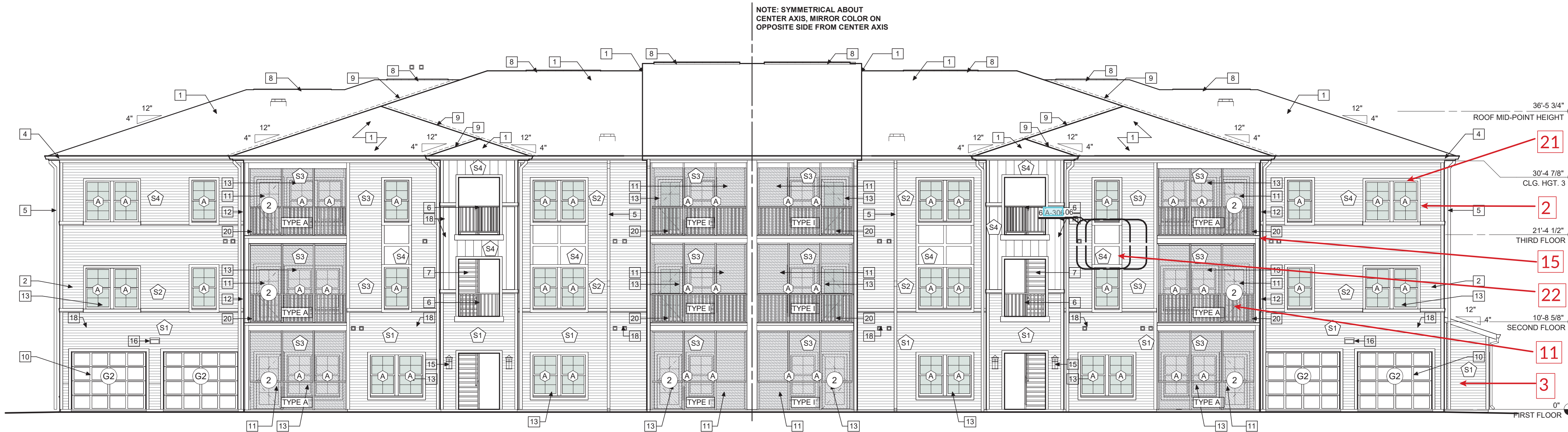
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 DNA JOB NUMBER: 23-034  
 SHEET TITLE

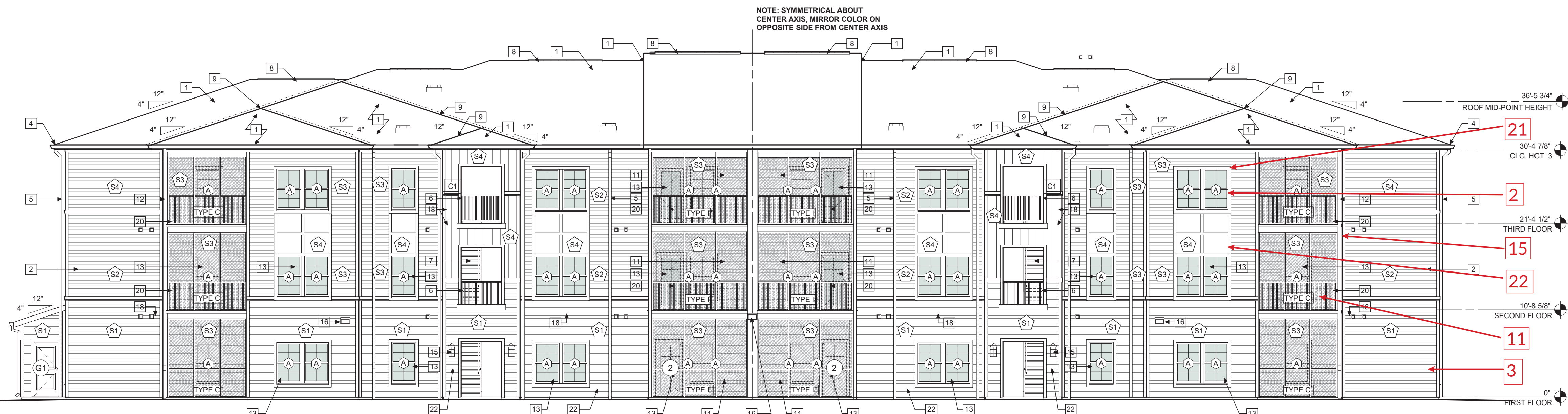
BUILDING TYPE B ELEVATIONS

SHEET NUMBER

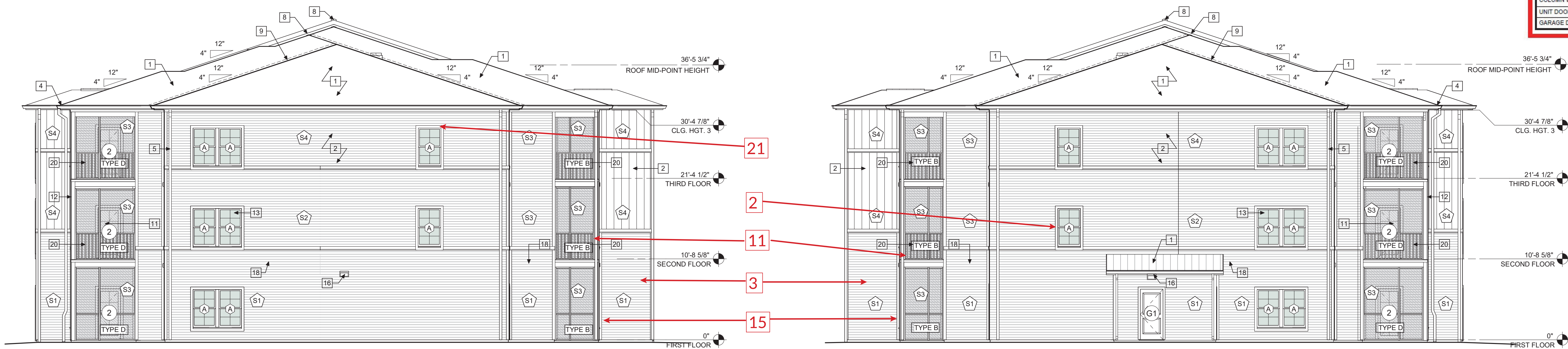
**A-203**



**1 TYPE D FRONT ELEVATION**  
1/8" = 1'-0"



**2 TYPE D REAR ELEVATION**  
1/8" = 1'-0"



**3 TYPE D LEFT ELEVATION**  
1/8" = 1'-0"

**4 TYPE D RIGHT ELEVATION**  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
3	NOT USED
4	ALUMINUM GUTTER ON ALUMINUM WRAPPED FASCIA
5	ALUMINUM DOWNSPOUT
6	POWDER COATED METAL RAILING
7	PRECAST TREAD STAIRS WITH POWDER COATED METAL HANDRAIL
8	CONTINUOUS RIDGE VENT, TYPICAL
9	HIDDEN VALLEY FLASHING, TYPICAL
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16	WALL PACK, RE: PHOTOMETRIC PLAN FOR EXACT LOCATIONS
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25	SCONCE, TO BE SELECTED BY OWNER
26	BOARD AND BATTEN
27	FYPON BRACKET
28	STANDING SEAM METAL ROOF
29	SUPPLEMENTAL ROOF VENT

**ARCHITECTURAL ELEMENTS**

- ELEMENT 2: VERTICAL, REGULAR WINDOWS
- ELEMENT 3: HORIZONTAL WOOD SIDING
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BAND COLOR	
EAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7849



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REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

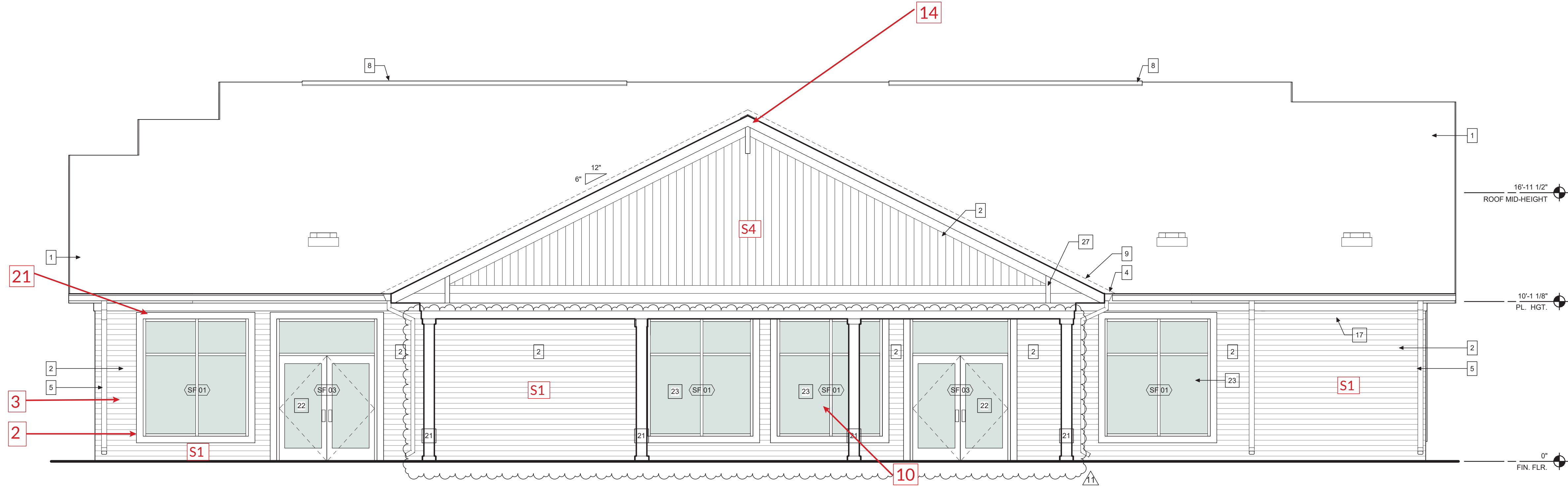
PROJECT NO.  
KPG JOB NUMBER: 22-015  
DNA JOB NUMBER: 23-034  
SHEET TITLE

BUILDING TYPE D ELEVATIONS

SHEET NUMBER

**A-204**

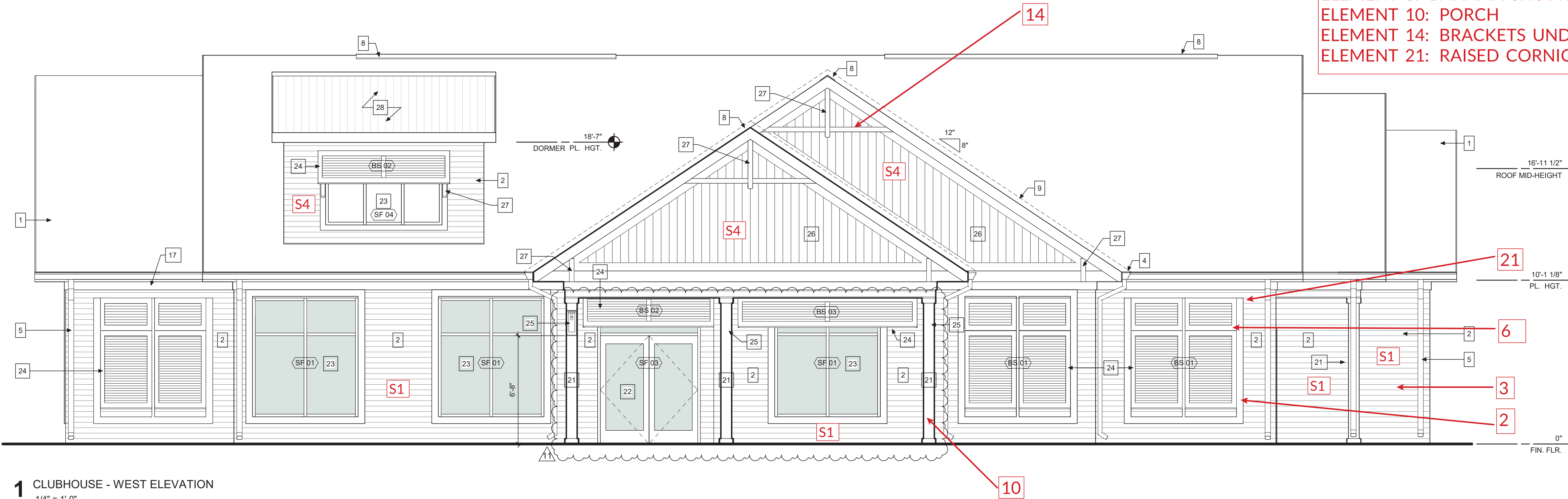
ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
3	NOT USED
4	ALUMINUM GUTTER ON ALUMINUM WRAPPED FASCIA
5	ALUMINUM DOWNSPOUT
6	POWDER COATED METAL RAILING
7	PRECAST TREAD STAIRS WITH POWDER COATED METAL HANDRAIL
8	CONTINUOUS RIDGE VENT, TYPICAL
9	HIDDEN VALLEY FLASHING, TYPICAL
10	GARAGE DOOR, RE: DOOR SCHEDULE
11	EXTERIOR BALCONY DOOR WITH TEMPERED GLASS, RE: DOOR SCHEDULE
12	6X6 REAL POST
13	VINYL WINDOW AS SCHEDULED
14	NOT USED
15	WALL MOUNTED EXTERIOR LIGHT FIXTURE
16	WALL PACK, RE: PHOTOMETRIC PLAN FOR EXACT LOCATIONS
17	NOT USED
18	NOT USED
19	SCORED STUCCO DETAIL
20	VINYL BALCONY RAILING SYSTEM
21	8X8 PAINTED CEDAR COLUMN
22	STOREFRONT DOOR W/ TRANSOM
23	STOREFRONT WINDOW
24	BAHAMA SHUTTERS
25	SCONCE, TO BE SELECTED BY OWNER
26	BOARD AND BATTEN
27	FYPON BRACKET
28	STANDING SEAM METAL ROOF
29	SUPPLEMENTAL ROOF VENT



**2 CLUBHOUSE - EAST ELEVATION**  
1/4" = 1'-0"

**ARCHITECTURAL ELEMENTS**

ELEMENT 2: VERTICAL, REGULAR WINDOWS  
 ELEMENT 3: HORIZONTAL WOOD SIDING  
 ELEMENT 6: BAHAMA SHUTTERS  
 ELEMENT 10: PORCH  
 ELEMENT 14: BRACKETS UNDER ROOF EAVES  
 ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS



**1 CLUBHOUSE - WEST ELEVATION**  
1/4" = 1'-0"

ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

PAINT COLOR INFORMATION	
PAIN T COLOR (S1)	GAUNTLET GRAY - SW7019
PAIN T COLOR (S2)	REFLECTING POOL - SW6488
PAIN T COLOR (S3)	ANEW GRAY - SW7030
PAIN T COLOR (S4)	PURE WHITE - SW7005
BAND COLOR	
EAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7649

PROJECT TITLE

**THE TIDE AT WYLDER**  
NE CORNER OF WYLDER PKWY &  
GLADES CUTOFF ROAD  
PORT ST. LUCIE, FL 34987

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUE FOR:	DATE
HUD FIRM APPLICATION	12/29/25

REVISIONS		
MARK	DESCRIPTION	DATE
11	RFI #29	03/19/26

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

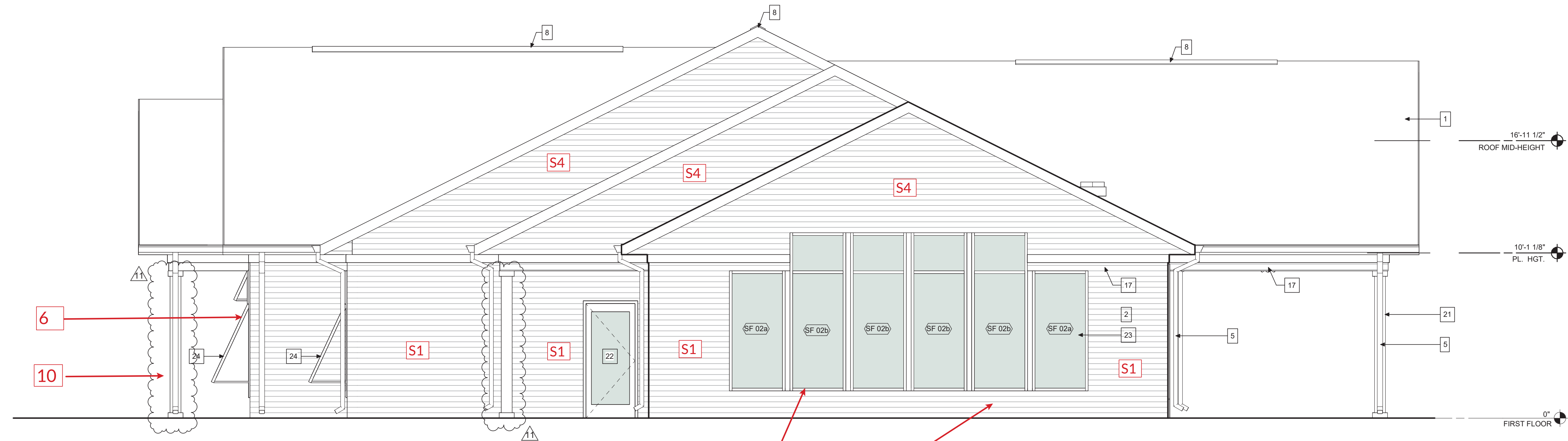
PROJECT NO.  
**KPG JOB NUMBER:** 22-015  
**DNA JOB NUMBER:** 23-034  
 SHEET TITLE

CLUBHOUSE ELEVATIONS

SHEET NUMBER

**AC-201**

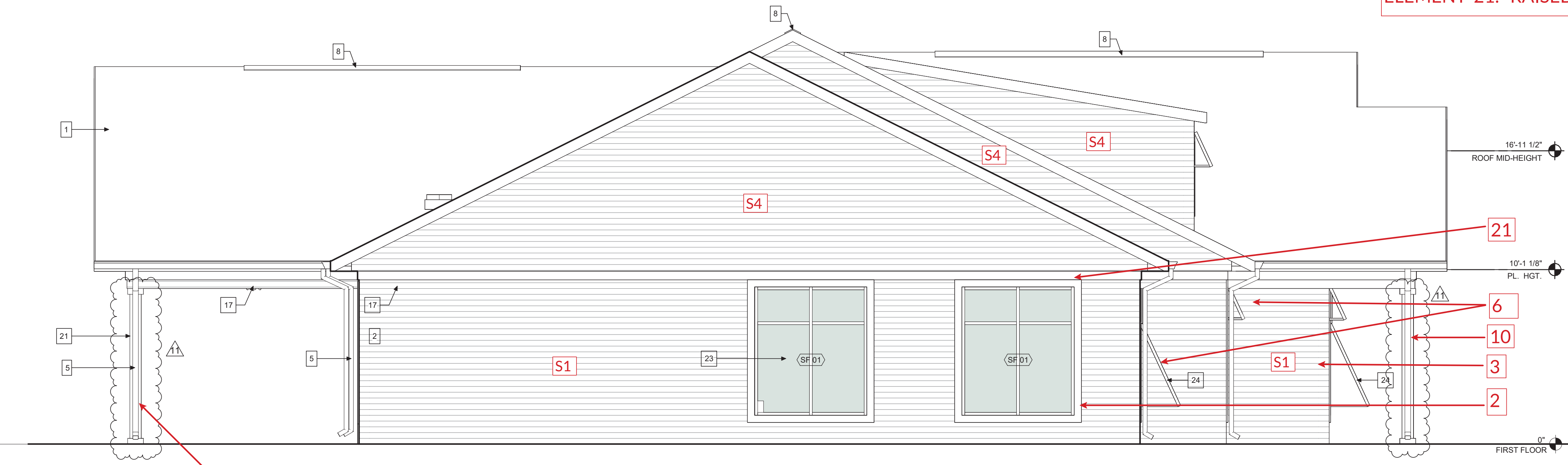
ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
3	NOT USED
4	ALUMINUM GUTTER ON ALUMINUM WRAPPED FASCIA
5	ALUMINUM DOWNSPOUT
6	POWDER COATED METAL RAILING
7	PRECAST TREAD STAIRS WITH POWDER COATED METAL HANDRAIL
8	CONTINUOUS RIDGE VENT, TYPICAL
9	HIDDEN VALLEY FLASHING, TYPICAL
10	GARAGE DOOR, RE. DOOR SCHEDULE
11	EXTERIOR BALCONY DOOR WITH TEMPERED GLASS, RE. DOOR SCHEDULE
12	6X8 REAL POST
13	VINYL WINDOW AS SCHEDULED
14	NOT USED
15	WALL MOUNTED EXTERIOR LIGHT FIXTURE
16	WALL PACK, RE. PHOTOMETRIC PLAN FOR EXACT LOCATIONS
17	NOT USED
18	NOT USED
19	SCORED STUCCO DETAIL
20	VINYL BALCONY RAILING SYSTEM
21	8X8 PAINTED CEDAR COLUMN
22	STOREFRONT DOOR WITH TRANSOM
23	STOREFRONT WINDOW
24	BAHAMA SHUTTERS
25	SCONCE, TO BE SELECTED BY OWNER
26	BOARD AND BATTEN
27	FYPON BRACKET
28	STANDING SEAM METAL ROOF
29	SUPPLEMENTAL ROOF VENT



**2** CLUBHOUSE BUILDING - SOUTH ELEVATION  
1/4" = 1'-0"

**ARCHITECTURAL ELEMENTS**

- ELEMENT 2: VERTICAL, REGULAR WINDOWS
- ELEMENT 3: HORIZONTAL WOOD SIDING
- ELEMENT 6: BAHAMA SHUTTERS
- ELEMENT 10: PORCH
- ELEMENT 14: BRACKETS UNDER ROOF EAVES
- ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS



**1** CLUBHOUSE BUILDING - NORTH ELEVATION  
1/4" = 1'-0"

**ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY**

PAINT COLOR INFORMATION	
PAINT COLOR (S1)	GAUNTLET GRAY - SW7019
PAINT COLOR (S2)	REFLECTING POOL - SW6486
PAINT COLOR (S3)	ANEW GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7005
BAND COLOR	
EAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7849

**PROJECT TITLE**

**THE TIDE AT WYLDER**  
NE CORNER OF WYLDER PKWY &  
GLADES CUTOFF ROAD  
PORT ST. LUCIE, FL 34987

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSUE FOR:	DATE
HUD FIRM APPLICATION	12/29/25

**REVISIONS**

MARK	DESCRIPTION	DATE
11	RFI #29	03/19/26

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.

KPG JOB NUMBER: 22-015

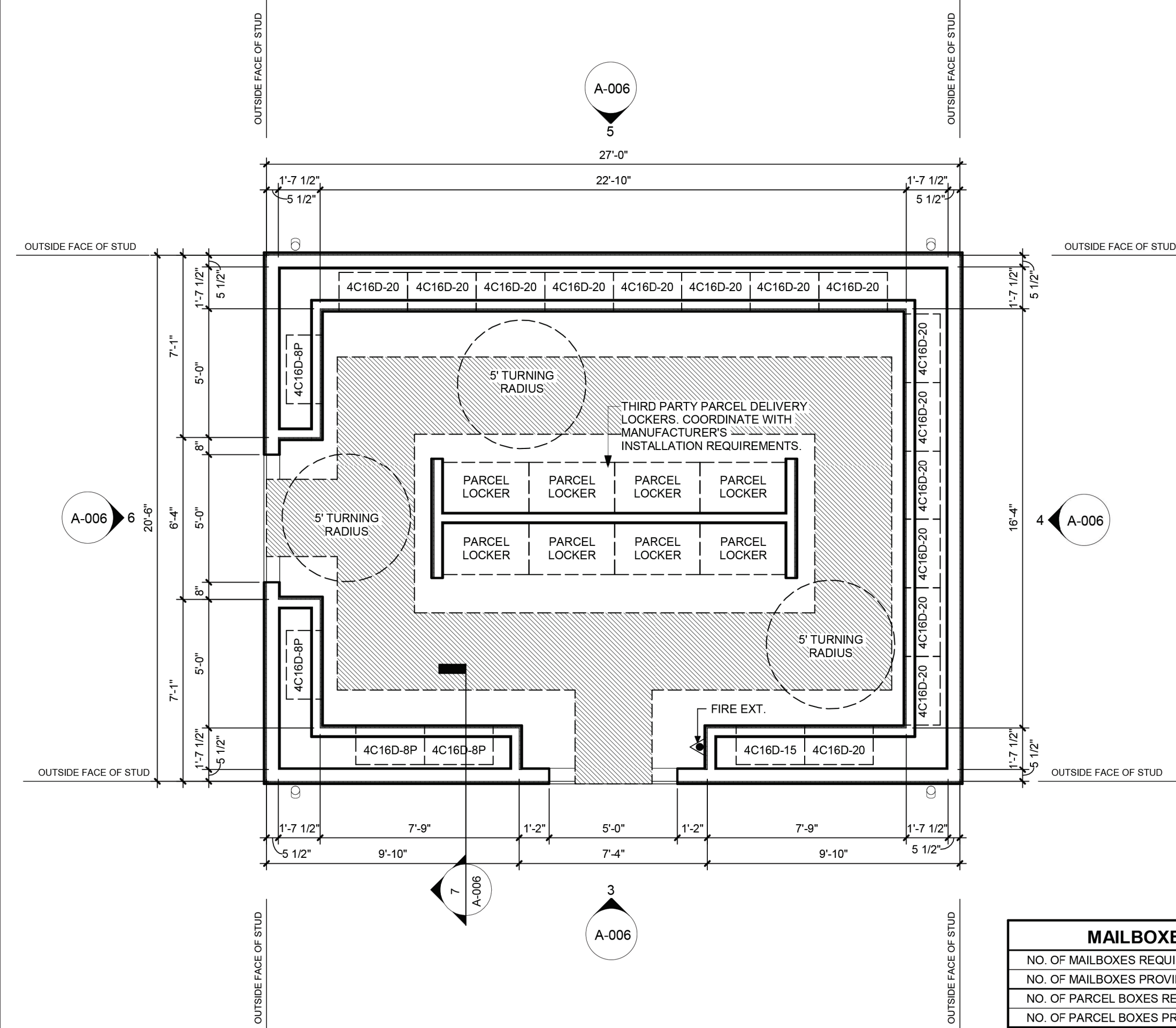
DNA JOB NUMBER: 23-034

SHEET TITLE

CLUBHOUSE ELEVATIONS

SHEET NUMBER

**AC-202**



**1 MAIL KIOSK FLOOR PLAN**  
1/4" = 1'-0"

**ARCHITECTURAL ELEMENTS**

- ELEMENT 2: VERTICAL, REGULAR DOORS
- ELEMENT 3: HORIZONTAL WOOD SIDING
- ELEMENT 6: BAHAMA SHUTTERS
- ELEMENT 14: CORNICE UNDER SOFFIT
- ELEMENT 17: USABLE OPEN SPACE
- ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS

MAILBOXES MATRIX	
NO. OF MAILBOXES REQUIRED	312
NO. OF MAILBOXES PROVIDED	315
NO. OF PARCEL BOXES REQUIRED	63
NO. OF PARCEL BOXES PROVIDED	65

- NOTES:**
- ALL ACCESSIBLE UNITS TO HAVE ACCESSIBLE MAILBOXES. INSTALL WITHIN RANGE OF ACCESSIBLE REACH.
  - THERE SHALL BE 1 PARCEL BOX FOR EVERY 10 MAILBOXES PER USPS REQUIREMENTS.
  - OWNER TO SELECT ALL COLORS AND FINISHES.

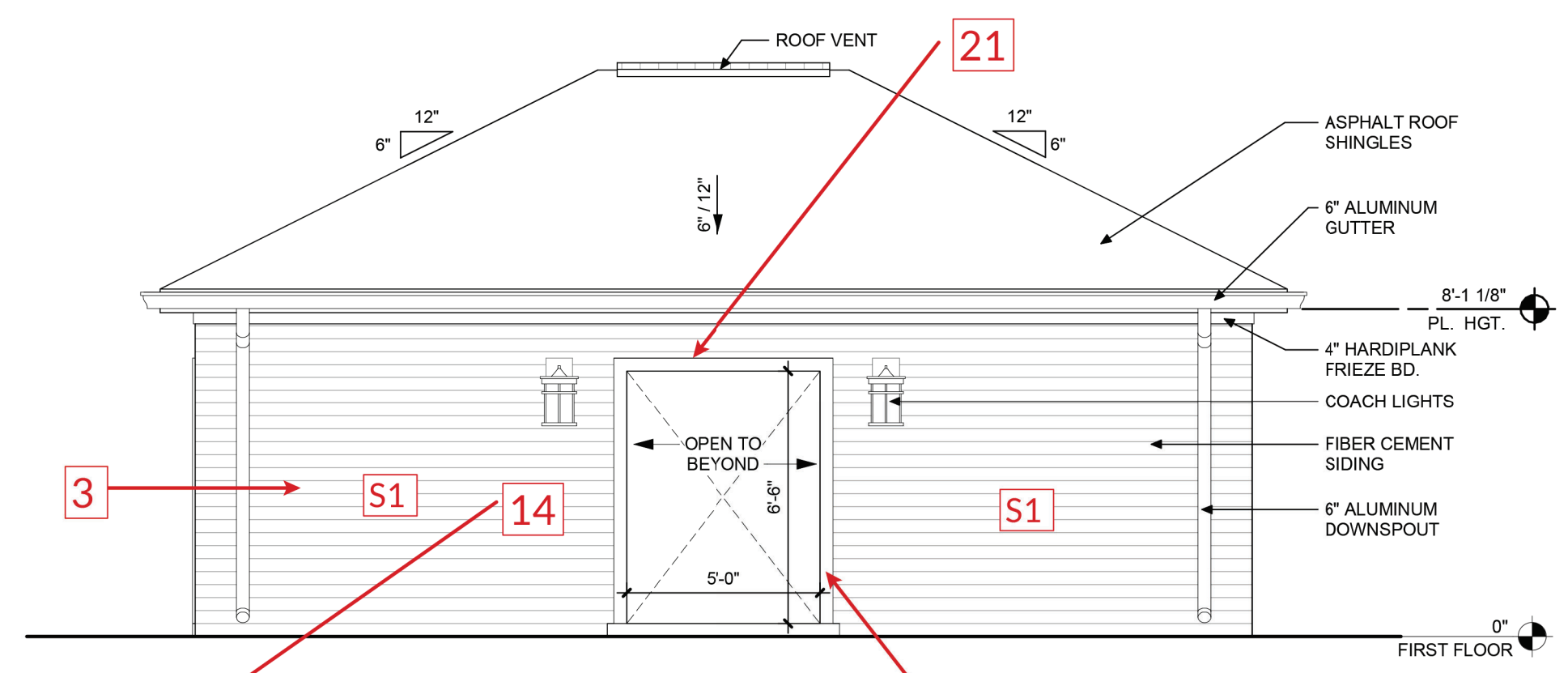
PAINT COLOR INFORMATION	
PAINT COLOR (S1)	GAUNTLET GRAY - SW7019
PAINT COLOR (S2)	REFLECTING POOL - SW6485
PAINT COLOR (S3)	ANEM GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7005
SAND COLOR	PURE WHITE - SW7005
SAVE TRIM COLOR	PURE WHITE - SW7005
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	PURE WHITE - SW7005
COLUMN TRIM AND BEAMS COLOR	PURE WHITE - SW7005
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7049

ROOF PLAN LEGEND	
KEY	NOTE
[Symbol]	SOFFIT VENTING
[Symbol]	ATTIC ACCESS WALKWAY
[Symbol]	RIDGE VENT
[Symbol]	DRAFTSTOPPING
[Symbol]	SUPPLEMENTAL ROOF VENT

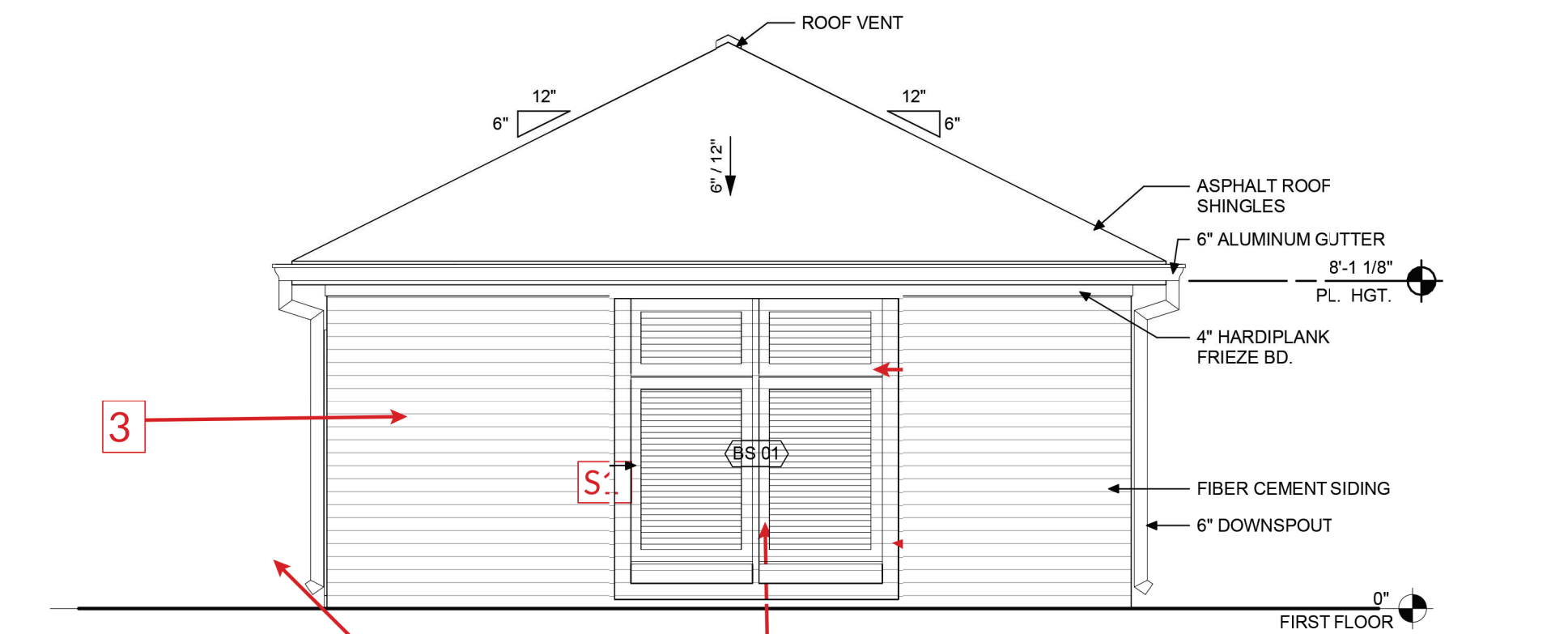
VENTING PER FBC 2020 SECTION 1203		MAIL KIOSK - VENTILATION CALCULATIONS										
AREA (SQ. FT.)	TOTAL REQ'D VENT. (SQ. IN.)	TOTAL SF OF SOFFIT PROVIDED	TOTAL SOFFIT AREA @ 5.867 SQ. IN. PER SF	SUPPLEMENTAL LOW VENTS PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL LOW VENTING PROVIDED (SQ. IN.)	HIGH VENTING REQ'D (SQ. IN.)	RIDGE VENT PROVIDED (LF)	TOTAL RIDGE VENT FREE AREA @ 18 SQ. IN. PER LF	SUPPLEMENTAL HIGH VENTS PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL HIGH VENTING PROVIDED (SQ. IN.)	HIGH VENTING PROVIDED (%)	TOTAL VENTING PROVIDED (SQ. IN.)
653	314	99	581	-	581	126 MIN - 157 MAX	5'-6"	0	1	144	46%	725

FBC 2020 SECTION 1203.2 EXCEPTION 2 - THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

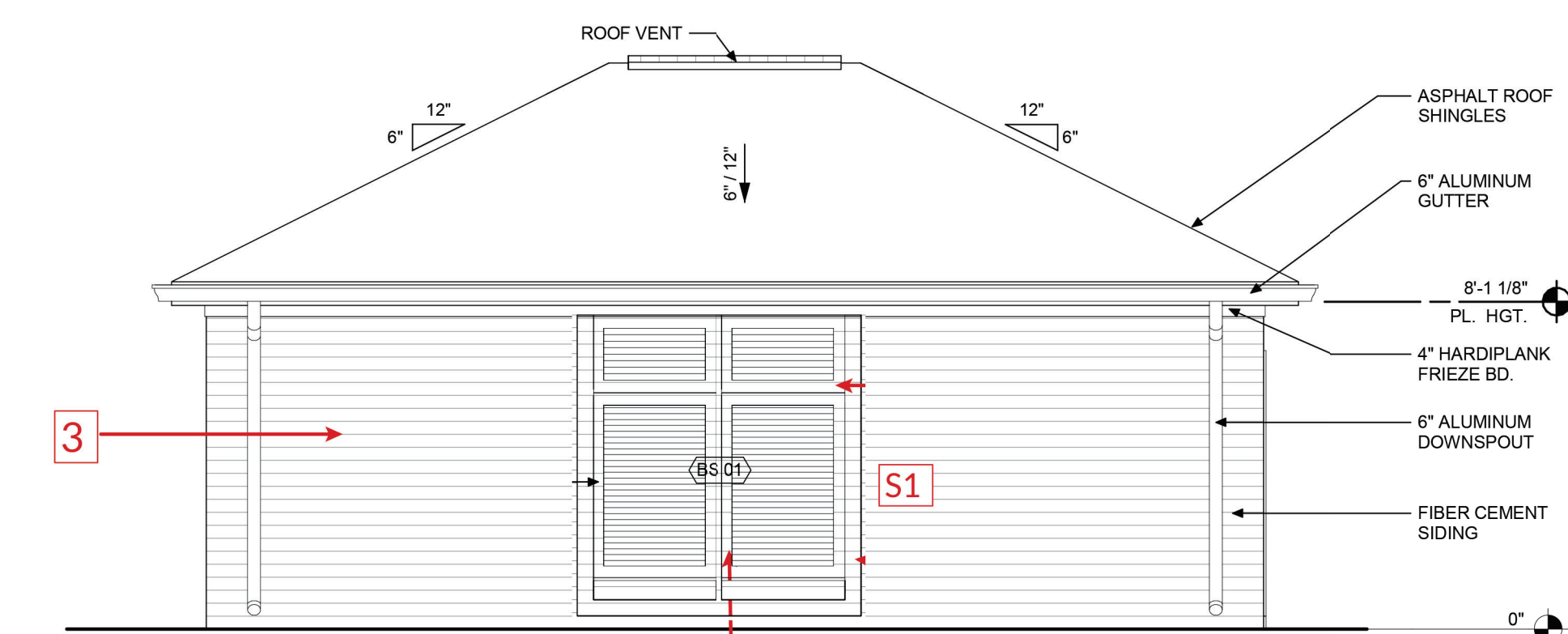
SUPPLEMENTAL VENT CALCULATIONS BASED ON LOMANCO 135 MODEL PROVIDING 144 SQ. IN. NFVA PER UNIT. SOFFIT VENT CALCULATIONS BASED ON GEORGIA PACIFIC VENTILATED VINYL SOFFIT PROVIDING 5.867 SQ. IN. PER FOOT. RIDGE VENT CALCULATIONS BASED ON AIR VENT SHINGLEVENT II PROVIDING 18 SQ. IN. NFVA PER LINEAR FOOT.



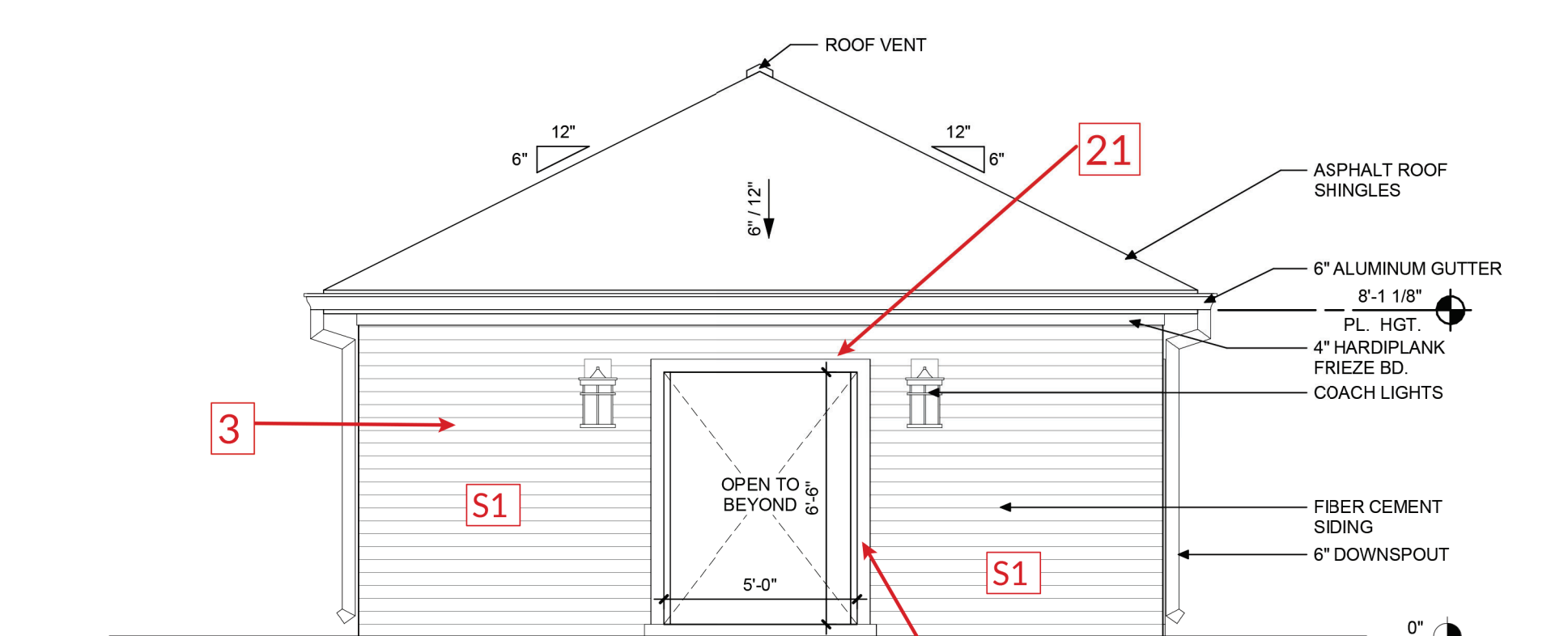
**3 MAIL KIOSK - SOUTH ELEVATION**  
1/4" = 1'-0"



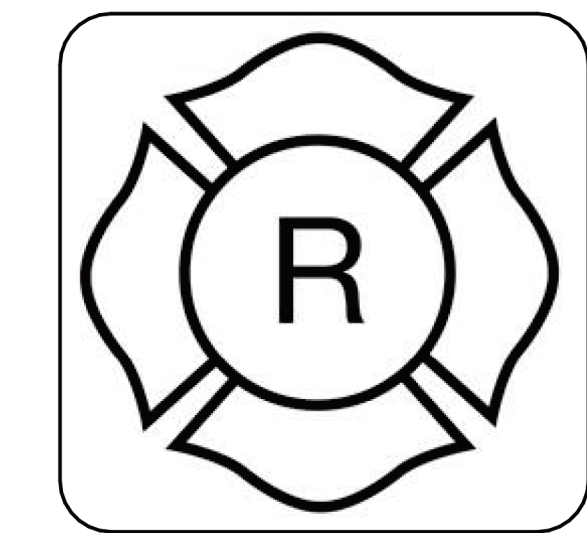
**4 MAIL KIOSK - EAST ELEVATION**  
1/4" = 1'-0"



**5 MAIL KIOSK - NORTH ELEVATION**  
1/4" = 1'-0"

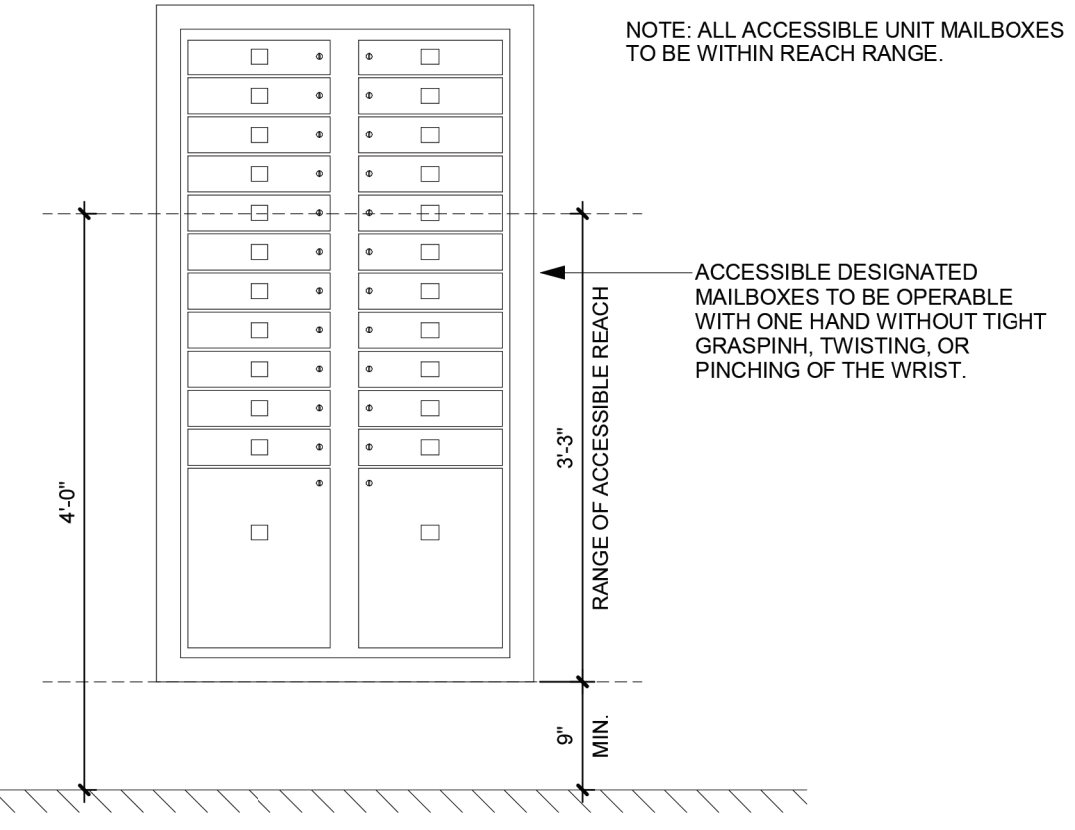


**6 MAIL KIOSK - WEST ELEVATION**  
1/4" = 1'-0"

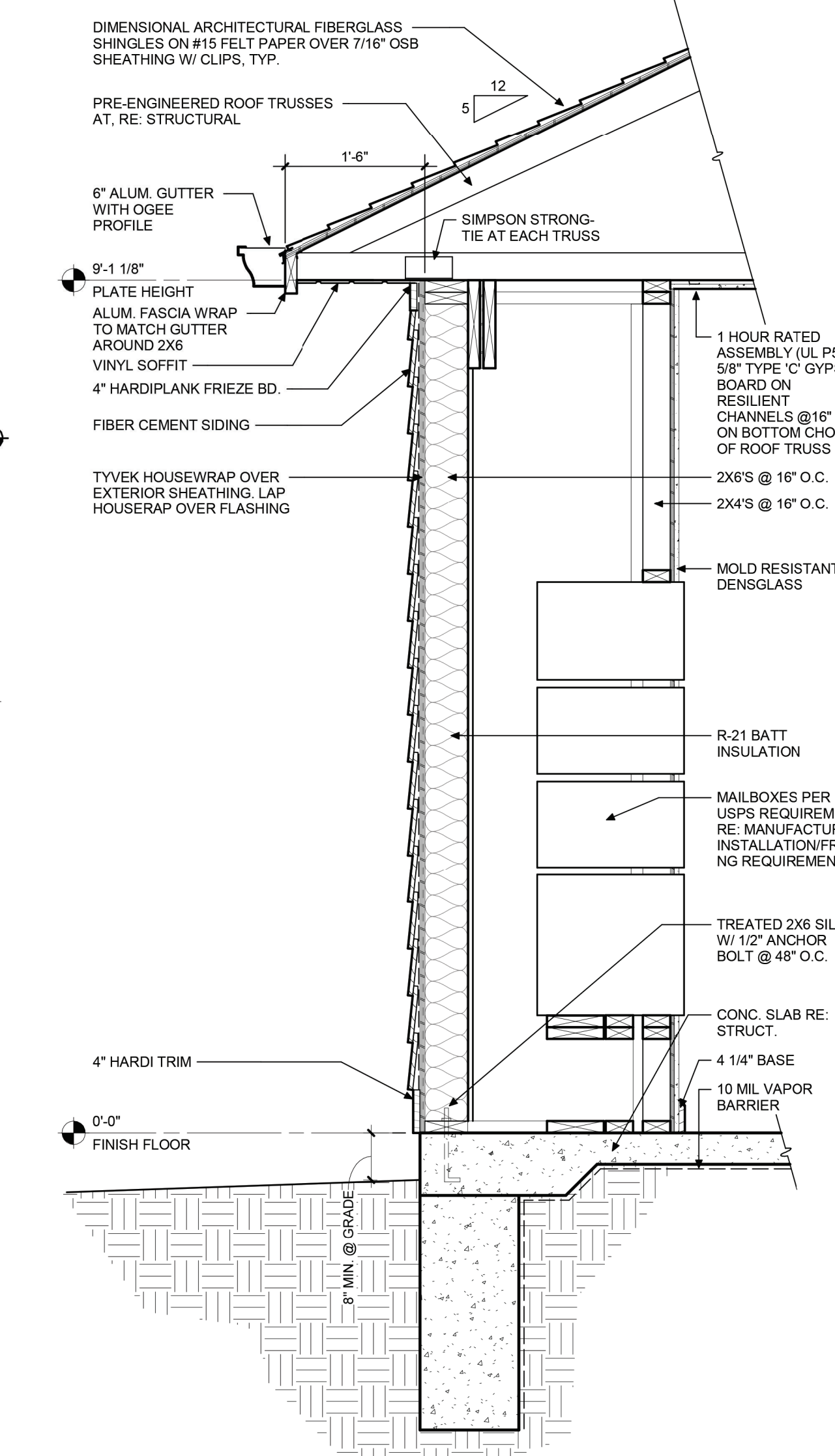


**TRUSS SIGNAGE (ROOF & FLOOR):**

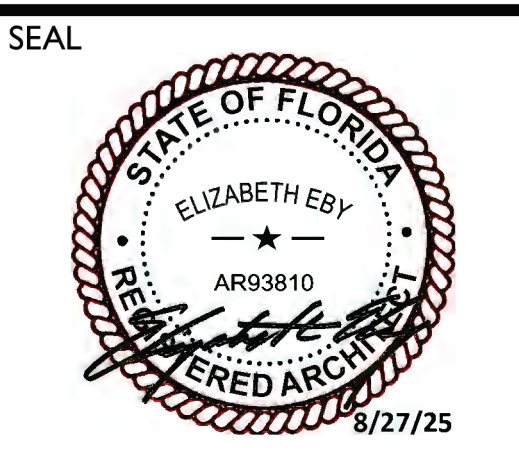
1 TRUSS SIGNAGE SHALL BE PLACED WITHIN 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR. THE DISTANCE ABOVE THE GRADE, WALKING SURFACE OR FINISHED FLOOR TO THE BOTTOM OF THE SYMBOL SHALL BE NO LESS THAN 48 INCHES AND NO MORE THAN 72 INCHES. THE MALTESE CROSS SIGN SHALL BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND.



**8 MAIL KIOSK REACH RANGE**  
3/4" = 1'-0"



**7 MAIL KIOSK - TYPICAL WALL SECTION**  
3/4" = 1'-0"



PROJECT TITLE

**THE TIDE AT WYLDER**  
NE CORNER OF WYLDER PKWY &  
GLADES CUTOFF ROAD  
PORT ST. LUCIE, FL 34987

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUE FOR:	DATE
HUD FIRM APPLICATION	12/23/25

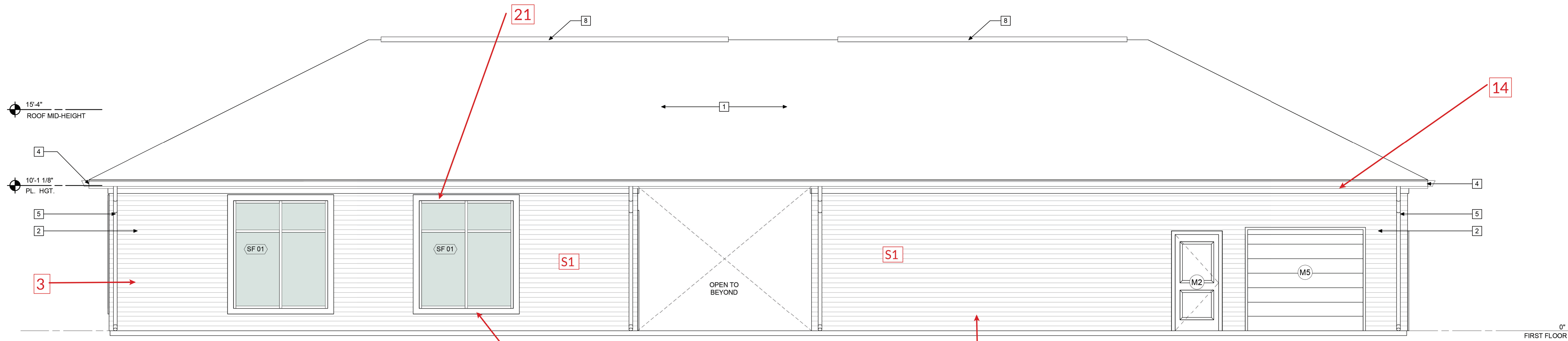
REVISIONS		
MARK	DESCRIPTION	DATE
1	D3G	10/24/25

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

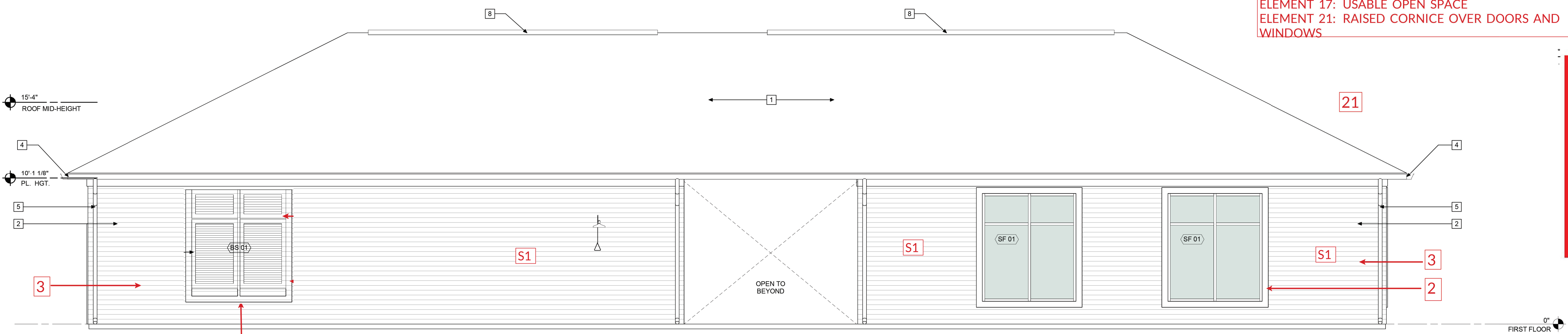
PROJECT NO.  
KPG JOB NUMBER: 22-015  
DNA JOB NUMBER: 23-034  
SHEET TITLE

MAIL KIOSK  
SHEET NUMBER

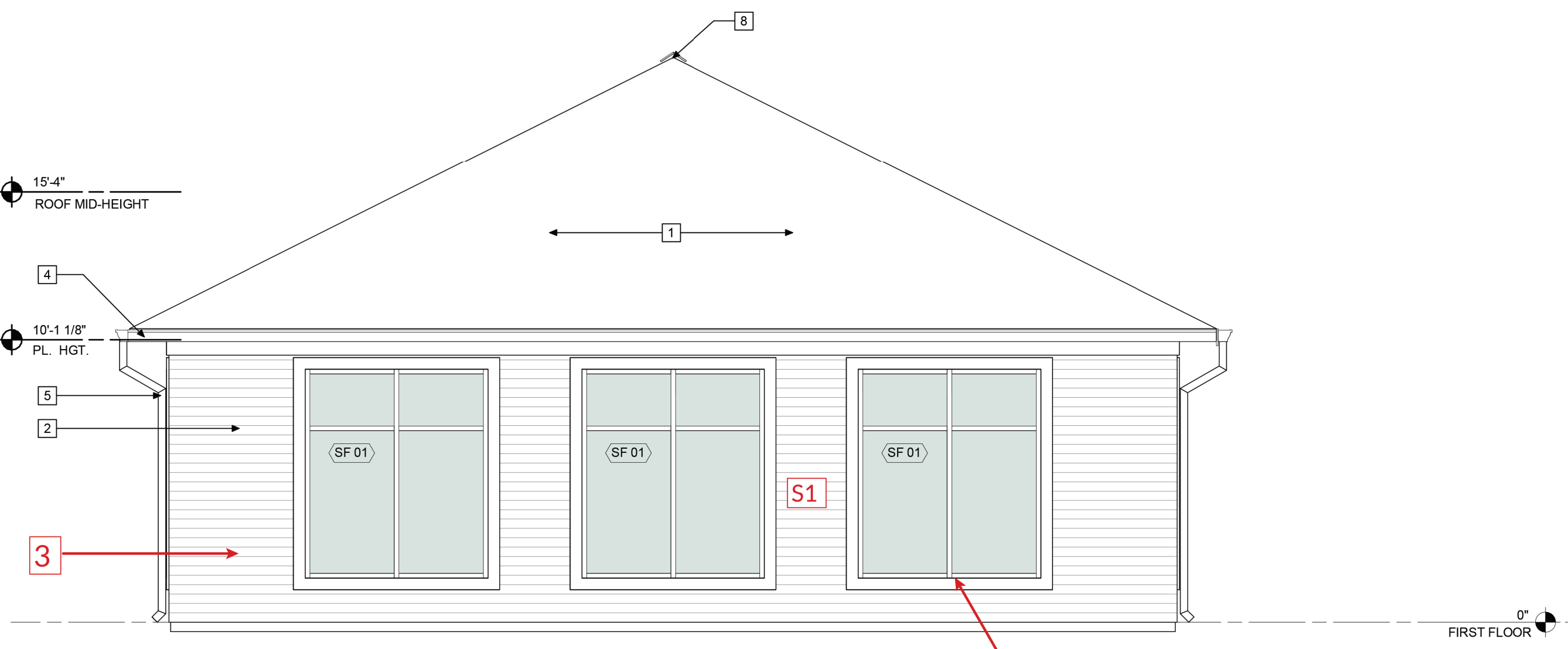
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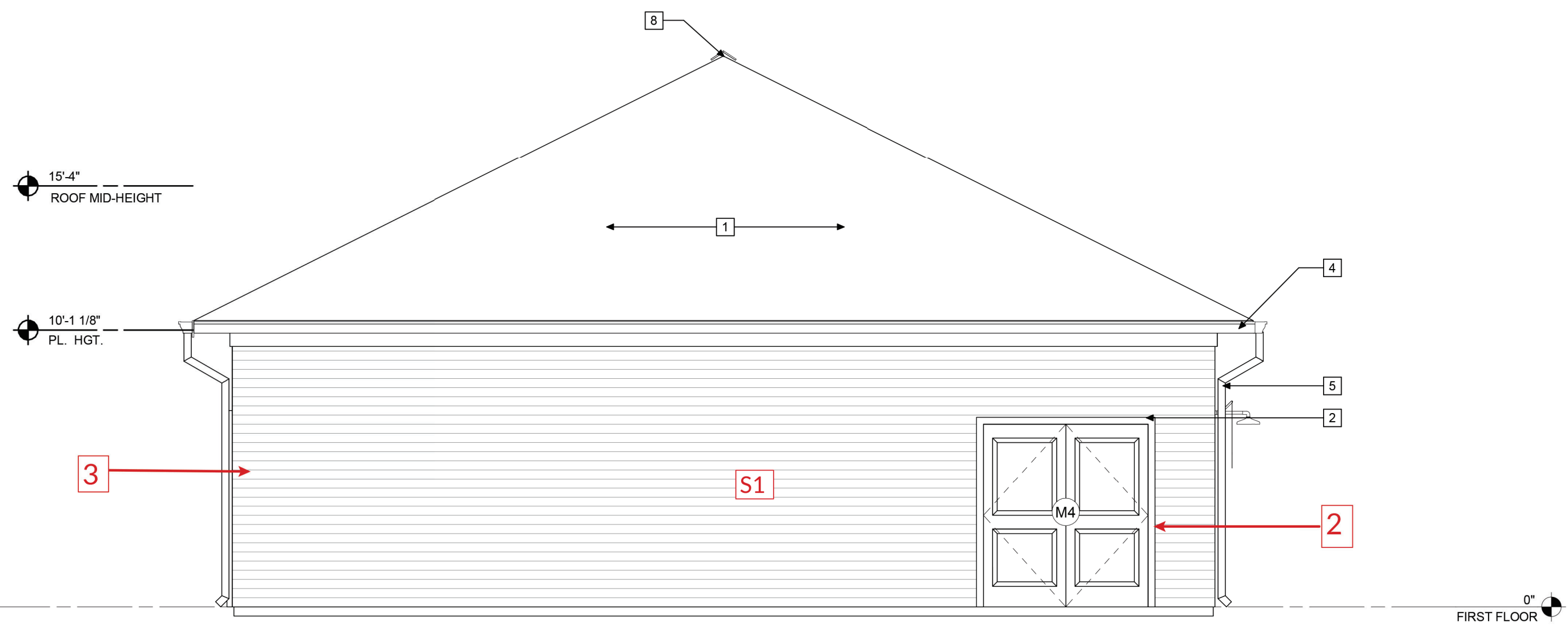
**1 MAINTENANCE & FITNESS BUILDING SOUTH ELEVATION**  
1/4" = 1'-0"



**2 MAINTENANCE & FITNESS BUILDING NORTH ELEVATION**  
1/4" = 1'-0"



**3 MAINTENANCE & FITNESS BUILDING WEST ELEVATION**  
1/4" = 1'-0"



**4 MAINTENANCE & FITNESS BUILDING EAST ELEVATION**  
1/4" = 1'-0"

**ARCHITECTURAL ELEMENTS**  
 ELEMENT 2: VERTICAL, REGULAR WINDOWS & DOORS  
 ELEMENT 3: HORIZONTAL WOOD SIDING  
 ELEMENT 6: BAHAMA SHUTTERS  
 ELEMENT 14: CORNICE UNDER SOFFIT  
 ELEMENT 17: USABLE OPEN SPACE  
 ELEMENT 21: RAISED CORNICE OVER DOORS AND WINDOWS

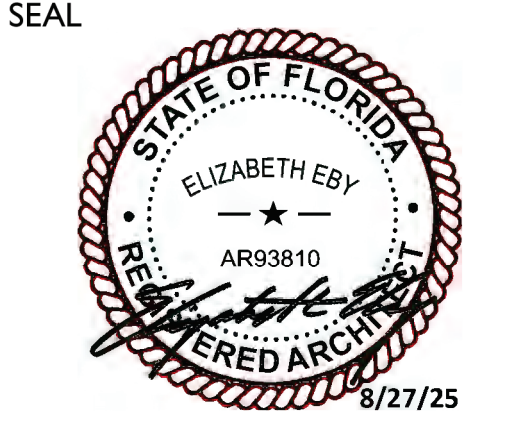
ELEVATION KEYNOTES	
1	ARCHITECTURAL ASPHALT SHINGLES
2	FIBER CEMENT SIDING
3	NOT USED
4	ALUMINUM GUTTER ON ALUMINUM WRAPPED FASCIA
5	ALUMINUM DOWNSPOUT
6	POWDER COATED METAL RAILING
7	PRECAST TREAD STAIRS WITH POWDER COATED METAL HANDRAIL
8	CONTINUOUS RIDGE VENT, TYPICAL
9	HIDDEN VALLEY FLASHING, TYPICAL
10	GARAGE DOOR, RE. DOOR SCHEDULE
11	EXTERIOR BALCONY DOOR WITH TEMPERED GLASS, RE. DOOR SCHEDULE
12	6X6 REAL POST
13	VINYL WINDOW AS SCHEDULED
14	NOT USED
15	WALL MOUNTED EXTERIOR LIGHT FIXTURE
16	WALL PACK, RE. PHOTOMETRIC PLAN FOR EXACT LOCATIONS
17	NOT USED
18	NOT USED
19	SCORED STUCCO DETAIL
20	VINYL BALCONY RAILING SYSTEM
21	STUCCO WRAPPED COLUMN
22	STOREFRONT DOOR W/ TRANSOM
23	STOREFRONT WINDOW
24	BAHAMA SHUTTERS
25	SCONCE, TO BE SELECTED BY OWNER
26	BOARD AND BATTEN
27	FYPON BRACKET
28	STANDING SEAM METAL ROOF
29	SUPPLEMENTAL ROOF VENT

**ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY**

PAINT COLOR INFORMATION	
PAINT COLOR (S1)	GAUNTLET GRAY - SW7819
PAINT COLOR (S2)	REFLECTING POOL - SW6488
PAINT COLOR (S3)	ANEW GRAY - SW7030
PAINT COLOR (S4)	PURE WHITE - SW7005
BAND COLOR	
EAVE TRIM COLOR	
CORNICE TRIM COLOR	PURE WHITE - SW7005
WINDOWS AND DOORS TRIM COLOR	
COLUMN WRAPS AND BEAMS COLOR	
UNIT DOORS	WEB GREY - SW7075
GARAGE DOORS	SILVER PLATE - SW7649



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 8/27/25



PROJECT TITLE

**THE TIDE AT WYLDER**  
 NE CORNER OF WYLDER PKWY &  
 GLADES CUTOFF ROAD  
 PORT ST. LUCIE, FL 34987

ISSUED FOR:  
 PERMITTING

ISSUE FOR:	DATE
MID-LEVEL REVIEW	12/13/21
FINAL REVIEW	02/14/22
PERMIT	04/05/22

REVISIONS		
MARK	DESCRIPTION	DATE

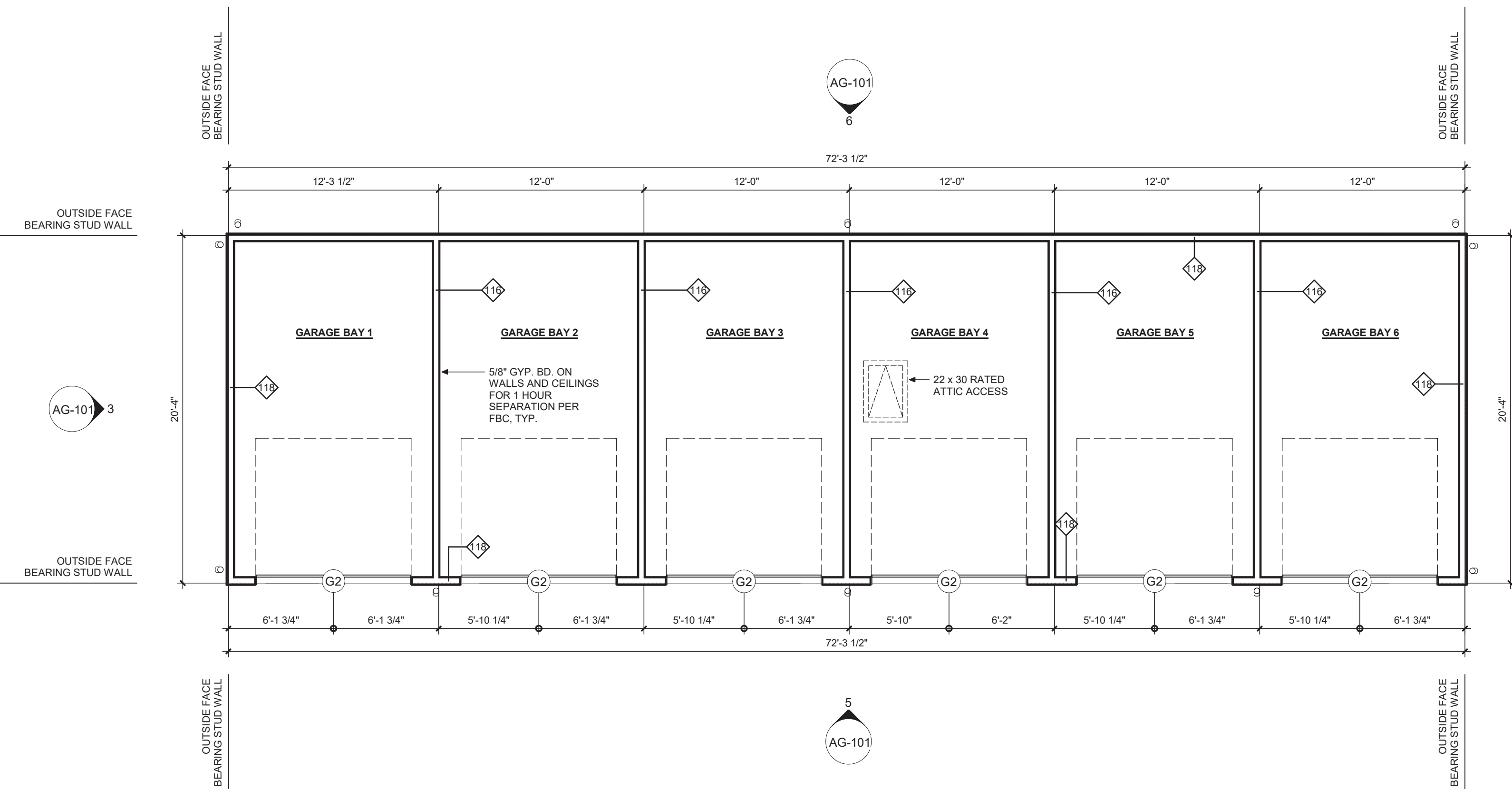
DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.  
**KPG JOB NUMBER:** 21-015  
**DNA JOB NUMBER:** 23-034  
 SHEET TITLE

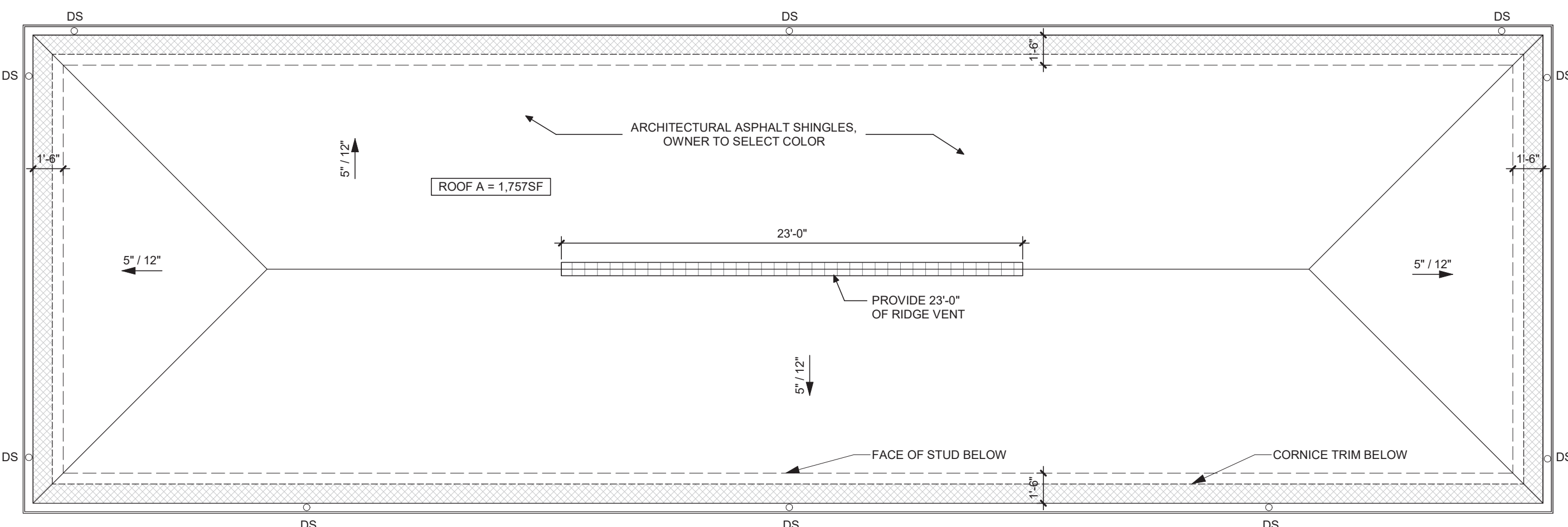
MAINTENANCE & FITNESS BUILDING ELEVATIONS

SHEET NUMBER

**AM-201**



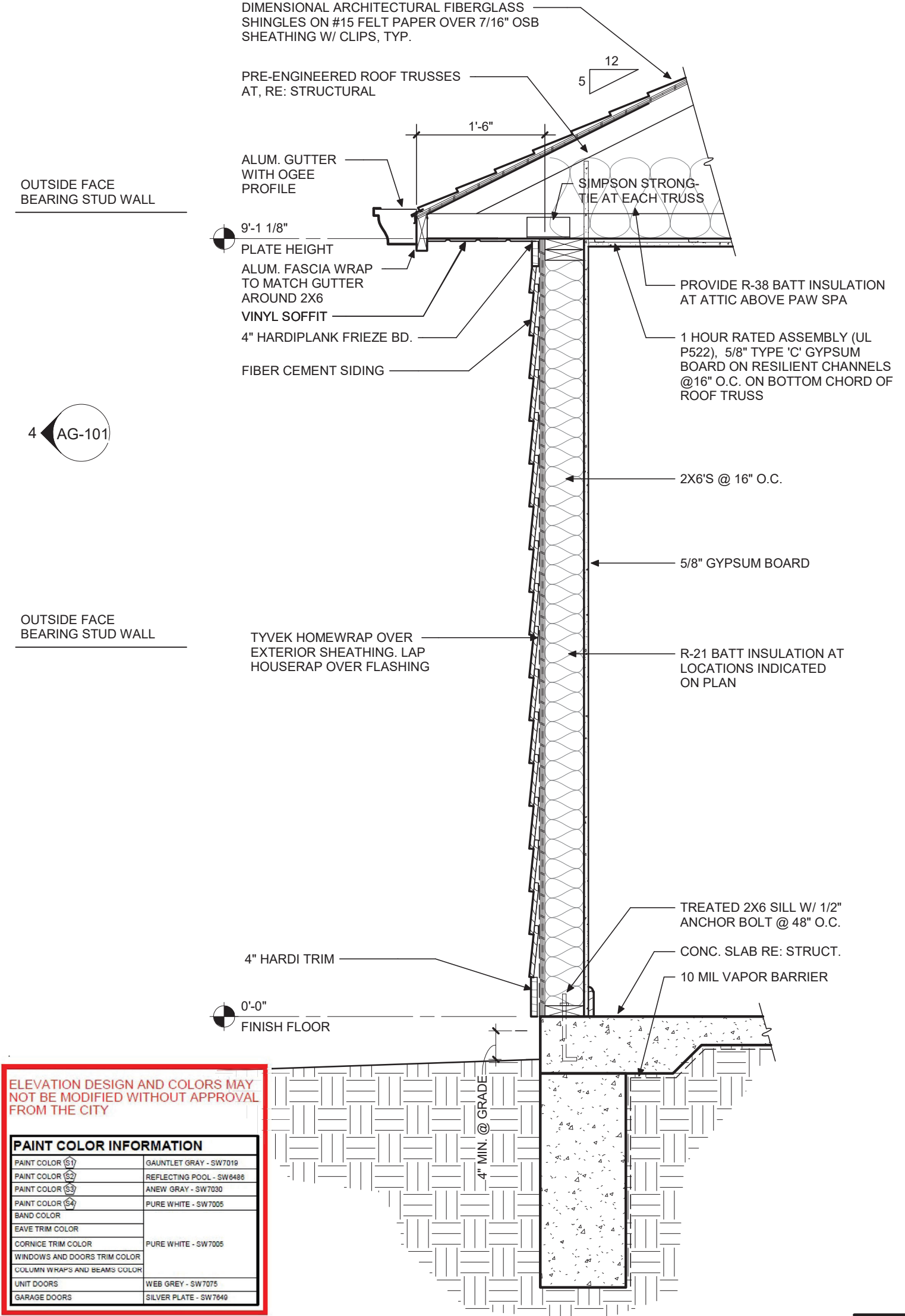
**1 GARAGE TYPE A - FLOOR PLAN**  
3/16" = 1'-0"



**2 GARAGE TYPE A - ROOF PLAN**  
3/16" = 1'-0"



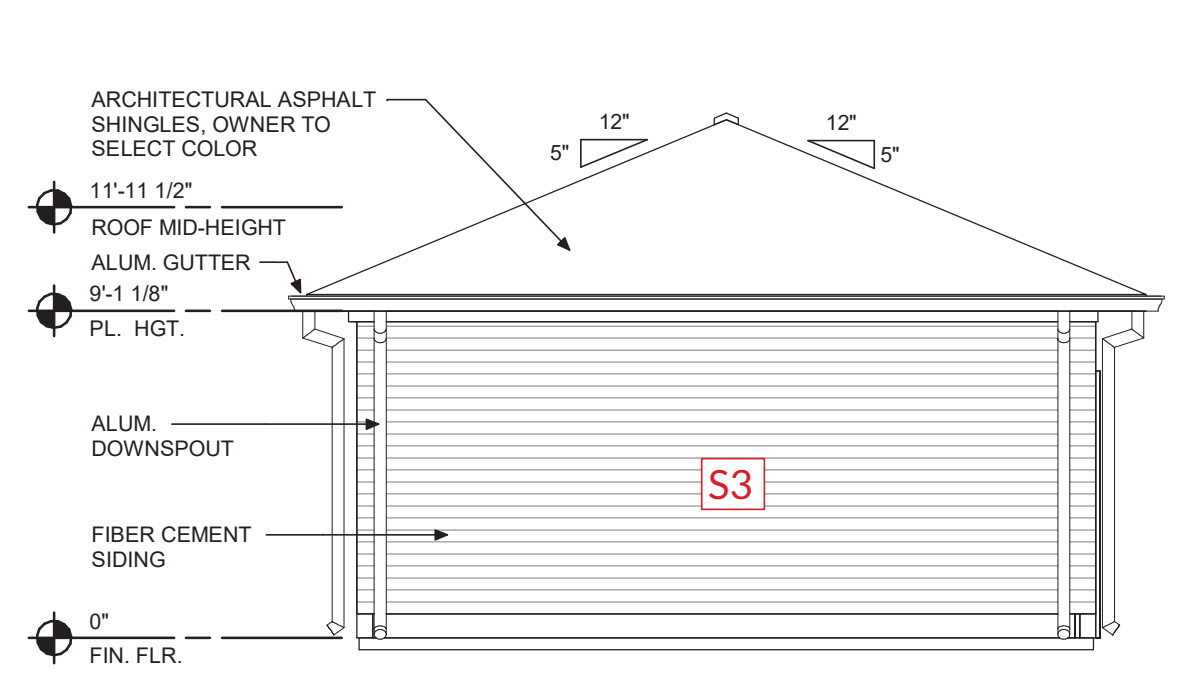
**5 GARAGE TYPE A - FRONT ELEVATION**  
3/16" = 1'-0"



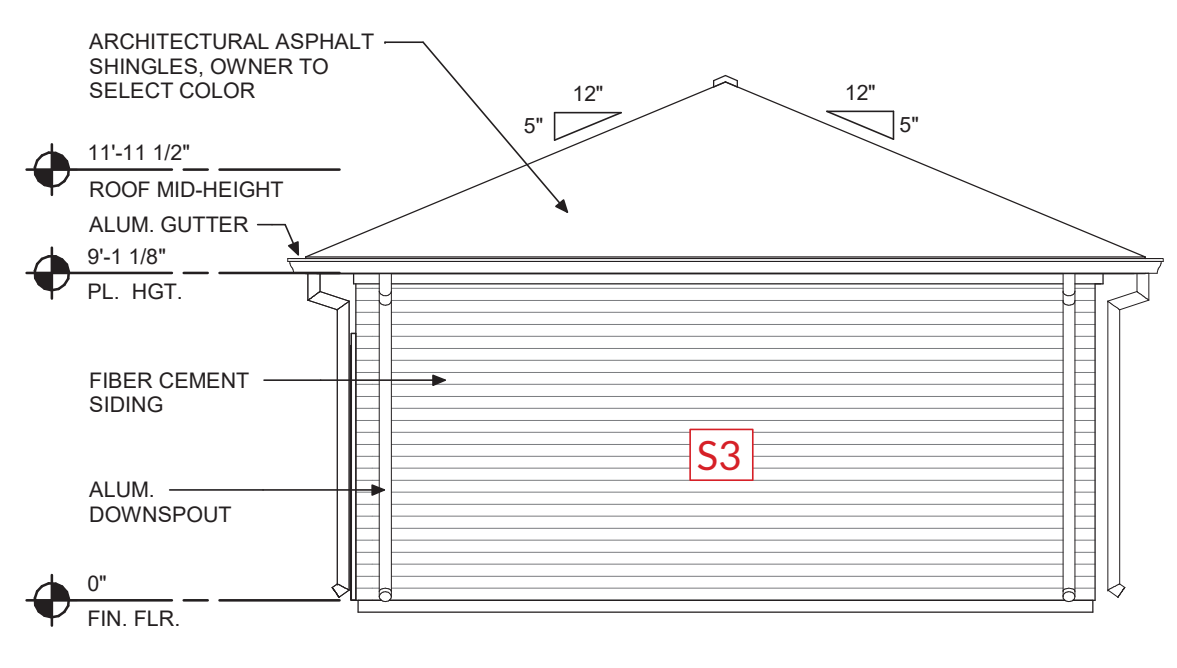
**7 GARAGE TYPE A - TYPICAL WALL SECTION**  
3/4" = 1'-0"



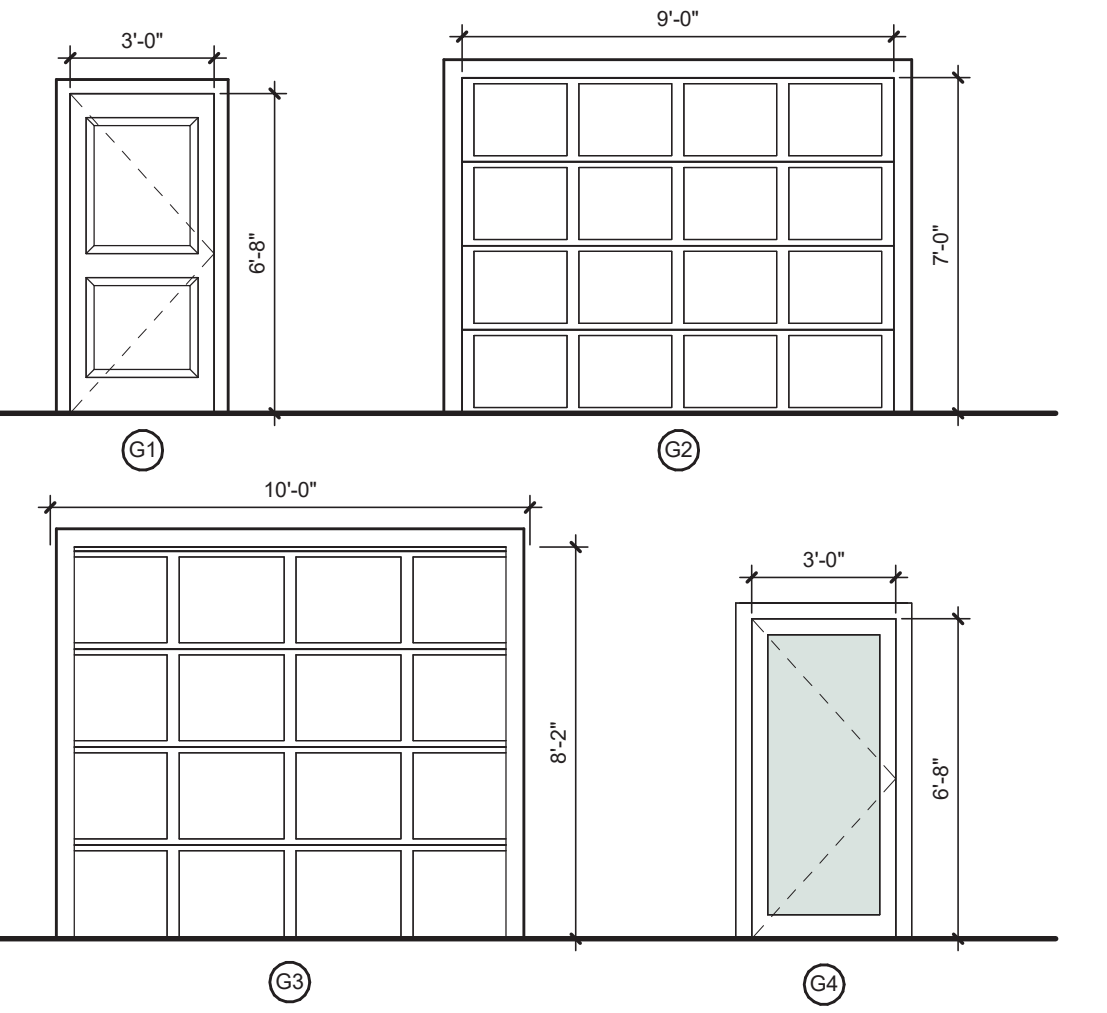
**TRUSS SIGNAGE (ROOF & FLOOR):**  
1. TRUSS SIGNAGE SHALL BE PLACED WITHIN 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR. THE DISTANCE ABOVE THE GRADE, WALKING SURFACE OR FINISHED FLOOR TO THE BOTTOM OF THE SYMBOL SHALL BE NO LESS THAN 48 INCHES AND NO MORE THAN 72 INCHES. THE MALTESE CROSS SIGN SHALL BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND.



**3 GARAGE TYPE A - SIDE ELEVATION 1**  
3/16" = 1'-0"



**4 GARAGE TYPE A - SIDE ELEVATION 2**  
3/16" = 1'-0"



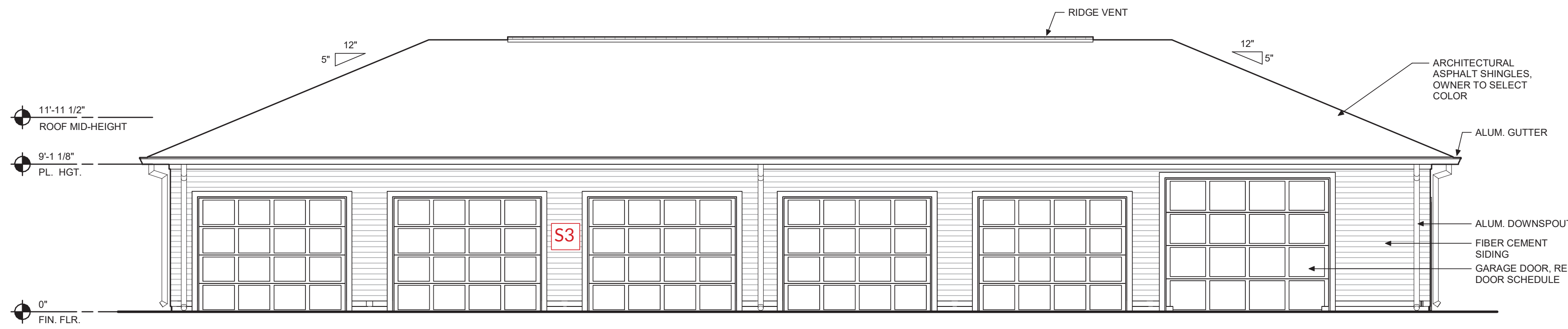
**GARAGE DOOR LEGEND**  
1/4" = 1'-0"

GARAGE BUILDING WITH STORAGE - VENTILATION CALCULATIONS													
ROOF AREA NAME	AREA (SQ. FT.)	TOTAL SOFFIT REQ'D VENT. (SQ. IN.)	TOTAL SF OF SOFFIT PROVIDED	TOTAL FREE AREA @ 5.867 SQ. IN. PER SF	SUPPLEMENTAL LOW VENTING PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL LOW VENTING PROVIDED (SQ. IN.)	HIGH VENTING REQ'D (SQ. IN.)	RIDGE VENT PROVIDED (LF)	TOTAL RIDGE VENT FREE AREA @ 18 SQ. IN. PER LF	SUPPLEMENTAL HIGH VENTS PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL HIGH VENTING PROVIDED (SQ. IN.)	HIGH VENTING PROVIDED (%)	TOTAL VENTING PROVIDED (SQ. IN.)
A	1,757	843	185	1,085	-	1,085	337 MIN - 421 MAX	23	414	-	414	50%	1,499

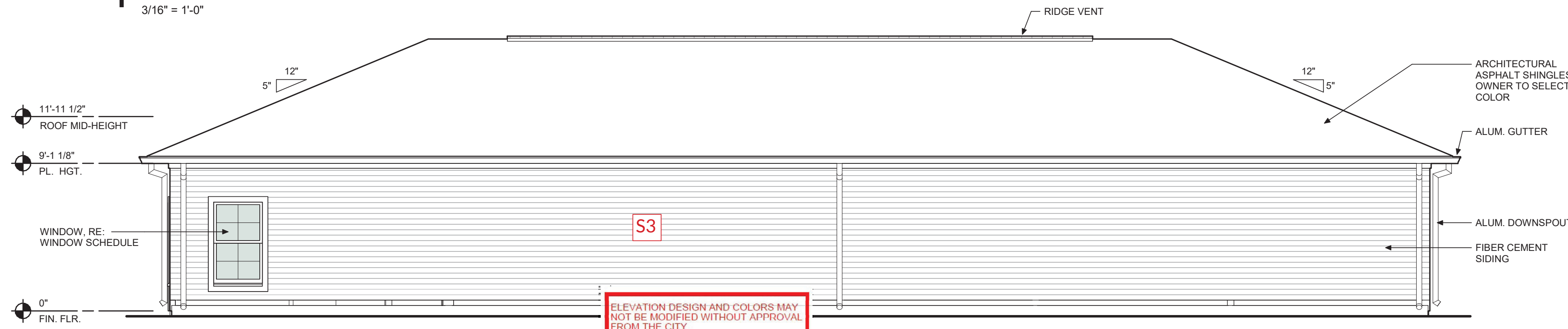
FBC 2023 SECTION 1203  
FBC 2023 SECTION 1203.2 EXCEPTION 2 - THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.  
SUPPLEMENTAL VENT CALCULATIONS BASED ON LOMANCO 135 MODEL PROVIDING 144 SQ. IN. NFVA PER UNIT; SOFFIT VENT CALCULATIONS BASED ON GEORGIA PACIFIC VENTILATED VINYL SOFFIT PROVIDING 5.867 SQ. IN. PER FOOT; RIDGE VENT CALCULATIONS BASED ON AIR VENT SHINGLEVENT II PROVIDING 18 SQ. IN. NFVA PER LINEAR FOOT.

KEY	ROOF PLAN LEGEND
[Symbol]	NOTE
[Symbol]	SOFFIT VENTING
[Symbol]	ATTIC ACCESS WALKWAY
[Symbol]	RIDGE VENT
[Symbol]	DRAFTSTOPPING
[Symbol]	SUPPLEMENTAL ROOF VENT

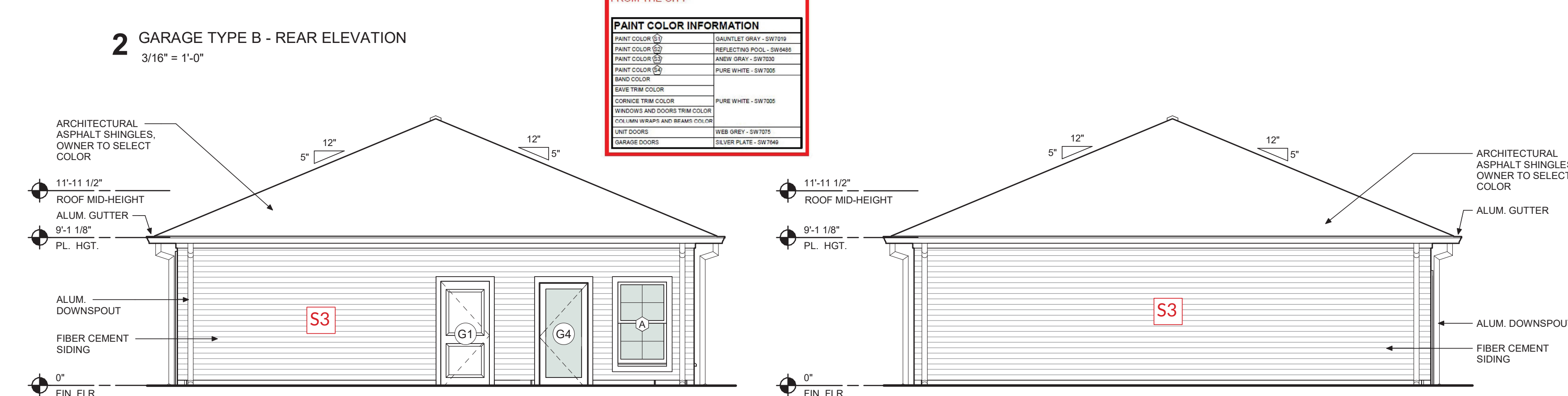
GARAGE BUILDINGS DOOR SCHEDULE												
MARK	ELEVATION	DOOR SIZE			FINISH	MATERIAL	FRAME	DETAILS			REMARKS	
		W	H	THK				HEAD	JAMBS	SILL		
G1	G1	3'-0"	6'-8"	1 3/4"	PTD.	FIBERGLASS	WD	2/A-604	2/A-604	2/A-604	FIBERGLASS WEATHER RESISTANT DOOR	SEE HARDWARE SCHEDULE ON SHEET AG-103
G2	G2	9'-0"	7'-0"	1 1/2"	MFR.	STL	WD	MFR.	MFR.	MFR.	OVERHEAD GARAGE DOOR	MFR.
G3	G3	10'-0"	8'-2"	1 1/2"	MFR.	STL	WD	MFR.	MFR.	MFR.	OVERHEAD GARAGE DOOR	MFR.
G4	G4	3'-0"	6'-8"	1 3/8"	ALUM.	ALUM.	MTL				FIBERGLASS FULL LITE DOOR W/ 1" TEMPERED INSULATED GLASS	SEE HARDWARE SCHEDULE ON SHEET AG-104



**1 GARAGE TYPE B - FRONT ELEVATION**  
3/16" = 1'-0"



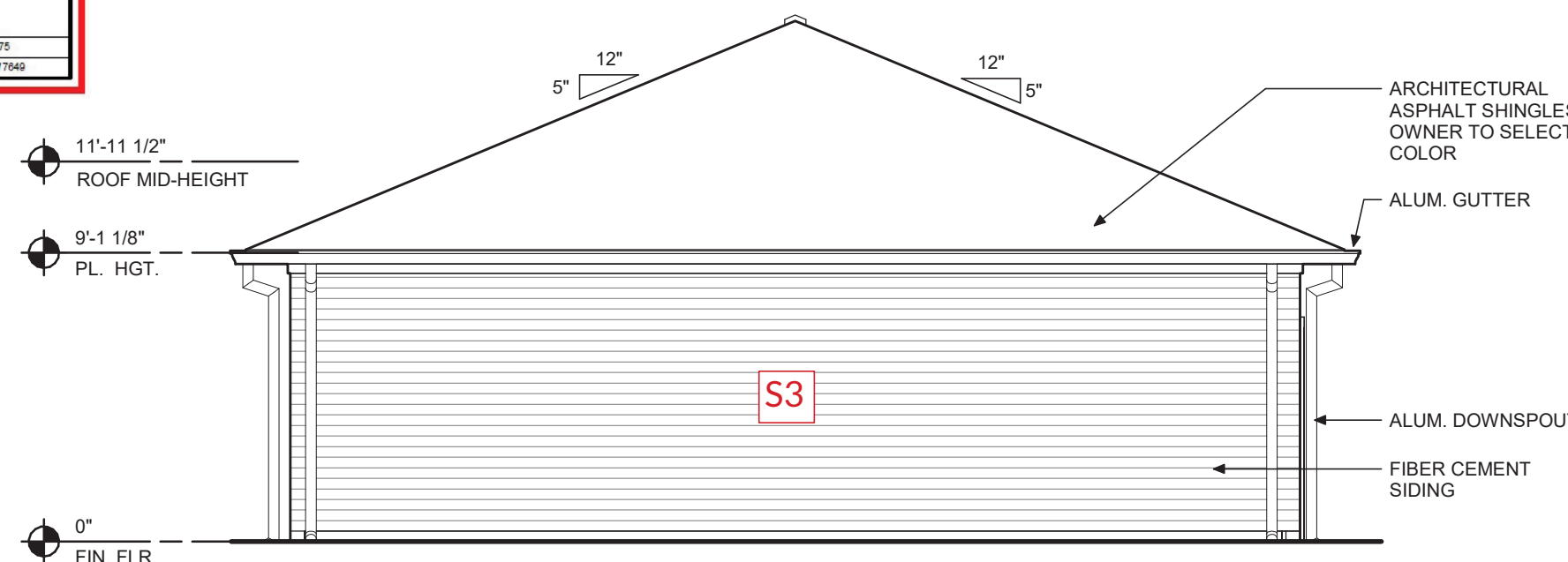
**2 GARAGE TYPE B - REAR ELEVATION**  
3/16" = 1'-0"



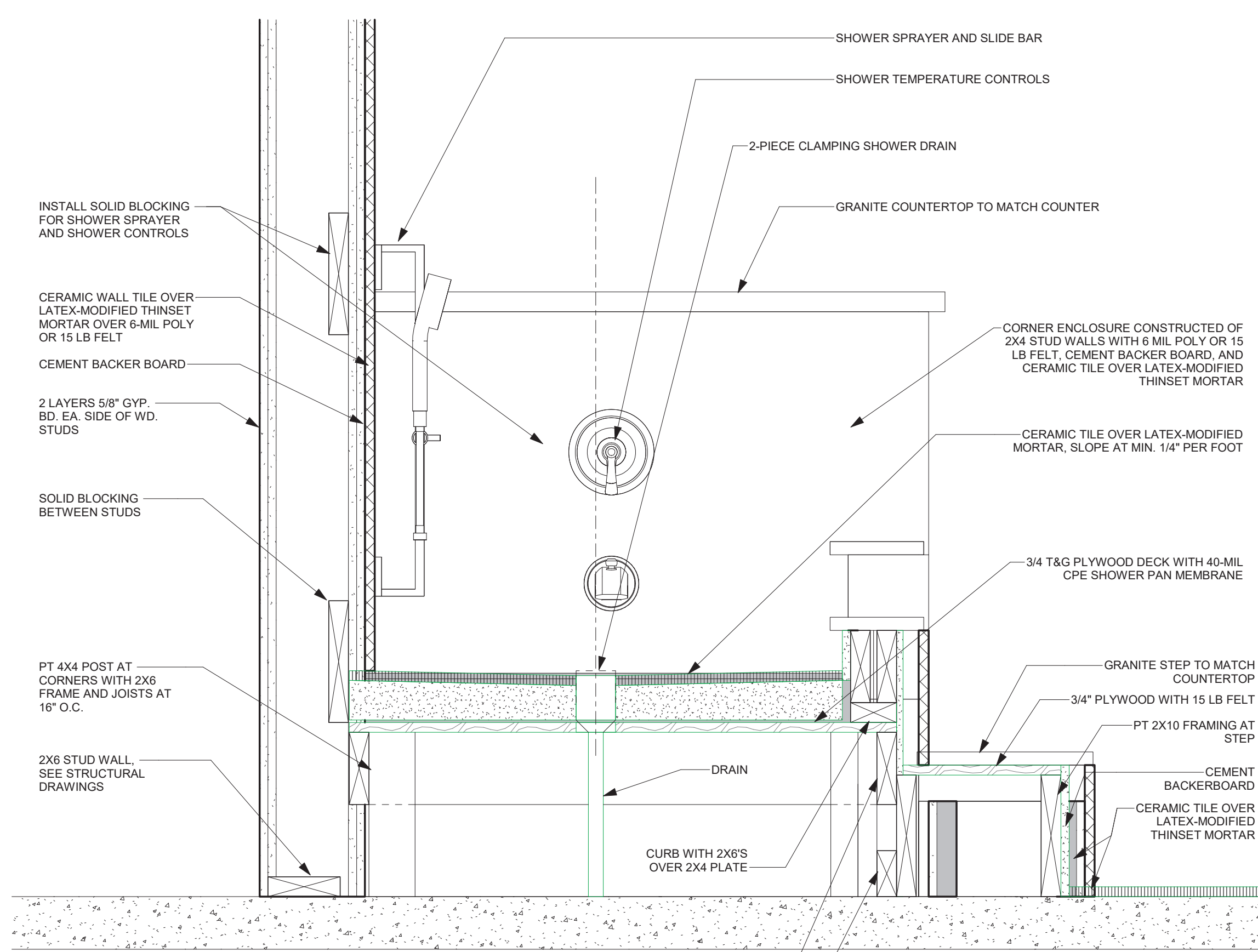
**4 GARAGE TYPE B - SIDE ELEVATION 1**  
3/16" = 1'-0"

**ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY**

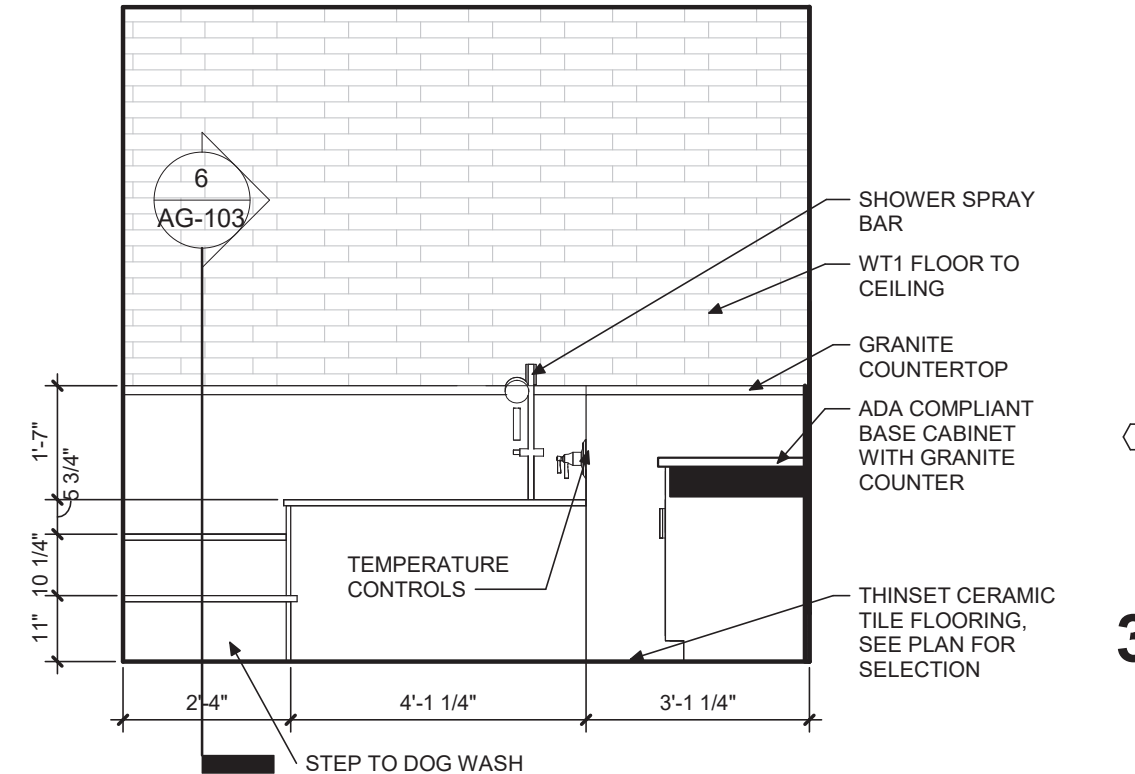
PAINT COLOR INFORMATION	
PAINT COLOR (S)	CHARCOAL GRAY - 597519
PAINT COLOR (S)	REPUTATION POLY - 598481
PAINT COLOR (S)	AMEN GRAY - 591202
PAINT COLOR (S)	PURE WHITE - 591202
PAINT COLOR (S)	BASE COLOR
PAINT COLOR (S)	PURE WHITE - 591202
CONCRETE TRIM COLOR	PURE WHITE - 591202
WINDOWS AND DOORS TRIM COLOR	PURE WHITE - 591202
COLUMN WRAPS AND BEAM COLOR	HEAVY GREY - 591202
DRY DOOR	HEAVY GREY - 591202
GARAGE DOORS	SILVER PLATE - 591949



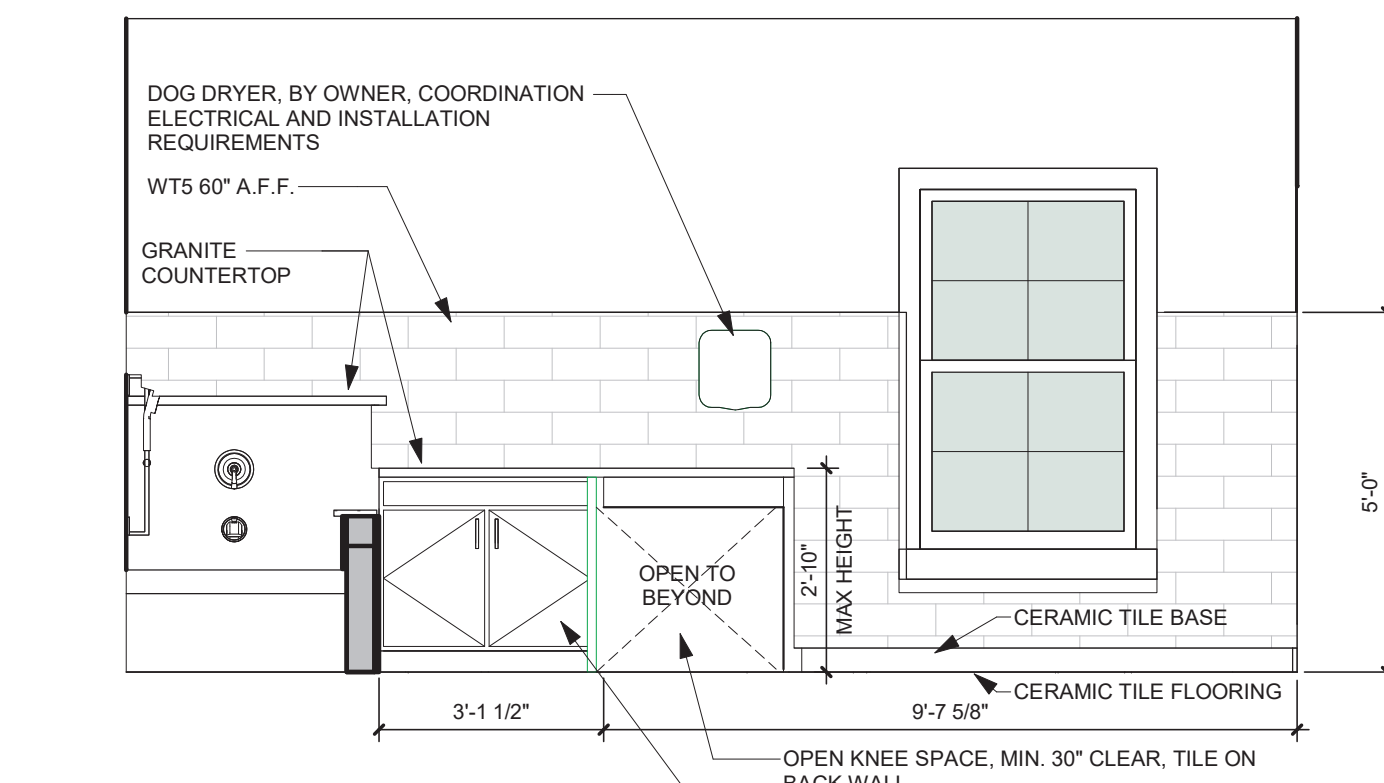
**5 GARAGE TYPE B - SIDE ELEVATION 2**  
3/16" = 1'-0"



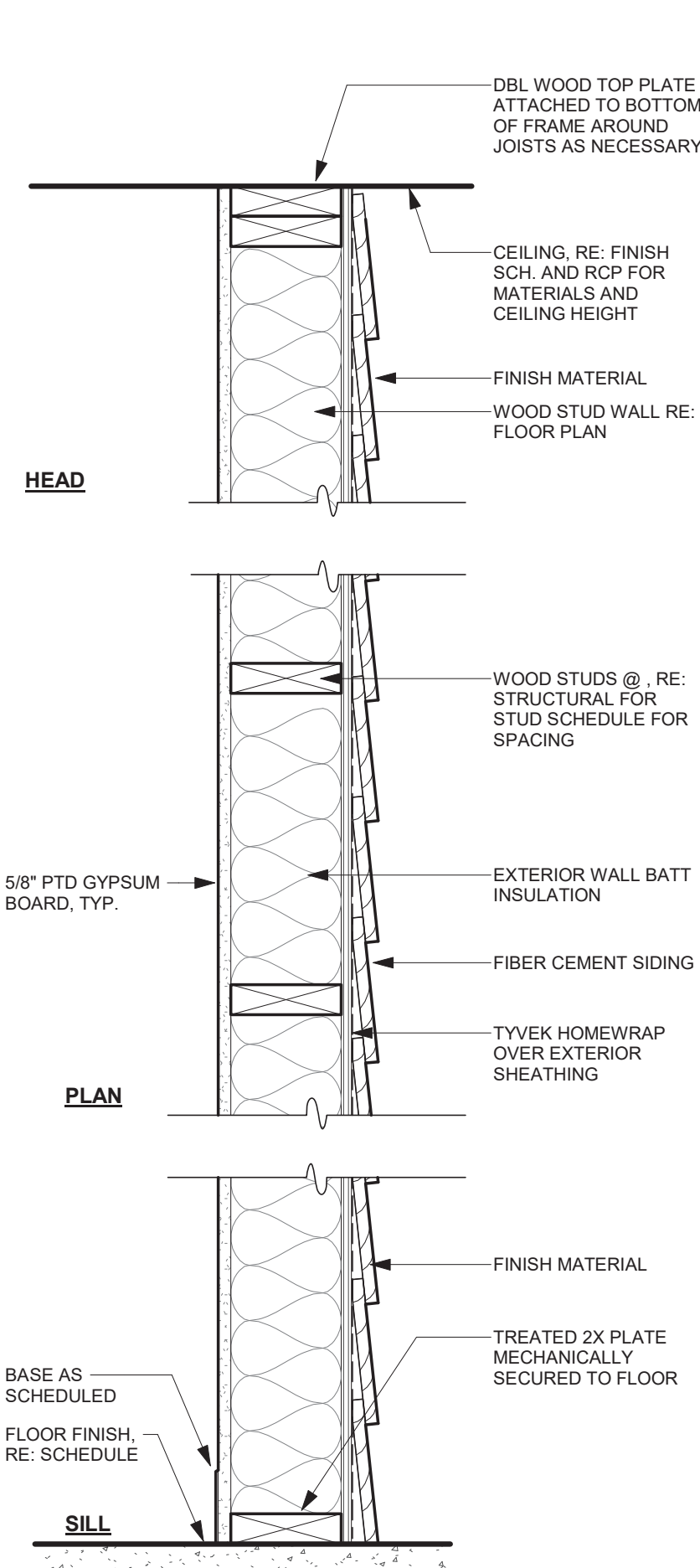
**6 PAW SPA TUB SECTION DETAIL**  
1 1/2" = 1'-0"



**7 INTERIOR ELEVATION AT PAW SPA**  
3/8" = 1'-0"



**8 INTERIOR ELEVATION AT PAW SPA 2**  
3/8" = 1'-0"



**EXTERIOR NON-RATED ASSEMBLY**

**WOOD STUDS** - NOM. 2X6 IN. SPACED 24" O.C. WITH (2) 2X6 TOP AND (1) 2X6 BOTTOM PLATES. VERIFY SPACING WITH STRUCTURAL DRAWINGS. STUDS LATERALLY BRACED BY WOOD STRUCTURAL PANEL SHEATHING AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

**GYPSON BOARD** - ONE LAYER 5/8" TYPE 'X' GYPSON WALL BOARD OR GYPSON VENEER BASE, 4 FT. WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1-7/8" LONG WITH 1/4" DIAM HEAD, OR AS AN ALTERNATE - ONE LAYER 5/8" TYPE 'X' GYPSON WALL BOARD OR GYPSON VENEER BASE, 4 FT. WIDE GYPSON PANELS APPLIED VERTICALLY AND ATTACHED TO STUDS AND BEARING PLATES WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYPSON PANEL STEEL SCREWS SPACED A MAX 6" O.C. WITH LAST SCREW 1" FROM EDGE OF BOARD.

**JOINTS AND NAIL HEADS** - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

**BATTS AND BLANKETS** - MINERAL FIBER OR GLASS FIBER INSULATION, 3-1/2" THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR KRAFT PAPER AND TO HAVE A MIN DENSITY OF 0.9 PCF (MIN R-13 THERMAL INSULATION RATING).

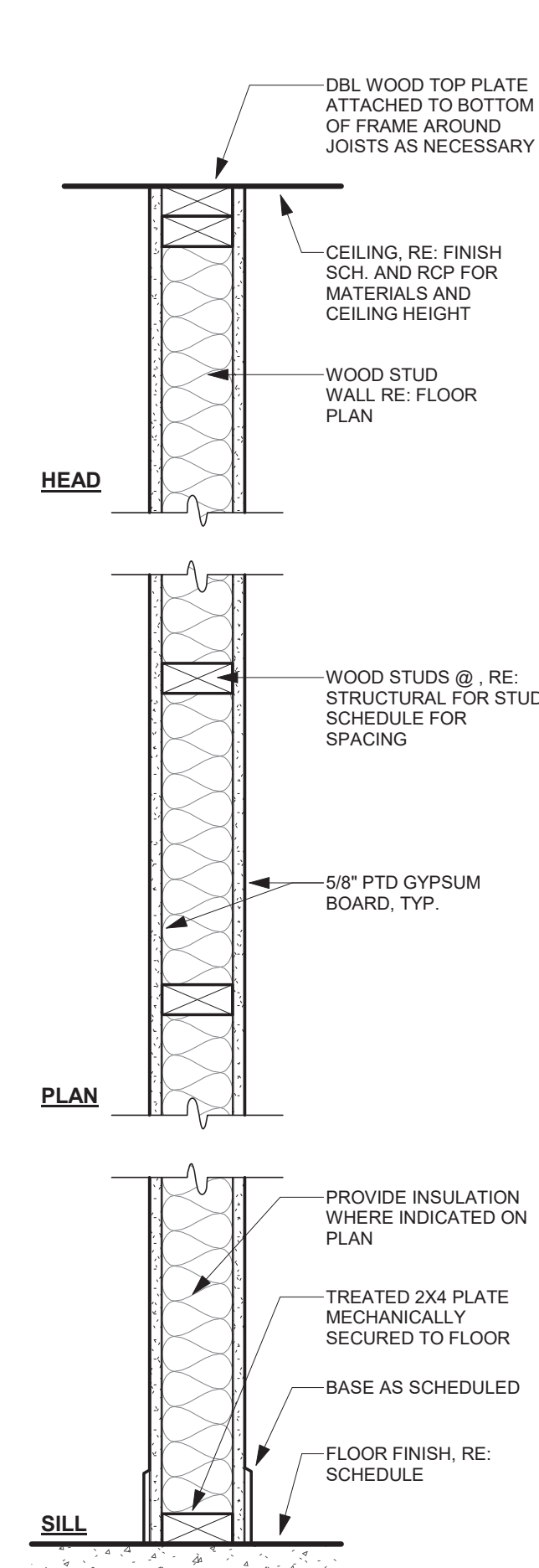
**WOOD STRUCTURAL PANEL SHEATHING** - MIN 7/16 IN. THICK, 4 FT WIDE WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING", INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOM 2X4 WOOD BLOCKING, ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

**EXTERIOR FACINGS** - INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE FOLLOWING EXTERIOR FACING IS TO BE APPLIED OVER THE SHEATHING:

**FIBER CEMENT SIDING** - FIBER CEMENT SIDING, TYP. WALL COAT, 1 LAYER HOUSEWRAP TYVEK

118 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C. (VERIFY SPACING WITH STRUCTURAL STUD SCHEDULE) AND FIBER CEMENT SIDING ON EXTERIOR, RE: ELEVATIONS

**3 GARAGE BUILDINGS WALL TYPES**  
1 1/2" = 1'-0"



**INTERIOR 1 HOUR RATED STUD SEPARATION WALL**  
FIRE TEST PER UL DESIGN # U305  
STC RATING = 35 TO 39

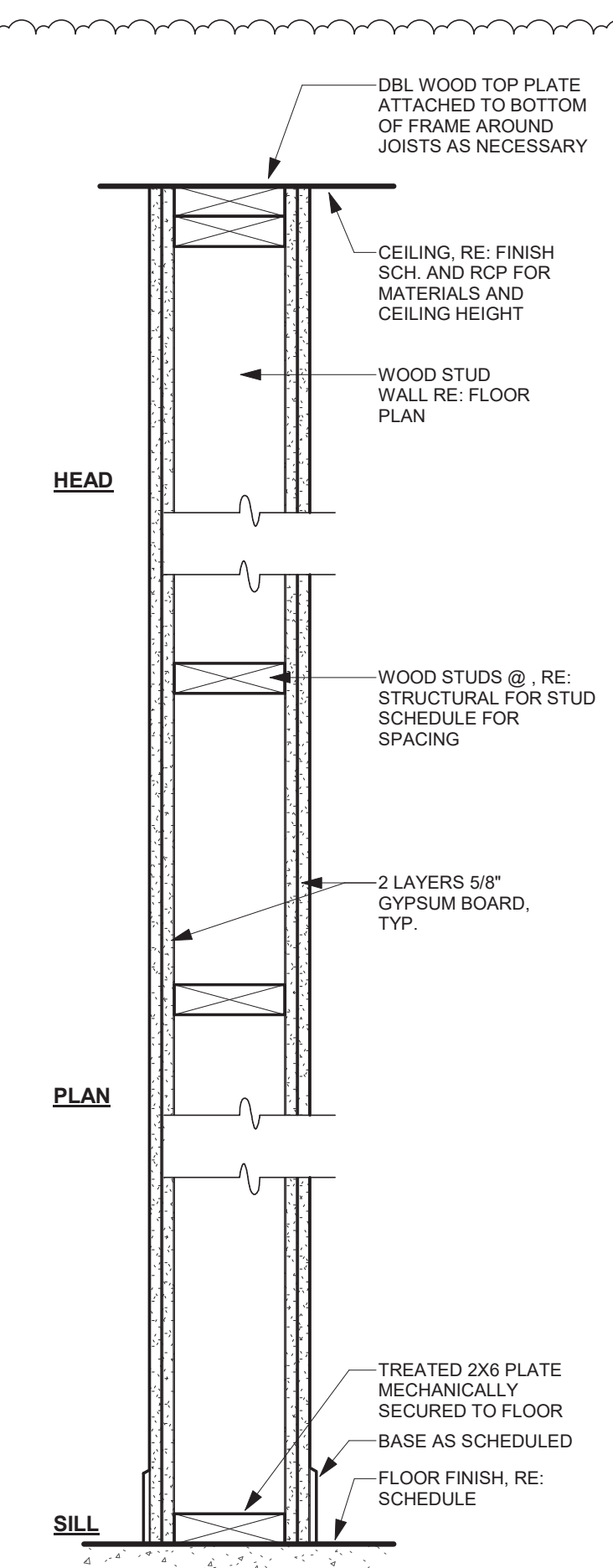
**WOOD STUDS** - NOMINAL 2X4 WOOD STUDS SPACED 24" O.C. MAX., EFFECTIVELY FIRESTOPPED

**GYPSON BOARD** - ONE LAYER 5/8" TYPE 'X' GYPSON WALL BOARD, WATER RESISTANT BACKER BOARD OR VENEER APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK 16#4 HEADS 7" O.C. JOINTS OF SQUARE EDGE, BEVEL EDGE OR REDECORATED WALLBOARD MAY BE LEFT EXPOSED OR COVERED. STAGGER JOINTS ON EACH SIDE - (AS AN ALTERNATE) - 5/8 IN. THICK GYPSON PANELS, WITH SQUARE EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSON PANELS FASTENED TO FRAMING WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYPSON PANEL STEEL SCREWS SPACED A MAX 8 IN. OC. WITH LAST 2 SCREWS 1 AND 4 IN. FROM EDGE OF BOARD OR NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSON BOARDS ARE TO BE INSTALLED HORIZONTALLY.

**BATTS AND BLANKETS** - (OPTIONAL, REFERENCE PLAN FOR LOCATIONS) GLASS FIBER BATTS MAY BE FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES ON ONE OR BOTH ROWS OF STUDS

**JOINTS AND SCREW HEADS** - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, SCREWHEADS COVERED WITH JOINT COMPOUND

115 AS ABOVE WITH 2X6 WOOD STUDS @ 24" O.C., RE: STRUCTURAL FOR STUD SCHEDULE/SPACING  
116 AS ABOVE WITH 2X4 WOOD STUDS @ 24" O.C., RE: STRUCTURAL FOR STUD SCHEDULE/SPACING



**INTERIOR 2 HOUR RATED STUD SEPARATION WALL**  
FIRE TEST PER UL DESIGN # U301  
STC RATING = 40

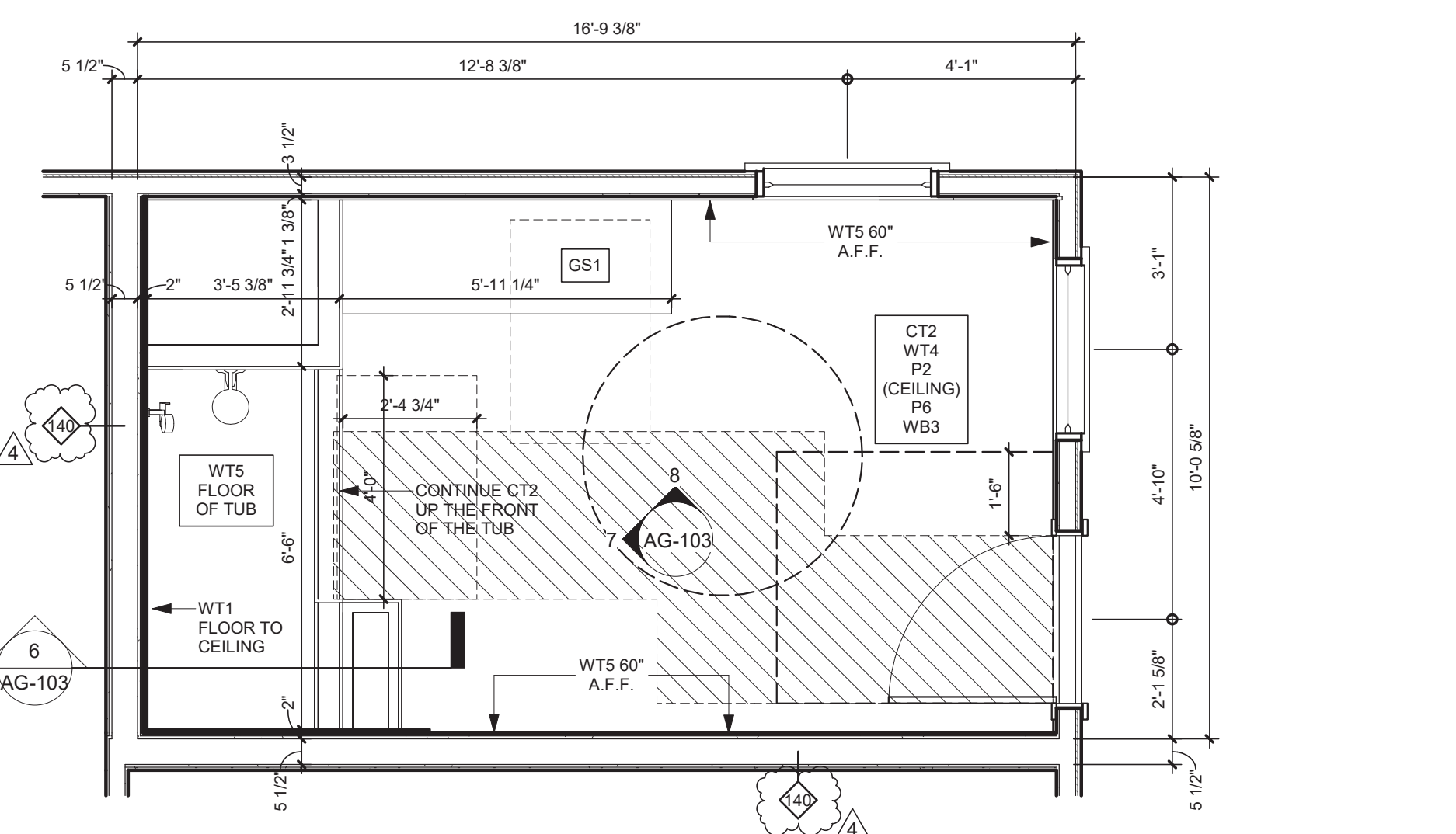
**WOOD STUDS** - NOMINAL 2X6 WOOD STUDS SPACED 16" O.C. MAX., EFFECTIVELY FIRESTOPPED

**GYPSON BOARD** - 5/8 IN. THICK, TWO LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH THE 1-7/8 IN. NAILS SPACED 6 IN. OC. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE 2-3/8 IN. LONG NAILS SPACED 6 IN. OC. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSON BOARD TO BE INSTALLED HORIZONTALLY.

**JOINTS AND SCREW HEADS** - EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSON VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE

**NAILHEADS** - EXPOSED OR COVERED WITH JOINT COMPOUND

140 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C., RE: STRUCTURAL FOR STUD SCHEDULE/SPACING



**9 GARAGE TYPE B - ENLARGED FLOOR PLAN AT PAW SPA**  
3/8" = 1'-0"

ISSUE FOR:	DATE
HUD FIRM APPLICATION	12/29/25

REVISIONS		
MARK	DESCRIPTION	DATE
1	D3G	10/24/25
4	PERMIT	03/02/26

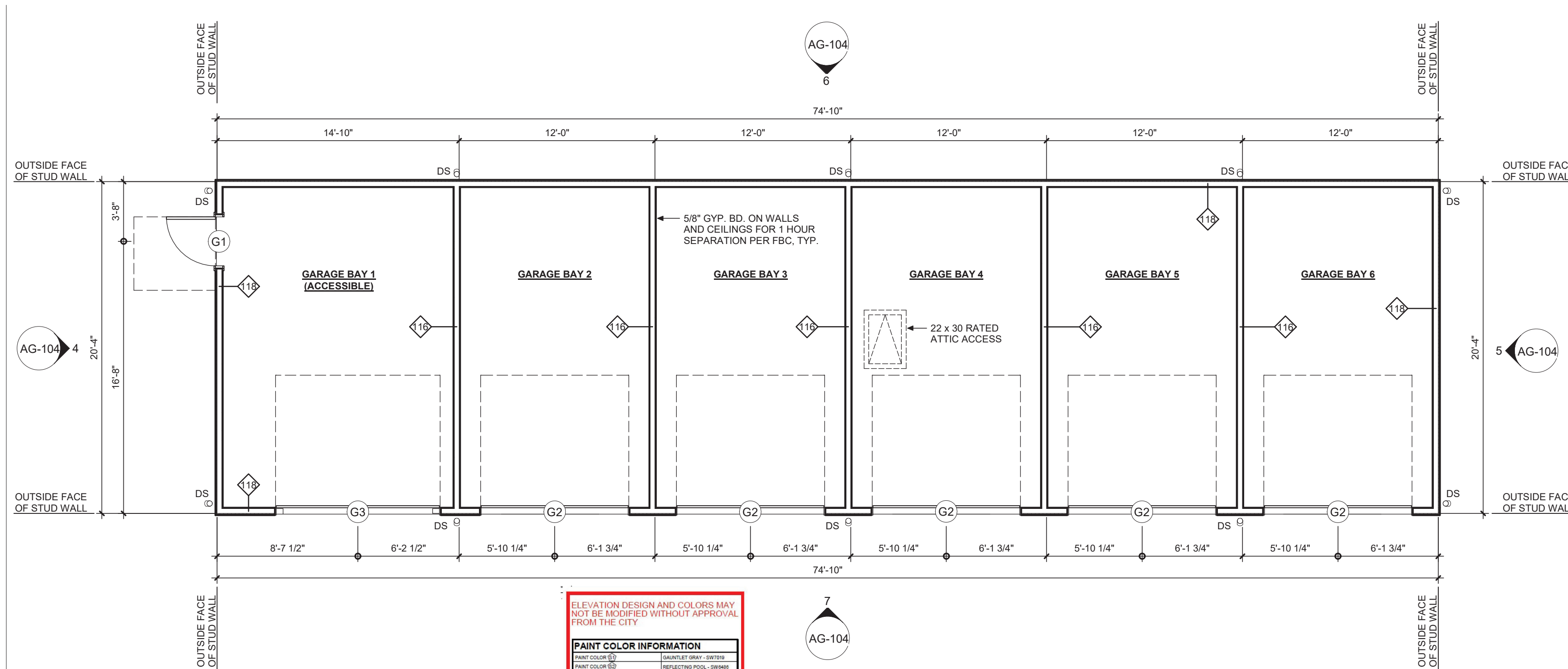
DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.  
**KPG JOB NUMBER:** 22-015  
**DNA JOB NUMBER:** 23-034  
SHEET TITLE

GARAGE TYPE B - ELEVATIONS, GARAGE DETAILS, PAW SPA

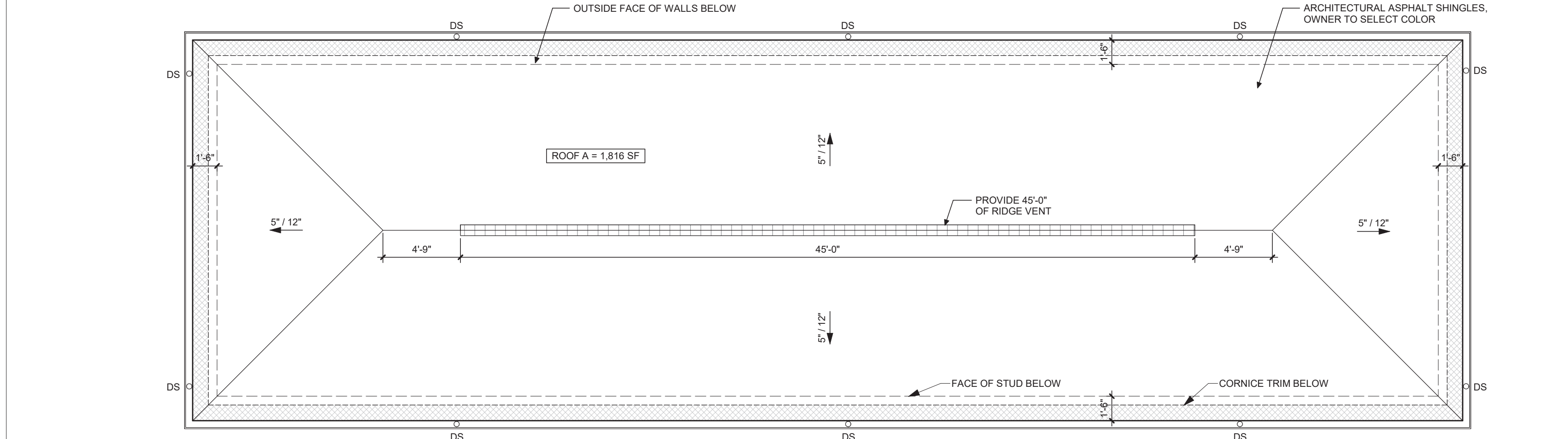
SHEET NUMBER

**AG-103**



**PAINT COLOR INFORMATION**

WALL COLOR	SWANSETT GRAY - SBT018
TRIM COLOR	SWANSETT GRAY - SBT018
DOOR COLOR	SWANSETT GRAY - SBT018
BASE COLOR	SWANSETT GRAY - SBT018
ROOF COLOR	SWANSETT GRAY - SBT018
CEILING TRIM COLOR	SWANSETT GRAY - SBT018
WALLS AND CEILING TRIM COLOR	SWANSETT GRAY - SBT018
CEILING TRIM AND BASE COLOR	SWANSETT GRAY - SBT018
DOOR TRIM AND BASE COLOR	SWANSETT GRAY - SBT018
BASE COLOR	SWANSETT GRAY - SBT018
DOOR COLOR	SWANSETT GRAY - SBT018
TRIM COLOR	SWANSETT GRAY - SBT018

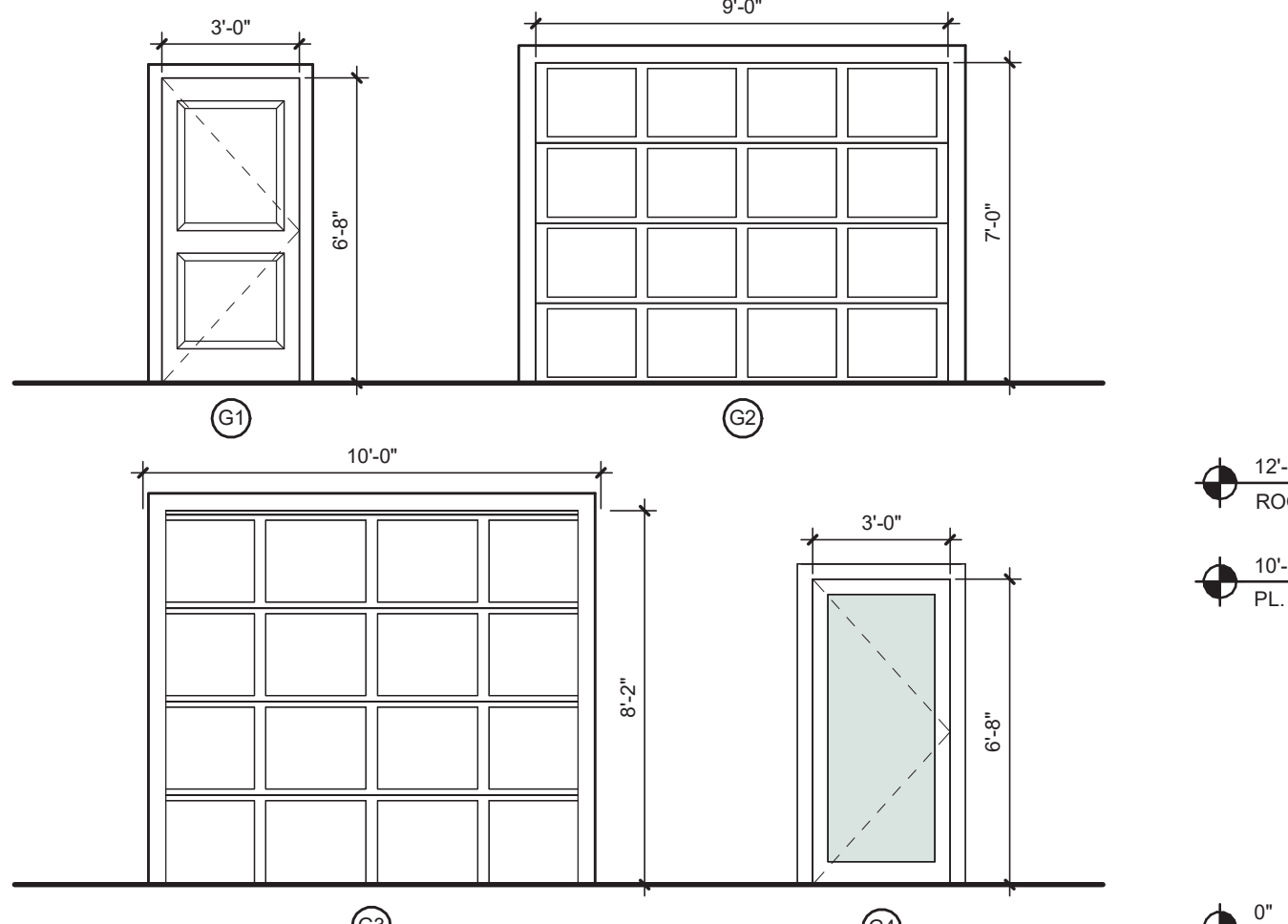
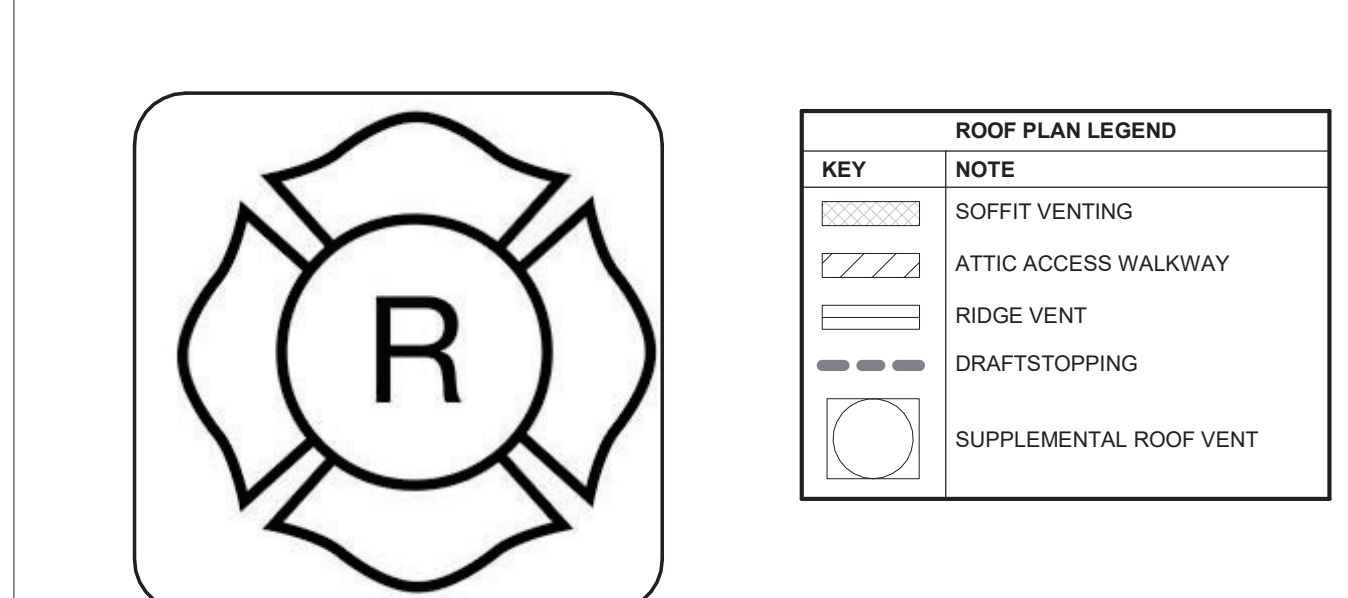


**GARAGE TYPE C - VENTILATION CALCULATIONS**

VENTING PER FBC 2023 SECTION 1203	GARAGE TYPE C - VENTILATION CALCULATIONS										
ROOF AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL SOFFIT AREA @ 5.867 SQ. IN. PER SF	SUPPLEMENTAL LOW VENTS PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL LOW VENTING PROVIDED (SQ. IN.)	HIGH VENTING REQ'D (SQ. IN.)	RIDGE VENT PROVIDED (LF)	TOTAL RIDGE VENT FREE AREA @ 18 SQ. IN. PER LF	SUPPLEMENTAL HIGH VENTS PROVIDED @ 144 SQ. IN. PER UNIT	TOTAL HIGH VENTING PROVIDED (SQ. IN.)	HIGH VENTING PROVIDED (%)	TOTAL VENTING PROVIDED (SQ. IN.)
1,816	872	1,114	-	1,114	690 MIN - 862 MAX	45	810	0	810	47%	1,924

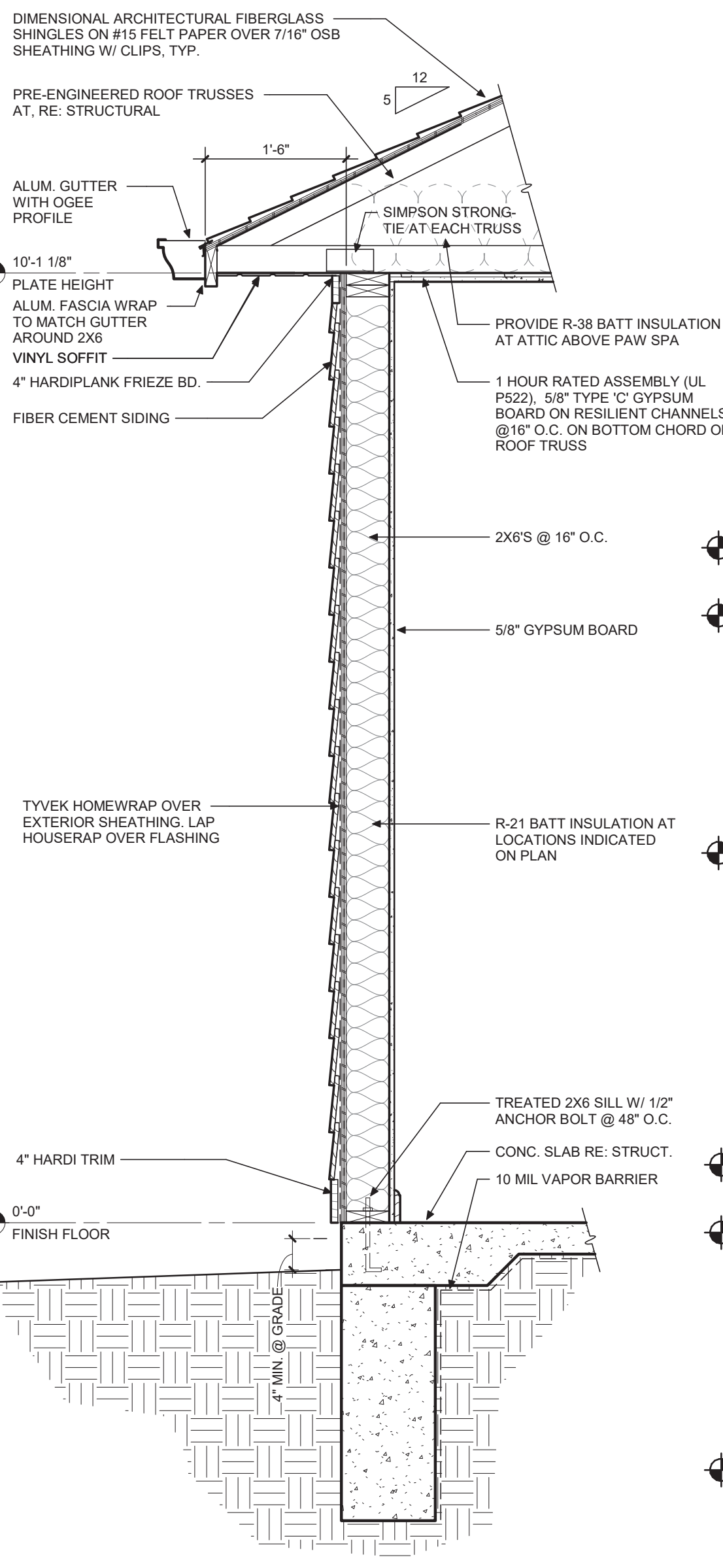
FBC 2023 SECTION 1203.2 EXCEPTION 2 - THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

SUPPLEMENTAL VENT CALCULATIONS BASED ON LOMANCO 135 MODEL PROVIDING 144 SQ. IN. NFVA PER UNIT; SOFFIT VENT CALCULATIONS BASED ON GEORGIA PACIFIC VENTILATED VINYL SOFFIT PROVIDING 5.867 SQ. IN. PER FOOT; RIDGE VENT CALCULATIONS BASED ON AIR VENT SHINGLEVENT II PROVIDING 18 SQ. IN. NFVA PER LINEAR FOOT.



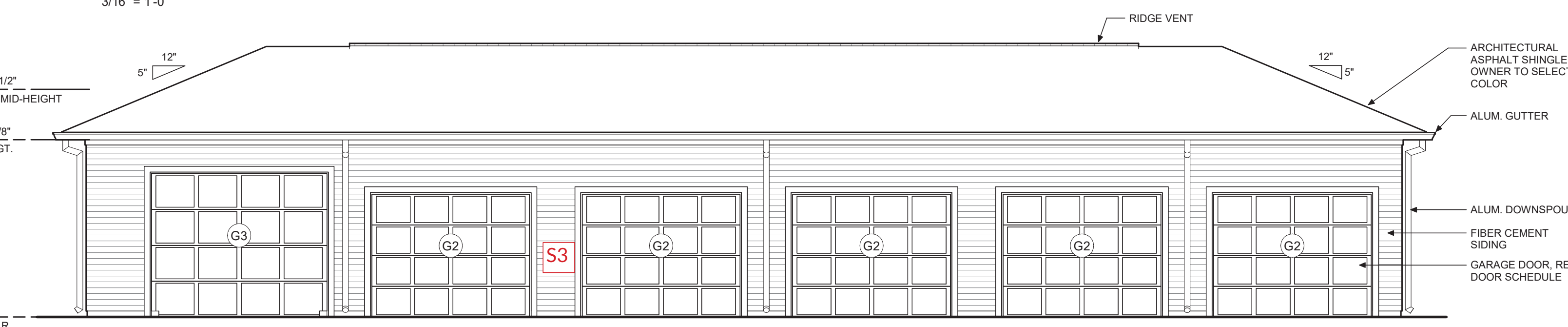
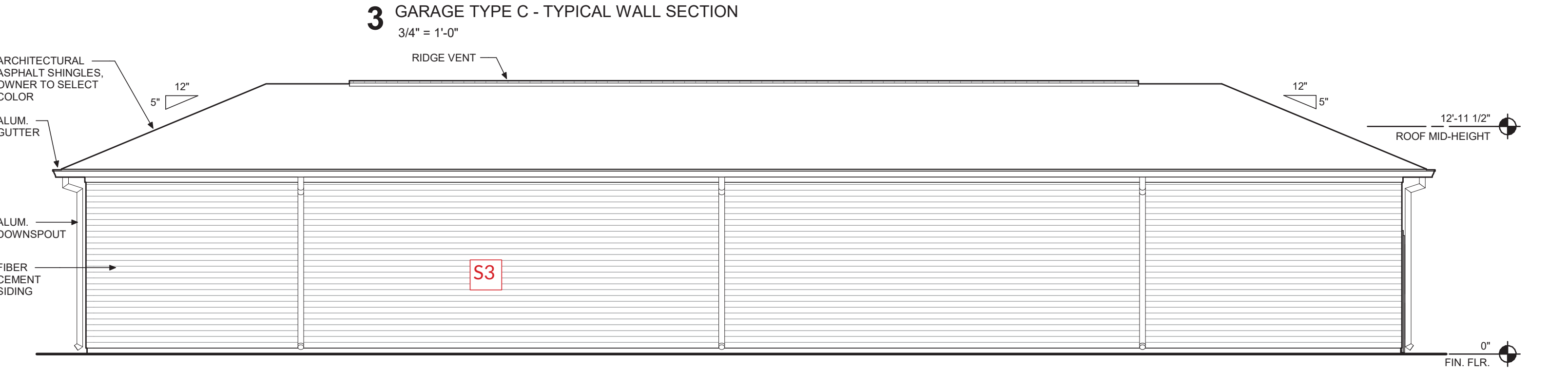
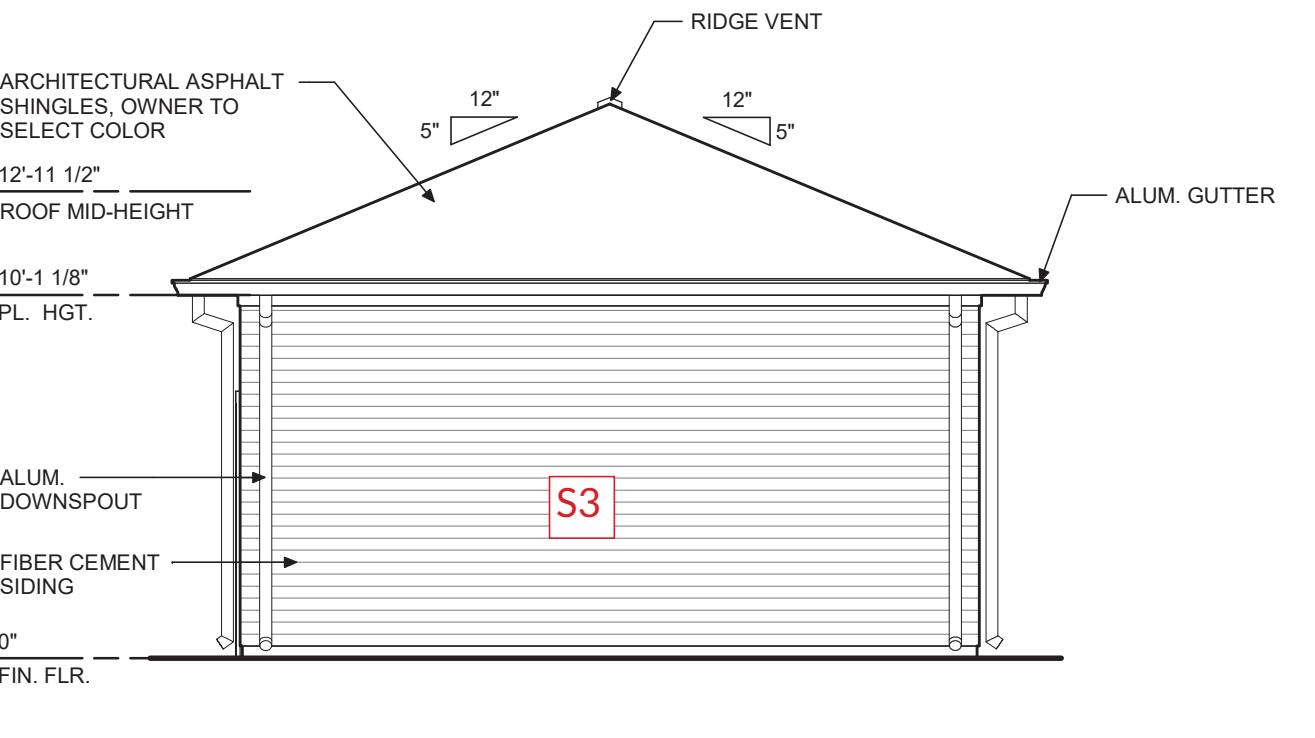
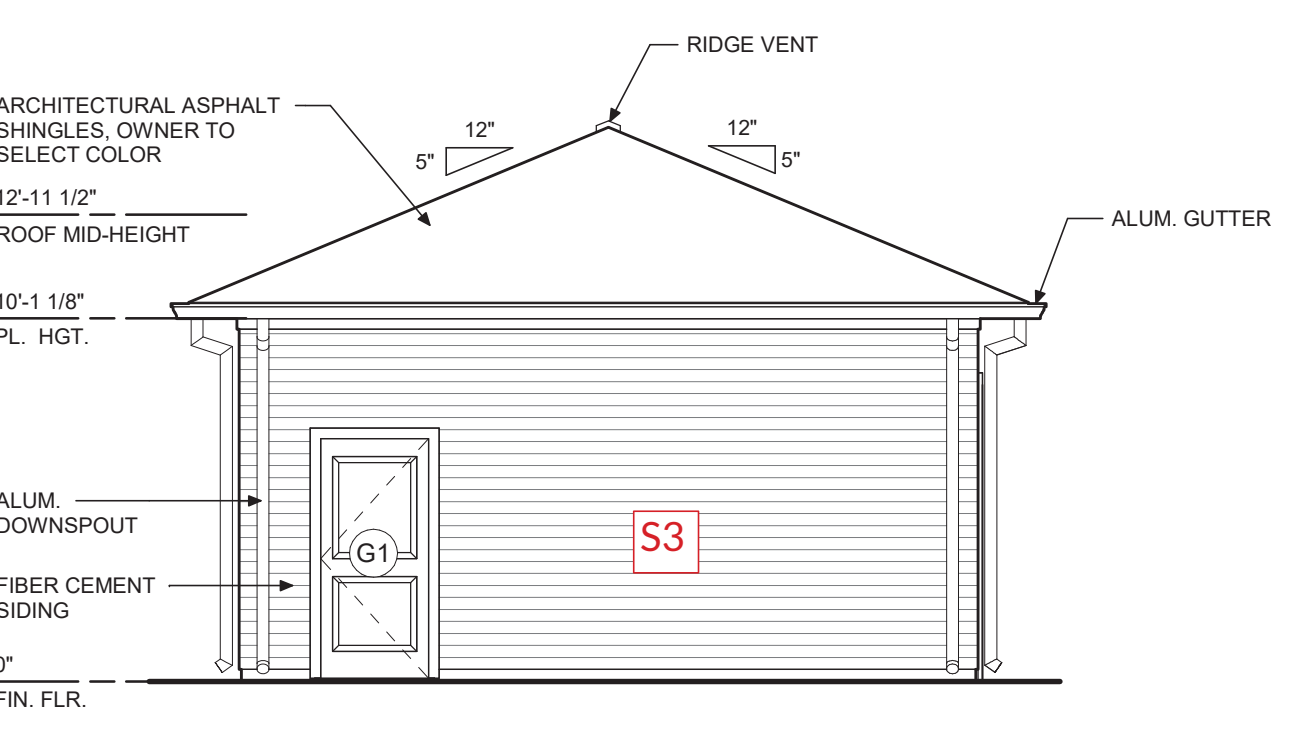
**GARAGE BUILDINGS DOOR SCHEDULE**

MARK	ELEVATION	W	H	THK	FINISH	MATERIAL	FRAME	HEAD	JAMB	SILL	DETAILS	REMARKS	Hardware
G1	G1	3'-0"	6'-8"	1 3/4"	PTD.	FIBERGLASS	WD.	2/A-604	2/A-604	2/A-604		FIBERGLASS WEATHER RESISTANT DOOR	SEE HARDWARE SCHEDULE ON SHEET AG-103
G2	G2	9'-0"	7'-0"	1 1/2"	MFR.	STL.	WD.	MFR.	MFR.	MFR.		OVERHEAD GARAGE DOOR	MFR.
G3	G3	10'-0"	8'-2"	1 1/2"	MFR.	STL.	WD.	MFR.	MFR.	MFR.		OVERHEAD GARAGE DOOR	MFR.
G4	G4	3'-0"	6'-8"	1 3/8"	ALUM.	ALUM.	MTL.					FIBERGLASS FULL LITE DOOR W/ 1" TEMPERED INSULATED GLASS	SEE HARDWARE SCHEDULE ON SHEET AG-104



**HARDWARE SCHEDULE FOR DOOR TYPE G1**

QUANTITY	DESCRIPTION	MODEL
3	SPRING HINGES	STANLEY 2060R 4.5 X 4.5
1	PASSAGE LEVER	KWIKSET HALIFAX
1	WEATHERSTRIPPING	
1	DOOR SWEEP	
1	THRESHOLD (ADA COMPLIANT)	
1	DEADBOLT	KWIKSET 158 SQT SMT



PROJECT TITLE

**THE TIDE AT WYLDER**  
NE CORNER OF WYLDER PKWY &  
GLADES CUTOFF ROAD  
PORT ST. LUCIE, FL 34987

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUE FOR: HUB FIRM APPLICATION DATE: 12/29/25

REVISIONS

MARK	DESCRIPTION	DATE
4	PERMIT	03/02/26

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO. KPG JOB NUMBER: 22-015  
DNA JOB NUMBER: 23-034

SHEET TITLE: GARAGE TYPE C - ACCESSIBLE 6-BAY, NO STORAGE

SHEET NUMBER: **AG-104**

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>	
SP	AWAITING CUSTOMER RESPONSE	RES	
<b>ASSIGNED TO</b>			
Public Works Engineering; Bret Kaiser; Matthew Reaver; Cody Sisk; Evan Delgado			
<b>ADDRESS</b>			
Wylder Parkway			
<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>	
	LTCRanch	POD 8C	
<b>LEGAL DESCRIPTION</b>			
Please see attached legal description.			
<b>SITE LOCATION</b>			
Just north of the NEC of the intersection of Wylder Parkway and Glades Cut Off Rd			
<b>PARCEL #</b>			
3315-600-0002-010-5			
<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
RM		PUD	
<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>		<b>NO. OF RESIDENTIAL UNITS</b>
21.01			312
<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>		
0	0		
<b>UTILITY PROVIDER</b>			
CITY OF PORT ST. LUCIE			
<b>DESCRIBE REQUEST</b>			
Site Plan for the development of a 21.01 AC multi-family development and associated infrastructure within Pod 8C of LTC Ranch.			
<b>Primary Contact Email</b>			
mack.davis@kimley-horn.com			
<b>AGENT/APPLICANT</b>			
<b>FIRST NAME</b>	<b>LAST NAME</b>		
Alex	Daugherty		
<b>Business Name</b>			
Kimley-Horn and Associates, Inc.			
<b>ADDRESS</b>			
445 24th St			
<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
Vero Beach	FL	32960	
<b>EMAIL</b>	<b>PHONE</b>		
alex.daugherty@kimley-horn.com	7727944067		
<b>AUTHORIZED SIGNATORY OF CORPORATION</b>			
<b>FIRST NAME</b>	<b>LAST NAME</b>		
<b>ADDRESS</b>			

CITY	STATE	ZIP
<b>EMAIL</b>		<b>PHONE</b>
<b>PROJECT ARCHITECT/ENGINEER</b>		
<b>FIRST NAME</b>		<b>LAST NAME</b>
Alex		Daugherty
<b>Business Name</b>		
Kimley Horn and Associates		
<b>ADDRESS</b>		
445 24th St Suite 200		
<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Vero Beach	FL	32960
<b>EMAIL</b>		<b>PHONE</b>
alex.daugherty@kimley-horn.com		7727944067
<b>PROPERTY OWNER</b>		
<b>Business Name</b>		
Midway Glades Developers LLC.		
<b>ADDRESS</b>		
7807 Baymeadows Rd E Ste 205		
<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Jacksonville	FL	32256
<b>EMAIL</b>		<b>PHONE</b>
aburr@greenpointllc.com		(904) 910-7256
<b>FINAL PERMIT INSPECTION REQUIRED BY:</b>		

LETTER OF AUTHORIZATION

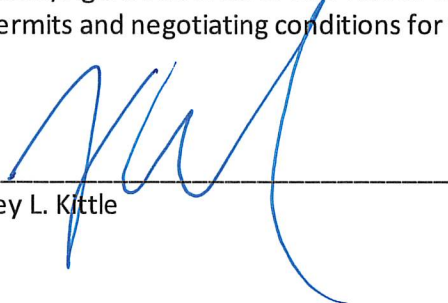
June 1, 2026

Representatives of the following agencies:  
City of Port St Lucie  
South Florida Water Management District

RE: LTC Ranch Pod 8C

To Whom it May Concern:

Please be advised by this correspondence that Kimley-Horn and Associates, Inc. are authorized to act as Applicant/Agent on behalf of The Tide at Wylder, LLC. for the purposes of making application submittals for permits and negotiating conditions for the development of Pod 8C of the LTC Ranch PUD.

  
\_\_\_\_\_  
Jeffrey L. Kittle

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Debora Leal, Public Works

DATE: May 7, 2026

SUBJECT: P25-165 / P23-119 LTC Ranch-West POD 8C  
Traffic Generation, Stacking & Circulation Approval

---

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated November 5, 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, LTC Ranch West (Wylder) Development and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 1,871 Average Daily, 141 AM Peak Hour and 172 PM Peak Hour driveway trips. The Wylder Development is conducting improvements on Wylder Parkway and at the intersections of Glades Cut-off Road and Midway Road. In addition to the Wylder Development improvements, a dedicated southbound left turn lane and a right turn lane at the POD 8 driveway will be required with this development.

*TRAFFIC IMPACT ANALYSIS*

Wylder Pod 8-C  
Port St. Lucie, FL

*Prepared for:*  
Kittle Property Group, Inc.  
Indianapolis, Indiana 46240

*Prepared by:*

  
Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street  
Palm City, FL 34990  
(772) 286-8030

204002  
Revised November 2025  
Revised August 2025  
Revised November 2023  
June 2023  
© MacKenzie Engineering and Planning, Inc.  
CA 29013

---

Shaun G. MacKenzie P.E.  
Florida License No. 61751

## **EXECUTIVE SUMMARY**

Mackenzie Engineering & Planning, Inc. prepared this traffic analysis for Wylder Pod 8C of the approved Wylder project. The Wylder project is approved with development order conditions. Wylder Pod 8C is located on the east side of Wylder Parkway between Glades Cut-Off Road Midway Road, Port St. Lucie, Florida (PCN: 3302-704-0004-000-5) within Wylder (f.k.a. LTC Ranch DRI (west side)). The applicant proposes 312 multifamily homes.

The total proposed development will generate the following net new external trips:

- 22,189 daily, 1,525 AM peak hour (379 in/1,146 out), and 2,194 PM peak hour (1,379 in/815 out) trips.

Wylder Pod 8C will generate the following driveway trips:

- 1,871 daily, 141 AM peak hour (35 in/106 out), and 172 PM peak hour (106 in/66 out) trips.

The developer is constructing a westbound right-turn lane and eastbound left-turn lane on Glades Cut Off Road at Wylder Parkway and installing a traffic signal.

Concurrent with the development of Wylder Pod 8C, the developer will construct the following:

- Extend Wylder Parkway from its current terminus northerly to Midway Road as a 2-lane facility
- Construct the following geometry at Midway Road & Wylder Parkway
  - Eastbound Midway Rd– one approach lane
  - Westbound Midway Rd – one left-turn lane, one through lane
  - Northbound Wylder Pkwy – one left-turn lane, one right-turn lane

The Wylder Pod 8C driveway requires installation of dedicated left-turn lane on Wylder Parkway into Wylder Pod 8C. If Pod 8C shares the driveway with Pod 8-A as shown on the Master Site Plan, then a right-turn lane may be required at the driveway in conjunction with the construction of Pod 8-A. Therefore, adequate right-of-way should be reserved for a right-turn lane at this driveway. The proposed access to Pod 8C is consistent with the Wylder Access Management Plan.

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## ***EXHIBITS***

- Exhibits 1A – 1D. Trip Generation
- Exhibit 2. Wylder Approved Pods/Uses
- Exhibit 3. Intersection Volumes Worksheet
- Exhibit 4. Intersection Analysis Results

## **INTRODUCTION**

Mackenzie Engineering & Planning, Inc. prepared this traffic analysis for Wylder Pod 8C of the approved Wylder project. The Wylder project is approved with development order conditions. MEP prepared this report to monitor the conditions of the development order and determine any access related improvements for the POD. The property is located on the east side of Wylder Parkway between Glades Cut-Off Road Midway Road, Port St. Lucie, Florida within Wylder (f.k.a. LTC Ranch DRI (west side)). The applicant proposes 312 multifamily homes. Figure 1A illustrates the site location.

**Figure 1A. Site Location Map**

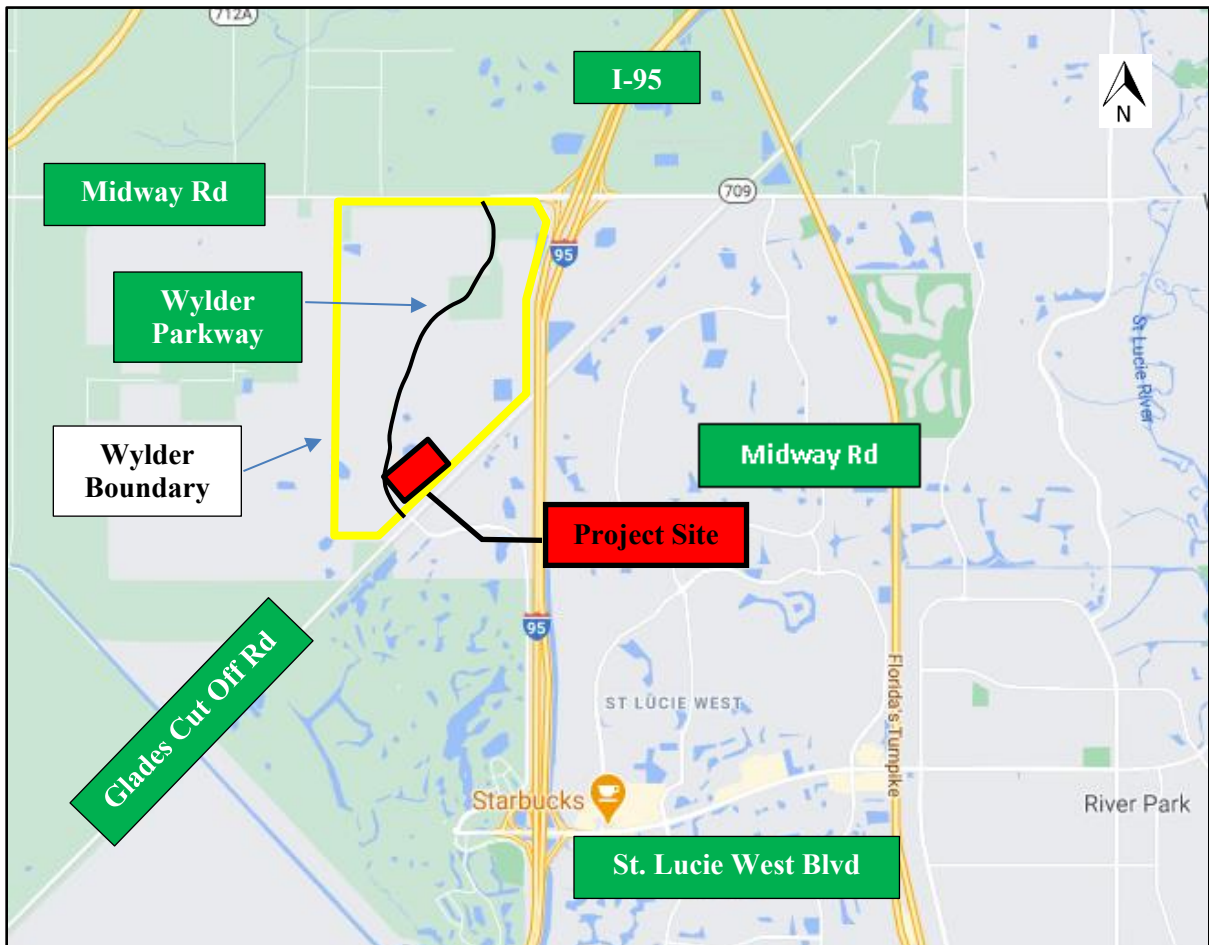
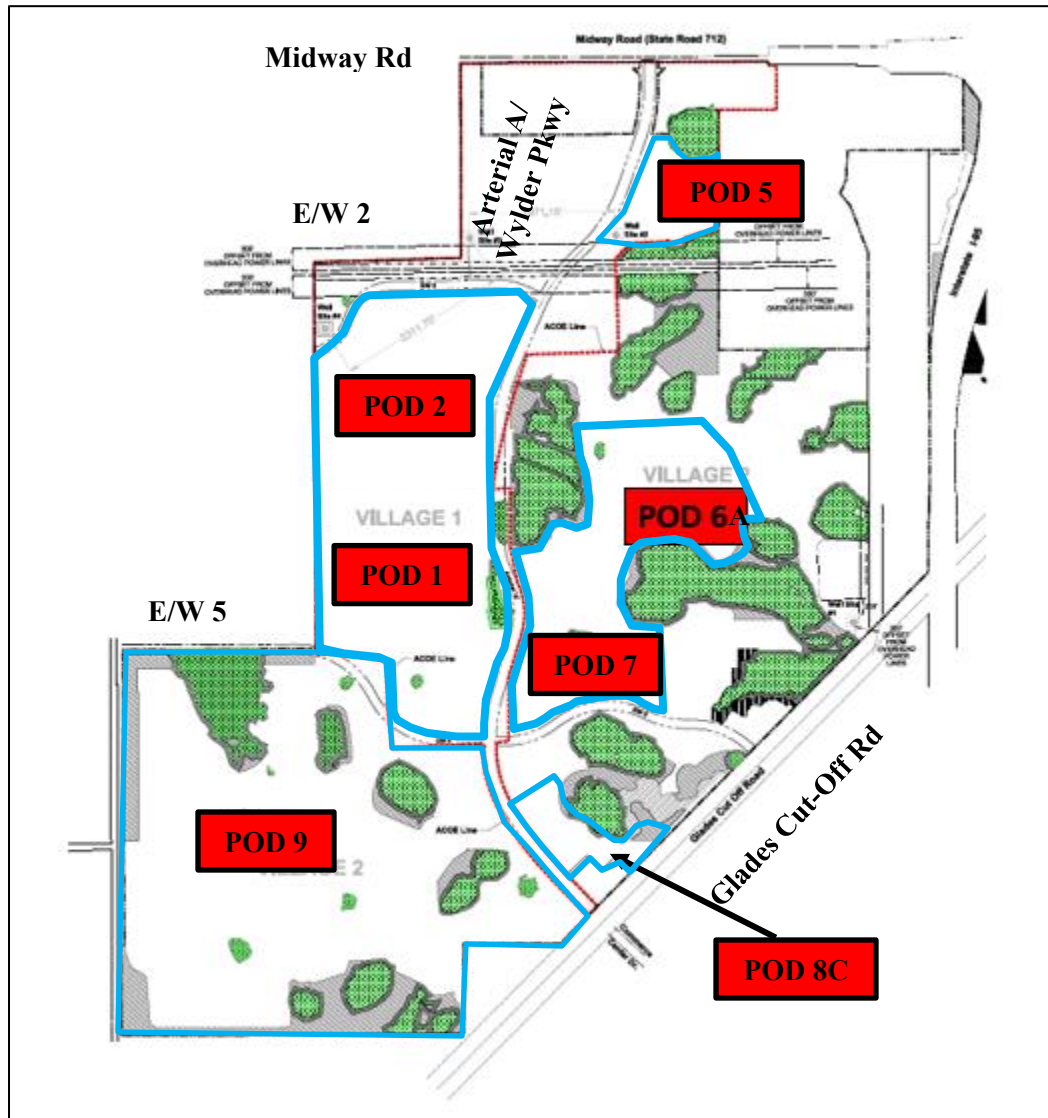


Figure 1B. Wylder Pod 8C Location Map



## ***INVENTORY AND PLANNING DATA***

Data was acquired relative to the most current information available from the following sources:

- FDOT's Q/LOS Manual
- FDOT Florida Traffic Online
  - Peak Season Factor Category Report (2024)
  - Historic Average Annual Traffic Information
- 2023 FDOT's Q/LOS Manual

## **PROJECT TRAFFIC**

### Traffic Generation

Different trip generation is performed for different purposes:

- DRI Trip Monitoring – DRI Development Order Rates (based on ITE’s 10<sup>th</sup> Edition)
- Roadway and Intersection analyses – ITE’s 11<sup>th</sup> Edition – Peak hour of adjacent street traffic (7-9 AM and 4-6 PM)
- Driveway Volumes – ITE’s 11<sup>th</sup> Edition – Peak hour of generator

For external and internal project analysis purposes, the study uses trip generation rates for Single Family Detached Housing (ITE Land Use 210), Single Family Attached Housing (ITE Land Use 215), Multi-Family Housing (Low-Rise) (ITE Land Use 220) and Multi-Family Housing (Mid-Rise) (ITE Land Use 221) published in the LTC Ranch DRI Development Order (DO) and is derived from Institute of Traffic Engineers’ (ITE) report, *Trip Generation (11<sup>th</sup> Edition)*. The driveway trips associated with Wylder Pod 8C are developed based on rates and equations from *Trip Generation (11<sup>th</sup> Edition)* in order to provide a conservative analysis. The proposed development plan consists of the following:

### Project Uses

#### **Proposed:**

- Proposed 216 DU Multi-Family Housing (Low-Rise) (ITE Land Use 220)
- Proposed 96 DU Multi-Family Housing (Mid-Rise) (ITE Land Use 221)

#### **Approved/Proposed:**

- Pod 1 – Approved 466 DU Single Family Detached Housing (ITE Land Use 210)
- Pod 2 – Approved 537 DU Single Family Detached Housing (ITE Land Use 210)
- Pod 5 – Proposed 312 DU Multi-Family Housing (Low-Rise) (ITE Land Use 220)
- Pod 6A – Approved 294 DU Single Family Detached Housing (ITE Land Use 210)
- Pod 7 – Proposed 264 DU Single Family Detached Housing (ITE Land Use 210)
- Pod 9 – Proposed 708 DU Single Family Detached Housing (ITE Land Use 210)  
Proposed 70 DU Single Family Attached Housing (ITE Land Use 215)

***Cumulative Approved & Proposed:***

- 2,269 DU Single Family Detached Housing (ITE Land Use 210)
- 70 DU Single Family Attached Housing (ITE Land Use 215)
- 528 DU Multi-Family Housing (Low-Rise) (ITE Land Use 220)
- 96 DU Multi-Family Housing (Mid-Rise) (ITE Land Use 221)

The total proposed development will generate the following net new external trips as shown in Table 1:

- 22,189 daily, 1,525 AM peak hour (379 in/1,146 out), and 2,194 PM peak hour (1,379 in/815 out) trips.

The total proposed development will generate the following trips for DRI Reporting Purposes as shown in Table 2:

- 16,822 daily, 1,416 AM peak hour (457 in/959 out), and 1,709 PM peak hour (1,284 in/425 out) trips.

The proposed development for Wylder Pod 8C will generate the following driveway trips as shown in Table 3:

- 1,871 daily, 141 AM peak hour (35 in/106 out), and 172 PM peak hour (106 in/66 out) trips.

Table 1. Wylder Cumulative Trip Generation for Roadway Analysis

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Project Site Traffic</b>									
Single Family Detached	2,269	DU	17,835	1,276	319	957	1,870	1,178	692
Single Family Attached	70	DU	483	31	8	23	38	22	16
Multi-family Housing (Low-rise)	528	DU	3,460	187	45	142	248	156	92
Multi-family Housing (Mid-rise)	96	DU	411	31	7	24	38	23	15
<b>NET PROPOSED TRIPS</b>			<b>22,189</b>	<b>1,525</b>	<b>379</b>	<b>1,146</b>	<b>2,194</b>	<b>1,379</b>	<b>815</b>
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		
					in/out	Rate	in/out	Equation	
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	0%	25/75	$\ln(T) = 0.91 \ln(X) + 0.12$	63/37	$\ln(T) = 0.94 \ln(X) + 0.27$	
Single Family Attached	215	DU	$T = 7.62(X) - 50.48$	0%	25/75	$T = 0.52(X) - 5.7$	59/41	$T = 0.60(X) - 3.93$	
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.31(X) + 22.85$	63/37	$T = 0.43(X) + 20.55$	
Multi-family Housing (Mid-rise)	221	DU	$T = 4.77(X) - 46.46$	0%	23/77	$T = 0.44(X) - 11.61$	61/39	$T = 0.39(X) + 0.34$	

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Table 2. Wylder Cumulative Trip Generation for DRI Reporting Purposes

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Approved Site Traffic</b>									
Single Family Detached *	2,339	DU	13,402	1,216	401	815	1,497	1,123	374
Multi-family Housing (Low-rise) **	624	DU	3,420	200	56	144	212	161	51
<b>DRI Reporting Trips</b>			<b>16,822</b>	<b>1,416</b>	<b>457</b>	<b>959</b>	<b>1,709</b>	<b>1,284</b>	<b>425</b>
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		
					in/out	Rate	in/out	Equation	
Single Family Detached	210	DU	5.73	0%	33/67	0.52	75/25	0.64	
Multi-family Housing (Low-rise)	220	DU	5.48	0%	28/72	0.32	76/24	0.34	

Wylder (LTC Ranch) Trip Generation Rates for purposes of Monitoring

\* Single Family Attached Housing units included in Single Family Detached units for reporting purposes

\*\* Multi-Family Housing (Mid-Rise) units included in Multi-Family Housing (Low-Rise) units for reporting purposes

Table 3. Project Driveway Trips (Peak Hour of Generator)

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
Multi-family Housing (Low-rise)	216 DU	1,460	104	25	79	126	78	48
Multi-family Housing (Mid-rise)	96 DU	411	37	10	27	46	28	18
<b>NET PROPOSED TRIPS</b>		<b>1,871</b>	<b>141</b>	<b>35</b>	<b>106</b>	<b>172</b>	<b>106</b>	<b>66</b>
<b>Total Proposed Driveway Volumes</b>		<b>1,871</b>	<b>141</b>	<b>35</b>	<b>106</b>	<b>172</b>	<b>106</b>	<b>66</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.35(X) + 28.13$	62/38	$T = 0.42(X) + 34.78$
Multi-family Housing (Mid-rise)	221	DU	$T = 4.77(X) - 46.46$	0%	26/74	$T = 0.32(X) + 5.84$	60/40	$T = 0.32(X) + 15.57$

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### Internal Capture

Internal capture is 0.

### Pass-by Trip Capture

The proposed pass-by capture is 0.

## **STUDY AREA**

The study area is limited to the DRI development order requirements, which are the following:

- Wylder Parkway (Arterial A)
- Glades Cut-Off Road from Wylder Parkway to I-95
- West Midway Road from Wylder Parkway to I-95

## **COMMITTED IMPROVEMENTS**

The developer is installing a traffic signal at the Wylder Parkway & Glades Cut-off Road intersection. In addition, the developer is constructing Wylder Parkway as a 2-lane facility to Midway Road. This extension will complete Wylder Parkway between Glades Cut-Off Road & Midway Road. In addition, the Midway Road & Wylder Parkway intersection will be constructed with the following geometry to comply with the Development Order Conditions:

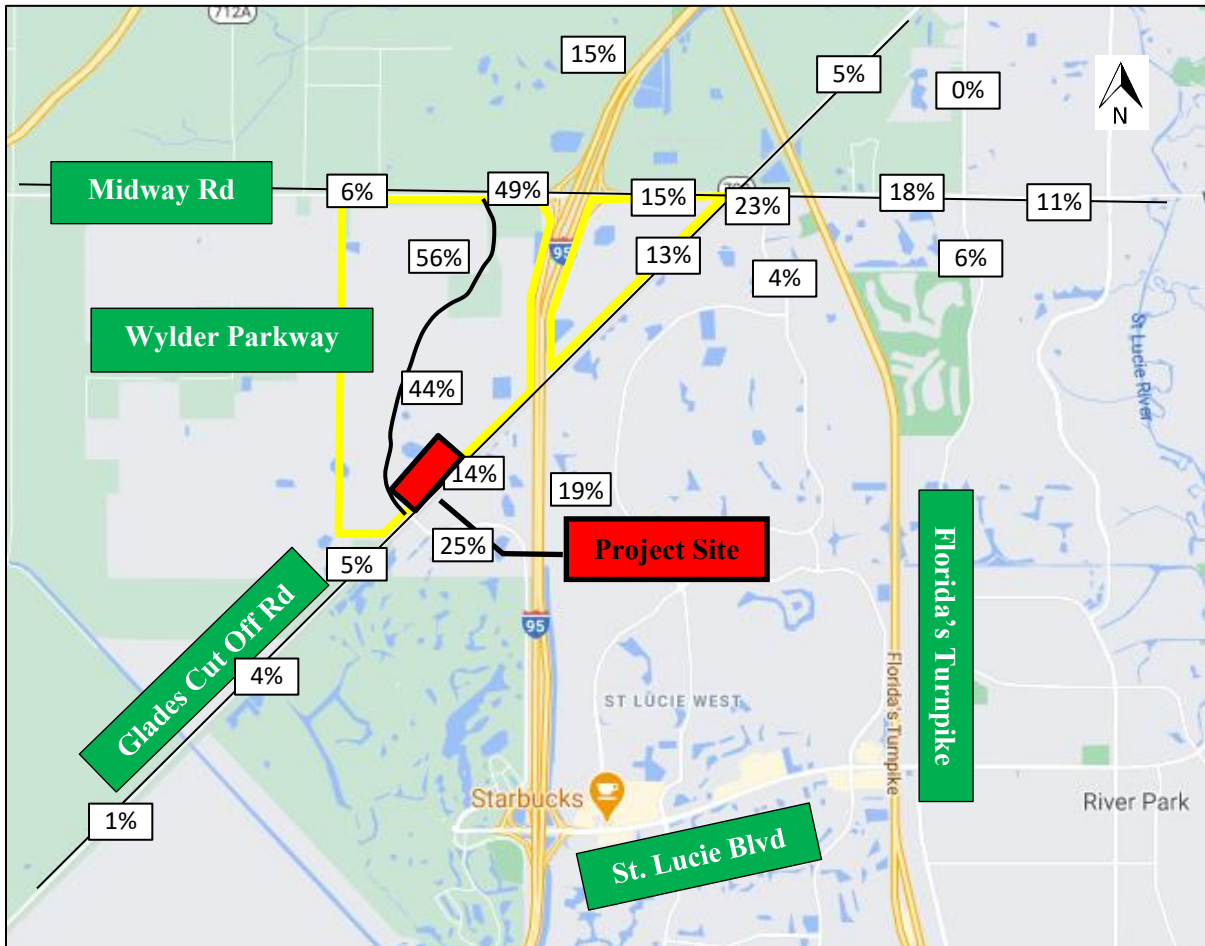
Wylder Parkway	Eastbound Midway Road
One right-turn lane	One through lane
One Left-turn Lane	
	Westbound Midway Road
	One through lane
	One left-turn lane

## **TRAFFIC DISTRIBUTION AND ASSIGNMENT**

The Florida's Urban Standard Transportation Model Structure (FSUTMS or model) 2040 Cost Feasible Treasure Coast Regional Planning Model was used to determine the traffic distribution. The traffic distribution was developed using a select zone assignment from the 2040 model and hand modified based on available constructed roadways. The overall distribution is summarized by general directions and is depicted below:

- NORTH – 56 percent
- SOUTH – 44 percent

**Figure 2. Traffic Assignment**



## **BACKGROUND TRAFFIC**

Background traffic identifies how the study area’s transportation system is forecasted to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved major developments.

### *Historical Growth*

Historic growth rates were determined based on St. Lucie County TPO data as shown in Table 4. The historic annual growth on the surrounding facilities between 2020 and 2024 is 5.0%.

Table 4. Growth Rate Calculation

Road Name	Segments	Count Station	2020*	2021	2022	2023	2024	Annual Absolute Growth	Growth Rate
Midway Rd	Mc Carty Rd to I-95	94-8537		5,200	5,400	6,700	7,100	700	9.9%
	W of SR 9/I-95	94-0732		4,800	6,900	6,700	7,400	760	10.3%
	E of SR 9/I-95	94-5140		22,500	23,000	22,500	25,500	850	3.3%
	Glades Cut-Off Rd to Florida Turnpike	94-8538		18,700	18,500	18,900	22,000	1,030	4.7%
Glades Cut-Off Rd	S of Reserve Com Pkwy	94-9016		6,700	6,900	7,300	7,100	160	2.3%
	N of Reserve Com Pkwy	94-9014		4,200	4,400	4,600	4,900	230	4.7%
	S of CR 712/Midway Rd	94-0279		3,400	3,400	4,300	4,300	360	8.4%
	W of Selvitz Rd	94-7011		5,400	5,400	5,600	5,600	80	1.4%
Weighted Average								5.0%	
<b>Growth Rate Used</b>								<b>5.0%</b>	

\* 2020 Traffic Counts were excluded due to COVID.

## **ROADWAY ANALYSIS**

The 2025 existing PM peak hour traffic volumes were increased based on the annual compound growth rate to develop the projected year 2028 background growth traffic volumes. Background traffic volumes were developed by adding the existing traffic volumes, traffic growth trips. The post development 2028 traffic volumes were developed by adding background traffic volume plus project traffic. The post development traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably. Based on the analysis, all roadway segments are projected to operate acceptably in 2028 with the proposed development as shown in Table 5.

Table 5. PM Peak Hour Roadway Analysis

Roadway	From	To	Direction	Lanes	2025 Existing Peak Season Peak Hour Volumes*	Growth Rate	2028 Backgrnd	Assignment	Wylder Traffic	2028 Post-Development	Roadway Capacity	Acceptable?
Glades Cut-Off Rd	Commerce Centre Dr	I-95	East	2	284	5.0%	329	14%	114	446	920	YES
	Commerce Centre Dr	I-95	West	2	229	5.0%	265	14%	193	462	920	YES
Wylder Pkwy	Glades Cut Off Rd	Mid	North	2	116	5.0%	134	44%	607	753	1,110	YES
	Glades Cut Off Rd	Mid	South	2	91	5.0%	105	44%	359	472	1,110	YES
Wylder Pkwy	Mid	Midway Rd	North	2	0	5.0%	0	56%	456	466	1,110	YES
	Mid	Midway Rd	South	2	0	5.0%	0	56%	772	788	1,110	YES
Midway Rd	Wylder Pkwy	I-95	East	2	383	5.0%	443	49%	399	851	1,110	YES
	Wylder Pkwy	I-95	West	2	342	5.0%	396	49%	676	1,086	1,110	YES

\* Existing peak season volume development is shown in Pages 21-23.

## **DEVELOPMENT ORDER**

### *Transportation Conditions*

17.a. ROW Dedication – Satisfied

17.b.1. Midway Rd & Delcris Drive – Satisfied

17.b.2. Glades Cut-Off Rd & Delcris Drive – Satisfied

17.c. Midway Rd & Wylder Parkway – Proposed concurrent with Wylder Pod 8C

The developer is required construct the following upon connection to Midway Road:

Wylder Parkway                      Eastbound Midway Road

One right-turn lane                One through lane

One Left-turn Lane

Westbound Midway Road

One through lane

One left-turn lane

17.d. Glades Cut-Off Road / Midway Road Access – Comply as required

17.e. Midway Road & Glades Cut-Off Road – Satisfied

17.f. St. Lucie West Boulevard Monitoring – Satisfied

17.g.1 Roadway Monitoring – On-Going

17.g.2. Signalization Monitoring – On-Going

17.g.3. Improvement Timing – On-going

17.g.4. Traffic Monitoring Report – On-going

17.g.5 Site Plan Approval – On-Going

17.h. DRI West Side Buildout – On-Going

17.i. Glades Cut-Off Road Monitoring – On-Going

17.j. Conversion Matrix – No Activity

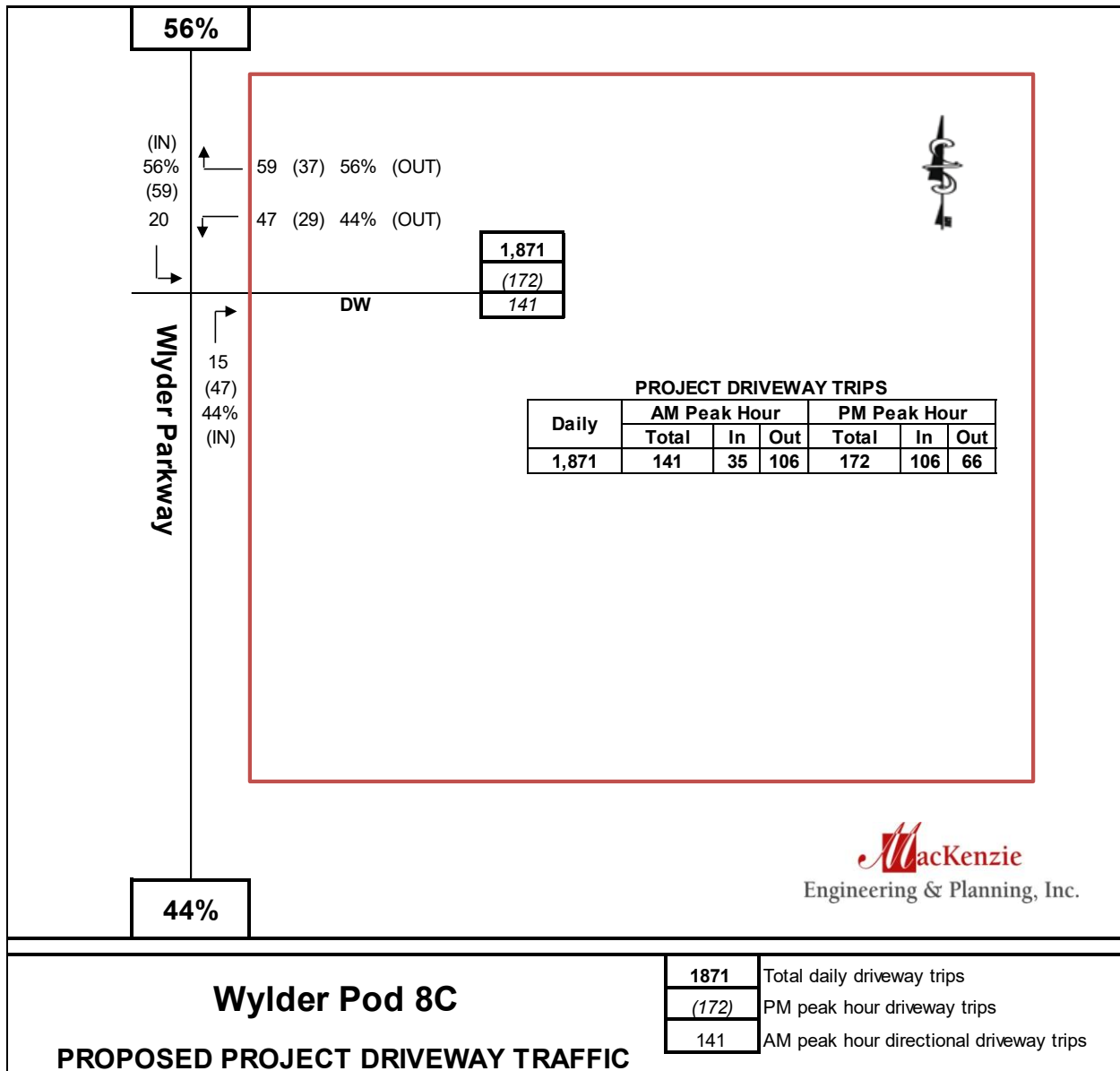
## WYLDER POD 8C ACCESS

Wylder Pod 8C proposes one primary point of access:

- Driveway – Full Opening

Based on the POD traffic assignment and trip generation, the projected driveway volumes are shown in Figure 3.

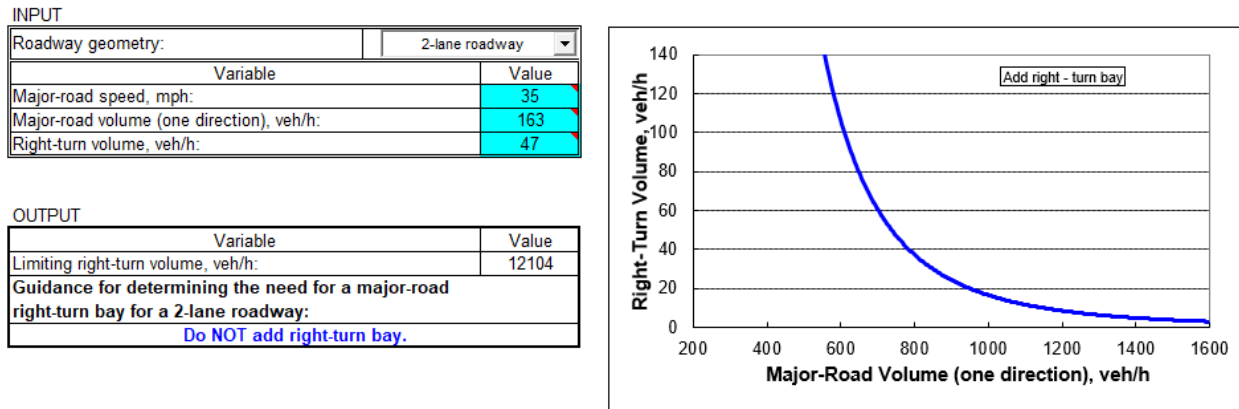
**Figure 3. Wylder Pod 8C Driveway Volumes**



## Driveway

A right-turn warrant analysis was performed using NCHRP 457 as shown in Figure 4. The right turn volume of 47 peak hour vehicles doesn't warrant a right turn lane at this location. A right-turn lane is not required. The projected left-turn volume of 59 peak hour vehicles warrants a dedicated left-turn lane into Wylder Pod 8C.

**Figure 4. Right-Turn Lane Warrant Analysis**



If Pod 8C shares a driveway with Pod 8-A as shown on the Master Site Plan, then a right-turn lane may be required at the driveway in conjunction with the construction of Pod 8-A. Therefore, adequate right-of-way should be reserved for a right-turn lane at this driveway and the need for the right-turn lane should be evaluated during the site plan process for Pod 8-A.

The proposed design Driveway is consistent with the "June 6, 2024 LTC Ranch DRI Pod Access Management Plan" which requires a southbound left-turn lane into Pod 8-A/8C and a right-turn lane into Pod 8-A/8C.

## **CONCLUSION**

Mackenzie Engineering & Planning, Inc. prepared this traffic analysis for Wylder Pod 8C of the approved Wylder project. The Wylder project is approved with development order conditions. Wylder Pod 8C is on the east side of Wylder Parkway between Glades Cut-Off Road Midway Road, Port St. Lucie, Florida (PCN: 3302-704-0004-000-5) within Wylder (f.k.a. LTC Ranch DRI (west side)). The applicant proposes 312 multifamily homes.

The total proposed development will generate the following net new external trips:

- 22,189 daily, 1,525 AM peak hour (379 in/1,146 out), and 2,194 PM peak hour (1,379 in/815 out) trips.

Wylder Pod 8C will generate the following driveway trips:

- 1,871 daily, 141 AM peak hour (35 in/106 out), and 172 PM peak hour (106 in/66 out) trips.

The developer is constructing a westbound right-turn lane and eastbound left-turn lane on Glades Cut Off Road at Wylder Parkway and installing a traffic signal.

Concurrent with the development of Wylder Pod 8C, the developer will construct the following:

- Extend Wylder Parkway from its current terminus northerly to Midway Road as a 2-lane facility
- Construct the following geometry at Midway Road & Wylder Parkway
  - Eastbound Midway Rd– one approach lane
  - Westbound Midway Rd – one left-turn lane, one through lane
  - Northbound Wylder Pkwy – one left-turn lane, one right-turn lane

The Wylder Pod 8C driveway requires installation of dedicated left-turn lane on Wylder Parkway into Wylder Pod 8C. If Pod 8C shares the driveway with Pod 8-A as shown on the Master Site Plan, then a right-turn lane may be required at the driveway in conjunction with the construction of Pod 8-A. Therefore, adequate right-of-way should be reserved for a right-turn lane at this driveway. The proposed access to Pod 8C is consistent with the Wylder Access Management Plan.

## ***APPENDICES***

1. Site Plan
2. Treasure Coast Regional Planning Model Traffic Assignment
3. Roadway Data
  - a. Peak Season Factor Category Report (2024)
  - b. St. Lucie County TPO AADT
  - c. 2023 FDOT's Q/LOS Manual
4. Approved GreenPointe LTC Ranch DRI Documents – Development Order

**EXHIBIT 1A**  
**Wylder Pod 8C**  
**ITE 11th Edition Trip Generation (for Driveway Evaluation)**  
**Peak Hour of Generator**

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>									
Multi-family Housing (Low-rise)	216	DU	1,460	104	25	79	126	78	48
Multi-family Housing (Mid-rise)	96	DU	411	37	10	27	46	28	18
<b>NET PROPOSED TRIPS</b>			<b>1,871</b>	<b>141</b>	<b>35</b>	<b>106</b>	<b>172</b>	<b>106</b>	<b>66</b>
<b>Total Proposed Driveway Volumes</b>			<b>1,871</b>	<b>141</b>	<b>35</b>	<b>106</b>	<b>172</b>	<b>106</b>	<b>66</b>
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		
					in/out	Rate	in/out	Equation	
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.35(X) + 28.13$	62/38	$T = 0.42(X) + 34.78$	
Multi-family Housing (Mid-rise)	221	DU	$T = 4.77(X) - 46.46$	0%	26/74	$T = 0.32(X) + 5.84$	60/40	$T = 0.32(X) + 15.57$	

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**EXHIBIT 1B**  
**Wylder**  
**ITE 11th Edition Trip Generation (for Roadway Evaluation)**  
**Peak Hour of Adjacent Street (7-9 AM & 4-6 PM)**

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Project Site Traffic</b>									
Single Family Detached	2,269	DU	17,835	1,276	319	957	1,870	1,178	692
Single Family Attached	70	DU	483	31	8	23	38	22	16
Multi-family Housing (Low-rise)	528	DU	3,460	187	45	142	248	156	92
Multi-family Housing (Mid-rise)	96	DU	411	31	7	24	38	23	15
<b>NET PROPOSED TRIPS</b>			<b>22,189</b>	<b>1,525</b>	<b>379</b>	<b>1,146</b>	<b>2,194</b>	<b>1,379</b>	<b>815</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	0%	25/75	$\ln(T) = 0.91 \ln(X) + 0.12$	63/37	$\ln(T) = 0.94 \ln(X) + 0.27$
Single Family Attached	215	DU	$T = 7.62(X) - 50.48$	0%	25/75	$T = 0.52(X) - 5.7$	59/41	$T = 0.60(X) - 3.93$
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.31(X) + 22.85$	63/37	$T = 0.43(X) + 20.55$
Multi-family Housing (Mid-rise)	221	DU	$T = 4.77(X) - 46.46$	0%	23/77	$T = 0.44(X) - 11.61$	61/39	$T = 0.39(X) + 0.34$

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EXHIBIT 1C									
Wylder									
Cumulative Wylder Trip Generation for Reporting Purposes									
(Trip Generation Based on Approved DRI Development Order)									
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Approved Site Traffic</b>									
Single Family Detached *	2,339	DU	13,402	1,216	401	815	1,497	1,123	374
Multi-family Housing (Low-rise) **	624	DU	3,420	200	56	144	212	161	51
<b>DRI Reporting Trips</b>			<b>16,822</b>	<b>1,416</b>	<b>457</b>	<b>959</b>	<b>1,709</b>	<b>1,284</b>	<b>425</b>
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		
					in/out	Rate	in/out	Equation	
Single Family Detached	210	DU	5.73	0%	33/67	0.52	75/25	0.64	
Multi-family Housing (Low-rise)	220	DU	5.48	0%	28/72	0.32	76/24	0.34	

Wylder (LTC Ranch) Trip Generation Rates for purposes of Monitoring

\* Single Family Attached Housing units included in Single Family Detached units for reporting purposes

**EXHIBIT 1D**  
**GreenPointe LTC Ranch**  
**Buildout Approved Trip Generation and Uses**

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Approved Site Traffic</b>									
Single Family Detached	3,350	DU	19,196	1,742	575	1,167	2,144	1,608	536
Multi-family Housing (Low-rise)	650	DU	3,562	208	58	150	221	168	53
General Office	1508.500	1000 SF	9,669	950	836	114	1,071	182	889
Industrial Park	1000.000	1000 SF	2,270	260	211	49	290	61	229
Warehouse	960.000	1000 SF	1,056	106	84	22	134	34	100
Gen. Commercial	725.000	1000 SF	9,389	181	112	69	834	400	434
<b>NET PROPOSED TRIPS</b>			<b>45,142</b>	<b>3,447</b>	<b>1,876</b>	<b>1,571</b>	<b>4,694</b>	<b>2,453</b>	<b>2,241</b>
<b>Total Proposed Driveway Volumes</b>			<b>45,142</b>	<b>3,447</b>	<b>1,876</b>	<b>1,571</b>	<b>4,694</b>	<b>2,453</b>	<b>2,241</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	5.73	0%	33/67	0.52	75/25	0.64
Multi-family Housing (Low-rise)	220	DU	5.48	0%	28/72	0.32	76/24	0.34
General Office	710	1000 SF	6.41	0%	88/12	0.63	17/83	0.71
Industrial Park	130	1000 SF	2.27	0%	81/19	0.26	21/79	0.29
Warehouse	150	1000 SF	1.1	0%	79/21	0.11	25/75	0.14
Gen. Commercial	820	1000 SF	12.95	0%	62/38	0.25	48/52	1.15

*Wylder (LTC Ranch) Trip Generation Rates for purposes of Monitoring*

**EXHIBIT 2**  
**Wylder**  
**Approved/Proposed Pods/Uses**

**Approved Pods**

Pod 1	466	Single Family Detached Housing	ITE Land Use	210
Pod 2	537	Single Family Detached Housing	ITE Land Use	210
Pod 6A	294	Single Family Detached Housing	ITE Land Use	210

**Proposed Pods**

Pod 5	312	Multifamily Homes (Low-Rise)	ITE Land Use	220
Pod 7	264	Single Family Detached Housing	ITE Land Use	210
Pod 8C	216	Multifamily Homes (Low-Rise)	ITE Land Use	220
	96	Multifamily Homes (Mid-Rise)	ITE Land Use	221
Pod 9	708	Single Family Detached Housing	ITE Land Use	210
	70	Single Family Attached Housing	ITE Land Use	215

**Total Approved/Proposed Use**

2,269	Single Family Detached Housing	ITE Land Use	210
70	Single Family Attached Housing	ITE Land Use	215
528	Multifamily Homes (Low-Rise)	ITE Land Use	220
96	Multifamily Homes (Mid-Rise)	ITE Land Use	221

Count Station Summary

Count Data Detail

**Count Data Detail**

Station 755  
 MIDWAY RD, W OF I-95 RAMPS  
 AADT: 7300  
 Start Date: 2/19/2025 12:00:00 AM

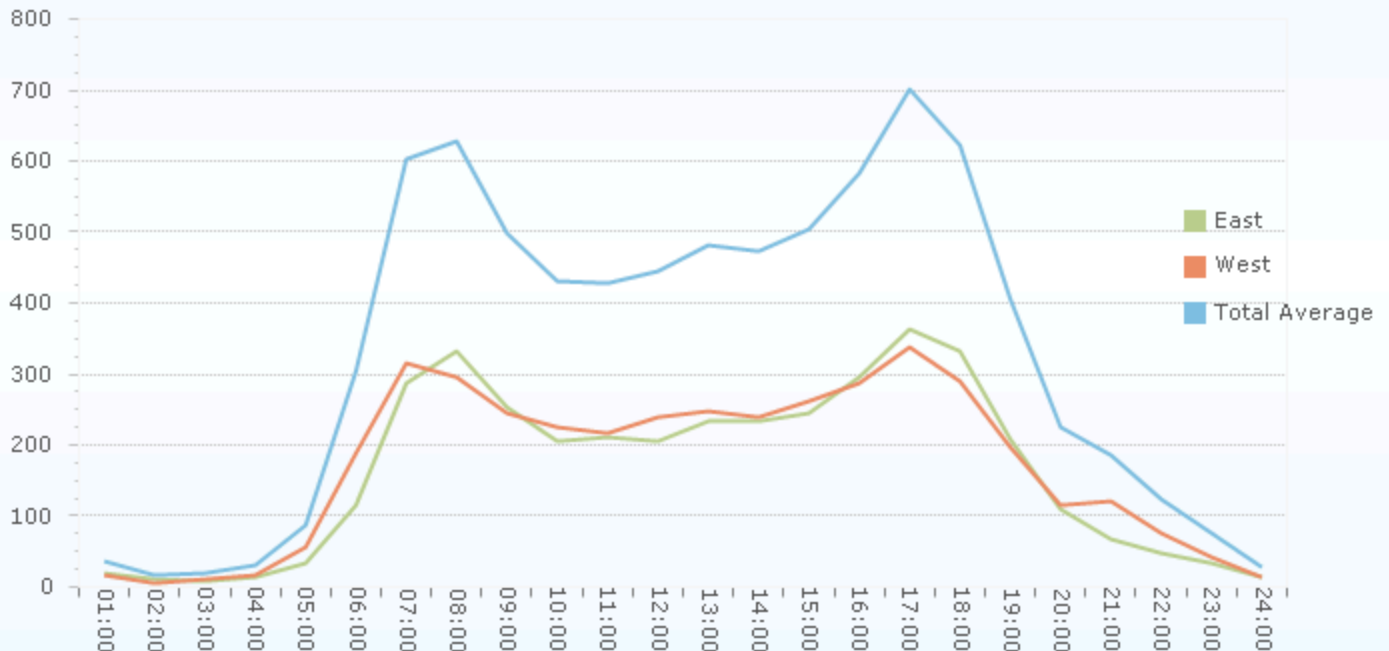
**1 count(s) found for 2025**

2/19/2025 12:00:00 AM ▾

[View Volume Report](#) | [View SPS Report](#) | [View Event Counts Report \(RTF\)](#)

	Day 1	Day 2	Avg
<b>ADT</b>	7893	7986	7940
Peak Hour Vol	650	675	663
Peak to Daily	0.082	0.085	.084
D Factor	0.514	0.51	.512
<b>AM</b>			
Peak Hour Directional Vol	334	344	339
Peak Direction	East	East	N/A
Peak Hour	0645-0745	0645-0745	N/A
Peak Hour Vol	725	738	732
Peak to Daily	0.092	0.092	.092
D Factor	0.528	0.541	.535
<b>PM</b>			
Peak Hour Directional Vol	383	399	391
Peak Direction	East	East	N/A
Peak Hour	1630-1730	1615-1715	N/A

Volumes



GreenPointe LTC Ranch Pod 8C  
 AM PEAK HOUR TURNING MOVEMENTS  
 EXHIBIT 3  
 Commerce Centre Dr & Glades Cut-Off Rd

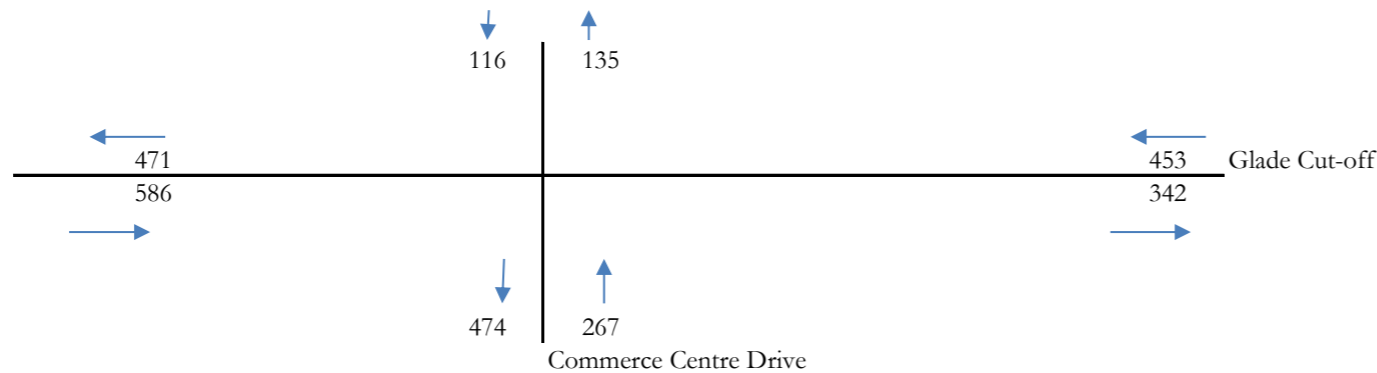
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	0	3	64	60	0	30	74	15	0	46	15	9	0	9	17	1	343
7:15 AM	0	2	71	90	0	15	105	13	0	66	13	9	0	11	15	5	415
7:30 AM	0	6	85	97	0	29	62	19	0	25	14	10	0	12	9	10	378
7:45 AM	0	6	41	61	0	32	46	13	0	28	16	16	0	5	19	3	286
8:00 AM	0	1	56	32	0	12	37	6	0	25	17	8	0	7	14	2	217
8:15 AM	0	0	36	29	0	11	32	12	0	19	9	11	0	7	12	3	181
8:30 AM	0	2	37	34	0	20	30	5	0	21	8	14	0	10	14	1	196
8:45 AM	0	0	41	24	0	8	19	7	0	30	16	10	0	5	22	0	182
<b>Peak Hour Traffic Volume</b>	0	20	431	427	0	157	405	90	0	260	108	87	0	66	122	25	2198
7:00 AM	0	17	261	308	0	106	287	60	0	165	58	44	0	37	60	19	1422

Count Taken: 2/19/2025  
 Buildout year: 2028  
 Growth Rate: 5.0%  
 Seasonal Factor: 1.00

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
2/19/2025	0	17	261	308	0	106	287	60	0	165	58	44	0	37	60	19
<b>PSCF</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Volumes</b>		17	261	308		106	287	60		165	58	44		37	60	19
<b>Growth Rate</b>		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%
<b>Growth</b>		3	41	49		17	45	9		26	9	7		6	9	3
<b>2028 Volumes</b>		20	302	357		123	332	69		191	67	51		43	69	22
<b>Pre-Development</b>		20	302	357		123	332	69		191	67	51		43	69	22
<b>Approved + Project</b>	0	19	0	0	0	0	0	53	0	0	95	0	0	160	287	57
<b>Post</b>	0	39	302	357	0	123	332	122	0	191	162	51	0	203	356	79

Project Traffic Assignment	In	In	In	Out	Out	Out
	0%	5%	0%	0%	0%	0%
		14%	0%	0%	25%	0%
			0%	14%	25%	5%

AM PEAK HOUR PEAK SEASON APPROACH AND DEPARTURE VOLUMES  
 2023 PEAK SEASON VOLUME  
 Commerce Centre Dr & Glades Cut-Off Rd



GreenPointe LTC Ranch Pod 8C  
 PM PEAK HOUR TURNING MOVEMENTS  
 EXHIBIT 3  
 Commerce Centre Dr & Glades Cut-Off Rd

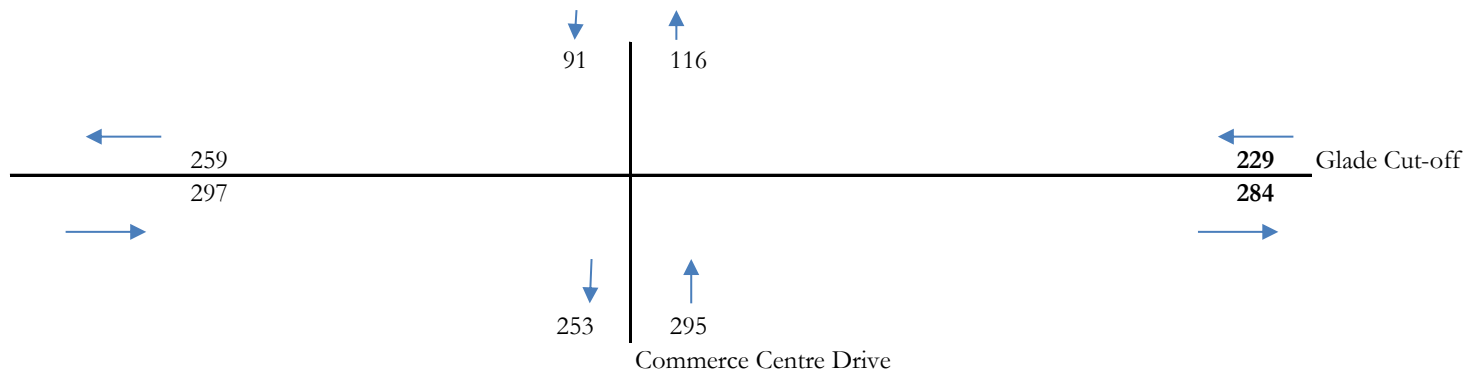
	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	0	0	60	31	0	16	26	3	0	30	18	16	0	5	16	1	222
4:15 PM	0	2	53	29	0	18	30	6	0	38	7	16	0	5	9	3	216
4:30 PM	0	0	43	39	0	18	20	8	0	33	17	39	0	6	19	1	243
4:45 PM	0	0	46	32	0	17	31	10	0	31	16	19	0	7	8	1	218
5:00 PM	0	3	36	23	0	22	35	11	0	22	26	18	0	8	11	0	215
5:15 PM	0	2	34	39	0	14	35	8	0	47	15	12	0	16	11	3	236
5:30 PM	0	1	45	16	0	15	19	7	0	32	23	16	0	19	14	0	207
5:45 PM	0	1	42	27	0	15	20	8	0	43	16	12	0	6	11	0	201
<b>Peak Hour Traffic Volume</b> 4:30 PM	0	5	159	133	0	71	121	37	0	133	74	88	0	37	49	5	912

Count Taken: 2/19/2025  
 Buildout year: 2028  
 Growth Rate: 5.0%  
 Seasonal Factor: 1.00

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
2/19/2025	0	5	159	133	0	71	121	37	0	133	74	88	0	37	49	5
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes		5	159	133		71	121	37		133	74	88		37	49	5
Growth Rate		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%
Growth		1	25	21		11	19	6		21	12	14		6	8	1
2028 Volumes		6	184	154		82	140	43		154	86	102		43	57	6
Pre-Development		6	184	154		82	140	43		154	86	102		43	57	6
Approved + Project	0	69	0	0	0	0	0	193	0	0	345	0	0	114	204	41
Post	0	75	184	154	0	82	140	236	0	154	431	102	0	157	261	47

Project Traffic Assignment	In	In	In	Out	Out	Out
	0%	5%	0%	0%	0%	0%
	0%	0%	0%	14%	0%	0%
	0%	0%	0%	25%	0%	0%
	0%	0%	0%	14%	25%	5%

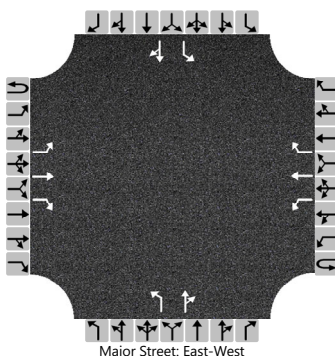
**COMMERCE CENTRE DR & GLADES CUT-OFF RD**  
 PM PEAK HOUR PEAK SEASON APPROACH AND DEPARTURE VOLUMES  
 2023 PEAK SEASON VOLUME



# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP			Intersection	Glades & Commerce		
Agency/Co.	MEP			Jurisdiction			
Date Performed				East/West Street	Glades Cut-Off Rd		
Analysis Year	2028			North/South Street	Commerce Centre Dr		
Time Analyzed	2028			Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Post-Development AM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	1	0	1	1	1		1	1	0		1	1	0
Configuration		L	T	R		L	T	R		L		TR		L		TR
Volume (veh/h)		39	302	357		123	332	122		191	162	51		203	356	79
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

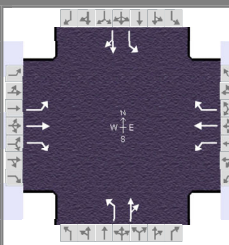
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		41				129				201		224		214		458	
Capacity, c (veh/h)		1084				902				0		204		0		139	
v/c Ratio		0.04				0.14						1.10				3.29	
95% Queue Length, Q <sub>95</sub> (veh)		0.1				0.5						10.5				43.8	
95% Queue Length, Q <sub>95</sub> (ft)		2.5				12.7						266.7				1112.5	
Control Delay (s/veh)		8.5				9.7						141.3				1097.5	
Level of Service (LOS)		A				A						F				F	
Approach Delay (s/veh)		0.5				2.1											
Approach LOS		A				A											

## HCS Signalized Intersection Input Data

General Information					Intersection Information				
Agency	MEP				Duration, h	0.250			
Analyst	MEP		Analysis Date	Aug 12, 2025		Area Type	Other		
Jurisdiction			Time Period	AM		PHF	0.95		
Urban Street	Glades Cut-Off Rd		Analysis Year	2028		Analysis Period	1 > 7:00		
Intersection	Glades & Commerce		File Name	AM Post.xus					
Project Description	Post-Improvement AM								



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	39	302	357	123	332	122	191	162	51	203	356	79

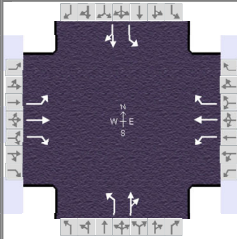
Signal Information													
Cycle, s	94.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.0	2.8	25.6	9.7	0.5	25.4			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	0.0	4.5	4.5	0.0	4.5			
				Red	2.0	0.0	2.0	2.0	0.0	2.0			

Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	39	302	357	123	332	122	191	162	51	203	356	79
Initial Queue ( $Q_b$ ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate ( $s_o$ ), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking ( $N_m$ ), man/h		None			None			None			None	
Heavy Vehicles ( $P_{HV}$ ), %	2	2	2	2	2	0	2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses ( $N_b$ ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type ( $AT$ )	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering ( $I$ )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width ( $W$ ), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Turn Bay Length, ft	100	0	250	200	0	0	0	0		0	0	
Grade ( $P_g$ ), %		0			0			0			0	
Speed Limit, mi/h	50	50	50	50	50	50	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green ( $G_{max}$ ) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval ( $Y$ ), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Red Clearance Interval ( $R_c$ ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green ( $G_{min}$ ), s	6	6	6	6	6	6	6	6
Start-Up Lost Time ( $l_t$ ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green ( $e$ ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage ( $PT$ ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk ( $Walk$ ), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time ( $PC$ ), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

## HCS Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	MEP			Duration, h	0.250	
Analyst	MEP	Analysis Date	Aug 12, 2025	Area Type	Other	
Jurisdiction		Time Period	AM	PHF	0.95	
Urban Street	Glades Cut-Off Rd	Analysis Year	2028	Analysis Period	1 > 7:00	
Intersection	Glades & Commerce	File Name	AM Post.xus			
Project Description	Post-Improvement AM					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	39	302	357	123	332	122	191	162	51	203	356	79

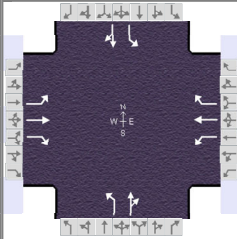
Signal Information														
Cycle, s	94.0	Reference Phase	2	↶	↷	↶↷	↷↶	↶↷	↷↶	↶↷	↷↶	↶↷	↷↶	
Offset, s	0	Reference Point	End	Green	4.0	2.8	25.6	9.7	0.5	25.4	↶	↷	↶↷	↷↶
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	0.0	4.5	4.5	0.0	4.5	↶	↷	↶↷	↷↶
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0	↶	↷	↶↷	↷↶

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.5	32.1	13.3	34.9	16.2	31.9	16.7	32.4
Change Period, ( Y+R <sub>c</sub> ), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway ( MAH ), s	3.0	3.0	3.0	3.0	3.1	3.1	3.1	3.1
Queue Clearance Time ( g <sub>s</sub> ), s	3.5	23.3	6.8	17.1	9.5	11.8	10.0	25.1
Green Extension Time ( g <sub>e</sub> ), s	0.0	2.2	0.1	2.2	0.3	1.3	0.3	0.8
Phase Call Probability	0.66	1.00	0.97	1.00	0.99	1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41

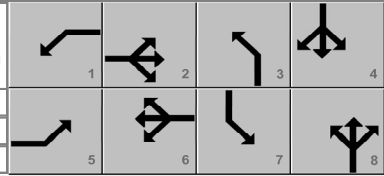
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	41	318	376	129	349	128	201	224		214	458	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1781	1870	1585	1781	1870	1610	1781	1793		1781	1811	
Queue Service Time ( g <sub>s</sub> ), s	1.5	14.0	21.3	4.8	15.1	5.7	7.5	9.8		8.0	23.1	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	1.5	14.0	21.3	4.8	15.1	5.7	7.5	9.8		8.0	23.1	
Green Ratio ( g/C )	0.31	0.27	0.27	0.34	0.30	0.30	0.37	0.27		0.38	0.28	
Capacity ( c ), veh/h	277	509	431	336	565	486	270	485		464	500	
Volume-to-Capacity Ratio ( X )	0.148	0.624	0.871	0.385	0.619	0.264	0.745	0.462		0.461	0.916	
Back of Queue ( Q ), ft/ln ( 95 th percentile)	27	251	313	86	264	91	142	189		147	450	
Back of Queue ( Q ), veh/ln ( 95 th percentile)	1.1	9.9	12.3	3.4	10.4	3.7	5.6	7.4		5.8	17.7	
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.27	0.00	1.25	0.43	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	23.8	30.0	32.7	23.0	28.2	24.9	24.2	28.6		21.2	33.0	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.1	0.5	2.2	0.3	0.4	0.1	1.5	0.3		0.3	16.8	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	23.9	30.5	34.9	23.3	28.6	25.0	25.7	28.9		21.5	49.9	
Level of Service ( LOS )	C	C	C	C	C	C	C	C		C	D	
Approach Delay, s/veh / LOS	32.4		C	26.7		C	27.4		C	40.8		D
Intersection Delay, s/veh / LOS	32.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.92	B	2.12	B	2.12	B
Bicycle LOS Score / LOS	1.70	B	1.49	A	1.19	A	1.60	B

## HCS Signalized Intersection Intermediate Values

General Information				Intersection Information		
Agency	MEP			Duration, h	0.250	
Analyst	MEP	Analysis Date	Aug 12, 2025	Area Type	Other	
Jurisdiction		Time Period	AM	PHF	0.95	
Urban Street	Glades Cut-Off Rd	Analysis Year	2028	Analysis Period	1 > 7:00	
Intersection	Glades & Commerce	File Name	AM Post.xus			
Project Description	Post-Improvement AM					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	39	302	357	123	332	122	191	162	51	203	356	79

Signal Information															
Cycle, s	94.0	Reference Phase	2	Green	4.0	2.8	25.6	9.7	0.5	25.4	Yellow	4.5	0.0	4.5	4.5
Offset, s	0	Reference Point	End	Red	2.0	0.0	2.0	2.0	0.0	2.0	Uncoordinated	Yes	Simult. Gap E/W	On	
Force Mode	Fixed	Simult. Gap N/S	On												

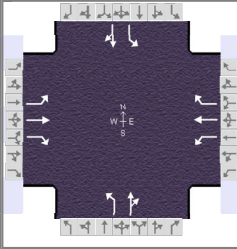
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor ( $f_{HVg}$ )	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.000	0.847		0.959	0.959		0.968	0.968
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor ( $f_{WZ}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor ( $f_{DDI}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ( $f_{CAV,prot}$ )	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ( $f_{CAV,perm}$ )												
Movement Saturation Flow Rate (s), veh/h	1781	1870	1585	1781	1870	1610	1781	1364	429	1781	1482	329
Proportion of Vehicles Arriving on Green (P)	0.04	0.27	0.27	0.07	0.30	0.30	0.10	0.27	0.27	0.11	0.28	0.28
Incremental Delay Factor (k)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		0.04	0.31	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.31	0.27	0.34	0.30	0.37	0.27	0.38	0.28
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	1031	0	1062	0	934	0	1157	0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	25.6	0.0	25.6	0.0	25.5	0.0	25.5	0.0
Permitted Service Time ( $g_u$ ), s	11.4	0.0	11.6	0.0	0.9	0.0	15.7	0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.6		1.9		0.9		2.2	
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage ( $g_{fs}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln		0		0				
Protected Right Effective Green Time ( $g_R$ ), s		0.0		0.0				

Multimodal	EB		WB		NB		SB	
Pedestrian $F_w / F_v$	1.198	0.000	1.198	0.000	1.389	0.000	1.389	0.000
Pedestrian $F_s / F_{delay}$	0.000	0.129	0.000	0.126	0.000	0.129	0.000	0.128
Pedestrian $M_{corner} / M_{cw}$	0.00		0.00		0.00		0.00	
Bicycle $c_b / d_b$	543.91	24.90	603.66	22.90	541.04	25.00	551.61	24.64
Bicycle $F_w / F_v$	-3.64	1.21	-3.64	1.00	-3.64	0.70	-3.64	1.11

# HCS Signalized Intersection Results Graphical Summary

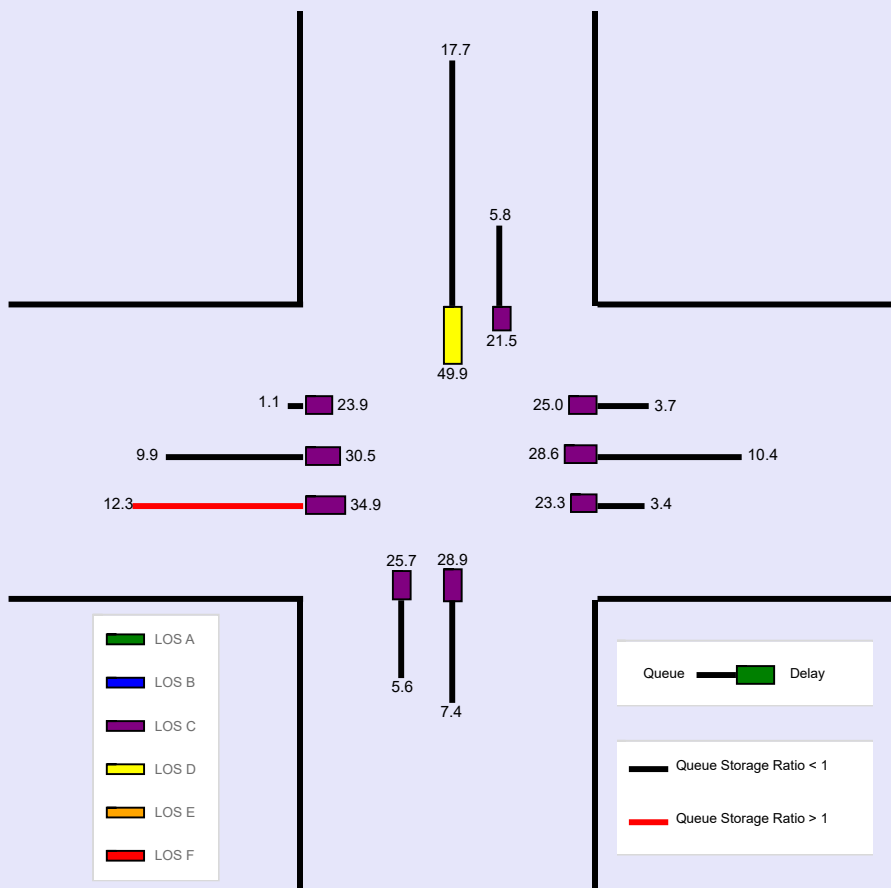
General Information				Intersection Information				
Agency	MEP			Duration, h	0.250			
Analyst	MEP		Analysis Date	Aug 12, 2025		Area Type	Other	
Jurisdiction				Time Period	AM		PHF	0.95
Urban Street	Glades Cut-Off Rd		Analysis Year	2028		Analysis Period	1 > 7:00	
Intersection	Glades & Commerce		File Name	AM Post.xus				
Project Description	Post-Improvement AM							



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	39	302	357	123	332	122	191	162	51	203	356	79

Signal Information				Signal Phases									
Cycle, s	94.0	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	4.0	2.8	25.6	9.7	0.5	25.4			
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	0.0	4.5	4.5	0.0	4.5			
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0			

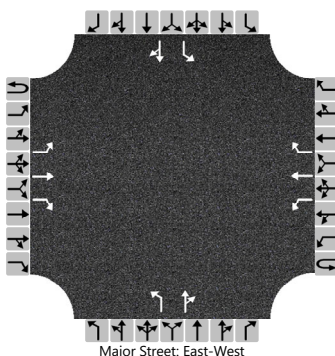
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Back of Queue ( Q ), ft/ln ( 95 th percentile)	27	251	313	86	264	91	142	189		147	450	
Back of Queue ( Q ), veh/ln ( 95 th percentile)	1.1	9.9	12.3	3.4	10.4	3.7	5.6	7.4		5.8	17.7	
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.27	0.00	1.25	0.43	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay ( d ), s/veh	23.9	30.5	34.9	23.3	28.6	25.0	25.7	28.9		21.5	49.9	
Level of Service ( LOS)	C	C	C	C	C	C	C	C		C	D	
Approach Delay, s/veh / LOS	32.4		C	26.7		C	27.4		C	40.8		D
Intersection Delay, s/veh / LOS	32.4						C					



# HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MEP			Intersection	Glades & Commerce		
Agency/Co.	MEP			Jurisdiction			
Date Performed				East/West Street	Glades Cut-Off Rd		
Analysis Year	2028			North/South Street	Commerce Centre Dr		
Time Analyzed	2028			Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Post-Development PM						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	1	0	1	1	1		1	1	0		1	1	0
Configuration		L	T	R		L	T	R		L		TR		L		TR
Volume (veh/h)		75	184	154		82	140	236		154	431	102		157	261	47
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No											
Median Type   Storage	Left Only								1							

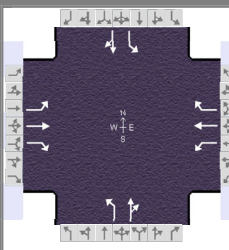
## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

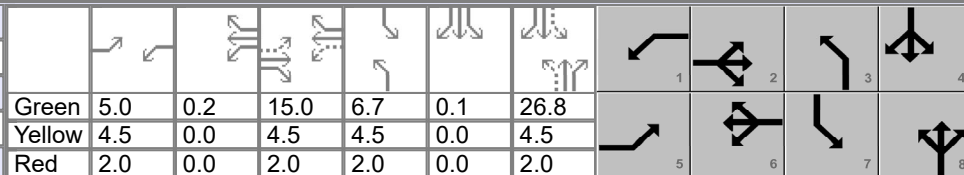
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		79				86				162				561			324
Capacity, c (veh/h)		1163				1203				0				272			295
v/c Ratio		0.07				0.07								2.06			1.10
95% Queue Length, Q <sub>95</sub> (veh)		0.2				0.2								41.2			13.0
95% Queue Length, Q <sub>95</sub> (ft)		5.1				5.1								1046.5			330.2
Control Delay (s/veh)		8.3				8.2								520.9			120.3
Level of Service (LOS)		A				A								F			F
Approach Delay (s/veh)		1.5				1.5											
Approach LOS		A				A											

## HCS Signalized Intersection Input Data

General Information					Intersection Information		
Agency	MEP				Duration, h	0.250	
Analyst	MEP	Analysis Date	Aug 12, 2025		Area Type	Other	
Jurisdiction		Time Period	PM		PHF	0.95	
Urban Street	Glades Cut-Off Rd	Analysis Year	2028		Analysis Period	1 > 16:00	
Intersection	Glades & Commerce	File Name	PM Post.xus				
Project Description	Post-Development PM						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	75	184	154	82	140	236	154	431	102	157	261	47

Signal Information																		
Cycle, s	79.8	Reference Phase	2	Green	5.0	0.2	15.0	6.7	0.1	26.8	Yellow	4.5	0.0	4.5	4.5			
Offset, s	0	Reference Point	End	Red	2.0	0.0	2.0	2.0	0.0	2.0	Uncoordinated	Yes	Simult. Gap E/W	On	Force Mode	Fixed	Simult. Gap N/S	On

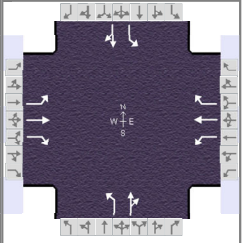
Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	75	184	154	82	140	236	154	431	102	157	261	47
Initial Queue ( Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate ( s <sub>0</sub> ), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking ( N <sub>m</sub> ), man/h	None			None			None			None		
Heavy Vehicles ( P <sub>HV</sub> ), %	2	2	2	2	2	0	2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses ( N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type ( AT )	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering ( 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
Lane Width ( W ), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	250	200	0	0	0	0		0	0	
Grade ( P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	50	50	50	50	50	50	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green ( G <sub>max</sub> ) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval ( Y ), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Red Clearance Interval ( R <sub>c</sub> ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green ( G <sub>min</sub> ), s	6	6	6	6	6	6	6	6
Start-Up Lost Time ( l <sub>t</sub> ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green ( e ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage ( P <sub>T</sub> ), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk ( Walk ), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time ( P <sub>C</sub> ), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

## HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	Aug 12, 2025	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.95
Urban Street	Glades Cut-Off Rd	Analysis Year	2028	Analysis Period	1 > 16:00
Intersection	Glades & Commerce	File Name	PM Post.xus		
Project Description	Post-Development PM				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	75	184	154	82	140	236	154	431	102	157	261	47

Signal Information				Signal Phases									
Cycle, s	79.8	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	5.0	0.2	15.0	6.7	0.1	26.8			
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	0.0	4.5	4.5	0.0	4.5			
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0			

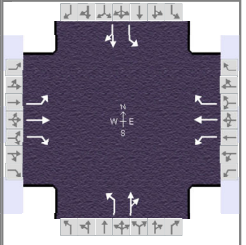
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.5	21.5	11.6	21.7	13.2	33.3	13.3	33.4
Change Period, ( $Y+R_c$ ), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway ( $MAH$ ), s	3.0	3.1	3.0	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time ( $g_s$ ), s	4.8	9.5	5.0	13.8	6.6	25.8	6.7	13.5
Green Extension Time ( $g_e$ ), s	0.1	1.4	0.1	1.4	0.2	1.0	0.2	1.7
Phase Call Probability	0.83	1.00	0.85	1.00	0.97	1.00	0.97	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.67	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( $v$ ), veh/h	79	194	162	86	147	248	162	561		165	324	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1781	1870	1585	1781	1870	1610	1781	1808		1781	1820	
Queue Service Time ( $g_s$ ), s	2.8	7.5	7.4	3.0	5.5	11.8	4.6	23.8		4.7	11.5	
Cycle Queue Clearance Time ( $g_c$ ), s	2.8	7.5	7.4	3.0	5.5	11.8	4.6	23.8		4.7	11.5	
Green Ratio ( $g/C$ )	0.25	0.19	0.19	0.25	0.19	0.19	0.42	0.34		0.42	0.34	
Capacity ( $c$ ), veh/h	321	353	299	318	356	307	419	609		274	615	
Volume-to-Capacity Ratio ( $X$ )	0.246	0.549	0.542	0.271	0.414	0.810	0.387	0.922		0.603	0.527	
Back of Queue ( $Q$ ), ft/ln ( 95 th percentile)	49	143	119	54	105	193	80	455		83	207	
Back of Queue ( $Q$ ), veh/ln ( 95 th percentile)	1.9	5.6	4.7	2.1	4.1	7.7	3.2	17.9		3.3	8.1	
Queue Storage Ratio ( $RQ$ ) ( 95 th percentile)	0.00	0.00	0.48	0.27	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay ( $d_1$ ), s/veh	23.8	29.3	29.3	23.8	28.4	30.9	16.1	25.5		18.9	21.3	
Incremental Delay ( $d_2$ ), s/veh	0.1	0.5	0.6	0.2	0.3	2.0	0.2	16.2		0.8	0.3	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	24.0	29.8	29.9	24.0	28.7	32.9	16.3	41.7		19.7	21.6	
Level of Service (LOS)	C	C	C	C	C	C	B	D		B	C	
Approach Delay, s/veh / LOS	28.8		C	30.0		C	36.0		D	20.9		C
Intersection Delay, s/veh / LOS	29.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	2.10	B	2.10	B
Bicycle LOS Score / LOS	1.20	A	1.28	A	1.68	B	1.30	A

## HCS Signalized Intersection Intermediate Values

General Information					Intersection Information			
Agency	MEP				Duration, h	0.250		
Analyst	MEP	Analysis Date	Aug 12, 2025		Area Type	Other		
Jurisdiction		Time Period	PM		PHF	0.95		
Urban Street	Glades Cut-Off Rd	Analysis Year	2028		Analysis Period	1 > 16:00		
Intersection	Glades & Commerce	File Name	PM Post.xus					
Project Description	Post-Development PM							



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	75	184	154	82	140	236	154	431	102	157	261	47

Signal Information													
Cycle, s	79.8	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	5.0	0.2	15.0	6.7	0.1	26.8			
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.5	0.0	4.5	4.5	0.0	4.5			
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0			

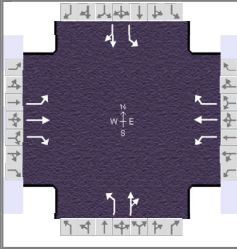
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor ( $f_{HVg}$ )	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	0.984	0.984	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.000	0.847		0.967	0.967		0.973	0.973
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor ( $f_{WZ}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor ( $f_{DDI}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ( $f_{CAV,prot}$ )	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ( $f_{CAV,perm}$ )												
Movement Saturation Flow Rate (s), veh/h	1781	1870	1585	1781	1870	1610	1781	1462	346	1781	1543	278
Proportion of Vehicles Arriving on Green (P)	0.06	0.19	0.19	0.06	0.19	0.19	0.08	0.34	0.34	0.09	0.34	0.34
Incremental Delay Factor (k)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.34		0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.25	0.19	0.25	0.19	0.42	0.34	0.42	0.34
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	1240	0	1189	0	1056	0	849	0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	15.1	0.0	15.1	0.0	26.9	0.0	26.9	0.0
Permitted Service Time ( $g_u$ ), s	7.7	0.0	7.6	0.0	13.6	0.0	3.0	0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.5		0.6		2.4		3.0	
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln		0		0				
Protected Right Effective Green Time ( $g_R$ ), s		0.0		0.0				

Multimodal	EB		WB		NB		SB	
Pedestrian $F_w / F_v$	1.198	0.000	1.198	0.000	1.389	0.000	1.389	0.000
Pedestrian $F_s / F_{delay}$	0.000	0.131	0.000	0.131	0.000	0.115	0.000	0.115
Pedestrian $M_{corner} / M_{cw}$	0.00		0.00		0.00		0.00	
Bicycle $c_b / d_b$	376.82	26.27	380.75	26.15	672.91	17.56	675.52	17.49
Bicycle $F_w / F_v$	-3.64	0.72	-3.64	0.80	-3.64	1.19	-3.64	0.81

# HCS Signalized Intersection Results Graphical Summary

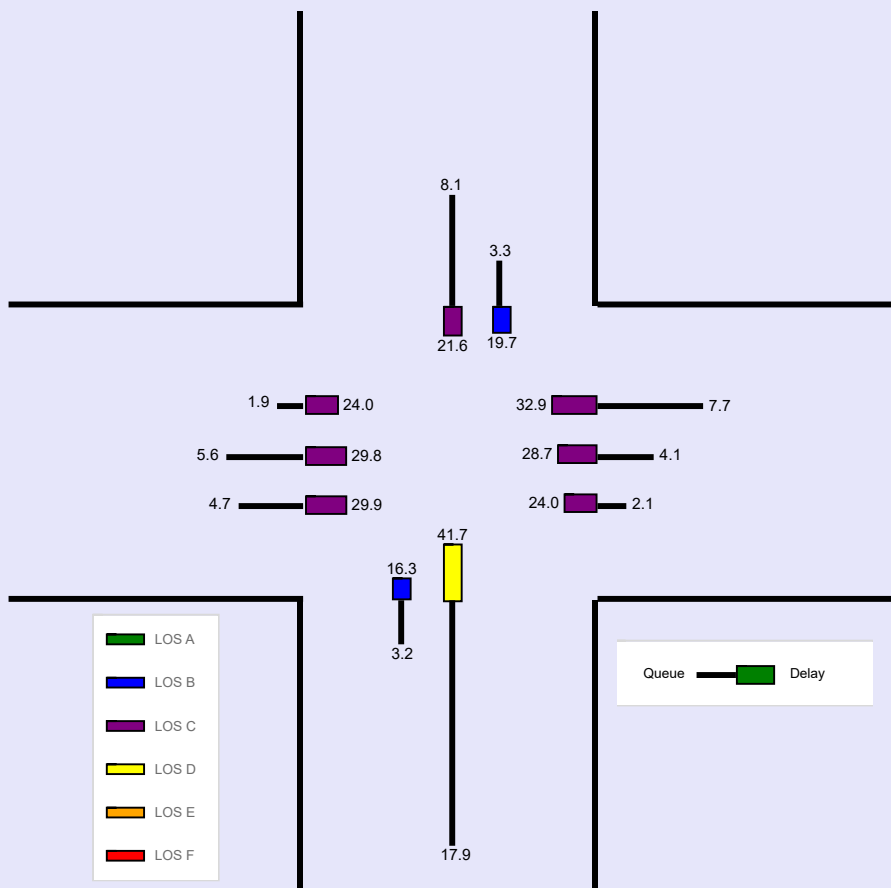
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	Aug 12, 2025	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.95
Urban Street	Glades Cut-Off Rd	Analysis Year	2028	Analysis Period	1 > 16:00
Intersection	Glades & Commerce	File Name	PM Post.xus		
Project Description	Post-Development PM				

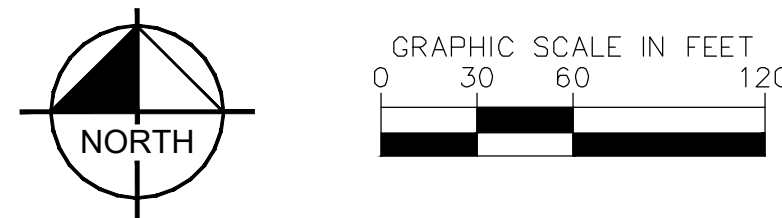


Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	75	184	154	82	140	236	154	431	102	157	261	47

Signal Information				Signal Phases													
Cycle, s	79.8	Reference Phase	2														
Offset, s	0	Reference Point	End	Green	5.0	0.2	15.0	6.7	0.1	26.8	Yellow	4.5	0.0	4.5	4.5	4.5	4.5
Uncoordinated	Yes	Simult. Gap E/W	On	Red	2.0	0.0	2.0	2.0	0.0	2.0	Red	2.0	0.0	2.0	2.0	2.0	2.0
Force Mode	Fixed	Simult. Gap N/S	On														

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Back of Queue ( Q ), ft/ln ( 95 th percentile)	49	143	119	54	105	193	80	455		83	207	
Back of Queue ( Q ), veh/ln ( 95 th percentile)	1.9	5.6	4.7	2.1	4.1	7.7	3.2	17.9		3.3	8.1	
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.00	0.00	0.48	0.27	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay ( d ), s/veh	24.0	29.8	29.9	24.0	28.7	32.9	16.3	41.7		19.7	21.6	
Level of Service ( LOS)	C	C	C	C	C	C	B	D		B	C	
Approach Delay, s/veh / LOS	28.8		C	30.0		C	36.0		D	20.9		C
Intersection Delay, s/veh / LOS	29.7						C					





**LEGAL DESCRIPTION**  
TRACT 2, LTC RANCH WEST POD 7, AS RECORDED IN PLAT BOOK 124, PAGE 19 ST. LUCIE COUNTY, FLORIDA.

EXISTING USE: LTC RANCH WEST RESIDENTIAL CDD  
ZONING: PUD  
LANDUSE: ROI

UNIT DATA			
UNIT BREAKDOWN	# OF UNITS	PROVIDED SF	MIN. SF PER PUD
ONE-BEDROOM	114	730 SF	700 SF
TWO-BEDROOM	156	1,176 SF	800 SF
THREE-BEDROOM	42	1,242 SF	900 SF
<b>TOTAL</b>	<b>312 UNITS</b>		

BUILDING SETBACKS		
BUFFER	SETBACK	PROVIDED
FRONT	10 FT	26 FT
SIDE	10 FT	10 FT
REAR	10 FT	10 FT

### PROJECT TEAM

**DEVELOPER**  
JEFF KITTLE  
KITTLE PROPERTY GROUP, INC.  
310 E. 96TH STREET, SUITE 400  
INDIANAPOLIS, IN 46240  
(317) 727-0064

**PLANNER/L.A.**  
STEVE GARRETT, R.L.A.  
LUCIDO AND ASSOCIATES, INC.  
701 SE OCEAN BLVD.  
STUART, FL 34994  
(772) 220-2100

**CIVIL ENGINEER**  
ALEXANDER M. DAUGHERTY, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200  
VERO BEACH, FLORIDA 32960  
(772) 794-4100

**SURVEYOR**  
BLANE BERGSTRESSER  
KMA ENGINEERING AND SURVEYING, LLC  
2345 14TH AVENUE, SUITE 3  
VERO BEACH, FL 32960  
(772) 569-5505

**ENVIRONMENTAL**  
DEAN CLARK  
PROGEA, INC  
1201 ELM STREET, SUITE 4232  
DALLAS, TX 75270  
(214) 214-4330

DESCRIPTION	ENVIRONMENTAL SITE ASSESSMENT		RELOCATION PLAN (Y/N)	
	FOUND (Y/N)	AGENCY CONTACT INFO	USE	PLAN (Y/N)
WETLANDS	YES	N/A	NO	NO
RARE VEGETATION	NO	N/A	NO	NO
THREATENED SPECIES	NO	(850) 488-4675	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
SPECIES OF SPECIAL CONCERN	NO	N/A	NO	NO
INVASIVE SPECIES/VEGETATION	YES	N/A	NO	NO

DEVELOPMENT DATA			
TAX PARCEL ID NO.	3315-600-0002-000-2		
PROJECT USE	MULTI-FAMILY		
PROJECT FUTURE LAND USE	ROI		
PROJECT ZONING	PUD		
ALLOWABLE DENSITY	11 UNITS PER 1 ACRE		
UNITS PROPOSED	312 UNITS		
PROPOSED DENSITY	9.41 UNITS PER 1 ACRE		
MAX BUILDING HEIGHT	65'		
PROPOSED BUILDING HEIGHT	53.16'		
TOTAL SITE AREA	1,443,461 SF	33.14 AC	100.00%
AREA OF PROPOSED BUILDINGS (MAX 50%)	151,393 SF	3.47 AC	10.49%
AREA OF PROPOSED PAVEMENT	289,072 SF	6.64 AC	20.03%
AREA OF PROPOSED POND	155,237 SF	3.56 AC	10.75%
AREA OF WETLAND	333,939 SF	7.67 AC	23.14%
TOTAL PROPOSED IMPERVIOUS AREA (MAX 80%)	929,676 SF	21.34 AC	64.41%
TOTAL PROPOSED OPEN SPACE (MIN 35%)	513,785 SF	11.80 AC	35.59%
OPEN SPACE REQUIRED (MIN 5% USABLE OPEN SPACE)	505,358 SF	11.60 AC	35%

PARKING DATA		
PARKING REQUIRED:	UNITS	SPACES
ONE-BEDROOM (1.75/UNIT)	114	199
TWO-BEDROOM (1.75/UNIT)	156	273
THREE-BEDROOM (1.75/UNIT)	42	74
<b>TOTAL UNITS</b>	<b>312</b>	<b>546</b>
GUEST PARKING (1/ 5 UNITS)	-	63
CLUB HOUSE PARKING (1/ 1,000 SF)	-	7
<b>TOTAL REQUIRED</b>	-	<b>616</b>
<b>PARKING PROVIDED:</b>	<b>UNITS</b>	<b>SPACES</b>
STANDARD PARKING PROVIDED	-	503
ACCESSIBLE PARKING PROVIDED	-	25
GARAGE PARKING PROVIDED	-	90
<b>TOTAL PARKING PROVIDED</b>	-	<b>618</b>
<b>PROPOSED PARKING RATIO</b>	<b>618 SPACES / 312 UNITS</b>	<b>1.98 SPACES / UNIT</b>

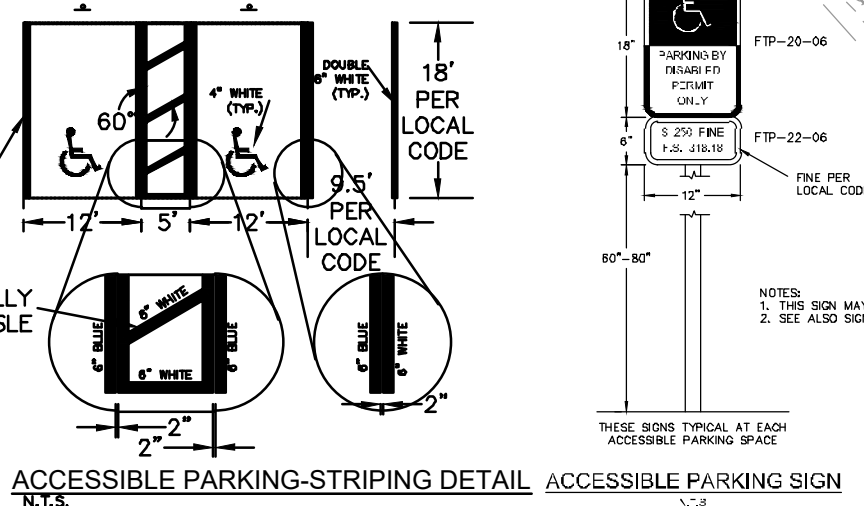
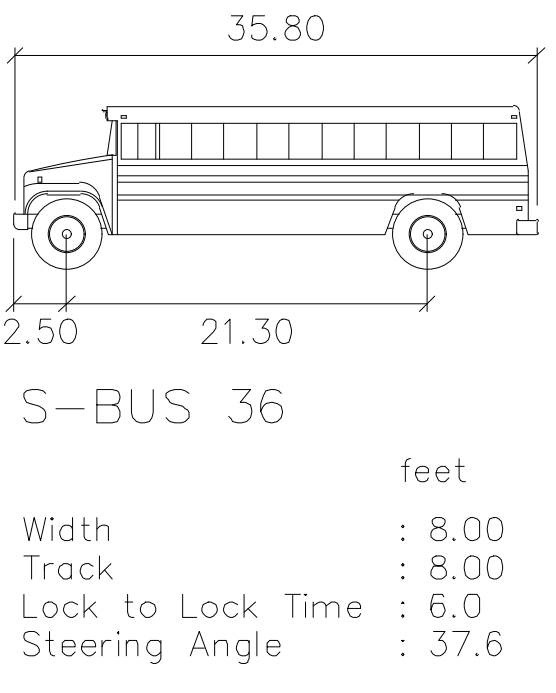
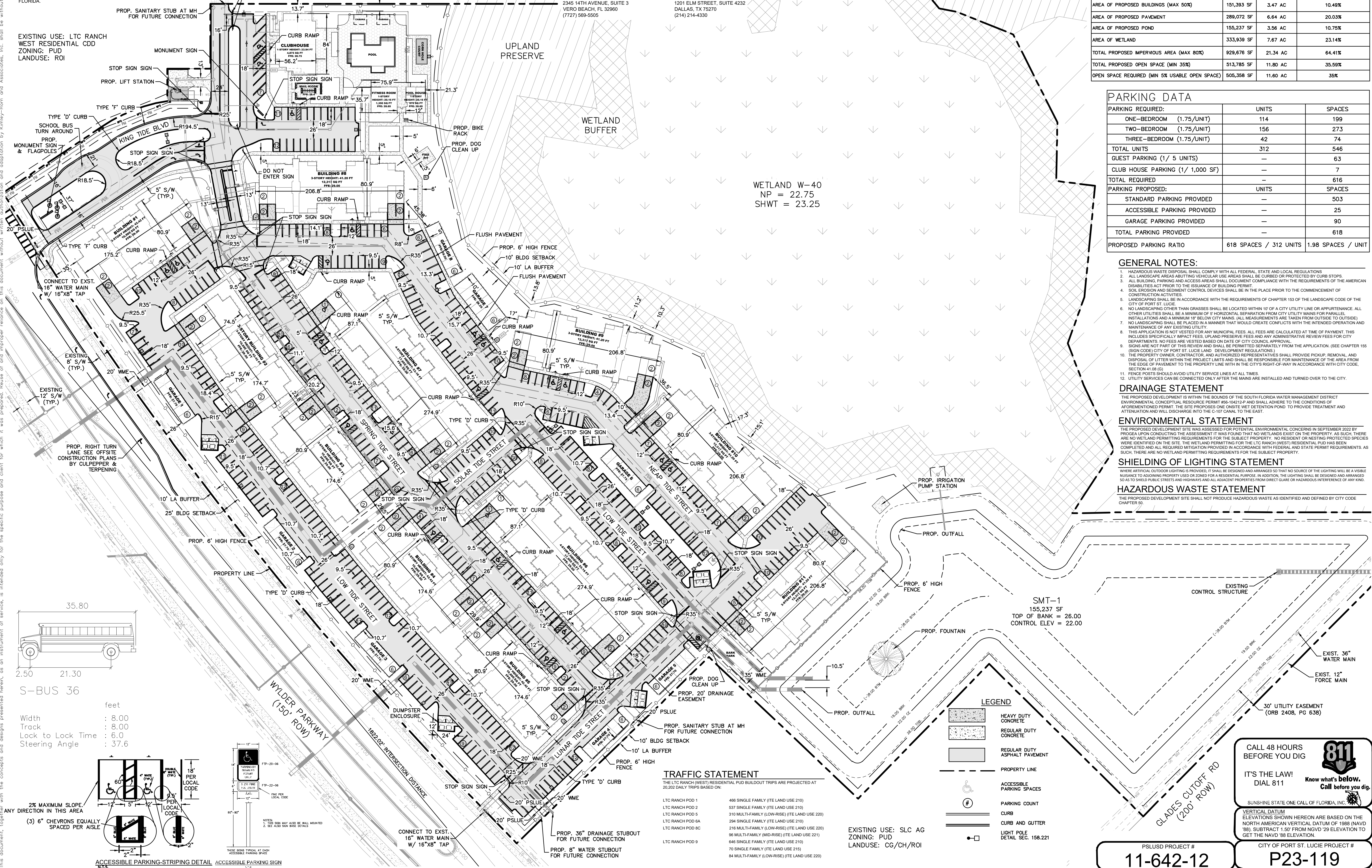
- GENERAL NOTES:**
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
  - ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
  - SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  - LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
  - NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
  - NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
  - THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
  - SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PRINTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
  - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND 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 CITY CODE, SECTION 41-09 (G).
  - FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
  - UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

**DRAINAGE STATEMENT**  
THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL CONCEPTUAL RESOURCE PERMIT #16-10412-P AND SHALL ADHERE TO THE CONDITIONS OF AFORESAID PERMIT. THE SITE PROPOSES ONE ON-SITE WET DETENTION POND TO PROVIDE TREATMENT AND ATTENUATION AND WILL DISCHARGE INTO THE C-107 CANAL TO THE EAST.

**ENVIRONMENTAL STATEMENT**  
THE PROPOSED DEVELOPMENT SITE WAS ASSESSED FOR POTENTIAL ENVIRONMENTAL CONCERNS IN SEPTEMBER 2022 BY PROGEA UPON CONDUCTING THE ASSESSMENT. IT WAS FOUND THAT NO WETLANDS OR OTHER SENSITIVE AREAS EXIST ON THE PROPERTY. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY. NO RESIDENT OR NESTING PROTECTED SPECIES WERE IDENTIFIED ON THE SITE. THE WETLAND PERMITTING FOR THE LTC RANCH WEST RESIDENTIAL PUD HAS BEEN COMPLETED AND ALL REQUIRED MITIGATION PROVIDED IN ACCORDANCE WITH FEDERAL AND STATE PERMIT REQUIREMENTS. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY.

**SHIELDING OF LIGHTING STATEMENT**  
WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO THAT NO SOURCE OF THE LIGHTING WILL BE A VISIBLE OBSTACLE TO ADJACENT PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

**HAZARDOUS WASTE STATEMENT**  
THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 50.



**TRAFFIC STATEMENT**  
THE LTC RANCH (WEST) RESIDENTIAL PUD BUILDOUT TRIPS ARE PROJECTED AT 20,202 DAILY TRIPS BASED ON:

LTC RANCH POD 1	466 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 2	537 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 3	310 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 4A	294 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 4B	216 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)
LTC RANCH POD 5	96 MULTI-FAMILY (MID-RISE) (ITE LAND USE 221)
LTC RANCH POD 6	646 SINGLE FAMILY (ITE LAND USE 210)
LTC RANCH POD 7	70 SINGLE FAMILY (ITE LAND USE 215)
LTC RANCH POD 8	84 MULTI-FAMILY (LOW-RISE) (ITE LAND USE 220)

**LEGEND**

- HEAVY DUTY CONCRETE
- REGULAR DUTY CONCRETE
- REGULAR DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- ACCESSIBLE PARKING SPACES
- PARKING COUNT
- CURB
- CURB AND GUTTER
- LIGHT POLE DETAIL SEC. 158.221

PSLUSD PROJECT # **11-642-12** CITY OF PORT ST. LUCIE PROJECT # **P23-119**

**Kimley-Horn**  
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM  
REGISTRY NO. 35106

**THE TIDES at WYLDER**  
LTC RANCH POD 8C  
PREPARED FOR  
KITTLE PROPERTY GROUP, INC.  
PORT ST. LUCIE, FLORIDA

**SITE PLAN**

PLANNED BY: MJP  
DRAWN BY: MJP  
CHECKED BY: AMD

DATE: 3/22/2023

SCALE: AS SHOWN

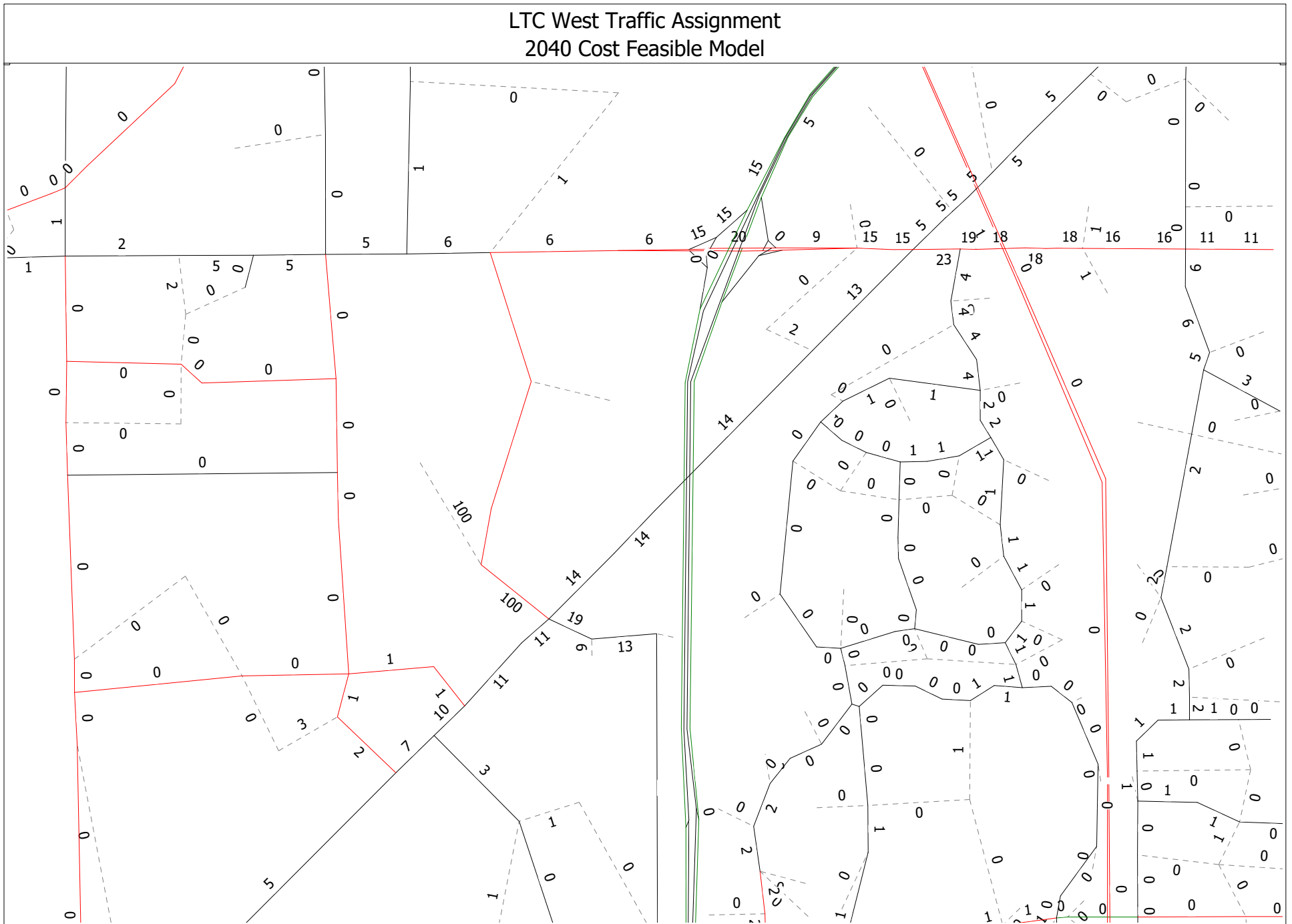
LICENSED PROFESSIONAL  
ALEXANDER M. DAUGHERTY, P.E.  
FLORIDA LICENSE NUMBER 91957

DATE: \_\_\_\_\_

SHEET NUMBER **C-100**

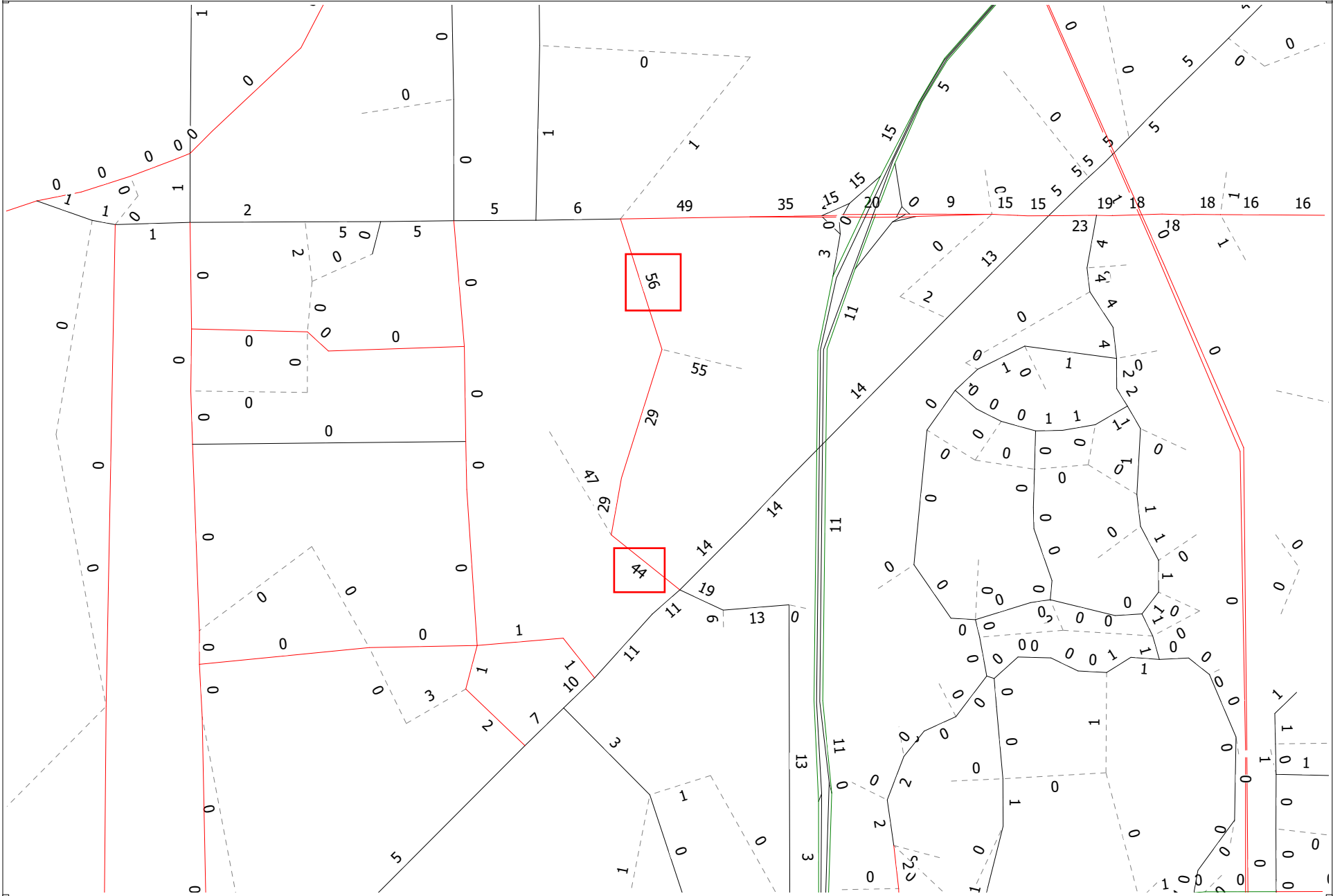
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LTC West Traffic Assignment  
2040 Cost Feasible Model



xx External Assignment = 100%

### LTC West Traffic Assignment 2040 Cost Feasible Model



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9402 WEST-W OF I95

WEEK	DATES	SF	MOCF: 0.92 PSCF
1	01/01/2024 - 01/06/2024	1.01	1.10
2	01/07/2024 - 01/13/2024	1.01	1.10
3	01/14/2024 - 01/20/2024	1.01	1.10
4	01/21/2024 - 01/27/2024	0.98	1.07
* 5	01/28/2024 - 02/03/2024	0.94	1.02
* 6	02/04/2024 - 02/10/2024	0.91	0.99
* 7	02/11/2024 - 02/17/2024	0.88	0.96
* 8	02/18/2024 - 02/24/2024	0.88	0.96
* 9	02/25/2024 - 03/02/2024	0.89	0.97
*10	03/03/2024 - 03/09/2024	0.89	0.97
*11	03/10/2024 - 03/16/2024	0.90	0.98
*12	03/17/2024 - 03/23/2024	0.91	0.99
*13	03/24/2024 - 03/30/2024	0.92	1.00
*14	03/31/2024 - 04/06/2024	0.93	1.01
*15	04/07/2024 - 04/13/2024	0.94	1.02
*16	04/14/2024 - 04/20/2024	0.95	1.03
*17	04/21/2024 - 04/27/2024	0.96	1.04
18	04/28/2024 - 05/04/2024	0.98	1.07
19	05/05/2024 - 05/11/2024	0.99	1.08
20	05/12/2024 - 05/18/2024	1.01	1.10
21	05/19/2024 - 05/25/2024	1.02	1.11
22	05/26/2024 - 06/01/2024	1.04	1.13
23	06/02/2024 - 06/08/2024	1.05	1.14
24	06/09/2024 - 06/15/2024	1.07	1.16
25	06/16/2024 - 06/22/2024	1.08	1.17
26	06/23/2024 - 06/29/2024	1.08	1.17
27	06/30/2024 - 07/06/2024	1.09	1.18
28	07/07/2024 - 07/13/2024	1.10	1.20
29	07/14/2024 - 07/20/2024	1.11	1.21
30	07/21/2024 - 07/27/2024	1.10	1.20
31	07/28/2024 - 08/03/2024	1.10	1.20
32	08/04/2024 - 08/10/2024	1.09	1.18
33	08/11/2024 - 08/17/2024	1.09	1.18
34	08/18/2024 - 08/24/2024	1.09	1.18
35	08/25/2024 - 08/31/2024	1.09	1.18
36	09/01/2024 - 09/07/2024	1.09	1.18
37	09/08/2024 - 09/14/2024	1.09	1.18
38	09/15/2024 - 09/21/2024	1.10	1.20
39	09/22/2024 - 09/28/2024	1.08	1.17
40	09/29/2024 - 10/05/2024	1.06	1.15
41	10/06/2024 - 10/12/2024	1.04	1.13
42	10/13/2024 - 10/19/2024	1.03	1.12
43	10/20/2024 - 10/26/2024	1.01	1.10
44	10/27/2024 - 11/02/2024	1.00	1.09
45	11/03/2024 - 11/09/2024	0.99	1.08
46	11/10/2024 - 11/16/2024	0.98	1.07
47	11/17/2024 - 11/23/2024	0.98	1.07
48	11/24/2024 - 11/30/2024	0.99	1.08
49	12/01/2024 - 12/07/2024	0.99	1.08
50	12/08/2024 - 12/14/2024	1.00	1.09
51	12/15/2024 - 12/21/2024	1.01	1.10
52	12/22/2024 - 12/28/2024	1.01	1.10
53	12/29/2024 - 12/31/2024	1.01	1.10

\* PEAK SEASON

04-MAR-2025 16:32:53

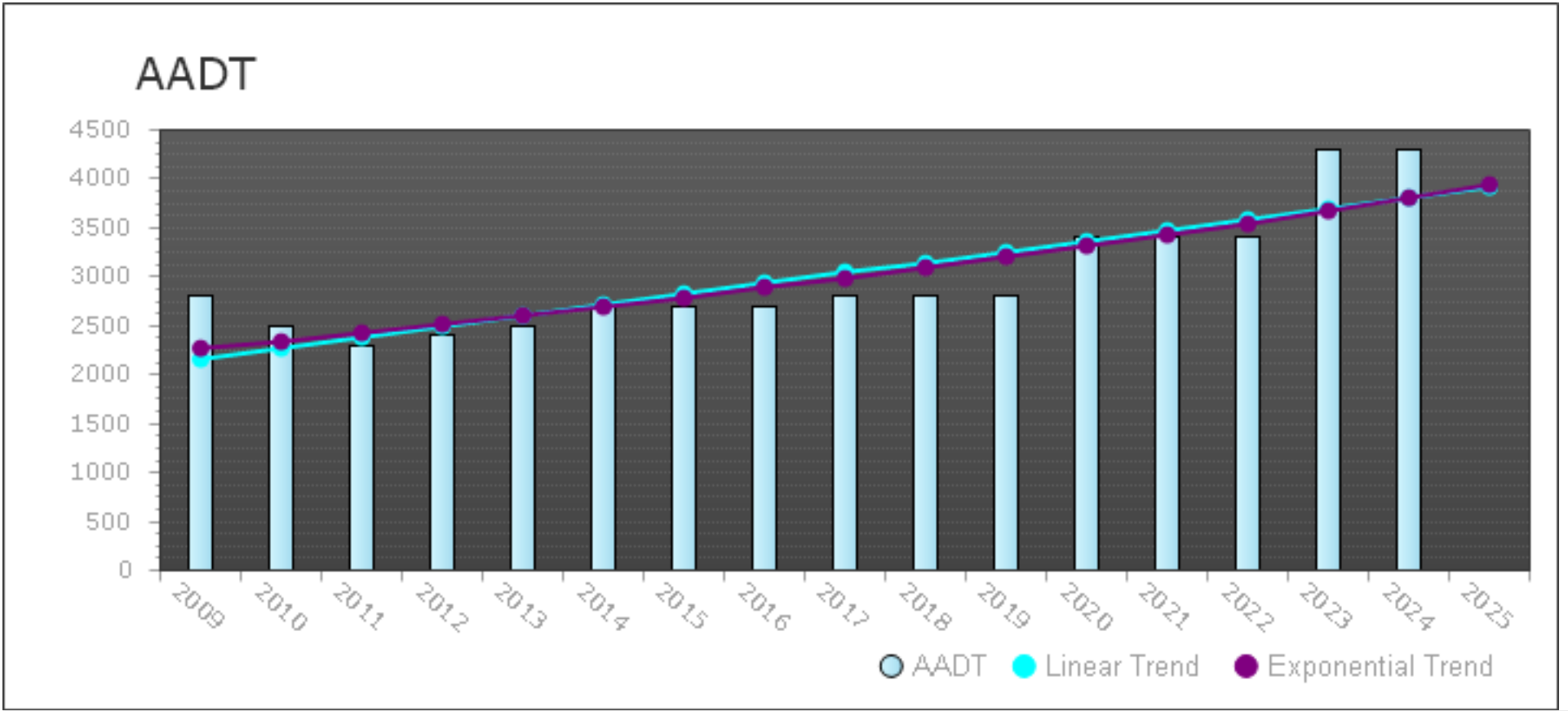
830UPD

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**Station 940279**

CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD. (HPMS SAMPLE 2007)

**Linear Growth = 2.78%**  
**Exponential Growth = 3.38%**

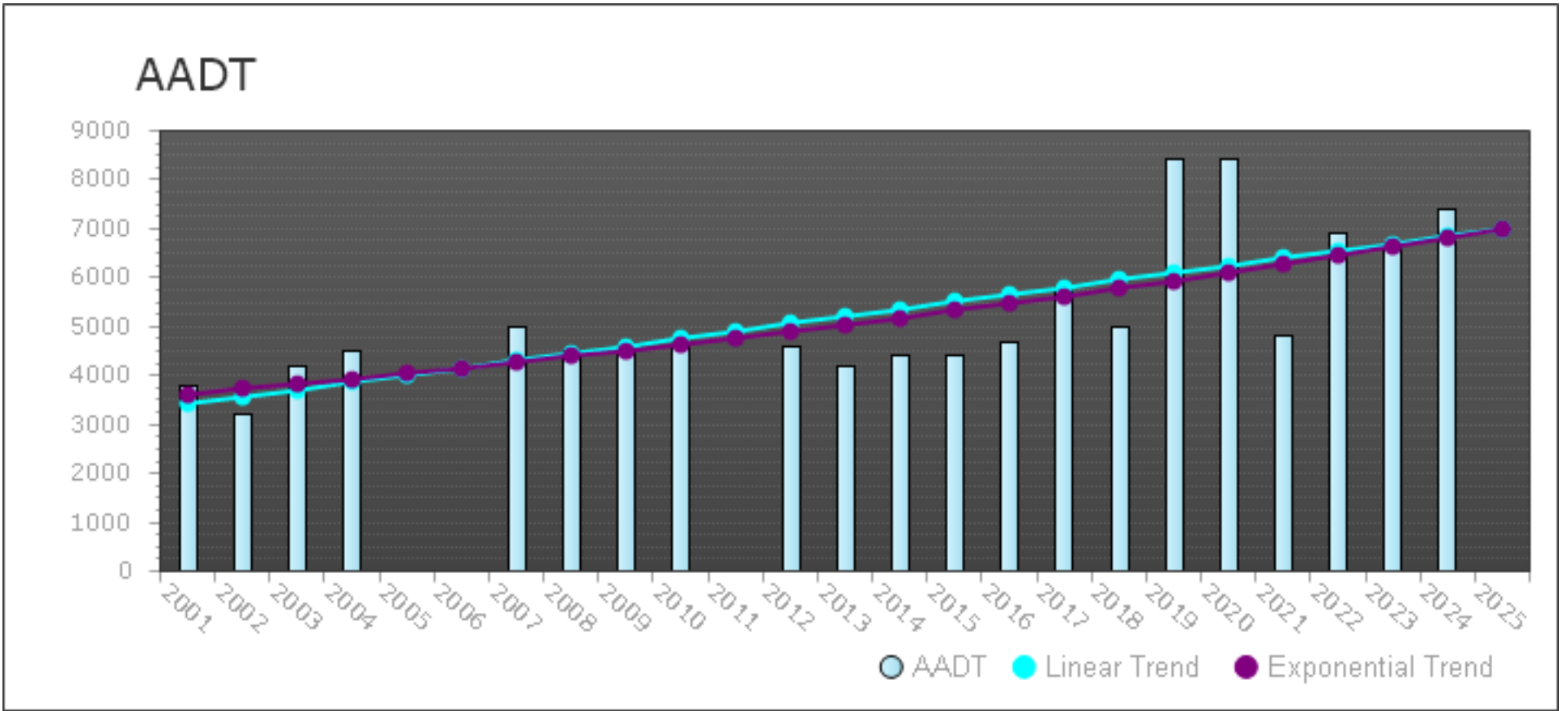


YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	940279	4300	0.09	0.511		416	416
2023	940279	4300	0.09	0.516		416	416
2022	940279	3400	0.09	0.514	0	329	329
2021	940279	3400	0.09	0.509	0	329	329
2020	940279	3400		0.51	-1		
2019	940279	2800		51			
2018	940279	2800		51.3			
2017	940279	2800		50.9			
2016	940279	2700		50.9			
2015	940279	2700		51	9.14		
2014	940279	2700		50.8	10.72		
2013	940279	2500		50.8			
2012	940279	2400		56.8			
2011	940279	2300			0		
2010	940279	2500			0	284	267
2009	940279	2800			0	282	263

**Station 940732**

CR 712/MIDWAY RD - W OF SR 9/I-95 (COUNTY 732)

**Linear Growth = 2.13%**  
**Exponential Growth = 2.71%**

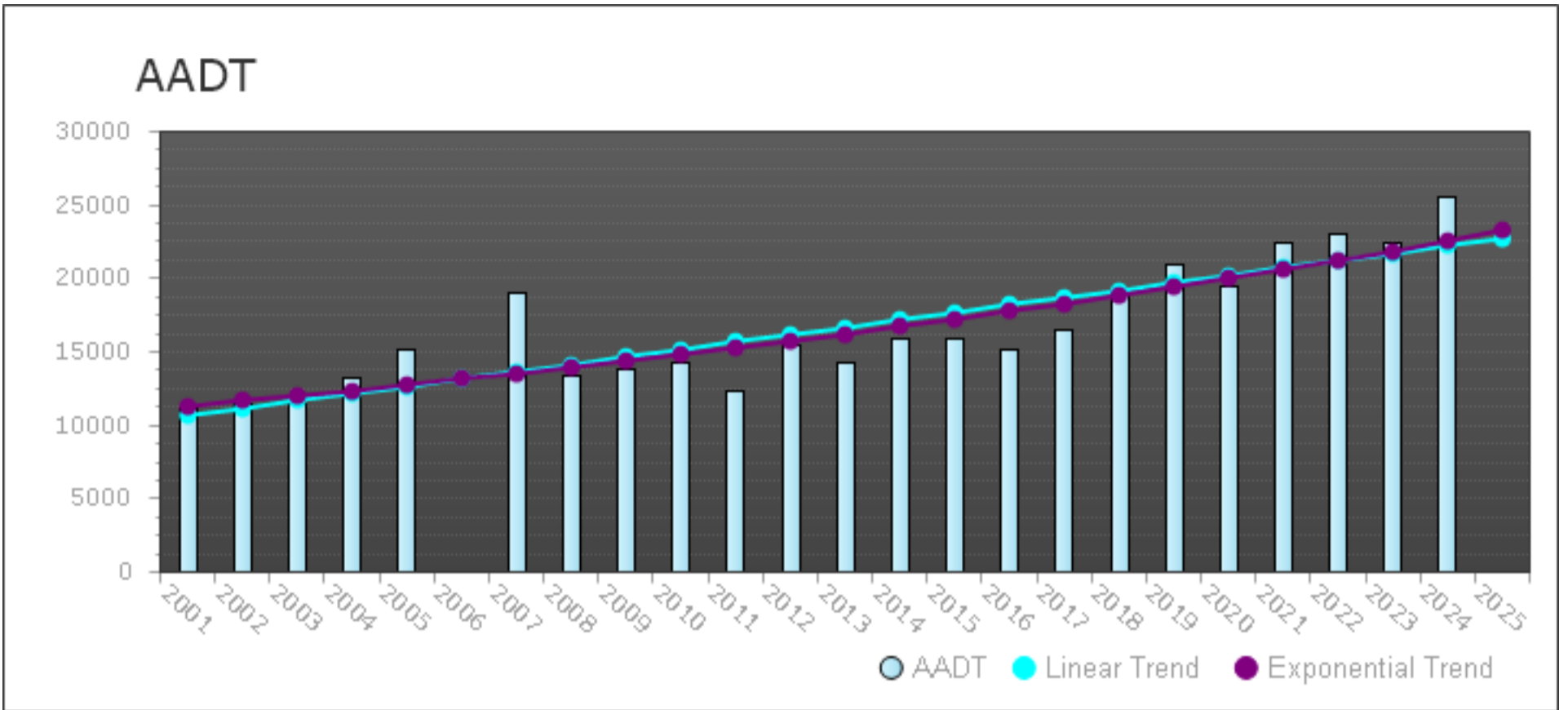


YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	940732	7400	0.09	0.549		757	757
2023	940732	6700	0.09	0.535		685	685
2022	940732	6900	0.09	0.53	0	706	706
2021	940732	4800	0.09	0.53	0	491	491
2020	940732	8400		0.53	-1		
2019	940732	8400		0.53			
2018	940732	5000		0.53			
2017	940732	5800		0.53			
2016	940732	4700		0.53			
2015	940732	4400		0.53	21.27		
2014	940732	4400		0.53	11.62		
2013	940732	4200		0.53	6.33		
2012	940732	4600		0.53			
2010	940732	4600		0.53	0	357	504
2009	940732	4600		0.53	0	512	506
2008	940732	4500		0.53	0	490	485
2007	940732	5000		0.53	0	605	603
2004	940732	4500		0.53	0	426	446
2003	940732	4200		0.53	0	373	439
2002	940732	3200		0.53	0	344	352
2001	940732	3800		0.53	0	413	417

**Station 945140**

CR 712 / MIDWAY RD - E OF SR 9/I-95 (COUNTY 5140)

**Linear Growth = 2.21%**  
**Exponential Growth = 2.95%**

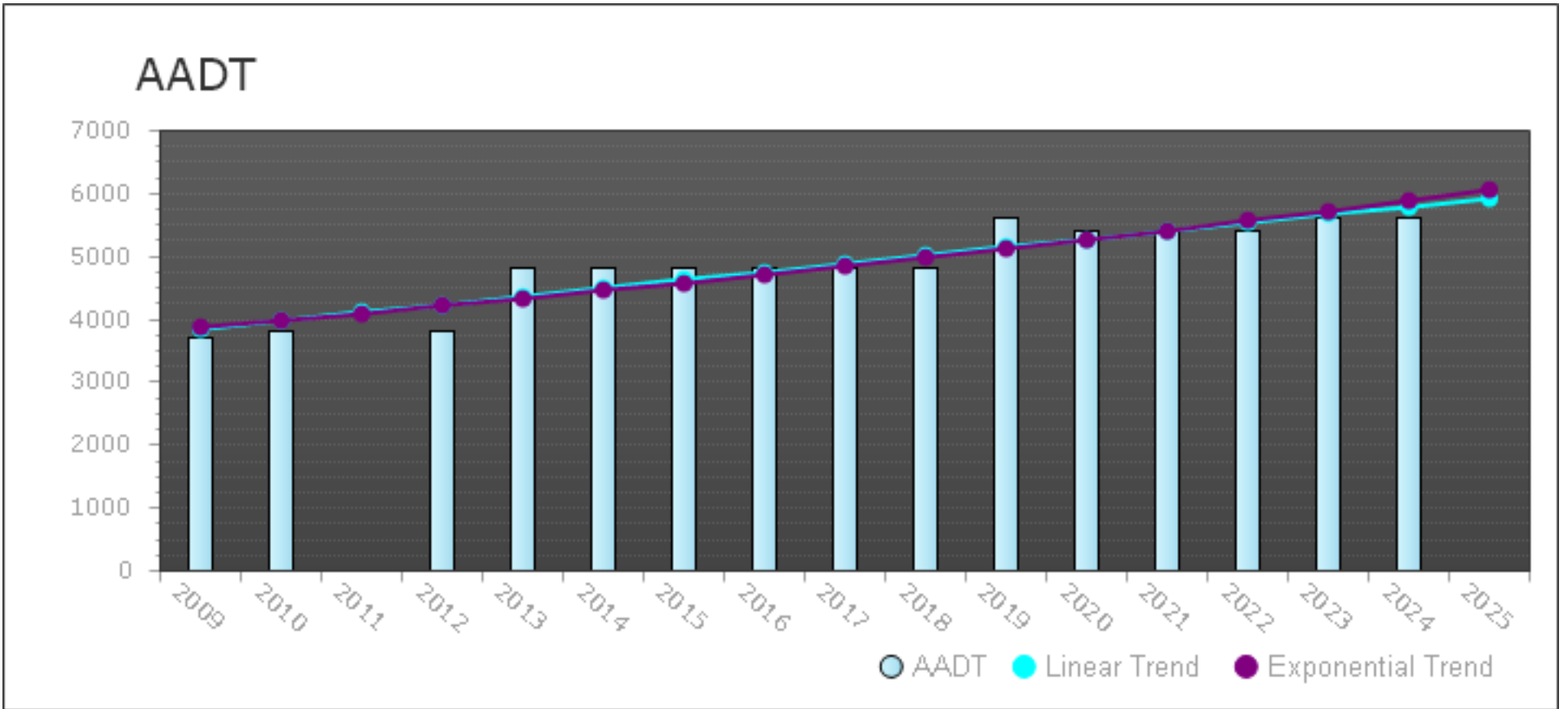


YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	945140	25500	0.09	0.511		2466	2466
2023	945140	22500	0.09	0.516		2176	2176
2022	945140	23000	0.09	0.514	0	2224	2224
2021	945140	22500	0.09	0.514	0	2176	2176
2020	945140	19400		0.514	-1		
2019	945140	21000		0.514			
2018	945140	19100		0.514			
2017	945140	16500		0.514			
2016	945140	15200		0.514			
2015	945140	15900		0.514	6.12		
2014	945140	15900		0.514	8.67		
2013	945140	14200		0.514	8.83		
2012	945140	15500		0.514			
2011	945140	12400		0.514	0		
2010	945140	14300		0.514	0	1413	1379
2009	945140	13800		0.514	0	1376	1074
2008	945140	13400		0.514	0	1214	1197
2007	945140	19000		0.514	0	958	1012
2005	945140	15200		0.514	0	1245	1214
2004	945140	13200		0.514	0	1101	1171
2003	945140	11400		0.514	0	942	1023
2002	945140	11500		0.514	0	1202	1110
2001	945140	11200		0.514	0	1021	1105

**Station 947011**

ON GLADES CUT-OFF RD - W. OF SELVITZ RD (COUNTY 113)

**Linear Growth = 2.19%**  
**Exponential Growth = 2.75%**



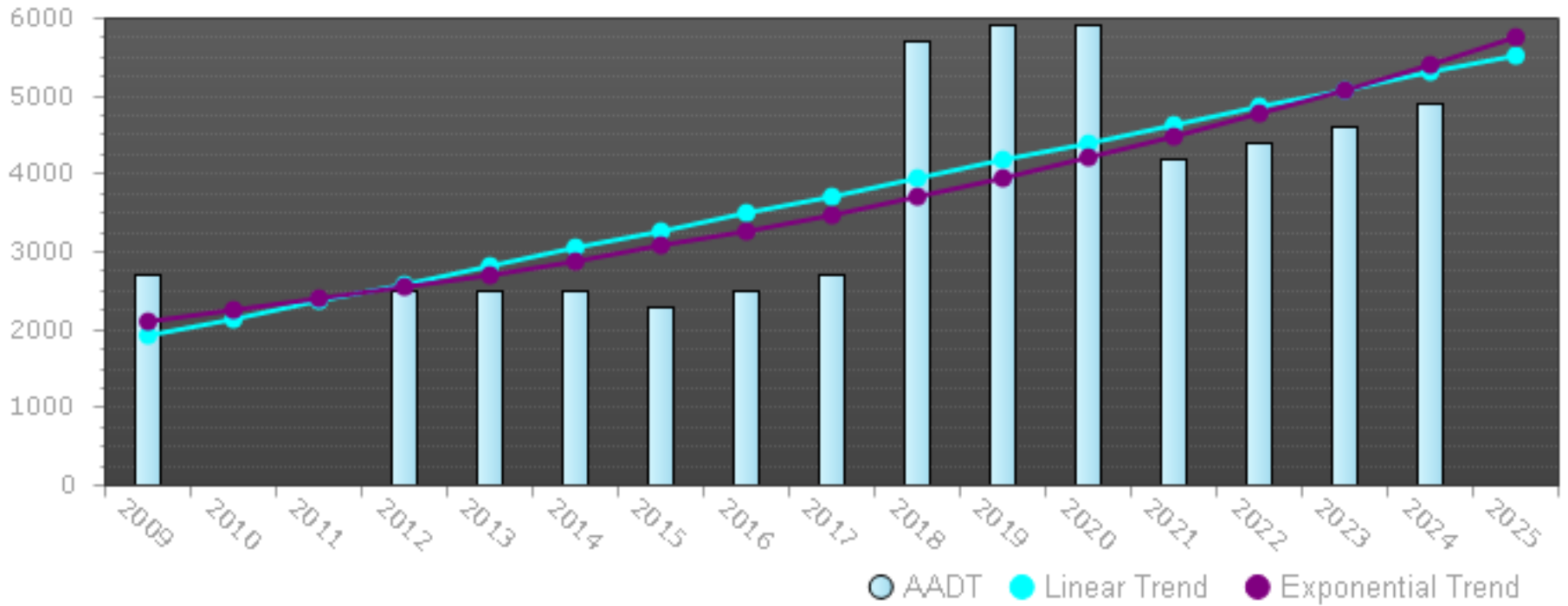
YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	947011	5600	0.09	0.511		499	499
2023	947011	5600	0.09	0.516		499	499
2022	947011	5400	0.09	0.514	0	481	481
2021	947011	5400	0.09	0.509	0	481	481
2020	947011	5400		0.51	-1		
2019	947011	5600		51			
2018	947011	4800		51.3			
2017	947011	4800		50.9			
2016	947011	4800		50.9			
2015	947011	4800		51			
2014	947011	4800		50.8			
2013	947011	4800		50.8			
2012	947011	3800		56.8			
2010	947011	3800			0	373	410
2009	947011	3700			0	298	374

**Station 947014**

ON GLADES CUT-OFF RD - N. OF RESERVE COM PKWY (COUNTY 117)

**Linear Growth = 4.08%**  
**Exponential Growth = 6.09%**

**AADT**



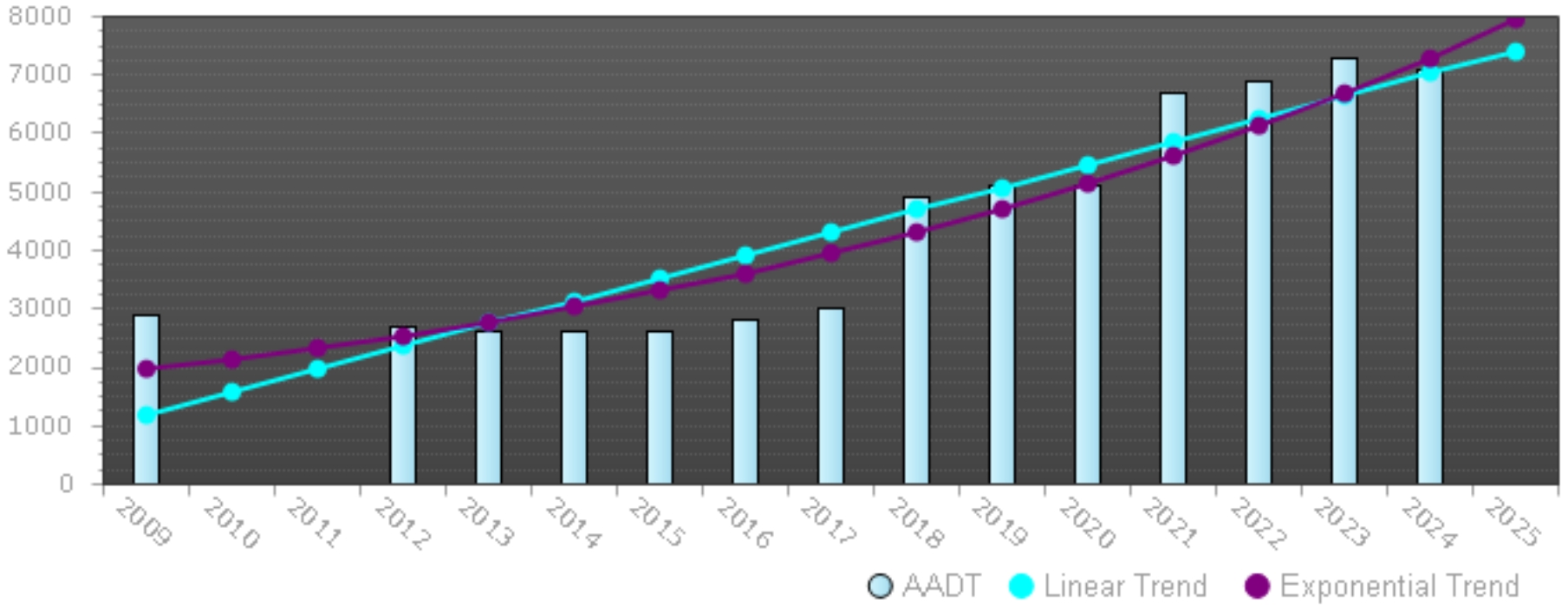
YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	947014	4900	0.09	0.549		436	436
2023	947014	4600	0.09	0.535		410	410
2022	947014	4400	0.09	0.53	0	392	392
2021	947014	4200	0.09	0.531	0	374	374
2020	947014	5900		0.543	-1		
2019	947014	5900		54.3			
2018	947014	5700		55.2			
2017	947014	2700		56.2			
2016	947014	2500		57.1			
2015	947014	2300		56.3			
2014	947014	2500		54.7			
2013	947014	2500		57.2			
2012	947014	2500		57			
2009	947014	2700			0	319	304

**Station 947016**

ON GLADES CUT-OFF RD - S. OF RESERVE COM PKWY (COUNTY 119)

**Linear Growth = 5.24%**  
**Exponential Growth = 8.38%**

**AADT**

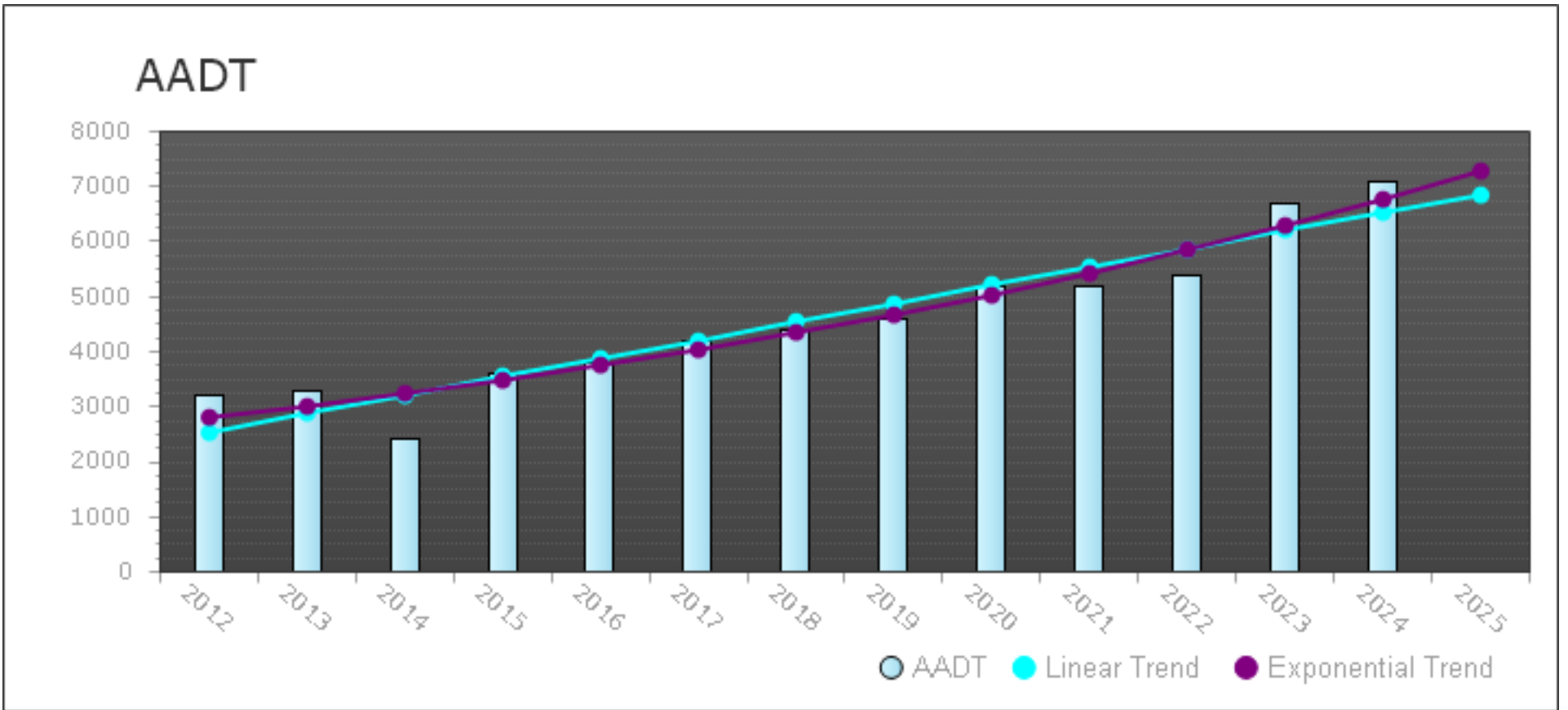


YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	947016	7100	0.09	0.549		632	632
2023	947016	7300	0.09	0.535		650	650
2022	947016	6900	0.09	0.53	0	615	615
2021	947016	6700	0.09	0.531	0	597	597
2020	947016	5100		0.543	-1		
2019	947016	5100		54.3			
2018	947016	4900		55.2			
2017	947016	3000		56.2			
2016	947016	2800		57.1			
2015	947016	2600		56.3			
2014	947016	2600		54.7			
2013	947016	2600		57.2			
2012	947016	2700		57			
2009	947016	2900			0	414	425

**Station 948537**

MIDWAY RD. FROM MC CARTY ROAD TO I 95

**Linear Growth = 4.83%**  
**Exponential Growth = 7.09%**

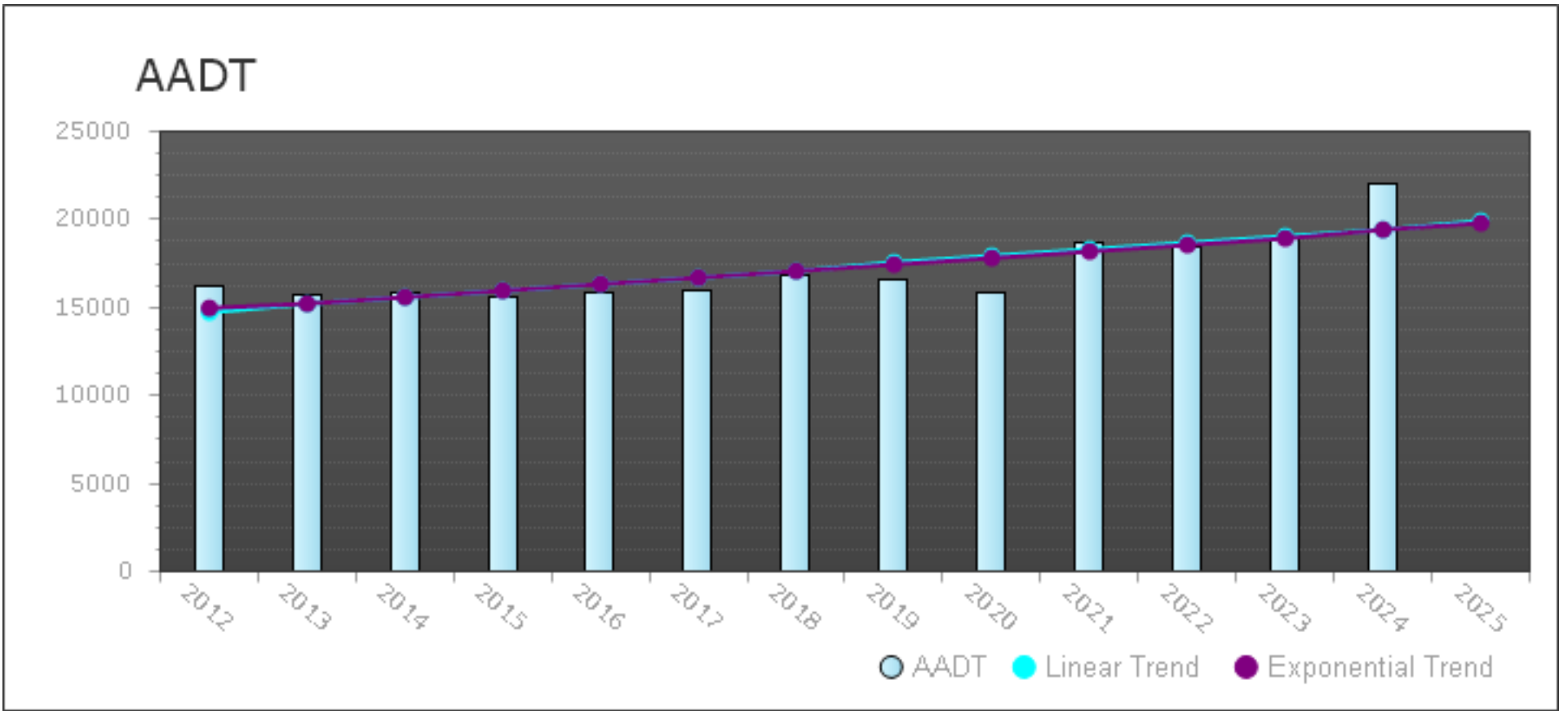


YEAR	STATION	AADT	K100	AVG DFACOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	948537	7100	0.095	0.549		766	766
2023	948537	6700	0.095	0.535		723	723
2022	948537	5400	0.095	0.53	0	583	583
2021	948537	5200	0.095	0.531	0	561	561
2020	948537	5200		0.543	-1		
2019	948537	4600		54.3			
2018	948537	4400		55.2			
2017	948537	4200		56.2			
2016	948537	3800		57.1			
2015	948537	3600		52.7	8.73		
2014	948537	2400		52.5	13.03		
2013	948537	3300		55.9			
2012	948537	3200		55.8	10.87		

**Station 948538**

**Linear Growth = 1.97%**  
**Exponential Growth = 2.16%**

MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPMS)



YEAR	STATION	AADT	K100	AVG DFACTOR	HEAVY VEHICLE %	AM PEAK VOL	PM PEAK VOL
2024	948538	22000	0.09	0.511		2250	2250
2023	948538	18900	0.09	0.516		1933	1933
2022	948538	18500	0.09	0.514	0	1892	1892
2021	948538	18700	0.09	0.509	0	1913	1913
2020	948538	15900		0.51	-1		
2019	948538	16600		51			
2018	948538	16800		51.3			
2017	948538	16000		50.9			
2016	948538	15800		50.9			
2015	948538	15600		56.3	6.23		
2014	948538	15900		54.7			
2013	948538	15700		57.2			
2012	948538	16200		57	4.36		

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Prepared By and Return To:  
W. Lee Dobbins, Esq.  
Dean, Mead, Minton & Zwemer  
1903 S. 25<sup>th</sup> Street, Suite 200  
Ft. Pierce, FL 34947

NOTICE OF ADOPTION OF AN AMENDMENT  
TO THE DEVELOPMENT ORDER FOR THE  
LTC RANCH DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(4)(c), Florida Statutes, notice is hereby given of the adoption of Resolution No. 19-R40 by the City of Port St. Lucie, Florida on May 28, 2019, amending the Development Order for the LTC Ranch Development of Regional Impact. A copy of Resolution No. 19-R40 is attached hereto as **Attachment "A"**. The Development Order for the LTC Ranch Development of Regional Impact was approved by the City of Port St. Lucie, Florida by Resolution No. 00-R25 on May 22, 2000, and amended by Resolution No. 07-R77 on September 24, 2007. The Development Order for the LTC Ranch Development of Regional Impact, and all amendments thereto, may be examined in the office of the City Clerk, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida.

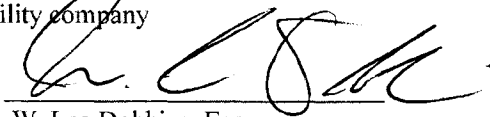
Resolution No. 19-R40, attached hereto, constitutes a land development regulation applicable to the property described therein in Exhibit "A".

Pursuant to Section 380.06(4)(c), Florida Statutes, recording of this Notice shall not constitute a lien, cloud, or encumbrance on real property, or actual or constructive notice of any such lien, cloud or encumbrance.

DEVELOPER:

LTC MIDWAY, LLC, a Florida limited liability company

By:

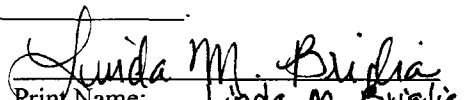


W. Lee Dobbins, Esq.  
Dean, Mead, Minton & Zwemer  
Attorney for Developer

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2019, by W. LEE DOBBINS, ESQ., as ATTORNEY for LTC MIDWAY, LLC, a Florida limited liability company. Said person (check one):  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_



  
Print Name: Linda M. Briglia  
Notary Public, State of Florida  
Commission No.: FF899597  
My Commission Expires: 9/1/19

DEVELOPER:

LTC RANCH LIMITED PARTNERSHIP, a Florida limited partnership, LTC RANCH LIMITED PARTNERSHIP II, a Florida limited partnership, and LB&L LIMITED, a Florida limited partnership

All doing business as LTC JOINT VENTURE

By: [Signature]  
Noreen S. Dreyer, Esq.  
Dreyer Law Firm, P.L.  
Attorney for Developer

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2019, by NOREEN S. DREYER, ESQ., as ATTORNEY for LTC RANCH LIMITED PARTNERSHIP, a Florida limited partnership, LTC RANCH LIMITED PARTNERSHIP II, a Florida limited partnership, and LB&L LIMITED, a Florida limited partnership, all doing business as LTC JOINT VENTURE. Said person (check one):  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_



JAMIEE CARMODY  
Commission # GG 315302  
Expires May 5, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Print Name: Jamiee Carmody  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Attachment "A"COUNCIL ITEM 11B  
DATE 5-28-19

## RESOLUTION 19-R40

**A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA APPROVING AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE DEVELOPMENT OF REGIONAL IMPACT KNOWN AS LTC RANCH PREVIOUSLY APPROVED BY RESOLUTION NO. 97-085 BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AND BY RESOLUTION NOS. 00-R25 AND 07-R77 BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA.**

**WHEREAS**, the City Council of Port St. Lucie, St. Lucie County, Florida, has made the following determinations:

1. The Board of County Commissioners of St. Lucie County, Florida, adopted Resolution No. 97-085 approving a Development of Regional Impact and Development Order on the real property described in the attached Exhibit "A" and recorded in Official Record Book 1081, Page 1808 on June 10, 1997 with the Clerk of the Circuit Court, St. Lucie County, Florida.
2. The findings of fact and conclusions of law set forth in Resolution No. 97-085 of the Board of County Commissioners of St. Lucie County, Florida, are adopted by reference herein.
3. The City Council of Port St. Lucie and LTC Joint Venture executed an Annexation Agreement allowing for the annexation of the property described in the attached Exhibit "A" and as part of that annexation approved Resolution No. 00-R25 to govern the development of the LTC Ranch DRI as it became part of the City.
4. As the real property was annexed into the City, those portions of the Development Order applicable to the real property so annexed applied and the property remaining in the unincorporated area remained subject to the Development Order adopted by the Board of County Commissioners until such time as that property was annexed into the City.
5. All of the property described in the attached Exhibit "A" has been annexed into the City of Port St. Lucie by Ordinance No. 00-14 and Ordinance No. 02-126 and so is governed by the Development Order adopted by the City Council of Port St. Lucie.
6. On October 30, 2006, Centex Homes, Southeast Florida Division filed a Notification of Proposed Change to an Approved Development of Regional Impact pursuant to Section 380.06(19), Florida Statutes, requesting certain changes to the Development Order for the LTC Ranch DRI.

RESOLUTION 19-R40

7. On September 24, 2007, the City Council of Port St. Lucie held a duly noticed public hearing on the requested changes to the Development Order for the LTC Ranch DRI, and after considering the comments of the various reviewing agencies and the evidence presented by the applicant, the City Council concluded that the requested changes do not constitute a substantial deviation and are in the best interest of the public health, safety and welfare of the citizens of Port St. Lucie, and the City Council passed and duly adopted Resolution No. 07-R77, adopting the requested changes to the DRI.
8. On September 28, 2018, LTC Midway, LLC, a Florida limited liability company ("LTC Midway, LLC"), as the owner of all of the land within the DRI west of I-95 (the "DRI West Side") and LTC Joint Venture ("LTC Joint Venture"), as the developer of all of the land within the DRI east of I-95 (the "DRI East Side") jointly filed an application with the City to amend the DRI, in order to update and amend the DRI conditions, and to clarify the rights and obligation that apply to the DRI East Side and the DRI West Side, as more specifically set forth herein.
9. On May 28, 2019, the City Council of Port St. Lucie held a public hearing, passing and adopting Resolution No. 19-R40, adopting the requested changes to the DRI.
10. ~~8.~~ The following uses may be developed within the LTC Ranch DRI (subject to adjustment as permitted by Paragraph A.17.j below):

Residential	4,000 units <u>within the DRI West Side</u>
Industrial	1,960,200 gross sq. ft. <u>within the DRI East Side</u>
Retail	725,000 gross sq. ft. <u>within the DRI West Side</u>
Office	1,508,500 gross sq. ft. <u>within the DRI East Side</u>

**CONCLUSIONS OF LAW**

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Port St. Lucie, Florida:

- A. That in a public meeting, duly constituted and assembled this 28<sup>th</sup> ~~24<sup>th</sup>~~ day of May, 2019 ~~2007~~, Resolution No. 19-R40 ~~No. 07-R77~~ which amends and restates Resolution No. ~~07-R77~~ ~~00-R25~~ is hereby approved subject to the following conditions, restrictions, and limitations.

1. APPLICATION FOR DEVELOPMENT APPROVAL

The LTC Ranch Development of Regional Impact Application for Development Approval, including all sufficiency responses (herein referred to collectively as the "Application for Development Approval" or "ADA"), are incorporated herein by

RESOLUTION 19-R40

reference. Substantial compliance with the representations contained in the Application for Development Approval, as modified by the Development Order conditions, is a condition for approval. In the event of a conflict between the Application for Development Approval and the Development Order, the Development Order shall prevail.

For purposes of this condition, the Application for Development Approval shall include the following items:

- a. The Application for Development Approval dated September 1992.
- b. Supplemental information dated February 8, 1993.
- c. Supplemental information dated August 16, 1993.
- d. Supplemental information dated November 10, 1993.
- e. Water Quality data dated August and October 1994.
- f. Revised Phase I Analysis and Revised Trade-off documentation dated September 9, 1996.
- g. Affordable Housing Analysis dated April 8 and 10, 1997.
- h. The Application for approval of the Amended Development Order by the City of Port St. Lucie dated April 6, 2000 and the Revised Notification of a Proposed Change to a Previously Approved Development of Regional Impact dated March \_\_, 2007.
- i. The Application for approval of the Amended and Restated Development Order by the City of Port St. Lucie, dated September 28, 2018.

2. DRI APPROVAL

Final Development of Regional Impact ("DRI") approval is given to Phases ~~1, and 2 and 3~~ or a combination thereof, subject to adjustment as set forth in the Section 17.j. (Trade-Off section) and Sections 10 and 11 (water and wastewater sections) ("Authorized Entitlements").

USE	PHASE 1*	PHASE 2*	PHASE 3**	TOTAL
Residential (units)	1,000	1,500	1,500	4,000
Industrial (gross square feet)	392,040	588,060	980,100	1,960,200
Retail (gross square feet)	90,000	215,000	420,000	725,000
Office (gross square feet)	34,975	314,775	1,158,750	1,508,500

RESOLUTION 19-R40

	USE	PHASE 1*	PHASE 2*	PHASE 3*	TOTAL
DRI West Side	Residential (units)	1,000	1,500	1,500	4,000
	Retail (gross square feet)	90,000	215,000	420,000	725,000
DRI East Side	Industrial (gross square feet)	392,040	588,060	980,100	1,960,200
	Office (gross square feet)	34,975	314,775	1,158,750	1,508,500

Phase 1 ~~1997-2010~~ July 22, 2029 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 2 ~~2010-2015~~ July 23, 2034 (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

Phase 3 ~~February 19, 2039~~ (in accordance with previously filed extensions, and subject to additional extensions of this deadline that may be obtained in the future)

\* The phasing deadlines above signify the dates by which all development and associated improvements for a given phase must be complete. Development of Phase 2 may commence prior to the phasing deadline for Phase 1 on either the DRI West Side or the DRI East Side, if (1) all of the mitigation associated with the Phase 1 for that side of the DRI entering Phase 2 has been completed and (2) the mitigation required as part of the Phase 2 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI. Similarly, Development of Phase 3 may commence prior to the phasing deadline for Phase 2, on either the DRI West Side or DRI East Side, if (1) all of the mitigation associated with Phases 1 & 2 for that side of the DRI entering Phase 3 has been completed and (2) the mitigation required as part of Phase 3 for that side of the DRI is developed consistent with the Development Order conditions for that side of the DRI, ~~once the City adopts the development order to approve Phase 3 pursuant to the process set forth in the second footnote, below.~~

RESOLUTION 19-R40

~~compliance with such standards at the time of preliminary plan approvals and the procedure for allocation of impact fee credits. Subsequent site plans shall be consistent with the Master Recreational Plan.~~

15. POLICE AND PUBLIC SAFETY

In conjunction with preliminary and/or final development plan application, the owner of a parcel requesting approval shall consult with the City of Port St. Lucie through the development review process to ensure that all development plans enhance the ability to provide for public safety through consideration of adequate access to the parcel, consideration of lighting and building layout, and other features which will help ensure the safety and security of the project.

The owner of a parcel requesting approval may elect either a payment of any adopted impact fee or the designation of the site acceptable to St. Lucie County or the City of Port St. Lucie with an impact fee credit as may be permitted.

16. FIRE PROTECTION

In conjunction with preliminary and/or final development plan application, the owner of the parcel requesting approval shall consult with the St. Lucie County Fire District through the development review process to ensure that all development plans enhance the ability of the District to provide for public safety through consideration of adequate access to the parcel, consideration of building layout, consideration of fire hydrant location and spacing, and other features which will help ensure the safety and security of the project. If St. Lucie County or the City of Port St. Lucie adopts a fire impact fee ordinance, the owner of a parcel upon which development is proposed may elect either a payment of the impact fee or the designation of a site acceptable to the fire district with an impact fee credit as may be permitted.

17. TRANSPORTATION

- a. No individual building permit shall be granted for a parcel upon which development is proposed within the DRI West Side unless and until any right-of-way described in the St. Lucie County Thoroughfare Plan or on the City of Port St. Lucie Transportation 2020 Needs Assessment Map, as applicable, within the boundaries of the parcel has been dedicated to or acquired by the appropriate public agency, free and clear of all liens and encumbrances. No future road corridors within the DRI East Side are shown on the St. Lucie County Thoroughfare Plan or the City of Port St. Lucie Transportation Needs Assessment Map. Impact fee credits may be granted to the owner of the parcel for all dedicated right-of-way as permitted under the City's road impact fee ordinance. The dedication of right-of-way provided for in the annexation agreement entered into by LTC Joint Venture and the City Council of Port St. Lucie shall not be

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entitled to an impact fee credit. Pursuant to the Contribution Agreement dated April 15, 2003 and recorded in Official Records Book 1863, Page 1819, of the Public Records of St. Lucie County and attached hereto as Exhibit "F", a \$2,000,000.00 contribution was paid to the City. The Contribution Agreement states as follows: "In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner's proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees." The forgoing improvements at the intersection of I-95 and Midway Road have been completed, therefore the entire LTC Ranch DRI has no further obligations for any traffic or transportation impacts east of I-95 (other than the payment of transportation impact fees). Obligations relating to improvements east of I-95 set forth in this Paragraph A.17 have therefore been identified as "satisfied".

- b. The obligations set forth in this paragraph A.17.b (including subparagraphs 1 and 2 below) have all been satisfied. No building permit shall be issued for any structure within a parcel which uses Delcris Drive (as shown on Map H-1) for access until all of the intersection improvements listed in either paragraph 1) or 2) below have been completed or contracts let and bonded with the County or the City of Port St. Lucie, as applicable to obtain the following configurations:

1) West Midway Road and Delcris Drive

Northbound Delcris Drive	Eastbound West Midway Road
One right-turn lane*	One through lane
One left-turn lane*	One right-turn lane*
	Westbound West Midway Road
	Two through lanes
	One left-turn lane*

**SATISFIED**

2) Glades Cut-Off Road and Delcris Drive

Northbound Glades Cut-Off Road	Eastbound Delcris Drive
One through lane	One right-turn lane*

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One left-turn lane\*

One left-turn lane\*  
Southbound Glades Cut-Off Road  
One through lane

\* Required Improvement

No building permits for development in Development Area A (DRI East Side), as shown on Map H-1 shall be issued for more than 9,000 daily trips, 600 A.M. peak hour trips and 950 P.M. peak hour trips until contracts for all improvements outlined in paragraphs 1 and 2 above have been let and the improvements have been bonded with the County or the City of Port St. Lucie, as applicable.

**SATISFIED**

- c. No building permits shall be issued within a parcel which has direct access to Arterial A (as shown on Map H-1) until intersection improvements have been completed or contracts let and bonded with the County or the City of Port St. ~~Lucie~~ Lucie, as applicable to obtain the following access configurations (this paragraph A.17.c shall not apply to the DRI East Side, and the DRI East side shall have no obligation hereunder):

West Midway Road and Arterial A

Northbound Arterial A  
One right-turn lane\*  
One left-turn lane\*

Eastbound West Midway Road  
One through lane

Westbound West Midway Road  
One through lane  
One left-turn lane\*

\* Required Improvement

- d. No building permits shall be issued within a parcel which has direct access to Glades Cut-Off Road or West Midway Road until separate left and right turn lanes serving inbound and outbound movements at the Glades Cut-Off Road or West Midway Road access points have been let for construction. All access points onto West Midway Road and Glades Cut-Off Road shall comply with St. Lucie County's Access Management Guidelines.
- e. The obligations set forth in this Paragraph A.17.e (including the traffic improvements listed below) have all been satisfied. No building permits shall be issued until the plans have been authorized for completion and the following improvements have been budgeted by St. Lucie County or paid for by third parties for construction of the intersection improvements to obtain the following configurations at the intersection of West Midway Road and Glades Cut-Off Road:

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Northbound Glades Cut-Off Road	Eastbound West Midway Road
One through lane	One right-turn lane*
One left-turn lane*	One through lane
	One left-turn lane*
Southbound Glades Cut-Off Road	Westbound West Midway
One through lane	One through lane
One left-turn lane*	One left-turn lane*

\* Required Improvement

- f. Monitoring Program for St. Lucie West Boulevard from I-95 to West Peacock Boulevard.

**The obligations set forth in this Paragraph A.17.f (including subparagraphs f.1 through f.4 below) have all been satisfied.**

Prior to approval of development generating more than 15,800 average daily trips, 1050 A.M. peak hour trips or 1660 P.M. peak hour trips, an annual monitoring program of St. Lucie West Boulevard from I-95 to West Peacock Boulevard including the intersections of St. Lucie West Boulevard at I-95 and St Lucie West Boulevard at West Peacock Boulevard shall be undertaken.

This monitoring program shall end at the completion of developing the Authorized Entitlements - (Phases 1 and 2). The traffic monitoring program shall be conducted by a traffic engineering firm that is qualified by the Florida Department of Transportation in F(3.05), Traffic Operation Studies, and G(3.06), Traffic Operation Design, or equivalent. Traffic counts shall be conducted in the peak season period (January 1 - March 31). A two-day, mid-week twenty-four hour (hourly recording) count shall be made on the link. Turning movement counts shall be conducted during two P.M. peak hours (4:00 to 6:00 P.M.) at each intersection.

f.1 Link and Intersection Traffic Volume Projections.

The monitoring program will project traffic demands for the link and intersections using historical traffic growth data from the monitoring program. Forecasts will be made for a three year period. When the link is projected to exceed its service volume for the adopted Level-of-Service standard for peak season peak hour conditions, or an intersection is projected to operate at below the adopted Level-of-Service standard, during the three year period, the month and the year for such exceedence will be estimated (exceedence date).

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## f.2 Signalization.

The actual P.M. peak hour intersection traffic volumes collected in accordance with paragraph f. above, for the unsignalized study intersections shall be compared to the volume thresholds of signal warrants numbers 1 and 2 in the Manual of Uniform Traffic Control Devices (MUTCD). At such time that the actual P.M. peak hour turning movements exceed both the major street and minor street volume signal warrant criteria, it will constitute an indication of a possible signal warrant and a complete signal analysis will be conducted unless the City engineer determines such study is not required. The complete signal warrant study shall be completed within four months of the approval of a monitoring report that finds the P.M. peak hour to indicate a possible signal warrant.

## f.3 Improvements.

The link and intersection improvements identified in this monitoring program must be let for construction by the construction date. The construction date is defined as twelve (12) months prior to the exceedence date defined in paragraph h. above. Design and permitting of these improvements must be completed by the construction date.

The signalization requirements identified in this monitoring program must be let for construction within twelve months after a signal is warranted.

## f.4 Annual Traffic Monitoring Report for St. Lucie West Boulevard

An annual traffic monitoring report on the operating condition of St. Lucie West Boulevard shall be submitted as part of the Annual Report. The report shall present existing counts and traffic conditions, and shall include all analysis and projections. The report shall specify any improvements necessary to provide Level-of-Service "D" for peak season, peak hour conditions. The report will identify any exceedence and construction dates as defined under this condition. The report will be submitted to all agencies which receive the annual development report and the Florida Department of Transportation. The City of Port St. Lucie shall review and approve the monitoring report and its findings in consultation with the Florida Department of Transportation's recommendation for state roads.

## g. Monitoring Program for Roads and Intersections in Tables 1 and 2

**The traffic monitoring set forth in this Paragraph A.17.g shall take place biennially instead of annually.**

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Commencing in January of 1998, ~~an annual~~ a biennial monitoring program for the roadway links and intersections listed in Tables 1 and 2 shall be undertaken. The links and intersections contained in Table 1 have been projected to be significantly impacted by the LTC Ranch DRI by full build out of the Entitlements (Phases 1, 2 and 23). Monitoring of each roadway segment and intersection as specified by this condition may be discontinued whenever all related improvements to the roadway segment or intersection have been completed. The monitoring program shall end at ~~de~~ completion of developing the Authorized Entitlements (Phases 1, 2 and 23).

The traffic monitoring program shall be conducted by a traffic engineering firm that is qualified by the Florida Department of Transportation in F(3.05), Traffic Operation Studies, and G(3.06), Traffic Operation Design or equivalent. Traffic counts shall be conducted in the peak season period (January 1 - March 31). A two-day, mid-week twenty-four hour (hourly recording) count shall be made on the link. Turning movement counts shall be conducted during two P.M. peak hours (4:00 to 6:00 P.M.) at each intersection.

g.1 Links and Intersection Traffic Volume Projections.

Commencing in January of 1998, the monitoring program will project traffic demands for each link and intersection listed in Table 1, using historical traffic growth data from the monitoring program. Forecasts will be made for a three year period. When a link is projected to exceed its service volume for a Level-of-Service "D" for peak season peak hour conditions, or an intersection is projected to operate below Level-of-Service "D" during the three year period, the month and the year for such exceedence will be estimated (exceedence date).

g.2 Signalization.

The actual P.M. peak hour intersection traffic volumes collected in accordance with above, for the unsignalized intersections in Table 1, shall be compared to the volume thresholds of signal warrants numbers 1 and 2 in the Manual of Uniform Traffic Control Devices (MUTCD). At such time that the actual P.M. peak hour turning movements exceed both the major street and minor street volume signal warrant criteria, it will constitute an indication of a possible signal warrant and a complete signal analysis will be conducted unless the City engineer determines such study is not required. The complete signal warrant study shall be completed within four months of approval of a monitoring report that finds the P.M. peak hour to indicate a possible signal warrant.

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## g.3 Improvements.

The link and intersection improvements listed in Table 1, which are shown to be needed by the monitoring program, must be let for construction by the construction date. The construction date is defined as twelve (12) months prior to the exceedence date defined in paragraph g.1 above. Design and permitting of these improvements must be completed by the construction date.

The signalization requirements identified in this monitoring program must be let for construction within twelve months after a signal is warranted.

g.4 Annual Biennial Traffic Monitoring Report for Tables 1 and 2.

~~An annual~~ A biennial traffic monitoring report shall be submitted on the operating condition of the links and intersections listed in Tables 1 and 2, as part of the ~~Annual~~Biennial Report. The report shall present existing counts and traffic conditions, and shall include all analysis and projections. The report shall specify any improvements necessary to provide the adopted Level-of-Service for peak season, peak hour conditions. The report will identify any exceedence and construction dates as defined under this condition. The report will be submitted to all agencies which receive the ~~annual~~ biennial development report and the Florida Department of Transportation. The City of Port St. Lucie shall obtain comments from the appropriate agencies and shall review and approve the monitoring report and its findings.

## g.5 Site Plan Approval.

Certain traffic improvements listed in Tables 1 & 2 below have been marked "satisfied". The requirements of this paragraph g.5 shall only apply to those remaining traffic improvements listed in Tables 1 & 2 below, which have not been marked "satisfied".

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals within the DRI West Side include development generating more than ~~10,000~~ 17,928 average daily trips, ~~660~~ 1,195 A.M. peak hour trips or ~~1,030~~ 1,881 P.M. peak hour trips from the DRI West Side beginning one year prior to the construction date until any of the following required improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction ~~(the "West Side Traffic Improvements")~~:

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- West Midway Road from Arterial A to I-95 (widen to 4 lanes)
- Glades Cut-Off Road from I-95 to Arterial A (widen to 4 lanes)
- Intersection of West Midway Road and Arterial A
  - Signalization when warranted
  - Add second westbound left turn lane

No site plan approval for development within the DRI East Side shall be issued if cumulative site plan approvals within the DRI East Side include development generating more than 7,928 average daily trips, 535 A.M. peak hour trips or 851 P.M. peak hour trips from the DRI East Side beginning one year prior to the construction date until any of the following improvements identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction (the "East Side Traffic Improvements"):

- Intersection of West Midway Road and I-95 West
  - Add second southbound left turn lane
  - Add second westbound left turn lane

No site plan approval for development within the DRI West Side shall be issued if cumulative site plan approvals include development within Development Areas B and C and if the combined trip generation of the development within Development Areas B and C (also known as the DRI West Side) would be more than 10,000 average daily trips, 660 A.M. peak hour trips or 1,030 P.M. peak hour trips beginning one year prior to the construction date until any required improvements The West Side Traffic Improvements (defined above) identified to be required by the monitoring program described above are contained in the first three years of the St. Lucie County or City of Port St. Lucie or Florida Department of Transportation work program or are bonded for construction.

- h. Within the DRI West Side, no building permits shall be issued for development generating more than 49,236 35,053 (average daily trips) 3,447 2,126 A.M. peak hour trips, or 5,294 3,615 P.M. peak hour trips from the DRI West Side, until additional review of the cumulative regional impacts of the 49,236 35,053 daily trips and 3,447 2,126 A.M. peak hour trips, and 5,294 3,615 P.M. peak hour trips together with the impact of proposed development beyond the threshold is undertaken and the Development Order is correspondingly revised the City may require additional transportation improvements to address such proposed development within the DRI West Side. Within the DRI East Side, no building permits shall be issued for development generating more than 14,183 (average daily trips) 1,321 A.M. peak hour trips, or 1,676 P.M. peak hour trips from the

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DRI East Side, until additional review of the cumulative regional impacts of the 14,183 daily trips and 1,321 A.M. peak hour trips, and 1,676 P.M. peak hour trips together with the impact of proposed development beyond the threshold is undertaken and the City may require additional transportation improvements to address such proposed development within the DRI East Side. A traffic report shall be provided with each biennial report for the DRI East Side or DRI West Side, showing the average daily trips, A.M. peak hour trips and P.M. peak hour trips generated by the then-existing development within such DRI East Side or DRI West Side, unless no new development has occurred within such DRI East Side or DRI West Side since the last biennial report. Attached as Exhibit "G" is a trip tracking table to be used in tracking trip generation as development within the DRI East Side or DRI West Side is approved by the City. If the land use for any proposed development within the DRI does not match the uses shown on Exhibit "G", then ITE Trip Generation 10<sup>th</sup> Edition should be applied with 34% internal capture and ITE pass-by. The Contribution Agreement referenced in Paragraph A.17.a above states as follows: "In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner's proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees." The forgoing improvements at the intersection of I-95 and Midway Road have been completed, therefore the entire LTC Ranch DRI has no further obligations for any traffic or transportation impacts east of I-95 (other than the payment of transportation impact fees). Therefore, any traffic improvements located east of I-95 referenced in Tables 1 & 2 below have been marked "satisfied".

TABLE 1

ROADWAY LINKS	FROM	TO	POTENTIAL IMPROVEMENT TO:
West Midway Road	Arterial A	I-95	4-lane

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	I-95	Glades Cut-Off Road	4-lane - <u>Satisfied</u>
	I-95	Glades Cut-Off Road	6-lane - <u>Satisfied</u>
	Glades Cut-Off Road	25th Street	4-lane - <u>Satisfied</u>
	25th Street	U. S. 1	4-lane - <u>Satisfied</u>
Glades Cut-Off Road	West Midway Road	Delcris Drive	4-lane - <u>Satisfied</u>
	Delcris Drive I-95	Arterial A	4-lane
Glades Cut-Off Road <sup>1</sup>	Selvitz Road	West Midway Road	4-lane - <u>Satisfied</u>
St James Drive <sup>2</sup>	West Midway Road	Airoso Boulevard	4-lane - <u>Satisfied</u>
East Torino Parkway <sup>2</sup>	West Midway Road	St. Lucie West Boulevard	4-lane - <u>Satisfied</u>
St. Lucie West Blvd.	I-95	Cashmere Road	6-lane - <u>Satisfied</u>

TABLE 2

Intersections	Improvements
West Midway Road and Arterial A	Signalization, when warranted Add second WB left-turn lane
West Midway Road and I-95 West	Signalization when warranted - <u>Satisfied</u> Add second SB left-turn lane Add second WB left-turn lane
West Midway Road and I-95 East	Signalization when warranted - <u>Satisfied</u>
West Midway Road and Delcris Drive	Signalization when warranted - <u>Satisfied</u> Add second NB left-turn lane - <u>Satisfied</u> Add second WB through lane - <u>Satisfied</u>
West Midway Road and Glades Cut-Off Road	Add SB right-turn lane - <u>Satisfied</u> Add second NB left-turn lane - <u>Satisfied</u>
West Midway Road and Torino Parkway	As required by monitoring studies - <u>Satisfied</u>
West Midway Road and Selvitz Road	As required by monitoring studies - <u>Satisfied</u>
West Midway Road and 25th Street	As required by monitoring studies - <u>Satisfied</u>
Glades Cut-Off Road and Delcris Drive	Signalization when warranted - <u>Satisfied</u>
Okeechobee Road and I-95 East	Signalization when warranted - <u>Satisfied</u> Add third WB through lane - <u>Satisfied</u>

<sup>1</sup> Glades Cut-Off Road will be monitored until two years after the completion of construction on the four laning of Prima Vista Boulevard between Airoso Boulevard and Cashmere Boulevard, or until two years after entering Phase 2, whichever is later. At that monitoring this road will be discontinued. - Satisfied. This monitoring is no longer required.

<sup>2</sup> St. James Drive will be monitored until East Torino Parkway is connected between West Midway and North Peacock Drive. At that time monitoring of St. James Drive will be replaced with monitoring of East Torino Parkway. - Satisfied. This monitoring is no longer required.

<sup>3</sup> Pursuant to the Contribution Agreement referenced in Paragraph A.17.a above (and attached hereto as Exhibit "F"), the requirements to construct traffic improvements East of I-95 referenced in Tables 1 & 2 have been satisfied, and therefore those improvements have been marked "satisfied" in Tables 1 & 2.

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- i. Phase I development shall occur in Development Areas A and B. If development is requested in Area C during Phase 1, a traffic analysis evaluating Glades Cut-Off Road from ~~West Midway Road I-95~~ to the most southerly development access shall be submitted to ~~St. Lucie County, TCRPC, DCA, FDOT and the City of Port St. Lucie~~ (the DRI East Side shall have no obligation with respect to this traffic analysis). The analysis will document the adequacy of Glades Cut-Off Road to accommodate the proposed Area C development. Should roadway improvements (other than access turn lanes be required), then ~~the Development Order shall be modified through the NOPC process~~ prior to issuance of a building permit in Area C. LTC Midway, LLC shall enter into an agreement with the City to provide for four-laning Glades Cut-Off Road from I-95 to the most southerly development access (the foregoing improvements to Glades Cut-Off Road shall be obligations of the DRI West Side). Access turn lanes will be required in conjunction with roadway or access connection permitting.
  
- j. Development quantities reflected in Section 2, DRI Approval, ~~page 3~~ pages 3 - 4, and in the Map H-1, Master Plan (Exhibit "B") can be adjusted in accordance with the Conversion Matrix attached here to as Exhibit "E", based on Equivalent Residential Units (ERU). An ERU is defined as one single family unit. At least ~~30 days~~ prior to submission to the City of Port St Lucie of a request to utilize a trade off, the owner of the parcel upon which development is proposed shall submit to the Department of Community Affairs written notice of its intent to utilize the trade off mechanism and confirmation that use of the trade off mechanism is consistent with the City of Port St Lucie Comprehensive Plan. Additionally, each ~~annual~~ biennial report submitted shall include a summary of the trade-off mechanisms requested or utilized to date.

~~The following trade off ERU schedule shall be used for the first 1,000 residential units, the first 392,040 square feet of industrial, the first 90,000 square feet of retail and the first 34,975 square feet of office (herein referred to as the "initial Authorized Entitlements" Phase 1):~~

- ~~1 ERU =~~
- ~~1.7 multi-family units~~
- ~~578 square feet of industrial~~
- ~~223 square feet of retail~~
- ~~613 square feet of office~~

~~The following trade off ERU schedule shall be used for the balance of the Authorized Entitlements Phase 2 (herein referred to as the "Additional Authorized Entitlements"):~~

- ~~1 ERU =~~

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- 1.6 multi-family units
- ~~831 square feet of industrial (trade off from industrial [i.e., decrease industrial])~~
- ~~390 square feet of industrial (trade off to industrial [i.e., increase industrial])~~
- 165 square feet of retail
- 578 square feet of office

Exhibit "E", Trade-Off Worksheet, demonstrates the use of the trade-off schedule.

Residential trade offs to non-residential shall be limited to a maximum of 1,350 dwelling units in additional Authorized Entitlements—Phase 2. Non-residential trade offs to residential shall be limited to a maximum of 1,060,000 square feet total ~~260,000 square feet in the Initial Authorized Entitlements—Phase 1 and 800,000 square feet in the Additional Authorized Entitlements—Phase 2.~~ Further, no more than 60,000 total 45,000 square feet of retail may be traded for any other use in the ~~Initial Authorized Entitlements—Phase 1, and no more than 15,000 square feet of retail may be traded for any other use in the Additional Authorized Entitlements—Phase 2.~~ The limits in this paragraph can be exceeded through the notice of change process with the approval of the City of Port St. Lucie, if such changes do not create additional unreviewed regional impacts.

No tradeoff shall be permitted within the DRI East Side without the express written consent of the LTC Joint Venture, ~~and Centex Homes, Southeast Florida Division~~ No tradeoff shall be permitted within the DRI West Side without the express written consent of LTC Midway, LLC. No tradeoffs shall be permitted between the DRI East Side and the DRI West Side, or vice versa (for example, reducing the square footage of retail space in the DRI West Side to allow additional square footage of office space in the DRI East Side), without the express written consent of the City, LTC Joint Venture and LTC Midway, LLC, in which case the City may require additional transportation improvements.

18. COMPLIANCE AND VIOLATIONS.

LTC Joint Venture shall be responsible for compliance with all requirements and conditions set forth herein relating to the DRI East Side and LTC Midway, LLC shall be responsible for compliance with all requirements and conditions set forth herein relating to the DRI West Side. If the DRI East Side is in violation of any requirements or conditions set forth herein, such violation shall not prevent or otherwise affect the development of the DRI West Side. If the DRI West Side is in violation of any requirements or conditions set forth herein, such violation shall not prevent or otherwise affect the development of the DRI East Side.

**EXHIBIT "E"**

**Conversion Rates Based Upon Resultant PM Peak Hour Trip Rates**

Land Use		SF	MF	GO	IP	WH	SC
	↓ Trip Rate per DU or per KSF →	0.64	0.34	0.71	0.29	0.14	1.15
Single Family Detached	0.64	1.00	1.88	0.90	2.21	4.57	0.56
Multi-Family Housing	0.34	0.53	1.00	0.48	1.17	2.43	0.30
General Office	0.71	1.11	2.09	1.00	2.45	5.07	0.62
Industrial Park	0.29	0.45	0.85	0.41	1.00	2.07	0.25
Warehousing	0.14	0.22	0.41	0.20	0.48	1.00	0.12
Shopping Center	1.15	1.80	3.38	1.62	3.97	8.21	1.00

Note: GO, IP, WH and SC are per 1000 SF

To Add a land use located the use you want to add along the Y axis then locate the use to remove along the x axis, multiply by the number in the intersecting cell:

- If the applicant wishes to add units they would multiply that intensity by the conversion rate for the land use they would need to remove.

Ex: If you want to add 100 Du's of SF, and remove units from multi-family, you would multiply the 100 new DU's by 1.88, the conversion rate for SF:MF.  $100 * 1.88 = 188$ . Therefore 188 DU's would need to be removed from MF.

- If the applicant wanted to add 12,000 square feet of shopping center and wanted to know how much to reduce the Industrial Park you would: calculate  $12,000 * 3.97 = 47,647$  square feet.

If the applicant wants to add 30,000 SF of Industrial Park they could remove 12,300 SF of GO general office space ( $30000 * 0.41$ )

To Subtract/ reduce a use:

Start with the use along the x axis and locate the use to add along the y, divide by the number in the intersecting cell.

- If the applicant has 200,000 square feet of warehouse to remove, how many multifamily units can be added?

Divide 200,000 square feet by 2.43 = 82.34 or 82 MFDUs

If the applicant wants to remove 50,000 SF of industrial and see how many dwelling units of MF it could replace it with, divide 50 by 1.17 = 42.7 or 42 dus.

EXHIBIT "F"

COUNCIL ITEM 7  
DATE 4/21/03

April 11, 2003

CONTRIBUTION AGREEMENT

THIS AGREEMENT entered into this 15 day of April, 2003, by and between the CITY OF PORT ST. LUCIE, a Florida corporation (the "City") and LTC JOINT VENTURE (the "Owner"), recites and provides as follows:

RECITALS

- A. The City has entered into an "Interlocal Agreement" with St. Lucie County (the "County") in the form of Exhibit "A" attached hereto, pursuant to which the County will construct the Midway Road Improvement Project (the "Project") described therein.
- B. LTC Joint Venture and the City have entered into an "Annexation Agreement" with respect to the LTC Ranch DRI property lying east and west of I-95 and containing, in the aggregate, 2455 acres, more or less (the "Property") and consistent with that agreement the Property has been annexed into the City.
- C. The Owner has agreed to fund the City's contribution obligations under the Interlocal Agreement on the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

- 1. Funding. The Owner will contribute to the City (~~or pay directly to the County if so directed in writing by the City~~) the total amount of Two Million Dollars (\$2,000,000.00), ~~payable in eight (8) quarterly payments of Two Hundred Fifty Thousand Dollars (\$250,000.00) each. This obligation shall be secured by an~~

Additions to text are indicated by underline; deletions by ~~strikeout~~.

CITY CLERK'S OFFICE

*Ref.*

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 2322043 OR BOOK 1963 PAGE 1919  
Rec'd/dep:12/16/03 09:48

~~irrevocable letter of credit substantially similar in form to that attached to the Interlocal Agreement as Exhibit "A." The Owner shall deliver the signed original letter of credit to the City (or directly to the County if so directed in writing by the City) within thirty (30) days after the City approves this Agreement. The City reserves the right to assign the letter of credit to the County. City hereby acknowledges receipt of Two Hundred Fifty Thousand Dollars (\$250,000.00) on or about March 13, 2003. The balance, One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000.00) is due and payable within three (3) days after City's acceptance of this Agreement.~~

~~The first quarterly payment of \$250,000.00 shall be due and payable on or before the earlier to occur of: April 1, 2003, or within 30 days after the construction contract for the Project has been executed. Future payments shall be made as provided in the schedule attached hereto as Exhibit "B." In the event the Owner shall fail to make any payment when due, the Owner shall have the right to cure such failure by the payment of said amount to the City within ten (10) days following receipt of written notice of such failure by the Owner from the City, as provided herein below.~~

- 2. Vesting. In consideration of all the payments to be made by the Owner as set forth herein, the City agrees and hereby acknowledges that the entire LTC Ranch DRI is and shall be vested in perpetuity for purposes of transportation concurrency as set forth herein and shall not have any further obligation for any traffic or transportation impacts (including but not limited to off-site improvements or contribution for any road improvements) east of I-95, with the exception of the Owner's proportionate share of the intersection (including signalization) improvements, if warranted, for the north bound entrance ramp at the intersection of I-95 and Midway Road, and the Owner shall be permitted to develop the

Additions to text are indicated by underline; deletions by ~~strikeout~~.

OR BOOK 1863 PAGE 1820

property as permitted on the date of execution of this Agreement to the full extent permitted by the Development Order. The foregoing shall not be interpreted to exempt the Owner from the payment of applicable transportation impact fees. ~~The failure to timely make the payments provided for herein, after notice and grace period provided above, shall be a default hereunder and a termination of the vesting determination.~~

- 3. Whole Understanding. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.
- 4. Amendments. The 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.
- 5. Filing; Effectiveness. This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, prior to its effectiveness.
- 6. Reliance. Owner is permitted to rely hereon in proceeding with the development of the Property.
- 7. DRI Condition. Owner agrees to seek an amendment to the existing Development Order for the LTC Ranch DRI to conform to the provisions hereof.
- 8. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties hereto.

OR BOOK 1863 PAGE 1821

Additions to text are indicated by underline; deletions by ~~strikeout~~.

9. Attorneys' Fees. Should any litigation arise between, among or involving any of the parties concerning or arising out of this Agreement, including, but not limited to, actions for damages, specific performance, declaratory, injunctive or other relief, and whether at law or in equity, and including appellate and bankruptcy proceedings as well as at the trial level, the prevailing party in any such litigation or proceeding shall be entitled to recover reasonable attorneys' fees and costs for same.

10. Notice. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

To City: Don Cooper  
City Manager  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

OR BOOK 1863 PAGE 1822

Additions to text are indicated by underline; deletions by ~~strikeout~~.

**EXHIBIT "G"**

**Trip Generation: LTC Ranch - Trip Tracking**

Date \_\_\_\_\_

Site Plan Name/Number: \_\_\_\_\_

Enter Site Plan Units and Calculate Trips

Daily Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking			Factored to Allowable Trips				East Side		West Side	
				In	Out	Total	West Side Trips	East Side Trips	West Side Trips	East Side Trips	DU's or SF	Trips	DU's or SF	Trips
Single Family Detached	210	3,350	DU	2.89	2.85	5.73	19,207		20,940	-				
Multi-Family Housing	220	650	DU	2.76	2.72	5.48	3,559		3,880	-				
General Office	710	1,508,500	SF	3.86	2.55	6.41		9,680	-	10,553				
Industrial Park	130	1,000,000	SF	1.33	0.94	2.27		2,275	-	2,480				
Warehousing	150	960,000	SF	0.64	0.46	1.10		1,054	-	1,149				
Shopping Center	820	725,000	SF	4.81	8.14	12.95	9,387		10,234	-				
<b>TOTALS</b>							<b>32,153</b>	<b>13,009</b>	<b>35,054</b>	<b>14,182</b>				

Source: ITE 10th Edition Trip Generation Rates

45,162

49,236

**AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking			Factored to Allowable Trips				East Side		West Side	
				In	Out	Total	West Side Trips	East Side Trips	West Side Trips	East Side Trips	DU's or SF	Trips	DU's or SF	Trips
Single Family Detached	210	3,350	DU	0.17	0.35	0.52	1,739		1,739	-				
Multi-Family Housing	220	650	DU	0.09	0.22	0.32	206		206	-				
General Office	710	1,508,500	SF	0.55	0.08	0.63		949	-	951				
Industrial Park	130	1,000,000	SF	0.21	0.05	0.26		263	-	263				
Warehousing	150	960,000	SF	0.08	0.03	0.11		107	-	107				
Shopping Center	820	725,000	SF	0.11	0.14	0.25	181		181	-				
<b>TOTALS</b>							<b>2,126</b>	<b>1,319</b>	<b>2,126</b>	<b>1,321</b>				

Source: ITE 10th Edition Trip Generation Rates

3,445

3,447

**PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking			Factored to Allowable Trips				East Side		West Side	
				In	Out	Total	West Side Trips	East Side Trips	West Side Trips	East Side Trips	DU's or SF	Trips	DU's or SF	Trips
Single Family Detached	210	3,350	DU	0.48	0.16	0.64	2,146		2,416	-				
Multi-Family Housing	220	650	DU	0.26	0.08	0.34	226		254	-				
General Office	710	1,508,500	SF	0.05	0.66	0.71		1,073	-	1,208				
Industrial Park	130	1,000,000	SF	0.04	0.25	0.29		286	-	322				
Warehousing	150	960,000	SF	0.03	0.11	0.14		130	-	146				
Shopping Center	820	725,000	SF	0.18	0.97	1.15	840		945	-				
<b>TOTALS</b>							<b>3,212</b>	<b>1,489</b>	<b>3,615</b>	<b>1,676</b>				

Source: ITE 10th Edition Trip Generation Rates

4,701

5,291

Prepared by and return to:

Foley & Lardner, LLP  
One Independent Drive, Suite 1300  
Jacksonville, Florida 32202  
Attn: N. Vincent Pulignano III, Esq.

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective 12/19, 2025, by **MIDWAY GLADES DEVELOPERS, LLC**, a Delaware limited liability company, whose mailing address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (“**Grantor**”), in favor of **THE TIDE AT WYLDER, LLC**, a Florida limited liability company, whose address is 310 East 96<sup>th</sup> Street, Suite 400, Indianapolis, Indiana 46240 (“**Grantee**”).

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in St. Lucie County, Florida, as more particularly described in the Exhibit “A” annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the matters described in Exhibit “B” attached hereto and made a part hereof (the “**Permitted Exceptions**”), but without reimposing same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]  
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed in the presence of:


**GRANTOR:**

  
Print Name: Benjamin Meyers

**MIDWAY GLADES DEVELOPERS, LLC,**  
a Delaware limited liability company

Address: 270 S Central Blvd, Ste 202  
Jupiter, FL 33458

By:   
R. Austin Burr, Vice President

  
Print Name: Luke Rector

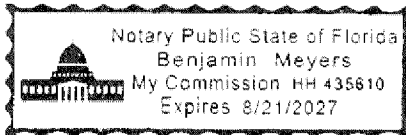
Address: 270 S Central Blvd, Ste 202  
Jupiter, FL 33458


STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 16th day of December, 2025, by R. Austin Burr, as Vice President of MIDWAY GLADES DEVELOPERS, LLC, a Delaware limited liability company, on behalf of the entity. He is  personally known to me or  has produced \_\_\_\_\_, as identification.

(NOTARY SEAL)



  
NOTARY PUBLIC  
Notary Public, State of Florida  
Print Name: Benjamin Meyers  
My commission expires: 8/21/2027

**EXHIBIT A**

LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

BY SURVEYOR

A PORTION OF TRACT 2, LTC RANCH WEST POD 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF TRACT C, LTC RANCH WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES, NORTH 45°15'43" WEST, A DISTANCE OF 302.09 FEET; THENCE, SOUTH 44°08'53" WEST, A DISTANCE OF 262.07 FEET; THENCE, NORTH 46°28'06" WEST, A DISTANCE OF 286.71 FEET; THENCE, SOUTH 45°52'31" WEST, TO THE EASTERLY LINE OF TRACT "RW", AFOREMENTIONED PLAT OF LTC RANCH WEST PHASE 1, A DISTANCE OF 373.10 FEET; THENCE, ALONG SAID EASTERLY TRACT LINE, NORTH 44°07'13" WEST, A DISTANCE OF 58.60 FEET; THENCE, NORTHWESTERLY ALONG A RADIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5107.82 FEET, A CENTRAL ANGLE OF 12°19'50", AN ARC LENGTH OF 1099.24 FEET, A CHORD BEARING OF NORTH 37°57'18" WEST AND A CHORD DISTANCE OF 1097.12 FEET; THENCE, DEPARTING SAID EASTERLY LINE, NORTH 56°18'18" EAST, A DISTANCE OF 165.64 FEET; THENCE, NORTHEASTERLY ON A NON-RADIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 219.98 FEET, A CENTRAL ANGLE OF 25°42'57", AN ARC LENGTH OF 98.73 FEET, A CHORD BEARING OF NORTH 68°31'10" WEST AND A CHORD LENGTH OF 97.91 FEET; THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 45.00 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 90.30 FEET; THENCE, NORTH 89°59'50" EAST, A DISTANCE OF 539.17 FEET; THENCE, NORTH 09°53'51" EAST, A DISTANCE OF 42.63 FEET; THENCE, NORTH 45°33'38" EAST, A DISTANCE OF 121.97 FEET; THENCE, NORTH 74°05'50" EAST, A DISTANCE OF 136.16 FEET; THENCE, SOUTH 09°23'55" EAST, A DISTANCE OF 81.77 FEET; THENCE, NORTH 65°26'12" EAST, A DISTANCE OF 73.69 FEET; THENCE, SOUTH 74°00'19" EAST, A DISTANCE OF 93.53 FEET; THENCE, SOUTH 40°16'37" EAST, A DISTANCE OF 124.70 FEET; THENCE, SOUTH 79°07'18" EAST, A DISTANCE OF 25.30 FEET; THENCE, SOUTH 67°59'02" EAST, A DISTANCE OF 84.29 FEET; THENCE, SOUTH 26°39'53" EAST, A DISTANCE OF 137.23 FEET; THENCE, SOUTH 01°15'47" WEST, A DISTANCE OF 81.48 FEET; THENCE, SOUTH 82°53'02" EAST, A DISTANCE OF 54.61 FEET; THENCE, SOUTH 05°22'55" WEST, A DISTANCE OF 155.72 FEET; THENCE, SOUTH 19°55'28" WEST, A DISTANCE OF 68.54 FEET; THENCE, SOUTH 20°51'48" EAST, A DISTANCE OF 62.13 FEET; THENCE, SOUTH 24°58'28" EAST, A DISTANCE OF 100.01 FEET; THENCE, SOUTH 33°18'24" WEST, A DISTANCE OF 105.80 FEET; THENCE, NORTH 88°46'40" EAST, A DISTANCE OF 89.86 FEET; THENCE, SOUTH 89°52'55" EAST, A DISTANCE OF 336.61 FEET; THENCE, SOUTH 45°14'45" EAST, TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADES CUT-OFF ROAD, A DISTANCE OF 65.57 FEET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 44°45'15" WEST, A DISTANCE OF 531.58 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

- Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LTC Ranch West POD 7, recorded in Plat Book 124, Pages 19 and 20, of the Public Records of St. Lucie County, Florida.
- Terms, conditions and provisions set forth in Resolution No. 97-085 approving a Development Order for the Development of Regional Impact known as LTC RANCH recorded in Official Records Book 1081, Page 1808; and Notice of Adoption of Amended Development Order for the Development of Regional Impact known as LTC Ranch recorded in Official Records Book 1312, Page 27, Notice of Adoption of an Amendment recorded in Official Records Book 2896, Page 473; Notice of Adoption of an Amendment to the Development Order for the LTC Ranch Development of Regional Impact recorded in Official Records Book 4283, Page 1175; Official Records Book 4611, Page 1807; Official Records Book 4934, Page 288 and Official Records Book 5063, Page 1413; Assignment of Development Rights and Entitlements recorded in Official Records Book 4455, Page 508, of the Public Records of St. Lucie County, Florida.
- Grant of Utility Easement recorded November 8, 2005 in Official Records Book 2408, Page 638 Educational Facilities Impact Fee Credit Agreement between LTC Midway, LLC and The School Board of St. Lucie County, Florida recorded February 3, 2020 in Official Records Book 4377, Page 1852 , as affected by Assignment and Assumption of Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 4455, Page 513 and by First Amendment To Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 4563, Page 548 , of the Public Records of St. Lucie County, Florida.
- Road Impact Fee Credit Agreement between St. Lucie County and Midway Glades Developers, LLC, recorded June 25, 2021 in Official Records Book 4637, Page 1863 , as amended by RIF 2021-001 recorded October 20, 2022 in Official Records Book 4904, Page 1791.
- Terms and Conditions of Road Improvement Agreement recorded November 2, 2022 in Official Records Book 4910, Page 608 by and between Midway Glades Developers, LLC and LTC Midway, LLC.
- Utility Infrastructure Agreement recorded February 28, 2024 in Official Records Book 5112, Page 2711.
- Utility Service Agreement (Reclaimed Water) recorded April 26, 2024 in Official Records Book 5141, Page 874.



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## LTC Ranch POD 8C

Major Site Plan  
Project No. P23-119

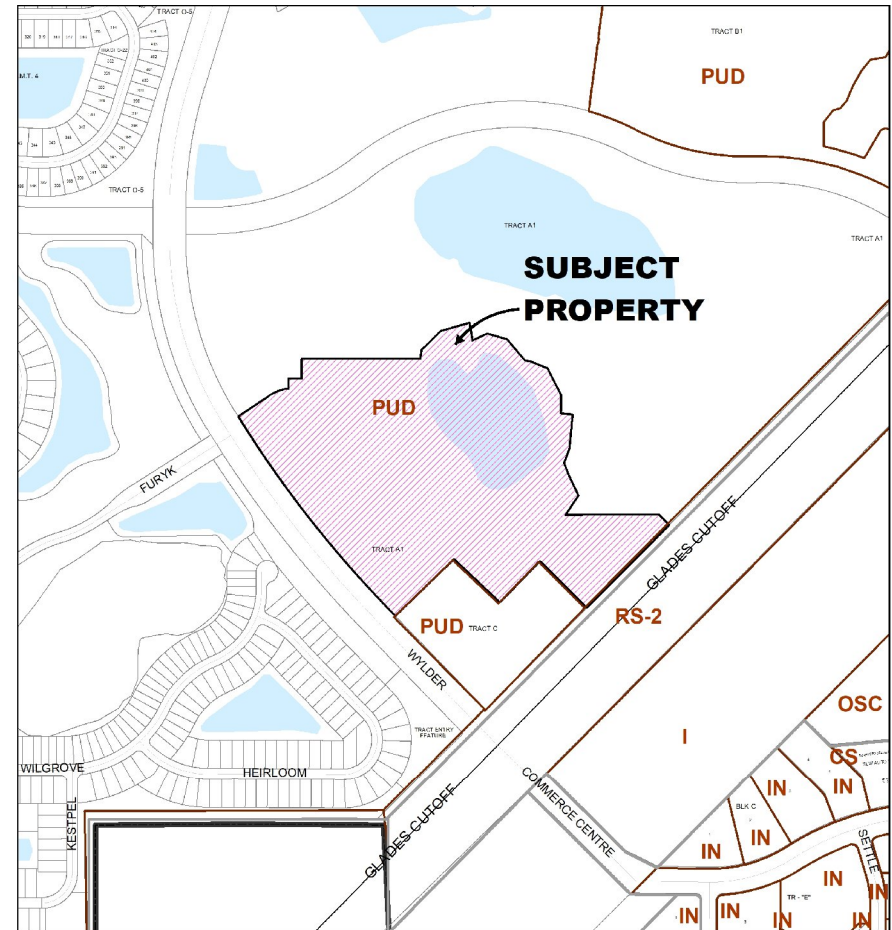
City Council  
Cody Sisk, Planner III  
June 8, 2026

# Request Summary

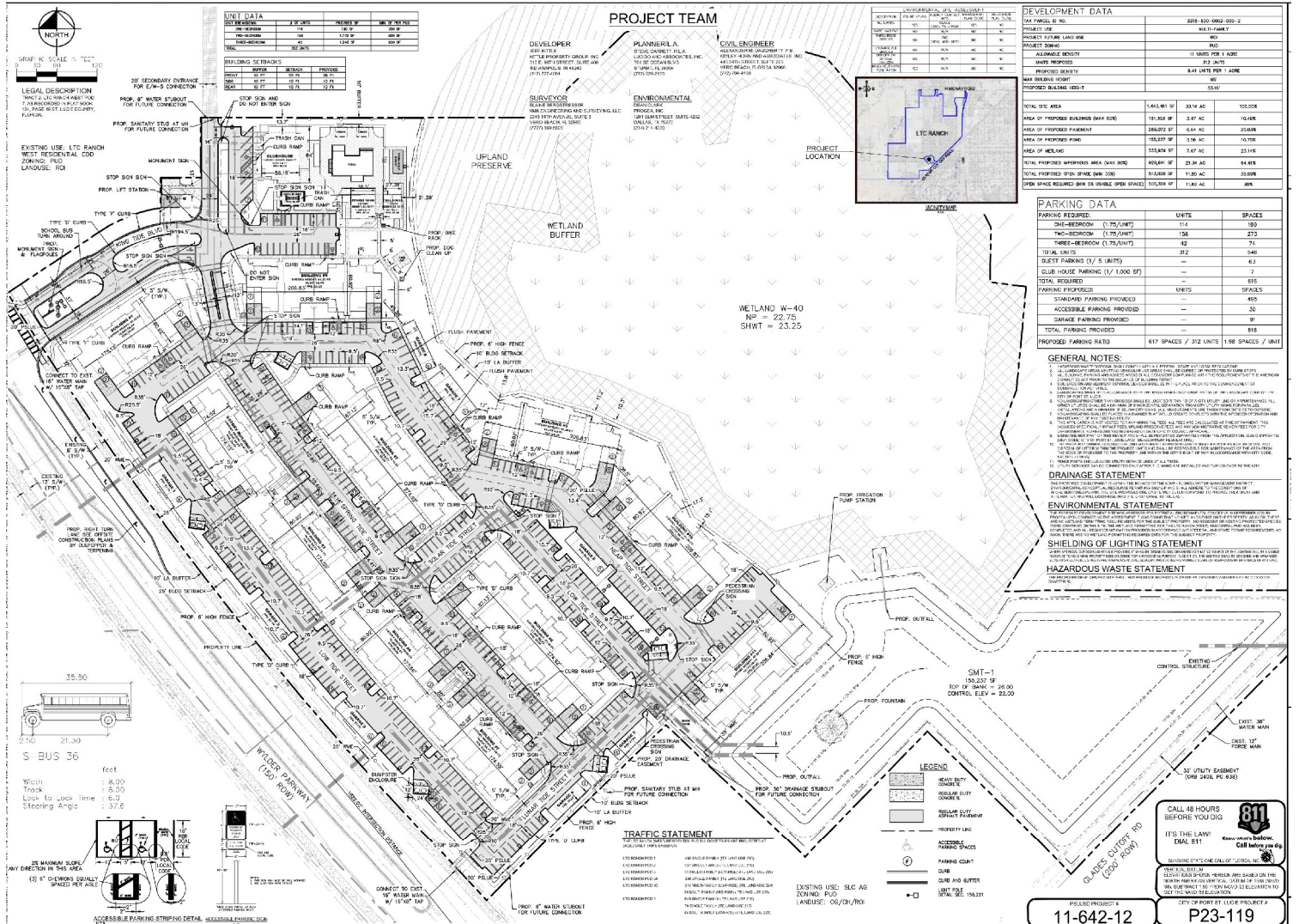
Applicant's Request:	An application for a major site plan for LTC Ranch POD 8C
Agent:	Alex Daugherty, Kimley-Horn and Associates, Inc.
Applicant:	The Tide at Wylder LLC
Property Owner:	The Tide at Wylder LLC
Location:	South of Midway Road, between I-95 and Wylder Parkway.

## Surrounding Areas

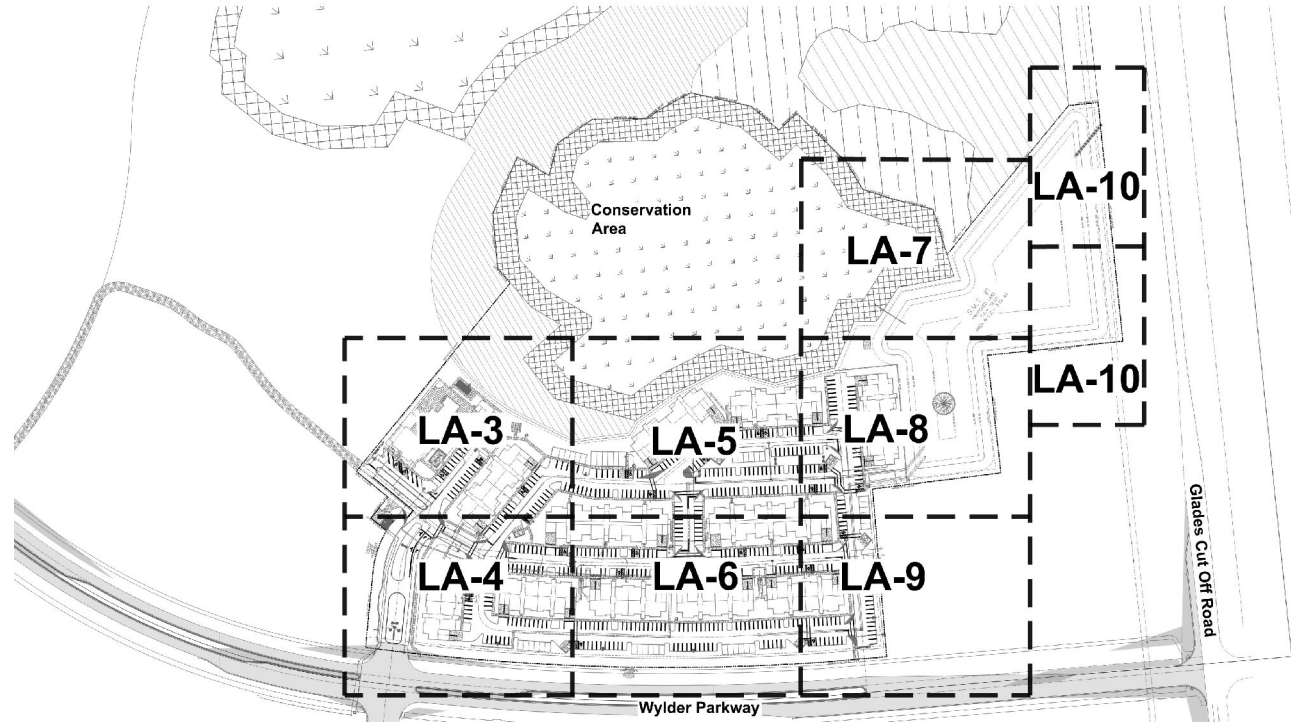
Direction	Existing Use	Future Land Use	Zoning
North	Vacant	ROI	PUD
South	Vacant	ROI	PUD
East	Vacant	ROI	PUD
West	Vacant	ROI	PUD



# Site Plan



# Landscape Plan



Required Trees:	Native	Species	Flowering	Drought Tolerant	Palm
Perimeter (4,520' x 10')	122	50%	451		
Parking Lot Terminal (Landscape Islands) (1,147')	76	75%	57		
Building Perimeter (2,046' x 170')	236	50%	118		
<b>Total:</b>	<b>433</b>	<b>23%</b>	<b>87</b>	<b>50%</b>	<b>215</b> (Foundation Exempt)

Provided Trees:	Native	Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	<b>548</b>	<b>31%</b>	<b>155</b>	<b>31%</b>	<b>215</b> (Foundation)

Required Shrubs:	Native	Drought Tolerant
Perimeter (3,667' x 2')	1,829	25% = 457, 50% = 915
Building(s) Foundation Perimeter (7,545' x 2')	3,523	25% = 881, 50% = 1,761
<b>Total:</b>	<b>5,352</b>	<b>25% = 1,338, 50% = 2,676</b>

Provided Shrubs:	Native	Drought Tolerant
<b>Total:</b>	<b>6,867</b>	<b>5,060</b>

- GENERAL LANDSCAPE NOTES:**
- All landscaping at intersection and corners complies with section 169.204 of the port of lucie code of ordinances to provide a clear sight triangle. If above the final road crown elevation, all hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the slope line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
  - All plant material to be Florida no. 1 or better.
  - All plant material to be Florida no. 1 or better.
  - All landscape & soil areas to be irrigated by an automated system.

- PSLUSD NOTES FOR LANDSCAPE PLANS:**
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
  - All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
  - All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
  - Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
  - No landscaping other than sod grasses shall be located within 10' of a PSLUSD outfall structure such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

- NOTES:**
- Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:
- Quercus virginiana - Live Oak
  - Sterculia malabarica - Mahogany
  - Southern Magnolia - Magnolia grandiflora
  - \*Bauhinia biobona - Hong Kong Orchid Tree
  - \*Elaeagnus argentea - Japanese Silver Cherry
  - \*Ligustrum lucidum - Glossy Starbush
  - \*Ligustrum indica - Cape Myrtle
- \*If medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121

**INDEX OF DRAWINGS:**

Drawing Title	Sheet Number
Landscape Data	LA-1
Plant Schedule	LA-2
Landscape Plans	LA-3 - LA-10
Landscape Details	LA-11
Landscape Specifications	LA-12



# Zoning Review

CRITERIA	FINDINGS
USE	The property is located within the LTC Ranch Residential PUD. The proposed use of residential is a permitted use in this development. The PUD allows for multifamily uses with a maximum density of 11 dwelling units per acre. The proposed density of this site is 9.41 dwelling units per acre.
DUMPSTER ENCLOSURE	The site plan provides six 14' X 24' dumpster enclosures for general recyclable and refuse for the residential uses and club house
ARCHITECTURAL DESIGN STANDARDS	The building elevations Have been reviewed for compliance with the Citywide Design Guidelines.
PARKING REQUIREMENTS	The proposed use requires a total of 616 parking spaces while 617 spaces are proposed with 30 of these spaces provided as handicap spaces.
BUILDING HEIGHT	Maximum building height for the PUD Zoning District is 65 feet. Nine of the 11 proposed buildings are proposed to be 3-story with a height of approximately 42 feet and two are proposed to be 4-story with a height of approximately 53 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the PUD requirements.

# Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The proposed project is anticipated to generate 1,871 Average Daily, 141 AM Peak Hour and 172 PM Peak Hour driveway trips. The Wylder Development is conducting improvements on Wylder Parkway and at the intersections of Glades Cut-off Road and Midway Road. In addition to the Wylder Development improvements, a dedicated southbound left turn lane and a right turn lane at the POD 8 driveway will be required with this development
PARKS AND OPEN SPACE	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Per the LTC Ranch DRI, the applicant has deeded a 113- acre park site to the City.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Per Policy PSFE 2.4.2(8) of the City's Comprehensive Plan, Public School Facilities Element, DRI's that received development orders prior to July 1, 2005 are exempt from school concurrency.



# Recommendations

The Site Plan Review Committee recommended approval of the site plan at their meeting of November 25, 2025.



## Agenda Summary

2026-487

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.e

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Placement: Consent Agenda

Action Requested: Motion / Vote

**Award Contract #20260152 for Discovery Water Treatment Plant Class I Injection Well System.**

Submitted By: Max Previlon, CPPB, Procurement Contracting Officer III, 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: Max Previlon, CPPB, Procurement Contracting Officer III, PMD.
2. Parties: City of Port St. Lucie and Florida Design Drilling, LLC.
3. Purpose: In alignment with the Utility Systems Department Master Plan and the construction of Discovery Way Water Treatment Plant (formerly known as Rangeline Water Treatment Plant), it is necessary to construct two (2) new Class I deep injection wells and one (1) dual zone monitoring well at this site to meet current and future water treatment demands. Deep injection wells allow for the safe and environmentally approved disposal of concentrate, and system redundancy ensures continued operation during emergencies or scheduled maintenance.
4. New/Renewal/Modified: New.
5. Duration: 30 Months from Notice to Proceed, including permitting. The Contract period will be June 15, 2026 through December 15, 2028.
6. Benefits to Port St. Lucie: The deep injection wells support the larger Discovery Water Treatment Facility Project, which is needed to serve the City's growing population. These wells provide safe, environmentally approved disposal of concentrate, while redundancy ensures uninterrupted service to residential, commercial, and critical customers, including hospitals, nursing homes, and schools.
7. Cost to Port St. Lucie (Annual and Potential): One-time expense in the amount of \$25,785,150.00

Presentation Information: N/A.

Staff Recommendation: Move that the Council award Contract #20260152 and enter into a contract with Florida Design Drilling, LLC, for the construction of a Class I Injection Well System at the Discovery Water Treatment Facility.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the recommended bid.
2. Move that the Council reject all bids and provide staff with directions to rebid or cancel the bid.

Background: The Utility Systems Department Master Plan identifies the need for expanded water treatment capacity. To support the new reverse osmosis water treatment plant at the Discovery Water Treatment Facility, the project includes two (2) Class I deep injection wells and one (1) dual-zone monitoring well. These components are required to meet long-term water treatment demands and ensure reliability.

On March 10, 2026, an E-Bid was issued through OpenGov for the Rangeline Water Treatment Plant Class I Injection Well System construction project (now known as the Discovery Water Treatment Plant). The solicitation received 710 views, and two submissions were received. Both bids were deemed responsive. Florida Design Drilling, LLC was recommended as the lowest responsive and responsible bidder.

Issues/Analysis: Staff has reviewed all submitted bids and determined that Florida Design Drilling, LLC provides the best value to the City.

Financial Information: Funds for this project are appropriated in FY26 Utilities CIP-Discovery Water Treatment Facility-Improvements (Capital Budget Account #448-3313-563000).

Special Consideration: N/A.

Location of Project: Due to Homeland Security protections, the exact location of these facilities is not disclosed.

Attachments:

1. Signed Contract.
2. Notice of Intent to Award.
3. Recommended Bid.
4. E-Bid Tabulation Report.
5. E-Bid 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: 26044-04.

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  
CONTRACT #20260152  
Discovery Water Treatment Plant Class I Injection Well System**

This CONTRACT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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 Florida Design Drilling, LLC, 7733 Hooper Road, West Palm Beach, FL 33411 (561) 371-9241, hereinafter called "Contractor" or "Proposer." City and Contractor 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**, Contractor is licensed in the State of Florida; and

**WHEREAS**, the City wishes to contract with a contractor for the Discovery Water Treatment Plant Class I Injection Well System, as well as other tasks more specifically described in this Contract ("Project"); and

**WHEREAS**, Contractor is qualified, willing, and able to provide the work specified on the terms and conditions set forth herein; and

**WHEREAS**, the City desires to enter into this Contract with Contractor to perform the work specified and in the amount as agreed upon below.

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

The Recitals set forth above are hereby incorporated into this Contract and made a part 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:

- A. The same day, if sent via email with read receipt.
- B. 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,
- C. 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.

Contractor: Florida Design Drilling LLC  
Mike Black  
7733 Hooper Road  
West Palm Beach, FL 33411.  
(561) 371-9241  
[mike@fldrilling.com](mailto:mike@fldrilling.com)

City Contract Administrator: Max Previlon, CPPB  
Procurement Management Division  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
(772) 871-5224  
[mprevilon@cityofpsl.com](mailto:mprevilon@cityofpsl.com)

City Project Manager: Collen Jacobsen, Project Manager  
Utility Systems Department  
1001 SE Prineville Street.  
Port St. Lucie, FL 34983  
772-871- 7309  
[CJacobsen@cityofpsl.com](mailto:CJacobsen@cityofpsl.com)

### **SECTION III** **DESCRIPTION OF SERVICES TO BE PROVIDED**

The specific work that the Contractor has agreed to perform pursuant to IFB #20260152 – Discovery Water Treatment Plant Class I Injection Well System, including all attachments, addenda, and all other restrictions and requirements are incorporated herein by this reference.

#### Scope of Work

Work to be performed as part of the City of Port St. Lucie, Discovery Water Treatment Plant Injection Well System located in St. Lucie County at 11650 Range Line Road, Port St. Lucie, Florida 34986. Detailed requirements and extent of work are stated in applicable specification sections and shown on the Drawings. It is the intent of these specifications that project elements constructed be fully integrated and compatible with each other in all aspects for a complete injection well system.

1. Provide the labor, equipment, tools, and consumable supplies required for a complete Project.
2. Provide the civil, structural, mechanical, electrical, instrumentation and all other wrequired for a complete and operable Project.

3. Test and place the completed Project in operation.
4. Provide special tools, spare parts, lubricants, supplies, or other materials as indicated in Contract Documents for the operation and maintenance of the Project.
5. Arrange and coordinate with Supplier for deliveries of City purchased products in accordance with construction schedule, coordinate to avoid conflict with work and conditions at the site. Unload the products at the site, and store and protect the products in accordance with the Supplier's instructions.
6. The work shall be complete, and all work, materials, and services not expressly indicated or called for in the Contract Documents which may be necessary for the complete and proper construction of the work in good faith shall be provided by the Contractor and coordinated with the Consultant as though originally so indicated, at no increase in cost to the City.
7. Contractor shall comply with all applicable federal, state and local safety regulations, laws and standards, as well as any specific St. Lucie County or City of Port St. Lucie requirements while completing the work.
8. Except as specifically noted, the Contractor shall provide and pay for:
  - o Labor, materials, and equipment.
  - o Tools, equipment and machinery.
  - o Water, electricity, and other utilities required to complete the Project.
  - o Other facilities and services necessary for proper execution and completion of the work.
  - o Permits, surveys, and testing.

Work is described in general, non-inclusive terms as:

1. Two Class I injection wells (IW-1 and IW-2), each with a final casing string of 26-inch outside diameter, a nominal 18-inch (16.55-inch inside diameter) fiberglass reinforced plastic (FRP) injection tubing, and total open-hole depth of 3,500 feet below pad level. Each well may be permitted to accept an injection rate of approximately 9.66 million gallons per day (MGD) at an injection velocity within the injection tubing string of 10 feet per second. The injection well shall include the installation of wellhead components suitable for the connection and operation of a completed system.
2. One associated dual-zone deep monitor well (DZMW-1) including the installation of wellhead components.

3. Eight (8) water-table monitor wells that will either be plugged and abandoned in place or completed with flush mounted vaults and lockable caps at the end of the Project.
4. Concrete slab for each well (3 total).
5. Completion of two 12-hour injection tests.
6. Construction of site access roadway as detailed in the Contract Plans including providing temporary site stormwater/drainage maintenance as necessary.
7. All electrical, instrumentation, piping, valves, pumps, that extend to the edge of the concrete slabs as shown in the Contract drawings.
8. Completion of plugging and abandoning existing onsite monitor well PSL-EW2.
9. A finished site that is acceptable to the Consultant and City. Final acceptance shall only be accomplished in writing by the City.

Noting specifically, Attachments B and C to IFB #20260152 are incorporated herein and made part of this Contract.

#### **SECTION IV** **TIME OF PERFORMANCE**

The Contract Period start date will be June 15th, 2026, and will terminate two and one-half years thereafter on December 15th, 2028. The Contractor 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 Contractor 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 Contractor 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 Contractor, warrant such an extension, with reasons clearly stated and a detailed explanation given as to why the delays are considered to be beyond the Contractor's control.

#### **SECTION V** **RENEWAL OPTION**

There are no renewal options for this Contract.

#### **SECTION VI** **COMPENSATION**

The total amount to be paid by the City to the Contractor is on a per project basis for the unit prices listed on **Schedule "A"**. for a total amount of **\$25,785,150.00**. Payments will be disbursed in the following manner.

Schedule A:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<b>General</b>					
1	General Conditions, Mobilization, Demobilization	1	LS	\$3,000,000.00	\$3,000,000.00
2	Plug and Abandon Monitor Well PSL-EW2	1	LS	\$50,000.00	\$50,000.00
<b>Construction and Testing of IW-1</b>					
3	Drill pilot hole from 180 feet to 3,500 feet	3,320	LF	\$300.00	\$996,000.00
4	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-1</b>					
5	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
6	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00
7	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00
9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-1</b>					
10	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00
11	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00
12	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
13	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
14	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-1</b>					
15	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
16	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00
17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
18	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
20	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00
21	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-1</b>					
22	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
23	Perform pilot hole logging from 180 to 800 feet	1	LS	\$10,000.00	\$10,000.00
24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
25	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00
26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$7,500.00	\$7,500.00
27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$15,000.00	\$15,000.00
28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$7,500.00	\$7,500.00
29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
30	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>					
32	Collect and analyze 10-foot cores	6	EA	\$25,000.00	\$150,000.00
33	Set up and perform inflatable packer testing	11	EA	\$22,500.00	\$247,500.00
34	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00

35	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00
36	Develop and collect final water quality samples in IW-1	1	LS	\$25,000.00	\$25,000.00
37	Setup and Perform Injection Test of IW-1	1	LS	\$55,000.00	\$55,000.00
<b>Construction and Testing of DZMW-1</b>					
38	Drill pilot hole from land surface to 1,900 feet	1,150	LF	\$300.00	\$345,000.00
<b>Boreholes Reamed Holes: DZMW-1</b>					
39	42-inch diameter - pad level to approximately 180 feet	180	LF	\$450.00	\$81,000.00
40	34-inch diameter - approximately 180 to 750 feet	570	LF	\$375.00	\$213,750.00
41	24-inch diameter - approximately 750 to 1,500 feet	750	LF	\$350.00	\$262,500.00
42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF	\$325.00	\$113,750.00
<b>Casing and Tubing: DZMW-1</b>					
43	Furnish and install 34-inch carbon steel casing	180	LF	\$400.00	\$72,000.00
44	Furnish and install 24-inch carbon steel casing	750	LF	\$350.00	\$262,500.00
45	Furnish and install 16-inch carbon steel casing	1,500	LF	\$300.00	\$450,000.00
46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1,800	LF	\$200.00	\$360,000.00
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>					
47	Cement 34-inch casing; includes cement temperature logs	180	LF	\$210.00	\$37,800.00
48	Cement 24-inch casing; includes cement temperature logs	750	LF	\$160.00	\$120,000.00
49	Backplug pilot hole with cement and gravel within monitor intervals	1,000	LF	\$40.00	\$40,000.00
50	Cement 16-inch casing; includes cement temperature logs	1,500	LF	\$90.00	\$135,000.00
51	Cement 6-5/8-inch FRP tubing	250	LF	\$55.00	\$13,750.00
<b>Geophysical Logging: DZMW-1</b>					
52	Perform borehole (42") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
53	Perform borehole (34") logging from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
54	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00
55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS	\$7,500.00	\$7,500.00
56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS	\$7,500.00	\$7,500.00
57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS	\$25,000.00	\$25,000.00
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>					
58	Set up and perform inflatable packer testing	4	EA	\$22,500.00	\$90,000.00
59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS	\$20,000.00	\$20,000.00
60	Develop and collect final water quality samples in UMZ and LMZ	1	LS	\$15,000.00	\$15,000.00
<b>Construction and Testing of IW-2</b>					
61	Drill pilot hole from approximately 750 to 3,500 feet	2,750	LF	\$300.00	\$825,000.00
62	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-2</b>					
63	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
64	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00
65	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00
67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-2</b>					
68	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00

69	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00
70	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
71	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
72	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-2</b>					
73	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
74	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00
75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
76	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
78	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00
79	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-2</b>					
80	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
81	Perform borehole (54") logging from 180 to 750 feet	1	LS	\$10,000.00	\$10,000.00
82	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$7,500.00	\$7,500.00
83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$10,000.00	\$10,000.00
84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$15,000.00	\$15,000.00
86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
87	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>					
89	Collect and analyze 10-foot cores	8	EA	\$25,000.00	\$200,000.00
90	Set up and perform inflatable packer testing	9	EA	\$22,500.00	\$202,500.00
91	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00
92	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00
93	Develop and collect final water quality samples in IW-2	1	LS	\$25,000.00	\$25,000.00
94	Setup and Perform Injection Test of IW-2	1	LS	\$55,000.00	\$55,000.00
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>					
95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$275,000.00	\$275,000.00
97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
98	Furnish and Install Stabilized Rock Access Drive	1	LS	\$100,000.00	\$100,000.00
99	General Sitework (Including Restoration)	1	LS	\$75,000.00	\$75,000.00
100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS	\$230,000.00	\$230,000.00
101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS	\$230,000.00	\$230,000.00
102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS	\$230,000.00	\$230,000.00
<b>Standby Time &amp; Owner's Contingency</b>					
103	Standby Time	60	HR	\$10.00	\$600.00

104	Owner's Contingency	1	LS	\$500,000	\$500,000
<b>Grand Total Amount</b>					<b>\$25,785,150.00</b>

**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** – Per the requirements of Florida’s Local Government Prompt Payment Act, Chapter 218, Florida Statutes, the City shall pay the Contractor the sum of money due each Progress Payment that is properly allocated to labor, materials, and equipment incorporated in the work for the period covered in the application for progress payment. Retainage will be held at five percent (5%) from each progress payment. Liquidated damages shall be assessed in accordance with Section XXVIII and deducted from each progress payment as they accrue.

**Acceptance and Final Payment** – Upon receipt of written notice that the work is ready for final inspection and acceptance, the City will promptly make such inspection. When the City finds the work acceptable under the terms of the Contract and the Contract is fully performed, it shall issue a written final acceptance. After Contractor receives the written final acceptance, it shall issue a final invoice, that complies with all requirements herein, and the entire balance will be due and will be paid to the Contractor as required under Florida’s Local Government Prompt Payment Act, Chapter 218, Florida Statutes. After Contractor receives payment on the final invoice, it shall submit an invoice for the release of retainage, which shall comply with all invoicing requirements contained herein. Such final invoice and retainage invoice by the Contractor shall be subject to the covenants in the Contract’s Standard Specifications and any liquidated damages in accordance with Section XXVIII.

Before issuance of final payment, the Contractor shall submit evidence that all payrolls, material bills, and other indebtedness connected with the work have been satisfied and paid in full. Final Release of Liens from all contractors, subcontractors, suppliers for materials, and sub-subcontractors are to be attached to the final invoice. In lieu of Final Release, the Contractor may submit a Consent of Surety along with the Final Invoice. All manufacturer’s warranty documents must be provided in the format requested by the City prior to final payment.

**Invoices** – Invoices for services shall be submitted once per month, for one and only one calendar month (e.g., October 1 through October 31), by the tenth (10<sup>th</sup>) day of the following month (except as provided in the Fiscal Year End Invoice Exception, below), and payments shall be made in accordance with the timelines under Florida’s Prompt Payment Act, Chapter 218, Florida Statutes, unless the Contractor has chosen to take advantage of the Purchasing Card Program, which allows for payment within several days. Such payments by the City shall be made if and only if Contractor submits a Valid Invoice. A Valid Invoice must meet all the following:

1. The invoice is sent to: [usdinvoices@cityofpsl.com](mailto:usdinvoices@cityofpsl.com).
2. The invoice is accompanied by adequate supporting documentation, including, but not limited to, as applicable: date, correct remit address, vendor contact information, time cards, retainage withheld, A1A Application for Payment, a unique invoice number, PO number, Contract Number, justification for expenditures, any partial release of liens, any other document reasonably requested by the Project Manager and/or the City’s Finance Department.
3. The City’s Project Manager approval of the invoice, as set forth in Section XIX of the Contract.

No payment for projects involving improvements to real property shall be due until Contractor 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.

**Fiscal Year End Invoice** – any invoice for goods, services, or any other performance in the current fiscal year must be submitted, as otherwise required under this Contract, by October 5 of the next fiscal year. By example, the invoice for September 1, 2026-September 30, 2026 shall be submitted to the City by October 5, 2026. Contractor acknowledges this is a material requirement for the City’s accounting and shall comply.

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.

## **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 order.

**For Construction Contracts – Compliance with Section 218.755, Florida Statutes:** If the Contract is for construction services, Contractor must comply with the following to submit a proper price quote for a change order requested or issued by the City:

- A. Contractor must submit the price quote on the City’s Change Order Request form (“COR”) to ensure it communicates all relevant information in a uniform document for submission to the City.
- B. All fields and directions on the Change Order Request Form must be completed/followed.
- C. Contractor shall act in good faith when submitting a price quote.
- D. Contractor shall submit the COR to the City Contract Administrator, City Project Manager, and any other email address listed here: Contractor understands it is imperative that it notify all listed parties in order to ensure the COR is received and processed by the City.
- E. If there is a CEI for the project under this Contract, Contractor shall obtain the CEI’s approval prior to submitting the COR to the City for review.
- F. If there is a grant and/or other funding agreement, Contractor shall comply with all requirements in those agreements necessary to submit a change order.

## **SECTION VIII** **CONFORMANCE WITH PROPOSAL**

It is understood that the materials and/or work required herein are in accordance with the bid made by the Contractor pursuant to the Solicitation and Specifications on file in the Procurement Management Division of the City. All documents submitted by the Contractor in relation to said bid, 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**

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 arisen from the negligent acts, errors, omissions or other wrongful conduct of Contractor, agents, laborers, subcontractors or other personnel entity acting under Contractor's control in connection with the Contractor's performance of services under this Contract. To that extent, Contractor 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 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 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 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 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 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 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 Contract.

1. Workers' Compensation Insurance & Employer's Liability: The Contractor 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 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.

2. Commercial General Liability Insurance: The Contractor 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 Contract. 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 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 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 included as additional insured and shall include Contract #20260152 – Rangeline Water Treatment Plant Class I Injection Well System."** The Policies shall be specifically endorsed to provide thirty (30) day 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 Department, 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 Contract to exceed the above limits, the Contractor 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 Contractor 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 Contractor does not own any automobiles, the Business Auto Liability requirement shall be amended allowing Contractor 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. Installation Floater Insurance: Contractor shall purchase and maintain Installation Floater insurance in an amount equal to 100% of the completed value of the project (contractor's labor, equipment, materials, or

fixtures to be installed, in-transit, or stored off-site during the performance of the contract) including any amendments thereto (without coinsurance). The Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the work, including during transit, installation, and testing at the work site. Coverage shall be written on an all risk, replacement cost basis and shall include coverage for fire, lightening, windstorm/and hail, theft, flood and earth movement as well as coverage for losses that may occur during equipment testing. The policy shall include coverage for pollutant cleanup, debris removal, demolition, water damage, backup of sewer and drains, installation/testing of traffic signals and signs. Policy shall be maintained until whichever of the following shall first occur: (1) final payment has been made; or, (2) until no person or entity, other than the City of Port St. Lucie, has an insurable interest in the property required to be covered. Policy shall be endorsed such that the insurance shall not be canceled or lapse because of any partial use or occupancy by the City of Port St. Lucie. The Installation Floater shall provide coverage from the time the equipment/material becomes the responsibility of the Contractor and shall continue without interruption during the installation, including any time during which the equipment/material is being transported to the installation site, or awaiting installation, whether on or off site. Contractor is responsible for the payment of all deductibles under the Installation Floater policy. The Installation Floater coverage shall include a waiver of subrogation rights endorsement in favor of the City. The "ALL RISK" Installation Floater Insurance must also cover soft costs, including additional advertising/promotional, additional license and permit fees, additional legal/accounting fees, insurance premiums including installation floater, and architects' and engineers' fees that may be necessary to provide plans and specifications and supervision of work for the repair and/or replacement of property damage caused by a covered peril. This policy must include insurance for the City of Port St. Lucie, Contractor, Subcontractors, Architect/Engineer, and Consultants for their interest in covered property. The City's policy will not provide coverage related to this project. The Contractor has the right to purchase coverage or self-insured any exposures not required by these specifications, but shall be held liable for all losses, deductibles, self-insurance for coverages not required. The Contractor is responsible for all deductibles including those for windstorms.

6. Pollution Insurance: Contractor shall procure and agree to maintain in full force during the term of this Contract, Contractors Pollution Liability Insurance in limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, for any operations relating to the construction, handling, storage, and transportation of hazardous materials and/or waste. Contractors Pollution should be in force for no less than the entire term of the project and two years extended Completed Operations. The City of Port St. Lucie shall be listed as an additional insured. A waiver of subrogation shall be provided in favor of the City. Coverage shall apply on a primary and non-contributory basis.
7. Waiver of Subrogation: The Contractor shall agree by entering into this Contract 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 Contractor 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 Contractor enter into such a contract on a pre-loss basis.
8. Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Contract. Where an SIR or deductible exceeds \$5,000, the City of Port St. Lucie reserves the right, but is not, to review and request a copy of the Contractor's most recent annual report or audited financial statement.

It shall be the responsibility of the Contractor 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 Contract. It will be the responsibility of the Contractor 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 Contractor, 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 Contractor/independent contractor/subcontractor.

The Contractor 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 Contract. All insurance carriers must have an AM Best rating of at least A:VII or better.

**Payment & Performance Bonds:** The Contractor shall furnish acceptable recorded Payment and Performance Bonds complying with the statutory requirements set forth in section 255.05, Florida Statutes, in the amount of one hundred (100%) percent of the Contract price. Additionally, upon any Contract price increase, Contractor shall obtain a bond rider to ensure that the Payment and Performance Bonds never drops below 100% of the Contract Price. For clarity, this means that if there is any amendment, change order, purchase order, or any other approval for additional funds under the Contract, Contractor shall obtain a bond rider covering 100% of the increase. A fully authorized Surety, licensed by the State of Florida, shall execute the Payment and Performance Bonds. The Payment and Performance Bonds shall remain in full force and effect for a minimum of one (1) year after the work has been completed and final acceptance of the work is issued by the City.

Should the Surety become irresponsible during the time the Contract is in force, the City may require additional and sufficient sureties and the Contractor shall furnish same to the satisfaction of the City within ten (10) days after written notice to do so. In default thereof, the Contract may be suspended as herein provided.

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

## **SECTION XII** **ACTS OF GOD**

The Contractor 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 Contractor 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 Contractor, 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 Contractor 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 Contractor nor any subcontractor, supplier of materials, laborer, or other person or 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 Contractor 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. Contractor will comply with all requirements of 28 C.F.R. § 35.151. Contractor and any subcontractors shall comply with section 119.0701, Florida Statutes. The Contractor and any subcontractors are to allow public access to all documents, papers, letters, or other material made or received by the Contractor 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 Ch. 119, Laws of Fla., 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 Contractor shall comply with Florida's Public Records Law. CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to section 119.0701, Florida Statutes, Contractor agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the City in order to perform under this Contract.

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 Contract, the Contractor 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. Contractor's records under this Contract include but are not limited to, supplier/subcontractor invoices and contracts, project documents, meeting notes, emails, and all other documentation generated during this Contract.
4. The Contractor agrees to make available to the City, during normal business hours, all books of account, reports and records relating to this Contract.

5. A Contractor 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 Contractor 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 Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'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  
[pr@cityofpsl.com](mailto:pr@cityofpsl.com)**

#### **TRADE SECRETS**

Any material submitted to the City that Contractor 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 Contractor 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 Contractor. Contractor 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 SCRUTINIZED COMPANIES**

By entering into this Contract with the City, Contractor certifies that it and those related entities of Contractor, 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 Contractor or any of those related entities of Contractor, 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 XVI**  
**E-VERIFY**

In accordance with section 448.095, Florida Statutes, the Contractor agrees to comply with the following:

1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under this Contract.
2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor 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. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
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 Contractor may not be awarded a public contract for at 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, Contractor, or any subcontractor 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 any such cause of action must be filed in St. Lucie, County, Florida, in accordance with the Venue provision, as provided herein.

**SECTION XVII**  
**CONTRACT ADMINISTRATION**

**Amendments.** The City and the Contractor 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 expressed 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 Contractor.

**Fiscal Year-** All reference to Fiscal Year shall mean the City's Fiscal Year. The City's Fiscal Year is from October 1<sup>st</sup> through September 30<sup>th</sup>.

**Joint Venture.** Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, 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 contractor contracting for the services and acting toward the mutual benefits expected to be derived from the mutually agreed upon contract. Neither Contractor nor any of Contractor's agents, employees, subcontractors or contractors shall become or be deemed to become agents, or employees of the City. Contractor shall therefore be responsible for compliance with all laws, rules and regulations involving its employees and any subcontractors, 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 Contractor 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 Contractor'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 Contractor 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 Contractor shall be required to complete a **W-9 Taxpayer Identification Form**, provided with the Contract, and return it with the signed contract and insurance documents.

**Use of Name or Intellectual Property.** Contractor 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 expressed 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 Contractor, 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 XVIII** **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.

**Implied Warranty of Merchantability** – It is understood that the implied warranty of merchantability and fitness for the specified purpose are not disclaimed, notwithstanding any representation to the contrary.

**Warranty and Guarantee** – All products furnished by the Contractor shall be supplied with all warranties and guarantees of the manufacturer. All products and work performed by Contractor must be warranted by the Contractor to be free of defects in workmanship and material for a period of not less than three hundred sixty-five (365) calendar days; said period to commence upon the date of final acceptance by the City.

**Miscellaneous Testing** – The Contractor shall reimburse the City for any expenditure incurred by the City in the process of testing products supplied by the Contractor, if said products prove to be defective and/or in other manners not in compliance with the Specifications. Expenditures as defined therein shall include, but are not limited to, the replacement value of products destroyed in testing, the cost paid by the City to testing laboratories and other entities utilized to provide tests, and the value of labor and materials expended by the City in the process of conducting the testing. Any such reimbursement, at the City's option, may be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract. Reimbursement of charges as specified herein shall not relieve the Contractor from other remedies.

**City's Public Relations Image** – The Contractor'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 Contractor involved in the execution of work that is deemed to be conducting him/self in an unacceptable manner shall be removed from the project at the request of the City Manager.

**Dress Code** – All personnel in the employ of the Contractor shall be appropriately attired. Employees engaged in the course of work shall wear company uniforms neat and clean in appearance, readily identifiable to all City employees and the public. No tee shirts with obscene pictures or writings will be allowed. Swimsuits, tank tops, shorts, and sandals are also prohibited. Safety-toed shoes shall be worn at all times.

**Patent Fees, Royalties, and Licenses** – If the Contractor requires or desires to use any design, trademark, device, material, or process covered by letters of patent or copyright, the Contractor and his surety shall indemnify and hold harmless the City from any and all claims for infringement in connection with the work agreed to be performed. The Contractor shall indemnify the City from any cost, expense, royalty, or damage which the City may be obligated to pay by reason of any infringement at any time during the prosecution of or after completion of the work.

**Permits, Licenses, and Certifications** – The Contractor 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 Contractor shall be required to complete a **W-9 Taxpayer Identification Form**, provided with this Contract, and return it with the signed Contract and insurance documents

**Cooperative Purchasing Agreement** - This Contract may be expanded to include other governmental agencies. Contractor may agree to allow other public agencies the same items at the same terms and conditions as this Contract, during the period of time that this contract is in effect. Each political entity will be responsible for execution of its own requirements with the Contractor.

**Discrepancies** – If, in the course of performing work resulting from an award under this specification, the Contractor finds any discrepancy between the area defined in these specifications and the actual area where work is being performed, the Contractor shall discontinue work on the subject area and inform the City of the discrepancy. The Contractor shall thereafter proceed as authorized by the City, who will document any modification to these specifications that City has authorized in writing as soon as possible.

**Permission to Use** – The Contractor shall permit any portion of the new work, which is in suitable condition, to be used by the City for the purpose of which it was intended, provided such use does not hinder or make more expensive the work still to be done by the Contractor.

**Contractual Relations** – The Contractor is advised that nothing contained in the contract or specifications shall create any contractual relations between the City and any subcontractor of the Contractor.

**Labor and Equipment** – The Contractor shall utilize experienced personnel who are thoroughly capable of performing the work assigned to them. The Contractor shall utilize proper equipment in good repair to perform assigned work. Failure on the part of the Contractor to furnish such labor or equipment shall be sufficient cause for annulment of any award resulting from these specifications and termination of the Contract.

**Standard Production Items** - All products offered must be standard production items that have been available to the trade for a period of not less than two (2) years and are expected to remain available in future years.

**Storage and Stockpiling** – All storage or stockpiling of tools or materials (e.g., lumber, pilings, etc.) shall be limited to uplands. Excess lumber, scrap wood, trash, garbage or other types of debris shall be removed from the project site upon completion of the work.

**Florida Produced Lumber** – The Contractor agrees to comply with the provisions of section 255.20, Florida Statutes.

**Erosion and Sediment Control** – The Contractor is responsible for all erosion and sediment control in accordance with all local, State and Federal regulatory agency guidelines.

**Water Resources** – The Contractor shall not discharge without permit into waters of lakes, rivers, canals, waterways and ditches, any fuel, oils, bitumen's, garbage, sewage, or other materials which may be harmful to fish, wildlife, or vegetation, or that may be detrimental to outdoor recreation. The Contractor shall be responsible for investigating and complying with all applicable Federal, State and Local laws and regulations governing pollution of waters. All work under this Contract shall be performed in such a manner that objectionable conditions will not be created in waters through or adjacent to the project areas.

**Native Vegetation** – No native vegetation shall be removed without written authorization and prior approval by the City.

**Sanitary Conditions** – the Contractor shall be responsible to permit the City, its inspectors, and other authorized representatives of the City, to have access to all parts of the work, and to all materials intended for use in the work, and to all factories where such materials are manufactured, at all times. The above designated City personnel shall be permitted during said access to remove materials and make such inspections, as they deem necessary. Materials submitted for approval will be inspected and passed upon as promptly as practical as will work in process. However, failure to reject defective work at the time it is done and/or failure to reject materials shall in no way prevent rejection at any time prior to final acceptance of the work authorized by the City.

**Foreman or Superintendent and Workmen** – The Contractor shall at all times during progress of the work, have on site a competent foreman or superintendent with authority to act on behalf of the Contractor and to cooperate with the City. The Contractor shall provide competent, careful, and reliable workmen engaged on special work, or skilled work, such as concrete bases, pavements, or structure, or in any trade, with sufficient experience in such work to perform it properly and satisfactorily and to operate the equipment involved. The Contractor shall provide workmen that shall make do and proper effort to execute the work in the manner prescribed in the Contract documents.

**Conflict of Interest** – It is prohibited as a conflict of interest for a Contractor to subcontract with a consultant to perform Contractor Quality Control when the consultant is under contract with the City to perform work on any project described in the Contractor's contract with the City. Prior to approving a consultant for Contractor Quality Control, the Contractor shall submit to the City a certificate from the proposed consultant certifying that no conflict of interest exists.

**Adjustments** – The Contractor shall be responsible to arrange with utility companies for any adjustment necessary to the valve boxes, manholes, or castings so that they will conform to the new grade after placement of the sidewalk. The Contractor shall also be responsible to identify and avoid damage to all utilities (publicly and privately owned) within the area where work is being performed.

**Weather Days** – Weather days are defined as those which the City will grant time extensions, on a day-to-day basis, for delays caused by the effects of rain or other inclement weather conditions, related adverse soils, or suspensions of operations that prevent the Contractor from working. No work requiring inspections / testing may be performed on days granted as weather days. If a Contractor claims a weather day, no work shall be performed.

**Damages** – The Contractor shall be responsible for the charge and care of all work from damage by the elements or from any cause whatsoever until the City confirms in writing to the Contractor that said work is, “substantially complete” and/or “accepted.” The Contractor shall be responsible until said written notice is received to repair and make good at their expense any such damage.

**Damage to Property** – The Contractor shall preserve from damage all property along the line of work, or which is in the vicinity of or is in any way affected by the work, the removal, or destruction of which is not called for by the plans. This applies to public and private property, public and private utilities, trees, shrubs, crops, signs, monuments, fences, guardrail, pipe, and underground structures, public highways, etc. Whenever such property is damaged due to the activities of the Contractor, it shall be immediately restored to a condition equal to or better than existing before such damage or injury was done by the Contractor, and at the Contractor’s sole expense. The Contractor’s special attention is directed to protection of any geodetic monument, horizontal, vertical or property corner, located within the limits of construction.

National Geodetic Vertical Datum 1929 (NGVD '29) or North American Vertical Datum 1988 (NAVD '88) monuments shall be protected. If in danger of damage, notify:

Geodetic Information Center  
6001 Executive Boulevard  
Rockville, MD 20852  
Attn: Maintenance Center (301) 443-8319

City of Port St. Lucie vertical or horizontal datum shall also be protected. In case of damage or if relocation is needed, notify:

City of Port St. Lucie  
Engineering Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 341984-5099 (772) 871-5175

**SECTION XIX:**  
**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 Contractor of a Notice of Performance or delivery ticket. If such inspection shows that the required materials have 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 Contractor shall be entitled to payment, as described in Section VI.

However, if, upon such inspection, the Project Manager is not satisfied, she shall as promptly as practicable inform the parties hereto of the specific respects in which his findings are not favorable. The Contractor shall then be afforded an opportunity, if desired by it, 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 Contractor 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 Contractor, the City may, without prejudice to any other remedy it may have, correct such deficiencies. The Contractor 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 Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor 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 Contractor of its responsibility to remedy any deviation, deficiency, or defect.

**Authority** – The Contractor 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 give 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 Contractor 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 materials, 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 Contractor. 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 Contractor fails to promptly remove and/or 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 Contractor and may be deducted from any monies due to the Contractor or his Surety.

**Repair or Replacement** – Should any defect appear during the warranty period, the Contractor shall, at its 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 Contractor as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Contractor as required in these Specifications, all expenses thus incurred by the City, in the City's option, will be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.

## **SECTION XX:** **LICENSING**

Contractor warrants that it and its employees possess all licenses and certifications necessary to perform required work and is not in violation of any laws. Contractor warrants that such licenses and certificates are current and will be maintained throughout the duration of the Contract.

**SECTION XXI:**  
**SAFETY PRECAUTIONS**

Precaution shall be exercised at all times for the protection of persons, including employees, and property. The Contractor shall erect and maintain all necessary safeguards for the protection of the Contractor's employees and subcontractors, City personnel, and the general public; including, but not limited to, posting danger signs, and other warnings against hazards as is prudent and/or required by law to protect the public interest. All damage, injury or loss to persons and/or property caused, directly or indirectly, in whole or in part, by the Contractor's employees, or subcontractor(s), or anyone directly or indirectly employed by said parties shall be remedied by the Contractor. The safety provisions of all applicable laws and building and construction codes shall be observed.

**Safety Data Sheets** – The Contractor shall provide SDS's and description literature for each chemical/compound/mixture used in the performance of the Contract to the City before the commencement of any work. All SDS's shall be of the latest version and comply with 29 CFR1910.1200. Hazardous products shall not be used except with prior approval of the City, and must be disposed of properly by the Contractor in accordance with U.S. Environmental Protection Agency 40-CFR 260-265. The Contractor shall maintain and have readily accessible on-site a complete SDS book of all chemicals, compounds/mixtures used in the execution of the Contract.

**Personal Protective Equipment (PPE)** – All personnel are required to wear PPE in the process of the work including eye protection, hearing protection, respiratory protection as necessary, gloves, approved safety boots with steel or composite toes and any other PPE as necessary for the work.

**OSHA Compliance** – Contractors must agree that the products furnished, and application methods will comply with applicable provisions of the Williams-Steiger Occupational Safety and Health Act of 1970. These requirements shall include all primary and refresher training mandated under the OSHA guidelines.

**SECTION XXII:**  
**ASSIGNMENT**

Contractor shall not delegate, assign, or subcontract any part of the work under this Contract or assign any monies due him hereunder without first obtaining the written consent of the City. If Contractor 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. Any assignment and/or assumption by/through Contractor and a third party via a business transaction 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 XXIII:**  
**TERMINATION, DELAYS, AND LIQUIDATED DAMAGES**

**A. Termination for Cause** – The occurrence of any one or more of the following events shall constitute cause for the City to declare the Contractor in default of its obligations under the Contract:

- I. The Contractor 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 Contractor;
- II. The Contractor fails to make substantial and timely progress toward performance of the Contract;
  - III. In the event the Contractor 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 Contractor 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 Contractor terminates or suspends its business; or the City reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;
  - V. The Contractor 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 Contractor, its agents, employees, or subcontractors have caused, or reasonably could cause, life, health, or safety to be jeopardized;
  - VII. The Contractor has engaged in conduct that has or may expose the City to liability, as
    1. determined in the City's sole discretion; or
  - VIII. The Contractor furnished any statement, representation, or certification in connection with the Contract, which is materially false, deceptive, incorrect, or incomplete.
- B. Notice of Default.** Except as provided in Section XXI.C, if there is a default, breach, or noncompliance event caused by the Contractor, the City shall provide written notice to the Contractor requesting that the breach, default, or noncompliance be remedied within the period specified in the City's written notice to the Contractor. If the breach or noncompliance is not remedied within the period 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 Contractor. Such a charge, in the City's option, may be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.
- C. Irreparable or Irreversible Breach, Default, or Noncompliance.** The parties agree that there may be certain breaches, defaults, or acts or omissions of noncompliance that are, by their very nature, irreparable or irreversible. In the event there is a breach, default, or noncompliance that is irreparable or irreversible, the City may immediately take any or all actions listed under Section XXI.B.I-III, upon notice to Contractor of its decision to exercise such right(s). Whether a breach, default, or noncompliance is irreparable or irreversible will be determined in the sole discretion of the City.
- D. Termination for Convenience.** The City, in its sole discretion, may terminate this Contract at any time without cause, by providing at least thirty (30) days' prior written notice to Contractor. Following termination without cause, the Contractor 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.
- E. Conversion of Termination for Cause to Termination for Convenience.** If the City terminates this Contract for cause, and the basis for such termination is later found to be insufficient, then the termination shall automatically convert to a termination for convenience.

- F. 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 awarded 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.
- G. Liquidated Damages for Delays** – If material is not provided or work is not completed within the time stipulated in this Contract, including any extensions of time for excusable delays as herein provided, it being impossible to determine the actual damages occasioned by the delay, the Contractor shall provide to the City one thousand, five-hundred dollars (\$1,500.00) as fixed, agreed, and liquidated damages for each calendar day of delay until the work is completed. The parties agree that this amount represents a good faith estimate on the part of the parties as to the actual potential damages that would occur because of late completion. Contractor hereby expressly waives and relinquishes any right which it may have to seek to characterize the above noted liquidated damages as a penalty, which the parties agree represents a fair and reasonable estimate of City's actual damages at the time of contracting. The Contractor and their sureties shall be jointly and severally liable to the City for the total amount thereof. This shall be the City's sole remedy as to these delays. Any other provision herein that provides for multiple, alternative, discretionary, or cumulative relief, shall not apply to this paragraph.

**SECTION XXIV**  
**REIMBURSEMENT FOR INSPECTION**

The Contractor agrees to reimburse the City for any expenditures incurred by the City in the process of testing materials supplied by the Contractor against the specifications under which said materials were procured, if said materials prove to be defective, improperly applied, and/or in other manners not in compliance with specifications. Expenditures as defined herein shall include, but are not limited to, the replacement value of materials destroyed in testing, the cost paid by the City to testing laboratories and other entities utilized to provide tests, and the value of labor and materials expended by the City in the process of conducting the testing. Reimbursement of charges as specified herein shall not relieve the Contractor from other remedies provided in the Contract.

**SECTION XXV**  
**APPROPRIATION APPROVAL**

The Contractor acknowledges that the City of Port St Lucie's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the City Council. The Contractor agrees that, in the event such appropriation is not forthcoming, this Contract may be terminated by the City and that no charges, penalties or other costs shall be assessed.

**SECTION XXVI**  
**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 out of 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 XXVII**  
**CONFLICT OF INTEREST**

The City hereby acknowledges that the Contractor 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 Contractor shall terminate its relationship with the other client 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 Contractor shall disclose all its Treasure Coast clients and related Scope of Work.

**SECTION XXVIII**  
**PROHIBITION AGAINST CONTINGENT FEES**

The Contractor warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Contract and that he has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

**SECTION XXIX**  
**ATTORNEY'S FEES**

Each party is responsible for its own attorney's fees for any action arising from or related to this Contract. Each party expressly waives any right to seek attorney's fees from the other party, regardless of the source of such right.

**SECTION XXX**  
**CODE OF ETHICS**

Contractor 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 XXXI**  
**POLICY OF NON-DISCRIMINATION**

Contractor shall not discriminate against any person in its operations, activities, or delivery of services under this Contract. Contractor 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 XXXII**  
**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 XXXIII**  
**CLEANING UP**

Contractor shall, during the performance of this Contract, remove and properly dispose of resulting dirt and debris, and keep the work area reasonably clear. On completion of the work, Contractor shall remove all Contractors' equipment and all excess materials, and put the work area in a neat, clean, sanitary and safe condition.

**SECTION XXXIV**  
**AUDITS**

The Contractor shall establish and maintain a reasonable accounting system that enables the City to readily identify the Contractor'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; canceled checks; deposit slips; bank statements; journals; original estimates; estimating worksheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence. The Contractor 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 Contractor, including, but not limited to, those kept by the Contractor, its employees, agents, assigns, successors, and subcontractors. Such records shall be made available to the City during normal business hours at the Contractor's office or place of business. The Contractor shall not impose a charge for audit or examination of the Contractor's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Contractor 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 Contractor'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 Contractor. Evidence of criminal conduct will be turned over to the proper authorities.

The Contractor shall ensure the City has these rights with Contractor's employees, agents, assigns, successors, and subcontractors, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Contractor and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of the Contractor's obligations to the City.

**SECTION XXXV**  
**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 XXXVI**  
**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 XXXVII**  
**NON-EXCLUSIVITY**

The Contractor acknowledges and agrees that this Contract is non-exclusive.

**SECTION XXXVIII**  
**DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS**

Contractor 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 XXXIX**  
**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. Contractor understands and will comply with this statute.

**SECTION XL**

## POTENTIAL FUNDING SOURCES AND REQUIREMENTS

Contractor acknowledges that the City may elect to compensate the Contractor under the Contract through state or federal grant funding. Although there is no current funding source known, such funding could be obtained. The Contractor agrees that, upon being made aware that a project is to be funded through grant funding, the Contractor shall perform all tasks related to the Contract in accordance with the applicable grant agreements, laws, rules, regulations, or guidance, which may include, but not be limited to, 2 C.F.R. part 200, including the Build America, Buy America Act, the Davis-Bacon Act, and federal prevailing wage standards; FHWA 1273; as well as others. In addition, the City may unilaterally amend terms of the Contract by notice to the Contractor to comply with the requirements of law or any grant agreement that the City determines it may wish to utilize to compensate the Contractor. The Contractor's agreement to comply with these requirements is a material part of the Contractor, and the Contractor's failure to so comply shall be a breach of the Contractor.

### **SECTION XLI** **ENTIRE AGREEMENT**

This Contract sets forth the entire agreement between Contractor 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.

*Signature Page to Follow*

Contract #20260152

IN WITNESS WHEREOF, the parties have executed this Contract, the day and year first above written.

CITY OF PORT ST. LUCIE, FLORIDA

CONTRACTOR

By: \_\_\_\_\_  
Purchasing Agent

By: Michael Black  
Authorized Representative

Michael Black - Senior Vice President  
Florida Design Drilling LLC

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF FLORIDA )  
COUNTY OF Palm Beach )<sup>SS</sup>

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization, this 1<sup>st</sup> day of June, 2026, by Michael Black who is [] personally known to me, or who has [] produced the following identification:

\_\_\_\_\_

Michael Perez  
Signature of Notary Public

Michael Perez  
Print Name of Notary Public  
Notary Public, State of Florida  
My Commission expires: 7-11-2026

NOTARY SEAL/STAMP





City of Port St. Lucie  
Procurement Management Division

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984  
(772) 871-5223

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NOTICE OF INTENT TO AWARD

IFB No. 20260152

Discovery Water Treatment Plant Class I Injection Well System.

RESPONSE DEADLINE: April 20, 2026, at 3:30 pm

Thursday, May 7, 2026

Thank you for submitting an offer in response to 20260152 Discovery Water Treatment Plant Class I Injection Well System. The City has evaluated all submittals received in response to the solicitation and intends to award a contract to:

- Florida Design Drilling LLC, Inc. for the Award Amount of \$25,785,150 for Bid Form No. 1 – Federal Grant Requirements and \$25,785,150 for Bid Form No. 2 – Non-Grant Requirements.

Unsuccessful offeror(s):

- Youngquist Brothers, 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,

Max Previlon, Procurement contracting officer III



City of Port St. Lucie  
Procurement Management Division  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

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**[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT**

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

RESPONSE DEADLINE: April 20, 2026 at 3:30 pm

Report Generated: Tuesday, May 26, 2026

**Florida Design Drilling LLC Response**

**CONTACT INFORMATION**

**Company:**

Florida Design Drilling LLC

**Email:**

mike@fldrilling.com

**Contact:**

Mike Black

**Address:**

7733 Hooper Road  
West Palm Beach, FL 33411

**Phone:**

(561) 371-9241

**Website:**

N/A

**Submission Date:**

Apr 20, 2026 1:54 PM (Eastern Time)

## ADDENDA CONFIRMATION

Addendum #1

*Confirmed Apr 6, 2026 10:23 AM by Mike Black*

Addendum #2

*Confirmed Apr 6, 2026 10:23 AM by Mike Black*

## QUESTIONNAIRE

### 1. Mandatory Forms

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.

- [PSL- Contractor's General I...](#)

Signed\_Contractor's\_General\_Information\_Worksheet\_with\_lobbying\_language.pdf

References\_-\_DIW\_Only.pdf

Rig\_E6\_Certified\_Rating.pdf

E-VERIFY FORM \*

Please download the below documents, complete, and upload.

- [E-Verify Form.pdf](#)

Signed\_E-Verify\_Form.pdf

NON-COLLUSION AFFIDAVIT \*

Please download the below documents, complete, and upload.

- [Non-Collusion Affidavit-fil...](#)

Signed\_Non-Collusion\_Affidavit.pdf

DEBARMENT FORM\*

Please download the below documents, complete, and upload.

- [Debarment form-fillable.pdf](#)

Signed\_Debarment\_Form.pdf

LOBBYING FORM\*

Please download the below documents, complete, and upload.

- [Lobbying form-fillable.pdf](#)

Signed\_FDD\_Lobbying\_Form.pdf

Cole\_Lobbying\_Certification.pdf

FPI\_Lobbying\_Certification.pdf

Energy\_Efficient\_Lobbying\_Certification.pdf

CC\_Control\_Lobbying\_Certification.pdf

TRENCH SAFETY ACT COMPLIANCE STATEMENT

Please download the below documents, complete, and upload.

- [Trench Safety Act Complianc...](#)

Signed\_Trench\_Safety\_Compliance.pdf

BUY AMERICA CERTIFICATE OF COMPLIANCE \*

Please download the below documents, complete, and upload.

- [BABA Certificate - Construc...](#)

Signed\_BABA\_Cerrtificate.pdf

COPY OF W-9\*

W9\_FDD\_LLC\_2026.pdf

COPY OF CERTIFICATE OF INSURANCE \*

COI\_Acrisure\_City\_of\_Port\_St\_Lucie.pdf

COI\_Lockton\_City\_of\_Port\_St\_Lucie.pdf

COPY OF LICENSES OR CERTIFICATIONS\*

Dan\_License\_2027.pdf

Fowler\_CGC\_License\_2026.pdf

COPY OF BID BOND \*

Bid\_Bond.pdf

## 2. Electronic Confirmation

CONE OF SILENCE AND COMMUNICATION DOCUMENT\*

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

#### 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

#### 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

#### 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

#### VENDOR SCRUTINIZED COMPANIES LIST CERTIFICATION\*

Sections [287.135](#) and [215.473](#), Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:

[https://www.sbafla.com/media/mqodaonn/2024\\_12\\_17\\_-israel-scrutinized-companies-list-for-web.pdf](https://www.sbafla.com/media/mqodaonn/2024_12_17_-israel-scrutinized-companies-list-for-web.pdf)

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, 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 (\$1,000,000) 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.

Confirmed

COMPLIANCE WITH 2 C.F.R. 200.318 THROUGH 200.326\*

The Contractor will comply with all applicable federal and state laws and regulations, to include 2 C.F.R. 200.318 through 200.326 as well as Appendix II to 2 C.F.R. Part 200 entitled "Contract Provisions for Non-Federal Entity Contracts Under Federal Awards".

Confirmed

I CERTIFY THAT I HAVE READ, UNDERSTOOD, AND AGREED TO THE TERMS OUTLINED IN THIS SOLICITATION, INCLUDING ALL ADDENDA, NOTICES, AND THE QUESTION & ANSWER SECTION. FURTHERMORE, I CONFIRM THAT I AM AUTHORIZED TO SUBMIT THIS RESPONSE ON BEHALF OF MY COMPANY.\*

Confirmed

**PRICE TABLES**

**BID FORM # 1- WITH FEDERAL REQUIREMENTS**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>General</b>					
1	General Conditions, Mobilization, Demobilization	1	LS	\$3,000,000.00	\$3,000,000.00
2	Plug and Abandon Monitor Well PSL-EW2	1	LS	\$50,000.00	\$50,000.00
<b>Construction and Testing of IW-1</b>					
3	Drill pilot hole from 180 feet to 3,500 feet	3,320	LF	\$300.00	\$996,000.00
4	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-1</b>					
5	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
6	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00
7	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00
9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-1</b>					
10	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00
11	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
12	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
13	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
14	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-1</b>					
15	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
16	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00
17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
18	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
20	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00
21	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-1</b>					
22	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
23	Perform pilot hole logging from 180 to 800 feet	1	LS	\$10,000.00	\$10,000.00
24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
25	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00

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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$7,500.00	\$7,500.00
27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$15,000.00	\$15,000.00
28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$7,500.00	\$7,500.00
29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
30	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>					
32	Collect and analyze 10-foot cores	6	EA	\$25,000.00	\$150,000.00
33	Set up and perform inflatable packer testing	11	EA	\$22,500.00	\$247,500.00
34	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00
35	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00
36	Develop and collect final water quality samples in IW-1	1	LS	\$25,000.00	\$25,000.00
37	Setup and Perform Injection Test of IW-1	1	LS	\$55,000.00	\$55,000.00
<b>Construction and Testing of DZMW-1</b>					
38	Drill pilot hole from land surface to 1,900 feet	1,150	LF	\$300.00	\$345,000.00
<b>Boreholes Reamed Holes: DZMW-1</b>					

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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
39	42-inch diameter - pad level to approximately 180 feet	180	LF	\$450.00	\$81,000.00
40	34-inch diameter - approximately 180 to 750 feet	570	LF	\$375.00	\$213,750.00
41	24-inch diameter - approximately 750 to 1,500 feet	750	LF	\$350.00	\$262,500.00
42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF	\$325.00	\$113,750.00
<b>Casing and Tubing: DZMW-1</b>					
43	Furnish and install 34-inch carbon steel casing	180	LF	\$400.00	\$72,000.00
44	Furnish and install 24-inch carbon steel casing	750	LF	\$350.00	\$262,500.00
45	Furnish and install 16-inch carbon steel casing	1,500	LF	\$300.00	\$450,000.00
46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1,800	LF	\$200.00	\$360,000.00
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>					
47	Cement 34-inch casing; includes cement temperature logs	180	LF	\$210.00	\$37,800.00
48	Cement 24-inch casing; includes cement temperature logs	750	LF	\$160.00	\$120,000.00
49	Backplug pilot hole with cement and gravel within monitor intervals	1,000	LF	\$40.00	\$40,000.00
50	Cement 16-inch casing; includes cement temperature logs	1,500	LF	\$90.00	\$135,000.00
51	Cement 6-5/8-inch FRP tubing	250	LF	\$55.00	\$13,750.00
<b>Geophysical Logging: DZMW-1</b>					

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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
52	Perform borehole (42") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
53	Perform borehole (34") logging from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
54	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00
55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS	\$7,500.00	\$7,500.00
56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS	\$7,500.00	\$7,500.00
57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS	\$25,000.00	\$25,000.00
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>					
58	Set up and perform inflatable packer testing	4	EA	\$22,500.00	\$90,000.00
59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS	\$20,000.00	\$20,000.00
60	Develop and collect final water quality samples in UMZ and LMZ	1	LS	\$15,000.00	\$15,000.00
<b>Construction and Testing of IW-2</b>					
61	Drill pilot hole from approximately 750 to 3,500 feet	2,750	LF	\$300.00	\$825,000.00
62	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-2</b>					
63	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
64	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
65	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00
67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-2</b>					
68	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00
69	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00
70	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
71	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
72	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-2</b>					
73	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
74	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00
75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
76	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
78	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
79	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-2</b>					
80	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
81	Perform borehole (54") logging from 180 to 750 feet	1	LS	\$10,000.00	\$10,000.00
82	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$7,500.00	\$7,500.00
83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$10,000.00	\$10,000.00
84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$15,000.00	\$15,000.00
86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
87	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>					
89	Collect and analyze 10-foot cores	8	EA	\$25,000.00	\$200,000.00
90	Set up and perform inflatable packer testing	9	EA	\$22,500.00	\$202,500.00
91	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00
92	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00

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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
93	Develop and collect final water quality samples in IW-2	1	LS	\$25,000.00	\$25,000.00
94	Setup and Perform Injection Test of IW-2	1	LS	\$55,000.00	\$55,000.00
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>					
95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$275,000.00	\$275,000.00
97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
98	Furnish and Install Stabilized Rock Access Drive	1	LS	\$100,000.00	\$100,000.00
99	General Sitework (Including Restoration)	1	LS	\$75,000.00	\$75,000.00
100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS	\$230,000.00	\$230,000.00
101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS	\$230,000.00	\$230,000.00
102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS	\$230,000.00	\$230,000.00
<b>Standby Time</b>					
103	Standby Time	60	HR	\$10.00	\$600.00
<b>TOTAL</b>					<b>\$25,785,150.00</b>

**OWNER'S CONTINGENCY**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
104	Owner's Contingency	1	LS	\$500,000.00	\$500,000.00
<b>TOTAL</b>					<b>\$500,000.00</b>

**BID FORM # 2- WITHOUT FEDERAL REQUIREMENTS**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>General</b>					
1	General Conditions, Mobilization, Demobilization	1	LS	\$3,000,000.00	\$3,000,000.00
2	Plug and Abandon Monitor Well PSL-EW2	1	LS	\$50,000.00	\$50,000.00
<b>Construction and Testing of IW-1</b>					
3	Drill pilot hole from 180 feet to 3,500 feet	3,320	LF	\$300.00	\$996,000.00
4	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-1</b>					
5	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
6	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00
7	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-1</b>					
10	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00
11	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00
12	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
13	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
14	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-1</b>					
15	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
16	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00
17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
18	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
20	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00
21	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-1</b>					

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 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
22	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
23	Perform pilot hole logging from 180 to 800 feet	1	LS	\$10,000.00	\$10,000.00
24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
25	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00
26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$7,500.00	\$7,500.00
27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$15,000.00	\$15,000.00
28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$7,500.00	\$7,500.00
29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
30	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>					
32	Collect and analyze 10-foot cores	6	EA	\$25,000.00	\$150,000.00
33	Set up and perform inflatable packer testing	11	EA	\$22,500.00	\$247,500.00
34	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00
35	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00
36	Develop and collect final water quality samples in IW-1	1	LS	\$25,000.00	\$25,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
37	Setup and Perform Injection Test of IW-1	1	LS	\$55,000.00	\$55,000.00
<b>Construction and Testing of DZMW-1</b>					
38	Drill pilot hole from land surface to 1,900 feet	1,150	LF	\$300.00	\$345,000.00
<b>Boreholes Reamed Holes: DZMW-1</b>					
39	42-inch diameter - pad level to approximately 180 feet	180	LF	\$450.00	\$81,000.00
40	34-inch diameter - approximately 180 to 750 feet	570	LF	\$375.00	\$213,750.00
41	24-inch diameter - approximately 750 to 1,500 feet	750	LF	\$350.00	\$262,500.00
42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF	\$325.00	\$113,750.00
<b>Casing and Tubing: DZMW-1</b>					
43	Furnish and install 34-inch carbon steel casing	180	LF	\$400.00	\$72,000.00
44	Furnish and install 24-inch carbon steel casing	750	LF	\$350.00	\$262,500.00
45	Furnish and install 16-inch carbon steel casing	1,500	LF	\$300.00	\$450,000.00
46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1,800	LF	\$200.00	\$360,000.00
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>					
47	Cement 34-inch casing; includes cement temperature logs	180	LF	\$210.00	\$37,800.00
48	Cement 24-inch casing; includes cement temperature logs	750	LF	\$160.00	\$120,000.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
49	Backplug pilot hole with cement and gravel within monitor intervals	1,000	LF	\$40.00	\$40,000.00
50	Cement 16-inch casing; includes cement temperature logs	1,500	LF	\$90.00	\$135,000.00
51	Cement 6-5/8-inch FRP tubing	250	LF	\$55.00	\$13,750.00
<b>Geophysical Logging: DZMW-1</b>					
52	Perform borehole (42") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
53	Perform borehole (34") logging from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00
54	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00
55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS	\$7,500.00	\$7,500.00
56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS	\$7,500.00	\$7,500.00
57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS	\$25,000.00	\$25,000.00
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>					
58	Set up and perform inflatable packer testing	4	EA	\$22,500.00	\$90,000.00
59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS	\$20,000.00	\$20,000.00
60	Develop and collect final water quality samples in UMZ and LMZ	1	LS	\$15,000.00	\$15,000.00
<b>Construction and Testing of IW-2</b>					
61	Drill pilot hole from approximately 750 to 3,500 feet	2,750	LF	\$300.00	\$825,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
62	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00
<b>Boreholes and Reamed Holes: IW-2</b>					
63	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00
64	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00
65	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF	\$500.00	\$525,000.00
66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF	\$425.00	\$425,000.00
67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00
<b>Casing and Tubing: IW-2</b>					
68	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00
69	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00
70	Furnish and install 36-inch carbon steel casing	1,800	LF	\$500.00	\$900,000.00
71	Furnish and install 26-inch carbon steel casing	2,800	LF	\$425.00	\$1,190,000.00
72	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF	\$400.00	\$1,116,000.00
<b>Furnish and Emplace Cement and Additives: IW-2</b>					
73	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00
74	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF	\$50.00	\$50,000.00
76	Cement 36-inch casing; includes cement temperature logs	1,800	LF	\$250.00	\$450,000.00
77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00
78	Cement 26-inch casing; includes cement temperature logs	2,800	LF	\$250.00	\$700,000.00
79	Cement 18-inch FRP Injection Tubing	2,790	LF	\$100.00	\$279,000.00
<b>Geophysical Logging: IW-2</b>					
80	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00
81	Perform borehole (54") logging from 180 to 750 feet	1	LS	\$10,000.00	\$10,000.00
82	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$7,500.00	\$7,500.00
83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$10,000.00	\$10,000.00
84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$15,000.00	\$15,000.00
86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00
87	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00
88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>					

[FLORIDA DESIGN DRILLING LLC] RESPONSE DOCUMENT REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
89	Collect and analyze 10-foot cores	8	EA	\$25,000.00	\$200,000.00
90	Set up and perform inflatable packer testing	9	EA	\$22,500.00	\$202,500.00
91	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00
92	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00
93	Develop and collect final water quality samples in IW-2	1	LS	\$25,000.00	\$25,000.00
94	Setup and Perform Injection Test of IW-2	1	LS	\$55,000.00	\$55,000.00
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>					
95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$275,000.00	\$275,000.00
97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00
98	Furnish and Install Stabilized Rock Access Drive	1	LS	\$100,000.00	\$100,000.00
99	General Sitework (Including Restoration)	1	LS	\$75,000.00	\$75,000.00
100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS	\$230,000.00	\$230,000.00
101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS	\$230,000.00	\$230,000.00
102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS	\$230,000.00	\$230,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>Standby Time</b>					
103	Standby Time	60	HR	\$10.00	\$600.00
<b>TOTAL</b>					<b>\$25,785,150.00</b>

**OWNER'S CONTINGENCY**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
104	Owner's Contingency	1	LS	\$500,000.00	\$500,000.00
<b>TOTAL</b>					<b>\$500,000.00</b>



## CONTRACTOR'S GENERAL INFORMATION WORK SHEET

1. Corporation, Partnership, Joint Venture, Individual or other? Limited Liability Corporation

2. Firm's name and main office address, telephone and fax numbers

Name: Florida Design Drilling LLC

Address: 7733 Hooper Road, West Palm Beach, FL 33411

Telephone Number: (561) 844-2966

Fax Number: (561) 844-2967

3. Contact person: Mike Black Email: mike@fldrilling.com

4. Firm's previous names (if any). Florida Design Drilling Corporation

5. How many years has your organization been in business? 20

6. Is the firm claiming Local Preference under City Ordinance 35.12? YES /  NO

7. List the license(s) that qualifies your firm to construct this project: \_\_\_\_\_

Daniel Ringdahl - Florida Water Well Contractor #11148

Stephen Fowler - CGC1525114

8. List five (5) similar to this project completed by your firm in the last 5 years along with a brief description of project, location of project, client name, client phone number, email, value of contract, your firm's percentage of the total contract value, as well as the number of change orders and the total change order value. **DO NOT USE the City of Port St Lucie as a reference.**

Project Number 1

Please also see attached FDD DIW References

Project Name: Florida Power & Light, Co.

Description: Construction and testing of two 24" Steel x 18" diameter FRP Class I DIW's, including a dual-zone monitor well, all final well pads, complete heads, I&C, electrical and piping to edge of pads. Project included injectivity testing for each DIW.

Location: Turkey Point FPL facility, Homestead, FL

Client Name, Phone Number & Email: Mark Sawyer, (786) 243-5396, mark.sawyer@fpl.com

Value of Total Contract: Private <\$25,000,000.00

Date of Completion: 2024

Firm's Percentage of Total Contract: 100%

Number of Change Orders: None

Value of Change Orders:

Was Project Completed on Schedule: Yes

Was Project Completed within Budget? Yes

Project Number 2

Project Name: Tampa Electric Company (TECO) Deep Injection Well Project

Description: Construction and testing of Two 20" Steel x 9 5/8" diameter FRP Class I DIW's, including Two dual-zone monitor wells, injectivity testing and associated testing during construction.

Location: TECO Facility, Big Bend, FL

Client Name, Phone Number & Email: Pete Larkin, P.G., (813) 382-8516, plarkin@asrus.net

Value of Total Contract: Private <\$10,000,000.00

Date of Completion: 2023

Firm's Percentage of Total Contract: 100%

Number of Change Orders: 5

Value of Change Orders: \$112,000.00 (Client Requested additional work)

Was Project Completed on Schedule: Yes

Was Project Completed within Budget? Yes

Project Number 3

Project Name: NSID Deep Injection Well Project

Description: Construction and testing of One 16" Steel x 10 3/4" diameter FRP Class I DIW and One dual-zone monitor well. Project including final well pads, wellheads, I&C, electrical and piping to edge of pads.

Location: North Springs Improvement District, Coral Springs, FL

Client Name, Phone Number & Email: David McNabb, P.G., (561) 891-0763,  
david@mcnabbhydroconsult.com

Value of Total Contract: \$6.5M

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Date of Completion: 2022

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Firm's Percentage of Total Contract: 100%

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Number of Change Orders: None

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Value of Change Orders:

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Was Project Completed on Schedule: Yes

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Was Project Completed within Budget? Yes

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Project Number 4

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Project Name: St. Pete SWWRF IW-5 DIW Project

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Description: Construction and testing of One 24" Steel Class I DIW. Project included all testing during construction and wellhead.

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Location: St. Pete SWWRF, St. Pete, FL

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Client Name, Phone Number & Email: Pete Larkin, P.G., (813) 382-8516, plarkin@asrus.net

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Value of Total Contract: \$1.9MM

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Date of Completion: 2018

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Firm's Percentage of Total Contract: 100%

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Number of Change Orders: None

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Value of Change Orders:

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Was Project Completed on Schedule: Yes

---

Was Project Completed within Budget? Yes

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Project Number 5

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Project Name: St. Pete SWWRF IW-6 / MW-B-11 DIW Project

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Description: Construction and testing of One 24" Steel Class I DIW and One deep monitor well. Project included all testing during construction and final wellheads.

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Location: St. Pete SWWRF, St. Pete, FL

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Client Name, Phone Number & Email: Pete Larkin, P.G., (813) 382-8516, plarkin@asrus.net

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Value of Total Contract: \$2.6MM

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Date of Completion: 2017

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Firm's Percentage of Total Contract: 100%

---

Number of Change Orders: None

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Value of Change Orders:

---

Was Project Completed on Schedule: Yes

---

Was Project Completed within Budget? Yes

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9. List the number of personnel that will be assigned to the project and include job titles and their licenses or certifications.

FDD plans on a 24/7 construction operation. Per rig; 12-15 personel using 3 crews running alternating 12hr shifts.

The Lead Drilling Superintendent will be Brad Brooks (318) 316-2048 and Assisant Drilling Superintedent Wes Lawson (501) 304-0239.

FDD plans to use between 1 and 3 drill rigs and each rig will have a Rig Superintendent whom will be named and contact information provided once the project is awarded.

FDD will work under the Florida Water Well license of Dan Ringdahl; license #11148.

Brandon Holst will be the lead PM

Mike Black and Noah Ringdahl will provide technical assistance

John Cathey will provide in house geophysical logging.

10. Has the Contractor or any principals of the applicant organization failed to qualify as a responsible Contractor; refused to enter into a contract after an award has been made; failed to complete a contract during the past five (5) years or been declared to be in default in any contract or been assessed liquidated damages in the last five (5) years? List the name of project, location, client, engineer, date and reason. Use additional pages if needed.

Total Number of Projects where Failure to Complete Work Occurred: \_\_\_\_\_

No failures to complete work.

FDD incurred monetary liquidated damages on the SFWMD C38 ASR Well project due to exceeding completion date.

Project Number 1

Project Name: SFWMD C38 ASR Well Construciton Project

Project Location: Okeechobee, FL

Client Name and Phone Number: SFWMD - Jennifer Gent (561) 682-2668

Engineer Name and Phone Number: Stantec - Richard Cowles (941) 266-3917

Date: 2023

Reason: Exceeding original project completion date.

Insert additional projects if needed. None

11. Has the Contractor or any of its principals ever been declared bankrupt or reorganized under Chapter 11 or put into receivership?

Yes ( )

No ( X )

If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. 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:

No

(N/A is not an acceptable answer - insert lines if needed)

13. List any judgments from lawsuits in the last five (5) years:

None

(N/A is not an acceptable answer - insert lines if needed)

14. 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)

15. List subcontractors and major material suppliers for the project. Include telephone numbers. Insert additional sheets if necessary. **All subcontractors listed must complete a "Certification Regarding Lobbying" form and is to be included in the bid package. Attach all licenses and certifications that qualify them to perform the work.**

CC Controls - I&C

Energy Efficient - Electrical

Cole Industrial - Steel Casing

Future Pipe, Inc. - FRP Tubing

Ferguson Waterworks - Wellhead/Topside Piping Materials



Signature

Michael Black

Senior Vice President

Title

## Haskell - CDM JV City of Riviera Beach DIW Project

**Owner:** Haskell for City of Riviera Beach      **Engineer:** McNabb-Miller Hydrogeologic  
**Contact:** Omar Rodriguez, P.E.      **Phone:** 904.79146

**Description:** Construction and testing of One 24"/16" FRP Tubing - Cemented Annulus UIC Class I deep injection well (IW-1) to a projected total depth of 3,000'/3,500' and one dual-zone monitor well (DZMW-1). Project includes coring, logging, packer testing, pressure testing, injectivity testing and water quality.

**Completed:** On-Going  
**Amount:** \$15,874,375.00

## Indiantown/Terra Lago CDD DIW Project

**Owner:** Terra Lago CDD / Village of Indiantown **Engineer:** McNabb-Miller Hydrogeologic  
**Contact:** Rod Miller, P.G.      **Phone:** 561.719.2422

**Description:** Construction and testing of One 24"/18" FRP Tubing - Fluid Filled Annulus UIC Class I deep injection well (IW-1) to a projected total depth of 3,000'/3,500' and two dual-zone monitor wells (DZMW-1 and DZMW-2). Project includes coring, logging, packer testing, pressure testing, injectivity testing and water quality.

**Completed:** On-Going  
**Amount:** Private

## Florida Power & Light - Turkey Point DIW System

**Owner:** FPL      **Engineer:** McNabb Hydrogeologic  
**Contact:** David Xavier      **Phone:** 772.631.6686

**Description:** Construction and testing of Two 24"/18" FRP Tubing - Fluid Filled Annulus UIC Class I deep injection wells (DIW-2 and DIW-3) completed to a total depth of 2,853'/3,044' (DIW-2) and 2,868'/3,154' (DIW-3) and two dual-zone monitor wells (DZMW-2 and DZMW-3). Project includes coring, logging, packer testing, pressure testing, injectivity testing and water quality.

**Completed:** 2024  
**Amount:** Private

## Tampa Electric Company (TECO) Deep Injection Wells

**Owner:** TECO      **Engineer:** ASRus  
**Contact:** Mark McNeal      **Phone:** 561.891.0763

**Description:** Construction and testing of Two 20" diameter UIC Class I deep injection wells (IW-1 and IW-2) to a total depth of 3,300' and two dual-zone monitor wells (DZMW-1 and DZMW-2). Project includes coring, logging, packer testing, pressure testing, injectivity testing and water quality.

**Completed:** 2023  
**Amount:** Private

## North Springs Improvement District Deep Injection Well

**Owner:** NSID      **Engineer:** McNabb Hydrogeologic  
**Contact:** David McNabb      **Phone:** 561.891.0763

**Description:** Construction and testing of one 16" diameter UIC Class I deep injection well to a total depth of 3,500' and one DZMW-1 deep injection well monitor well. Project includes coring, logging, packer testing, pressure testing, injectivity testing, wellheads, piping and water quality.

**Completed:** 2022  
**Amount:** \$6.5M

## St. Pete SWWRF IW-5

**Owner:** City of St. Pete      **Engineer:** ASRUS  
**Contact:** Michael Ryle      **Phone:** 727.893.7400

**Description:** Construction and testing of one 24" diameter Class I deep injection well (IW-5). IW-5 = 24" x 0.50" steel anticipated casing set to 750' with nominal 24" open hole to 1,150'. Project includes coring, logging, packer testing, pressure testing, RTS, wellhead and water quality.

**Completed:** 2018  
**Amount:** \$ 1,860,025

## St. Pete SWWRF IW-6 / MW-B-11

**Owner:** City of St. Pete      **Engineer:** ASRUS  
**Contact:** Michael Ryle      **Phone:** 727.893.7400

**Description:** Construction and testing of one 24" diameter deep Class I deep injection well (IW-6) and one 6" diameter

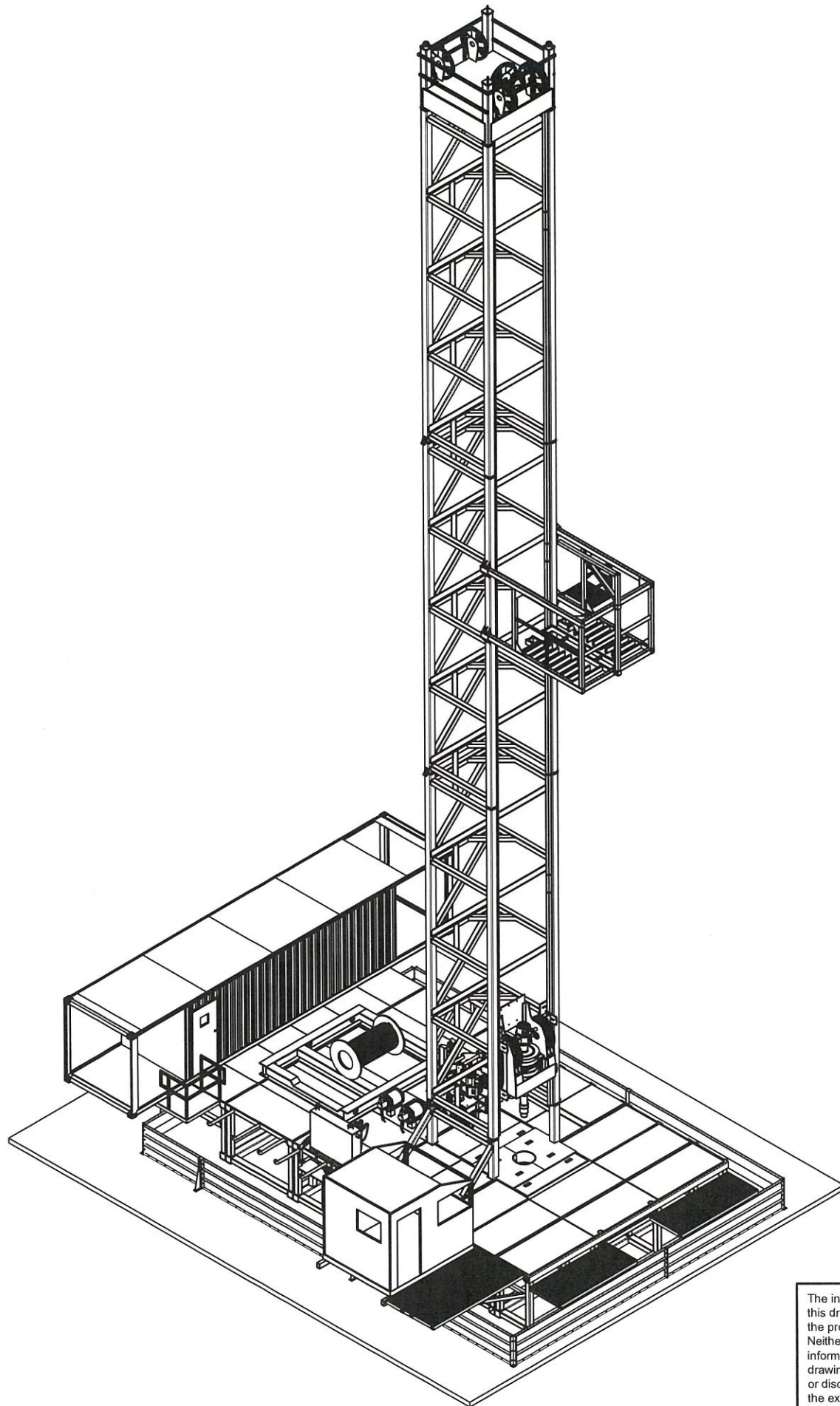
## Project Experience References

Rev:

Page: 2

deep injection well monitoring well (MW-B-11). IW-6 = 24" x 0.50" steel casing set to 700' with nominal 24" open hole to 1,150'. MW-B-11 6" casing set to 350' with open hole monitoring zone to 400'. Project included coring, logging, packer testing, pressure testing, RTS, wellheads and water quality.

**Completed:** 2017  
**Amount:** \$ 2,618,550



**E6 RIG - ISOMETRIC VIEW**  
SCALE 1:144

<b>E6 RIG SPECIFICATIONS</b>	
LIFTING CAPACITY	750,000 LB
MAST HEIGHT	113 FT
MAX CASING DIAMETER	72 INCH
DRAW WORKS POWER	1500 HP
ROTARY POWER	75 HP
ROTARY TORQUE	20,000 FT - LB
AUTO DRILLER EQUIPPED	
POWER	600 V / 910KW

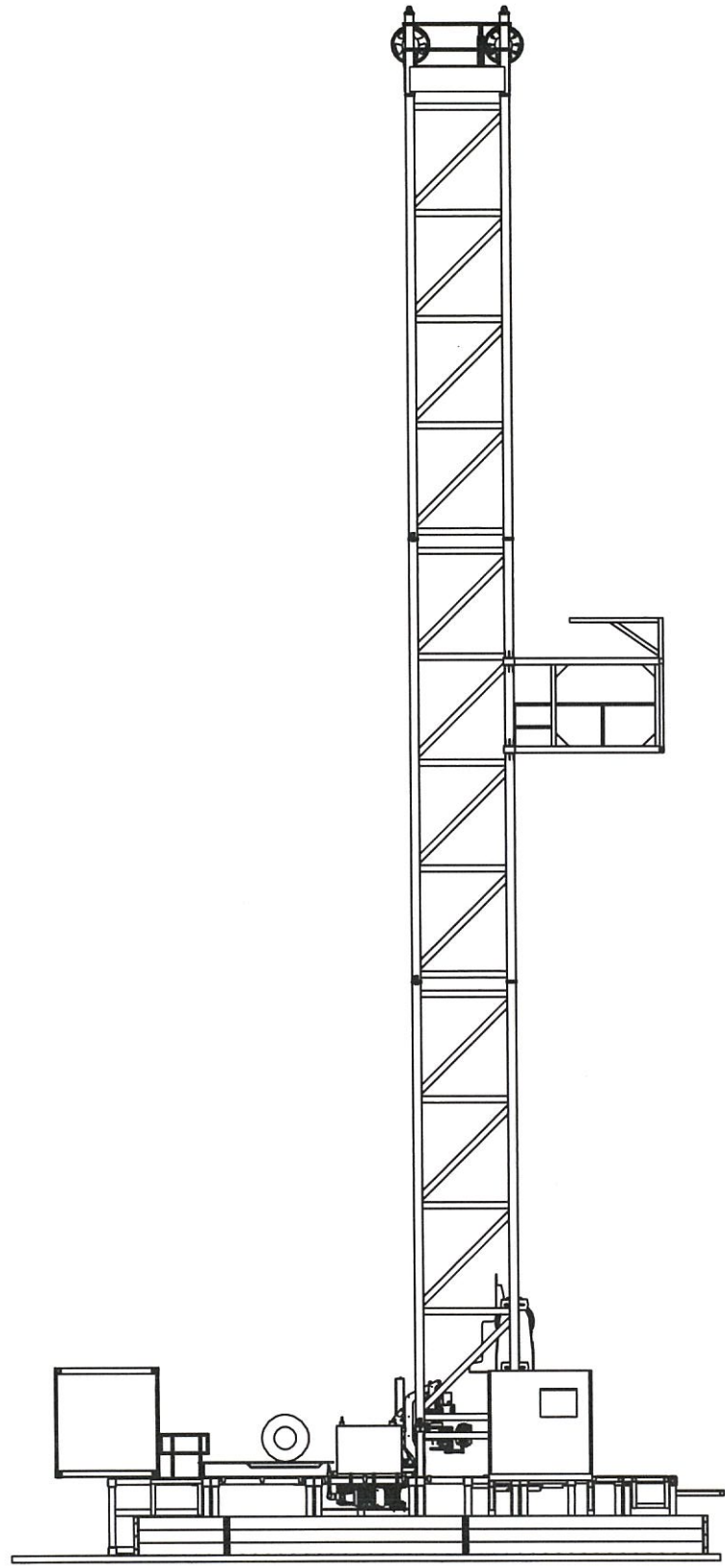


I AM CERTIFYING THAT E6 ELECTRIC DRILL RIG HAS A HOOK LOAD CAPACITY OF 750,000 LBS AND CAN ACCEPT CASINGS WITH DIAMETER UP TO 72 INCHES. THE RIG HOOK LOAD MUST BE MINIMUM 750K# AS PER API REQUIREMENTS.

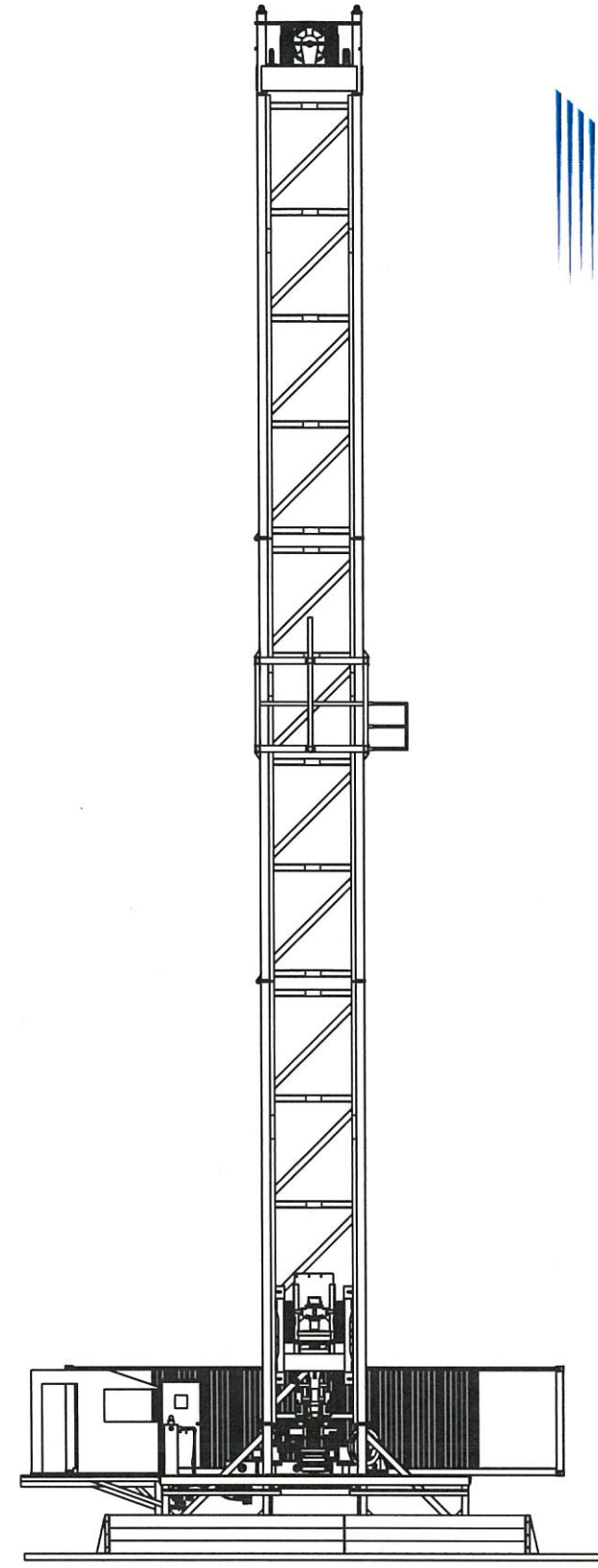
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Date: 2026.04.16 16:30:16 -04'00'

The information contained in this drawing is confidential and the property of Florida Drilling. Neither this design nor any information contained in this drawing may be reproduced or disclosed to others without the express written consent of Florida Drilling.	Unless otherwise noted: Dimensions in inches w/ tolerances - X.X ± 0.2 - X.XX ± 0.01 - X.XXX ± 0.005 - Angular ± 0.5° Break sharp edges - 0.010 @ 45° Do Not Scale		Drawn By estevan mariani	Part # E6 - 00 OVERVIEW	<b>FLORIDA DRILLING</b> 7733 Hooper Rd. West Palm Beach FL 33411 www.fldrilling.com Phone: (561) 844 - 2966	Page Number
			Date 4/9/26	Description ----		1/3
			Material ----			Sheet Size B
			Scale 1:144 Rev			

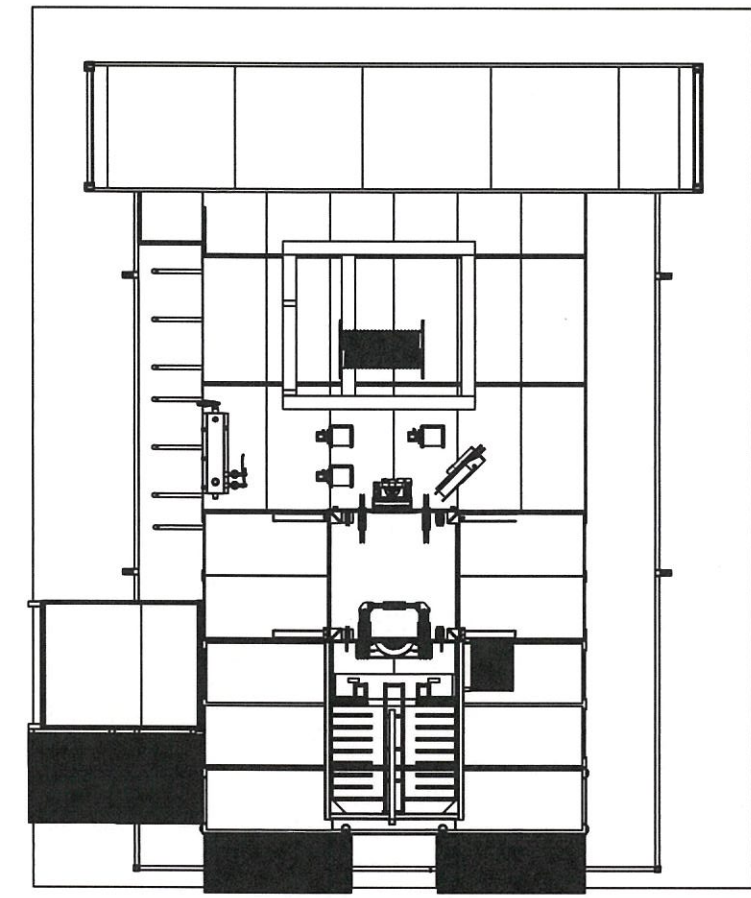
I AM CERTIFYING THAT E6 ELECTRIC DRILL RIG HAS A HOOK LOAD CAPACITY OF 750,000 LBS AND CAN ACCEPT CASINGS WITH DIAMETER UP TO 72 INCHES. THE RIG HOOK LOAD MUST BE MINIMUM 750K# AS PER API REQUIREMENTS.



**E6 RIG - SIDE VIEW**  
SCALE 1:172



**E6 RIG - ISOMETRIC VIEW**  
SCALE 1:172

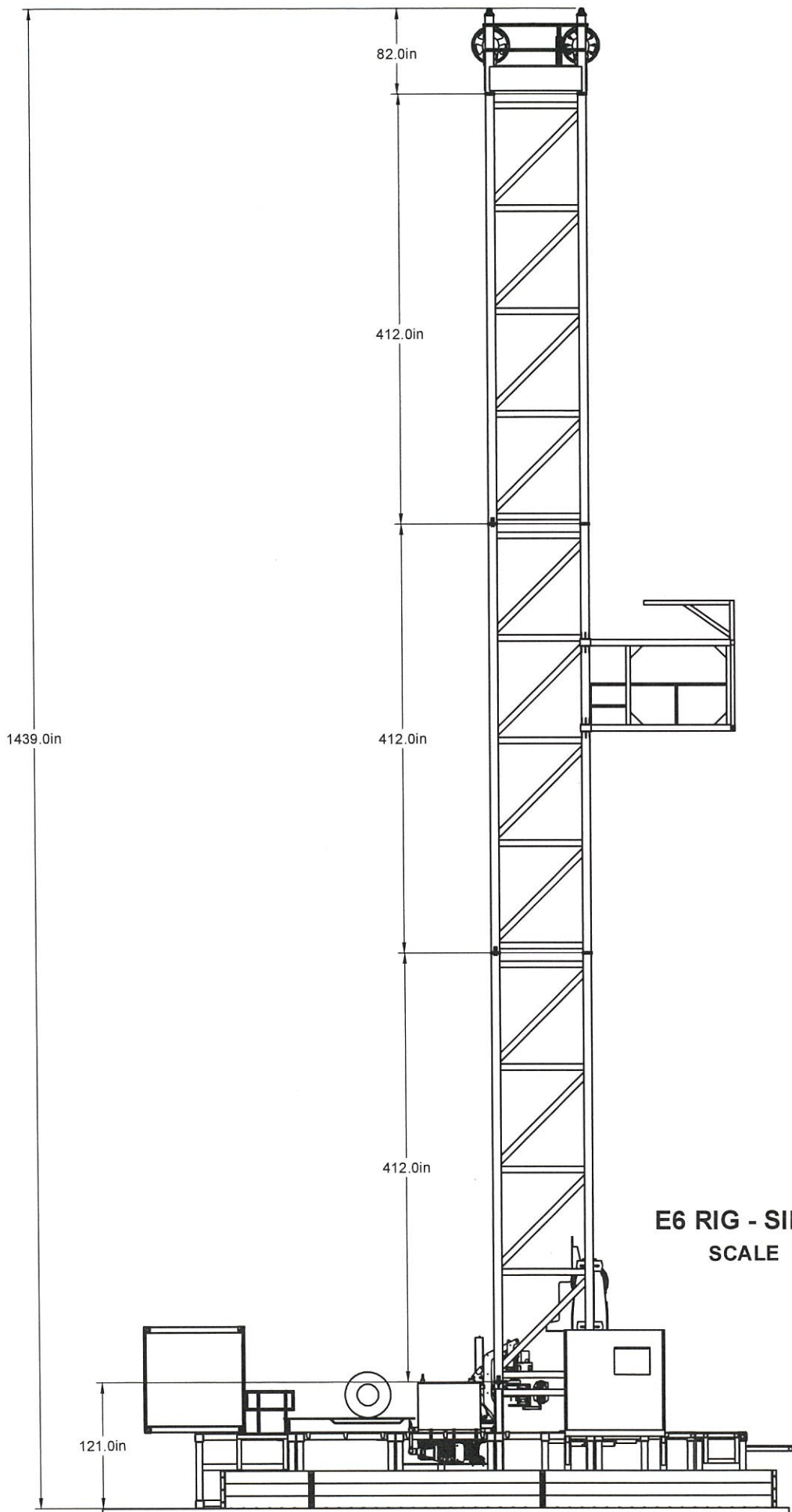


**E6 RIG - TOP VIEW**  
SCALE 1:144

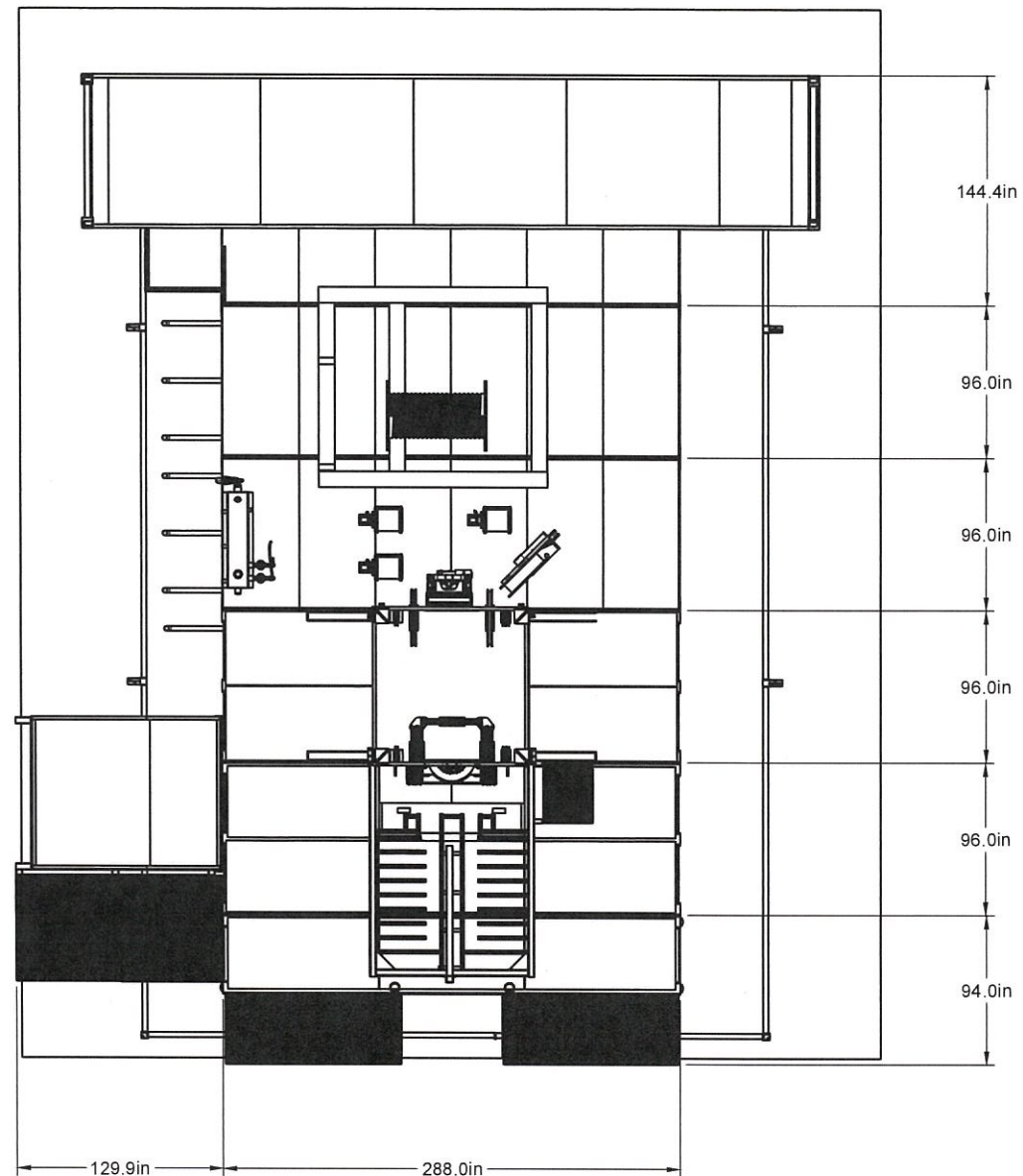
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		Date	4/9/26	Description	----		<p>Sheet Size B</p>	
		Material	----					
		Scale	1:144	Rev				

I AM CERTIFYING THAT E6 ELECTRIC DRILL RIG HAS A HOOK LOAD CAPACITY OF 750,000 LBS AND CAN ACCEPT CASINGS WITH DIAMETER UP TO 72 INCHES. THE RIG HOOK LOAD MUST BE MINIMUM 750K# AS PER API REQUIREMENTS.

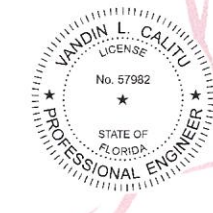


**E6 RIG - SIDE VIEW**  
SCALE 1:144



**E6 RIG - TOP VIEW**  
SCALE 1:120

Digitally signed by Vandin Calitu  
Date: 2026.04.16 16:32:21 -04'00'



<p>The information contained in this drawing is confidential and the property of Florida Drilling. Neither this design nor any information contained in this drawing may be reproduced or disclosed to others without the express written consent of Florida Drilling.</p>	<p>Unless otherwise noted: Dimensions in inches w/ tolerances · X.X ± 0.2 · X.XX ± 0.01 · X.XXX ± 0.005 · Angular ± 0.5° Break sharp edges - 0.010 @ 45° Do Not Scale</p>	Drawn By	estevan mariani	Part #	E6 - 00 OVERVIEW	<p><b>FLORIDA DRILLING</b> 7733 Hooper Rd. West Palm Beach FL 33411 www.fldrilling.com Phone: (561) 844 - 2966</p>	Page Number	3/3
		Date	4/9/26	Description	----		<p>Sheet Size B</p>	
		Material	----					
		Scale	1:120	Rev				



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 11557 / 1534825

Date of Authorization April 2020

Name of Contractor Florida Design Drilling LLC

Name of Project For PSL Rangeline DIW Project Bid

Solicitation Number (If Applicable) 20260152

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on April, 14, 2026 in West Palm Beach (city), FL (state).

*Michael Black*

Signature of Authorized Officer

Michael Black - Senior VP

Printed Name and Title of Authorized Officer or Agent

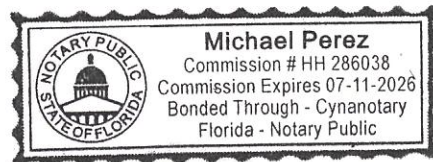
SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 14th DAY OF April, 2026.

NOTARY PUBLIC

*Michael Perez*

My Commission Expires: 7-11-2026





**NON-COLLUSION AFFIDAVIT**

State of Florida }

County of West Palm Beach }

Michael Black, being first duly sworn, disposes and says that:  
(Name/s)

1. They are Senior VP of Florida Design Drilling LLC 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.



(Signed) Michael Black

(Title) Senior Vice President \_\_\_\_\_

STATE OF FLORIDA }  
COUNTY OF ST. LUCIE } SS:

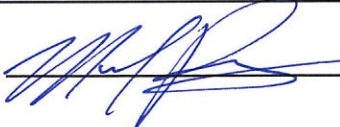
The foregoing instrument was acknowledged before me this (Date) April 14, 2026

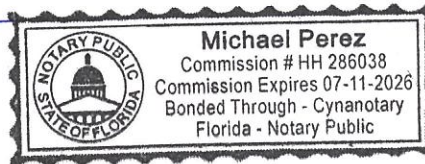
by: Michael Black who is personally known to me or who has produced

\_\_\_\_\_ as identification and who did (did not) take an oath.

Commission No. HH286038

Notary Print: Michael Perez

Notary Signature: 





**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: Florida Design Drilling LLC

Authorized By:  Michael Black  
(Sign) (Print Name)

Title: Senior Vice President Date: 04/14/2026

**\*\*All subcontractors are required to submit this form with the prime contractor's proposal\*\*  
This is a mandatory document. No exceptions will be made.**



## CERTIFICATION REGARDING LOBBYING

The undersigned Contractor certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions [as amended by “Government wide Guidance for New Restrictions on Lobbying”, 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, *et seq.*)]
- (3) The undersigned shall require that the language of this certification be included in the awards documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. 1352 (1)-(2)(A), any person who makes a prohibited expenditure of fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure]

The Contractor, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq.*, apply to this certification and disclosure, if any.

Company Name: Florida Design Drilling LLC

Authorized By:  Michael Black  
(Sign) (Print Name)

Title: Senior Vice President Date: 04/10/2026

**\*\*\*ALL SUBCONTRACTORS ARE REQUIRED TO FILL OUT THIS FORM AND SUBMIT WITH BID PACKAGE\*\*\* This is a mandatory document. No exceptions will be made.**



## CERTIFICATION REGARDING LOBBYING

The undersigned Contractor certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
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Company Name: COLE INDUSTRIAL

Authorized By:  DAVID A TURNER  
(Sign) (Print Name)

Title: CARBON PROD. MGR Date: 04/09/2026

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Company Name: \_\_\_\_\_

Authorized By: \_\_\_\_\_  
(Sign) (Print Name)

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### CERTIFICATION REGARDING LOBBYING

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- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
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[Note: Pursuant to 31 U.S.C. 1352 (1)-(2)(A), any person who makes a prohibited expenditure of fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure]

The Contractor, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq.*, apply to this certification and disclosure, if any.

Company Name: Energy Efficient Electric, Inc.

Authorized By:  Sean M. Viau  
(Sign) (Print Name)

Title: President Date: 04/16/2026

**\*\*\* ALL SUBCONTRACTORS ARE REQUIRED TO FILL OUT THIS FORM AND SUBMIT WITH BID PACKAGE\*\*\* This is a mandatory document. No exceptions will be made.**



## CERTIFICATION REGARDING LOBBYING

The undersigned Contractor certifies, to the best of his or her knowledge and belief, that:


- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying", 61 Fed. Reg. 1413 (1/19/96)]. Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, *et seq.*)
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[Note: Pursuant to 31 U.S.C. 1352 (1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure]

The Contractor, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq.*, apply to this certification and disclosure, if any.

Company Name: C . C. Control Corp.

Authorized By:  Luis L Garcia  
(Sign) (Print Name)

Title: PRESIDENT Date: 4/17/26

**\*\*\*ALL SUBCONTRACTORS ARE REQUIRED TO FILL OUT THIS FORM AND SUBMIT WITH BID PACKAGE\*\*\* This is a mandatory document. No exceptions will be made.**



**TRENCH SAFETY ACT COMPLIANCE STATEMENT**

Project Name: PSL Rangeline DIW Project 20260152

Project Location: Port St. Lucie, FL

**Instructions:**

Chapter 90-96 of the Laws of Florida requires all Contractors' engaged by The City of Port St. Lucie, Florida to comply with Occupational Safety and Health Administration Standard 29 C.F.R. s. 1926.650 Subpart P. All prospective Contractors are required to sign the compliance statement and provide compliance cost information where indicated below. The costs for complying with the Trench Safety Act must be incorporated into this project's base bid.


Certify this form in the presence of a notary public or other officer authorized to administer oaths.

**Certification**

- I understand that Chapter 90-96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R. s. 1926.650 Subpart P. I will comply with The Trench Safety Act and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
- The estimated cost imposed by compliance with The Trench Safety Act will be:  

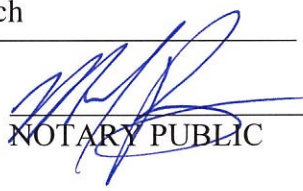
One		\$ 1.00
(Written)		(Figures)
- The amount listed above has been included within the Base Bid.

Certified: Florida Design Drilling LLC

By: <u></u> Signature of Authorized Officer	(Company-Contractor) <u>Michael Black - Senior Vice President</u> Printed Name and Title of Authorized Officer or Agent
-----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

Sworn to and subscribed before me in Palm Beach County, Florida on the 15 day of April, 2026



  
 NOTARY PUBLIC Michael Perez



## **BUILD AMERICA, BUY AMERICA CERTIFICATION OF COMPLIANCE**

This solicitation is for services related to an infrastructure project that is subject to the Build America, Buy America Act (BABAA) requirements included in the Infrastructure Investment and Jobs Act (IIJA), Pub. L. 117-58, §§ 70901-70953. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined in 2 CFR Part 184 and the Office of Management and Budget's Memorandum M-24-02 titled, "Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure," dated October 25, 2023.

Any request for substitute or "or equal" shall include the manufacturer's certification of compliance with the Build America, Buy America Act (BABAA) requirements included in the Infrastructure Investment and Jobs Act (IIJA), Pub. L. 117-58, §§ 70901-70953.

*Definitions section:*

**BABAA:** The Infrastructure Investment and Jobs Act (IIJA), also known as the Bipartisan Infrastructure Deal of 2021 includes the Build America, Buy America Act that requires a Buy America Preference for federal financial assistance awards for infrastructure which stipulates that all iron and steel, manufactured products, and construction materials used in such infrastructure projects are produced in the United States.

**Construction Materials:** Construction materials are defined as articles, materials, or supplies that consist of only one of the following items: non-ferrous metals, plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables), glass (including optic glass), fiber optic cable (including drop cable), optical fiber, lumber, engineered wood, or drywall. Minor additions of articles, materials, supplies, or binding agents to one of the construction materials listed above, or the inclusion of one of these listed construction materials as an input to another listed construction material, does not change the categorization of the construction material

**Manufactured Product:** Manufactured product are articles, supplies, or materials that have been (i) processed into a specific form and shape; or (ii) combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies. If an item is classified as an iron or steel product, a construction material, or a Section 70917(c)

material<sup>1</sup> under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product.

However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and under section i and ii of this definition may include components that are construction materials, iron or steel products, or section 70917(c) materials. BABA-compliant manufactured products are produced in the United States, and the cost of components that are mined, produced, or manufactured in the United States exceeds 55 percent of the total cost of all components, with total cost calculated as follows:

- (a) For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and any applicable duty (whether or not a duty-free entry certificate is issued); or
- (b) For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

Manufacturer's Certification: Documentation provided by a manufacturer certifying that the items provided by manufacturer meet the Buy America Preference requirements of BABAA.

*Contractor's Responsibilities* section:

All products must meet BABAA requirements.

Contractor shall include manufacturer's certification for BABAA requirements with all applicable submittals. If a specific manufacture is used in the bidding, a statement that Manufacturer will comply with BABAA requirements must be included with the bid submission. Contractor shall comply with BABAA requirements, including coordination with manufacturers, distributors, and suppliers to correct deficiencies in any BABAA documentation.

Contractor shall certify upon completion that all work and materials have complied with BABAA requirements.

For any change orders, Contractor shall provide BABAA documentation for any new products or materials required by the change.

---

<sup>1</sup> Section 70917(c) materials means "cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives."

Installation of materials or products that are not compliant with BABAA requirements shall be considered defective work. Contractor should ensure that Engineer/Architect has an approved manufacturer's certification or waiver prior to items being delivered to the project site.

By submitting an application for payment, based in whole or in part on furnishing equipment or materials, Contractor certifies that such equipment and materials, to Contractor's knowledge, are compliant with BABAA requirements.

Bidder is familiar with all laws and regulations that may affect the cost, progress, and performance of the work, including the Build America, Buy America Act (BABAA) requirements.

Company Name: Florida Design Drilling LLC

Print Name: Michael Black

Title: Senior Vice President

Signature: 

Date: 04/14/2026

# Request for Taxpayer Identification Number and Certification

Give form to the  
requester. Do not  
send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p><b>Florida Design Drilling LLC</b></p>	
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p>	
	<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor                    <input type="checkbox"/> C corporation                    <input type="checkbox"/> S corporation                    <input type="checkbox"/> Partnership                    <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)                  Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions)             </p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p><b>7733 Hooper Road</b></p>	<p>Requester's name and address (optional)</p>
	<p><b>6</b> City, state, and ZIP code</p> <p><b>West Palm Beach, FL 33411</b></p>	
	<p><b>7</b> List account number(s) here (optional)</p>	

## 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.

Social security number									
or									
Employer identification number									
2	0	-	2	7	7	9	5	6	0

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## 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.

<b>Sign Here</b>	Signature of U.S. person	Date <b>2/20/2024</b>
------------------	--------------------------	-----------------------

## 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](http://www.irs.gov/FormW9).

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
3/20/2026

**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.**

<b>PRODUCER</b> Acrisure South Insurance Services, LLC 1317 Citizens Blvd Leesburg FL 34748	<b>CONTACT NAME:</b> Suzanne Nelson <b>PHONE (A/C, No. Ext):</b> 800-845-8437 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> snelson@callc.com <b>PRODUCER CUSTOMER ID:</b> FLODES-05  <div style="display: flex; justify-content: space-between;"> <span>License#: L122365</span> <div style="text-align: center;"> <b>INSURER(S) AFFORDING COVERAGE</b> </div> <span>NAIC #</span> </div> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">INSURER A : Markel American Insurance Company</td> <td style="text-align: center;">28932</td> </tr> <tr><td>INSURER B :</td><td></td></tr> <tr><td>INSURER C :</td><td></td></tr> <tr><td>INSURER D :</td><td></td></tr> <tr><td>INSURER E :</td><td></td></tr> <tr><td>INSURER F :</td><td></td></tr> </table>	INSURER A : Markel American Insurance Company	28932	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B :													
INSURER C :													
INSURER D :													
INSURER E :													
INSURER F :													
<b>INSURED</b> Florida Design Drilling, LLC 7733 Hooper Road West Palm Beach FL 33411													

**COVERAGES**                      **CERTIFICATE NUMBER: 216613384**                      **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS														
	<input type="checkbox"/> <b>PROPERTY</b>																			
	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">CAUSES OF LOSS</td> <td style="width: 50%;">DEDUCTIBLES</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> BASIC</td> <td style="padding-left: 20px;"><input type="checkbox"/> BUILDING</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> BROAD</td> <td style="padding-left: 20px;"><input type="checkbox"/> CONTENTS</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> SPECIAL</td> <td></td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> EARTHQUAKE</td> <td></td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> WIND</td> <td></td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> FLOOD</td> <td></td> </tr> </table>	CAUSES OF LOSS	DEDUCTIBLES	<input type="checkbox"/> BASIC	<input type="checkbox"/> BUILDING	<input type="checkbox"/> BROAD	<input type="checkbox"/> CONTENTS	<input type="checkbox"/> SPECIAL		<input type="checkbox"/> EARTHQUAKE		<input type="checkbox"/> WIND		<input type="checkbox"/> FLOOD						
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<input type="checkbox"/> WIND																				
<input type="checkbox"/> FLOOD																				
	<input type="checkbox"/> BUILDING				BUILDING	\$														
	<input type="checkbox"/> PERSONAL PROPERTY				PERSONAL PROPERTY	\$														
	<input type="checkbox"/> BUSINESS INCOME				BUSINESS INCOME	\$														
	<input type="checkbox"/> EXTRA EXPENSE				EXTRA EXPENSE	\$														
	<input type="checkbox"/> RENTAL VALUE				RENTAL VALUE	\$														
	<input type="checkbox"/> BLANKET BUILDING				BLANKET BUILDING	\$														
	<input type="checkbox"/> BLANKET PERSONAL PROPERTY				BLANKET PERSONAL PROPERTY	\$														
	<input type="checkbox"/> BLANKET BUILDING & PERSONAL PROPERTY				BLANKET BUILDING & PERSONAL PROPERTY	\$														
						\$														
						\$														
	<input type="checkbox"/> <b>INLAND MARINE</b>																			
	CAUSES OF LOSS	TYPE OF POLICY			<input checked="" type="checkbox"/> Leased/Rented	\$ 250,000														
	NAMED PERILS	Contractors Equipment			<input checked="" type="checkbox"/> Scheduled Equip	\$ 8,727,222														
A	<input checked="" type="checkbox"/> All Risk per Form	POLICY NUMBER	1/1/2026	1/1/2027		\$														
	MKLM2IM0003723					\$														
	<input type="checkbox"/> <b>CRIME</b>																			
	TYPE OF POLICY					\$														
						\$														
	<input type="checkbox"/> <b>BOILER &amp; MACHINERY / EQUIPMENT BREAKDOWN</b>																			
						\$														
						\$														
						\$														

**SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Deductibles:  
 -3% of the limit of insurance on the item(s) involved in the loss with a \$2,500 minimum and a \$100,000 maximum ;  
 Except:  
 -Wind/hail: 5% subject to \$50,000 minimum per occurrence  
 -Flood:  
 See Attached...

<b>CERTIFICATE HOLDER</b>  City of Port St. Lucie Attn: Procurement 121 SW Port St. Lucie Blvd. Port St. Lucie FL 34984	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>   Jimmy Irwin
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## ADDITIONAL REMARKS SCHEDULE

AGENCY Acisure South Insurance Services, LLC		NAMED INSURED Florida Design Drilling, LLC 7733 Hooper Road West Palm Beach FL 33411	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE	(Empty)	

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 24 **FORM TITLE:** CERTIFICATE OF PROPERTY INSURANCE

**SPECIAL CONDITIONS:**

"SFHA - High Hazard Areas": \$250,000 per occurrence  
 All Other Flood Areas: \$25,000 per occurrence  
 Flood Sub-Limit: \$2,500,000  
 Valuation: Actual Cash Value, Replacement Cost for items 5 years or newer.



# CERTIFICATE OF LIABILITY INSURANCE

1/1/2027

DATE (MM/DD/YYYY)

3/19/2026

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).**

<b>PRODUCER</b> Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 500 W. Monroe, Ste. 3400 Chicago IL 60661 (312) 669-6900 midwestcertificates@lockton.com	<b>CONTACT NAME:</b> <b>PHONE (A/C, No. Ext):</b> <b>E-MAIL ADDRESS:</b>	<b>FAX (A/C, No):</b>													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER B: Pennsylvania Manufacturers Indemnity Co</td> <td>41424</td> </tr> <tr> <td>INSURER C: Berkley Assurance Company</td> <td>39462</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Greenwich Insurance Company	22322	INSURER B: Pennsylvania Manufacturers Indemnity Co	41424	INSURER C: Berkley Assurance Company	39462	INSURER D:		INSURER E:		INSURER F:
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INSURER D:															
INSURER E:															
INSURER F:															
<b>INSURED</b> 1538891 Florida Design Drilling LLC 7733 Hooper Road West Palm Beach, FL 33411															

**COVERAGES** **CERTIFICATE NUMBER:** 23175527 **REVISION NUMBER:** XXXXXXXX

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	RGC3001970-02	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	RAC9438273-02	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	Y	602601 1669894	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	RWC3001969-02	1/1/2026	1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Prof./Poll. Liability	N	N	PCAB-5031226-0126	1/1/2026	1/1/2027	\$2,000,000 Each Incident/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Personal Injury Protection is Included: \$10,000 Per Person.

RE: Contract# 20260152 - Rangeline Water Treatment Plant Class I Injection Well System. See attached.

### CERTIFICATE HOLDER

23175527  
 City of Port Lucie  
 Attn: Procurement  
 121 SW Port St. Lucie Blvd.  
 Port St. 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

© 1988-2015 ACORD CORPORATION. All rights reserved.

City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents are included as additional insureds if required by written contract with respect to General Liability and Automobile Liability per the terms and conditions of the policy. A waiver of subrogation applies in favor of the additional insureds if required by written contract with respect to General Liability, Automobile Liability, Umbrella Liability, Pollution Liability, and Workers' Compensation per the terms and conditions of the policy where permitted by state law. A 30-day notice of cancellation is included if required by written contract with respect to General Liability, Umbrella Liability, Automobile Liability, and Workers' Compensation per the terms and conditions of the policy.

**STATE OF FLORIDA  
WATER WELL CONTRACTOR LICENSE**

**Issued to  
Daniel Ringdahl**

---

**License No. 11148 Expires 7/31/2027**

  
**DISTRICT CERTIFICATION OFFICER**

---



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**FOWLER, STEPHEN ROBERT JR**

FLORIDA DESIGN DRILLING LLC  
7733 HOOPER ROAD  
WEST PALM BEACH FL 33411

**LICENSE NUMBER: CGC1539564**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 12/04/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Florida Design Drilling LLC  
7733 Hooper Road  
West Palm Beach, FL 33411

### SURETY:

(Name, legal status and principal place of business)

Great Midwest Insurance Company  
800 Gessner Road, Suite 600  
Houston, TX 77024

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

### OWNER:

(Name, legal status and address)

City of Port Saint Lucie  
121 SW Port St. Lucie Blvd  
Port Saint Lucie, FL 34984

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** \$ 5%

Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

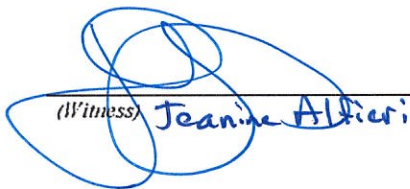
20260152 Rangeline Water Treatment Plant Class I Injection Well System

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

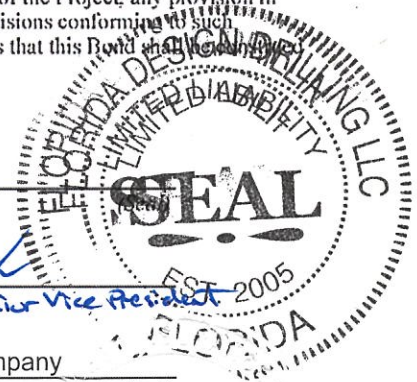
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be treated as a statutory bond and not as a common law bond.

Signed and sealed this 20th day of April, 2026

  
(Witness) Jeanne Altieri

Florida Design Drilling LLC  
(Principal)

By:   
(Title) Michael Black - Senior Vice President



  
(Witness) Kailee Rosenhaus

Great Midwest Insurance Company  
(Surety) (Seal)

By:   
(Title) Brett M. Rosenhaus Attorney-in-Fact

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Dale A. Belis, Marilyn Ann Blome, Donald Bramlage, Edward M. Clark, Christian Collins, F. Danny Gann, David R. Hoover, Jarrett Merlucchi, Laura D. Mosholder, Charles J. Nielson, Jessica P. Reno, Audria R. Ward, Edward T. Ward, Kevin Wojtowicz, Richard Zimmerman, Charles D. Nielson, Brett M. Rosenhaus

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

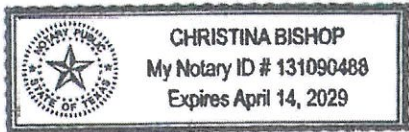


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 20th Day of April 2026



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



City of Port St. Lucie  
Procurement Management Division  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

**EVALUATION TABULATION**

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

RESPONSE DEADLINE: April 20, 2026 at 3:30 pm

Report Generated: Tuesday, May 26, 2026

**SELECTED VENDOR TOTALS**

Vendor	Total
Florida Design Drilling LLC	\$51,570,300.00
Youngquist Brothers, LLC	\$62,611,650.00

**BID FORM # 1- WITH FEDERAL REQUIREMENTS**

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>General</b>								
X	1	General Conditions, Mobilization, Demobilization	1	LS	\$3,000,000.00	\$3,000,000.00	\$7,915,000.00	\$7,915,000.00
X	2	Plug and Abandon Monitor Well PSL-EW2	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
<b>Construction and Testing of IW-1</b>								
X	3	Drill pilot hole from 180 feet to 3,500 feet	3320	LF	\$300.00	\$996,000.00	\$400.00	\$1,328,000.00
X	4	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00
<b>Boreholes and Reamed Holes: IW-1</b>								

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	5	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00	\$475.00	\$85,500.00
X	6	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00	\$475.00	\$270,750.00
X	7	44-inch diameter - approximately 750 feet to 1,800 feet	1050	LF	\$500.00	\$525,000.00	\$475.00	\$498,750.00
X	8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1000	LF	\$425.00	\$425,000.00	\$475.00	\$475,000.00
X	9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00	\$475.00	\$332,500.00
<b>Casing and Tubing: IW-1</b>								
X	10	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00	\$605.00	\$108,900.00
X	11	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00	\$365.00	\$273,750.00
X	12	Furnish and install 36-inch carbon steel casing	1800	LF	\$500.00	\$900,000.00	\$300.00	\$540,000.00
X	13	Furnish and install 26-inch carbon steel casing	2800	LF	\$425.00	\$1,190,000.00	\$415.00	\$1,162,000.00
X	14	Furnish and install 18-inch FRP tubing with cement packer	2790	LF	\$400.00	\$1,116,000.00	\$630.00	\$1,757,700.00
<b>Furnish and Emplace Cement and Additives: IW-1</b>								
X	15	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00	\$115.00	\$20,700.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	16	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00	\$115.00	\$86,250.00
X	17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1000	LF	\$50.00	\$50,000.00	\$115.00	\$115,000.00
X	18	Cement 36-inch casing; includes cement temperature logs	1800	LF	\$250.00	\$450,000.00	\$165.00	\$297,000.00
X	19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00	\$115.00	\$97,750.00
X	20	Cement 26-inch casing; includes cement temperature logs	2800	LF	\$250.00	\$700,000.00	\$165.00	\$462,000.00
X	21	Cement 18-inch FRP Injection Tubing	2790	LF	\$100.00	\$279,000.00	\$165.00	\$460,350.00
<b>Geophysical Logging: IW-1</b>								
X	22	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	23	Perform pilot hole logging from 180 to 800 feet	1	LS	\$10,000.00	\$10,000.00	\$65,000.00	\$65,000.00
X	24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	25	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00	\$85,000.00	\$85,000.00
X	26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$15,000.00	\$15,000.00	\$95,000.00	\$95,000.00
X	28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	30	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00	\$125,000.00	\$125,000.00
X	31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00	\$195,000.00	\$195,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>								
X	32	Collect and analyze 10-foot cores	6	EA	\$25,000.00	\$150,000.00	\$25,000.00	\$150,000.00
X	33	Set up and perform inflatable packer testing	11	EA	\$22,500.00	\$247,500.00	\$35,000.00	\$385,000.00
X	34	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00	\$95,000.00	\$95,000.00
X	35	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00	\$125,000.00	\$125,000.00
X	36	Develop and collect final water quality samples in IW-1	1	LS	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00
X	37	Setup and Perform Injection Test of IW-1	1	LS	\$55,000.00	\$55,000.00	\$150,000.00	\$150,000.00
<b>Construction and Testing of DZMW-1</b>								

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	38	Drill pilot hole from land surface to 1,900 feet	1150	LF	\$300.00	\$345,000.00	\$300.00	\$345,000.00
<b>Boreholes Reamed Holes: DZMW-1</b>								
X	39	42-inch diameter - pad level to approximately 180 feet	180	LF	\$450.00	\$81,000.00	\$400.00	\$72,000.00
X	40	34-inch diameter - approximately 180 to 750 feet	570	LF	\$375.00	\$213,750.00	\$400.00	\$228,000.00
X	41	24-inch diameter - approximately 750 to 1,500 feet	750	LF	\$350.00	\$262,500.00	\$400.00	\$300,000.00
X	42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF	\$325.00	\$113,750.00	\$400.00	\$140,000.00
<b>Casing and Tubing: DZMW-1</b>								
X	43	Furnish and install 34-inch carbon steel casing	180	LF	\$400.00	\$72,000.00	\$465.00	\$83,700.00
X	44	Furnish and install 24-inch carbon steel casing	750	LF	\$350.00	\$262,500.00	\$190.00	\$142,500.00
X	45	Furnish and install 16-inch carbon steel casing	1500	LF	\$300.00	\$450,000.00	\$140.00	\$210,000.00
X	46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1800	LF	\$200.00	\$360,000.00	\$105.00	\$189,000.00
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>								
X	47	Cement 34-inch casing; includes cement temperature logs	180	LF	\$210.00	\$37,800.00	\$115.00	\$20,700.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	48	Cement 24-inch casing; includes cement temperature logs	750	LF	\$160.00	\$120,000.00	\$115.00	\$86,250.00
X	49	Backplug pilot hole with cement and gravel within monitor intervals	1000	LF	\$40.00	\$40,000.00	\$115.00	\$115,000.00
X	50	Cement 16-inch casing; includes cement temperature logs	1500	LF	\$90.00	\$135,000.00	\$165.00	\$247,500.00
X	51	Cement 6-5/8-inch FRP tubing	250	LF	\$55.00	\$13,750.00	\$165.00	\$41,250.00
<b>Geophysical Logging: DZMW-1</b>								
X	52	Perform borehole (42") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$50,000.00	\$50,000.00
X	53	Perform borehole (34") logging from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00	\$50,000.00	\$50,000.00
X	54	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00	\$70,000.00	\$70,000.00
X	55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS	\$7,500.00	\$7,500.00	\$50,000.00	\$50,000.00
X	56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS	\$7,500.00	\$7,500.00	\$50,000.00	\$50,000.00
X	57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS	\$25,000.00	\$25,000.00	\$120,000.00	\$120,000.00
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>								

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	58	Set up and perform inflatable packer testing	4	EA	\$22,500.00	\$90,000.00	\$30,000.00	\$120,000.00
X	59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS	\$20,000.00	\$20,000.00	\$75,000.00	\$75,000.00
X	60	Develop and collect final water quality samples in UMZ and LMZ	1	LS	\$15,000.00	\$15,000.00	\$35,000.00	\$35,000.00
<b>Construction and Testing of IW-2</b>								
X	61	Drill pilot hole from approximately 750 to 3,500 feet	2750	LF	\$300.00	\$825,000.00	\$400.00	\$1,100,000.00
X	62	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00
<b>Boreholes and Reamed Holes: IW-2</b>								
X	63	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00	\$475.00	\$85,500.00
X	64	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00	\$475.00	\$270,750.00
X	65	44-inch diameter - approximately 750 feet to 1,800 feet	1050	LF	\$500.00	\$525,000.00	\$475.00	\$498,750.00
X	66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1000	LF	\$425.00	\$425,000.00	\$475.00	\$475,000.00
X	67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00	\$475.00	\$332,500.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Casing and Tubing: IW-2</b>								
X	68	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00	\$605.00	\$108,900.00
X	69	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00	\$365.00	\$273,750.00
X	70	Furnish and install 36-inch carbon steel casing	1800	LF	\$500.00	\$900,000.00	\$300.00	\$540,000.00
X	71	Furnish and install 26-inch carbon steel casing	2800	LF	\$425.00	\$1,190,000.00	\$415.00	\$1,162,000.00
X	72	Furnish and install 18-inch FRP tubing with cement packer	2790	LF	\$400.00	\$1,116,000.00	\$630.00	\$1,757,700.00
<b>Furnish and Emplace Cement and Additives: IW-2</b>								
X	73	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00	\$115.00	\$20,700.00
X	74	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00	\$115.00	\$86,250.00
X	75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1000	LF	\$50.00	\$50,000.00	\$115.00	\$115,000.00
X	76	Cement 36-inch casing; includes cement temperature logs	1800	LF	\$250.00	\$450,000.00	\$165.00	\$297,000.00
X	77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00	\$115.00	\$97,750.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	78	Cement 26-inch casing; includes cement temperature logs	2800	LF	\$250.00	\$700,000.00	\$165.00	\$462,000.00
X	79	Cement 18-inch FRP Injection Tubing	2790	LF	\$100.00	\$279,000.00	\$165.00	\$460,350.00
<b>Geophysical Logging: IW-2</b>								
X	80	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	81	Perform borehole (54") logging from 180 to 750 feet	1	LS	\$10,000.00	\$10,000.00	\$65,000.00	\$65,000.00
X	82	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$7,500.00	\$7,500.00	\$85,000.00	\$85,000.00
X	83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$10,000.00	\$10,000.00	\$65,000.00	\$65,000.00
X	84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$95,000.00	\$95,000.00
X	85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$65,000.00	\$65,000.00
X	86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
X	87	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00	\$125,000.00	\$125,000.00
X	88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00	\$195,000.00	\$195,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>								
X	89	Collect and analyze 10-foot cores	8	EA	\$25,000.00	\$200,000.00	\$25,000.00	\$200,000.00
X	90	Set up and perform inflatable packer testing	9	EA	\$22,500.00	\$202,500.00	\$35,000.00	\$315,000.00
X	91	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00	\$95,000.00	\$95,000.00
X	92	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00	\$125,000.00	\$125,000.00
X	93	Develop and collect final water quality samples in IW-2	1	LS	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00
X	94	Setup and Perform Injection Test of IW-2	1	LS	\$55,000.00	\$55,000.00	\$150,000.00	\$150,000.00
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>								
X	95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00	\$420,000.00	\$420,000.00
X	96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$275,000.00	\$275,000.00	\$185,000.00	\$185,000.00
X	97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00	\$420,000.00	\$420,000.00
X	98	Furnish and Install Stabilized Rock Access Drive	1	LS	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00
X	99	General Sitework (Including Restoration)	1	LS	\$75,000.00	\$75,000.00	\$550,000.00	\$550,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 1- With Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS	\$230,000.00	\$230,000.00	\$275,000.00	\$275,000.00
X	101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS	\$230,000.00	\$230,000.00	\$350,000.00	\$350,000.00
X	102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS	\$230,000.00	\$230,000.00	\$275,000.00	\$275,000.00
<b>Standby Time</b>								
X	103	Standby Time	60	HR	\$10.00	\$600.00	\$0.00	\$0.00
Total						\$25,785,150.00		\$33,621,700.00

**OWNER'S CONTINGENCY**

Owner's Contingency					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
	104	Owner's Contingency	1	LS	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
Total						\$0.00		\$0.00

**BID FORM # 2- WITHOUT FEDERAL REQUIREMENTS**

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>General</b>								
X	1	General Conditions, Mobilization, Demobilization	1	LS	\$3,000,000.00	\$3,000,000.00	\$7,500,000.00	\$7,500,000.00
X	2	Plug and Abandon Monitor Well PSL-EW2	1	LS	\$50,000.00	\$50,000.00	\$44,250.00	\$44,250.00
<b>Construction and Testing of IW-1</b>								
X	3	Drill pilot hole from 180 feet to 3,500 feet	3320	LF	\$300.00	\$996,000.00	\$300.00	\$996,000.00
X	4	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
<b>Boreholes and Reamed Holes: IW-1</b>								
X	5	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00	\$340.00	\$61,200.00
X	6	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00	\$340.00	\$193,800.00
X	7	44-inch diameter - approximately 750 feet to 1,800 feet	1050	LF	\$500.00	\$525,000.00	\$340.00	\$357,000.00
X	8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1000	LF	\$425.00	\$425,000.00	\$340.00	\$340,000.00
X	9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00	\$340.00	\$238,000.00
<b>Casing and Tubing: IW-1</b>								

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	10	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00	\$310.00	\$55,800.00
X	11	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00	\$260.00	\$195,000.00
X	12	Furnish and install 36-inch carbon steel casing	1800	LF	\$500.00	\$900,000.00	\$205.00	\$369,000.00
X	13	Furnish and install 26-inch carbon steel casing	2800	LF	\$425.00	\$1,190,000.00	\$260.00	\$728,000.00
X	14	Furnish and install 18-inch FRP tubing with cement packer	2790	LF	\$400.00	\$1,116,000.00	\$630.00	\$1,757,700.00
<b>Furnish and Emplace Cement and Additives: IW-1</b>								
X	15	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00	\$115.00	\$20,700.00
X	16	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00	\$115.00	\$86,250.00
X	17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1000	LF	\$50.00	\$50,000.00	\$115.00	\$115,000.00
X	18	Cement 36-inch casing; includes cement temperature logs	1800	LF	\$250.00	\$450,000.00	\$165.00	\$297,000.00
X	19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00	\$115.00	\$97,750.00
X	20	Cement 26-inch casing; includes cement temperature logs	2800	LF	\$250.00	\$700,000.00	\$165.00	\$462,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	21	Cement 18-inch FRP Injection Tubing	2790	LF	\$100.00	\$279,000.00	\$165.00	\$460,350.00
<b>Geophysical Logging: IW-1</b>								
X	22	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	23	Perform pilot hole logging from 180 to 800 feet	1	LS	\$10,000.00	\$10,000.00	\$60,000.00	\$60,000.00
X	24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	25	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00	\$80,000.00	\$80,000.00
X	26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$15,000.00	\$15,000.00	\$90,000.00	\$90,000.00
X	28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	30	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00	\$120,000.00	\$120,000.00
X	31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00	\$185,000.00	\$185,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>								
X	32	Collect and analyze 10-foot cores	6	EA	\$25,000.00	\$150,000.00	\$20,000.00	\$120,000.00
X	33	Set up and perform inflatable packer testing	11	EA	\$22,500.00	\$247,500.00	\$30,000.00	\$330,000.00
X	34	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00	\$90,000.00	\$90,000.00
X	35	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00	\$120,000.00	\$120,000.00
X	36	Develop and collect final water quality samples in IW-1	1	LS	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00
X	37	Setup and Perform Injection Test of IW-1	1	LS	\$55,000.00	\$55,000.00	\$150,000.00	\$150,000.00
<b>Construction and Testing of DZMW-1</b>								
X	38	Drill pilot hole from land surface to 1,900 feet	1150	LF	\$300.00	\$345,000.00	\$250.00	\$287,500.00
<b>Boreholes Reamed Holes: DZMW-1</b>								
X	39	42-inch diameter - pad level to approximately 180 feet	180	LF	\$450.00	\$81,000.00	\$300.00	\$54,000.00
X	40	34-inch diameter - approximately 180 to 750 feet	570	LF	\$375.00	\$213,750.00	\$300.00	\$171,000.00
X	41	24-inch diameter - approximately 750 to 1,500 feet	750	LF	\$350.00	\$262,500.00	\$300.00	\$225,000.00
X	42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF	\$325.00	\$113,750.00	\$300.00	\$105,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Casing and Tubing: DZMW-1</b>								
X	43	Furnish and install 34-inch carbon steel casing	180	LF	\$400.00	\$72,000.00	\$255.00	\$45,900.00
X	44	Furnish and install 24-inch carbon steel casing	750	LF	\$350.00	\$262,500.00	\$170.00	\$127,500.00
X	45	Furnish and install 16-inch carbon steel casing	1500	LF	\$300.00	\$450,000.00	\$120.00	\$180,000.00
X	46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1800	LF	\$200.00	\$360,000.00	\$105.00	\$189,000.00
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>								
X	47	Cement 34-inch casing; includes cement temperature logs	180	LF	\$210.00	\$37,800.00	\$115.00	\$20,700.00
X	48	Cement 24-inch casing; includes cement temperature logs	750	LF	\$160.00	\$120,000.00	\$115.00	\$86,250.00
X	49	Backplug pilot hole with cement and gravel within monitor intervals	1000	LF	\$40.00	\$40,000.00	\$115.00	\$115,000.00
X	50	Cement 16-inch casing; includes cement temperature logs	1500	LF	\$90.00	\$135,000.00	\$165.00	\$247,500.00
X	51	Cement 6-5/8-inch FRP tubing	250	LF	\$55.00	\$13,750.00	\$165.00	\$41,250.00
<b>Geophysical Logging: DZMW-1</b>								
X	52	Perform borehole (42") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$40,000.00	\$40,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	53	Perform borehole (34") logging from 180 to 750 feet	1	LS	\$7,500.00	\$7,500.00	\$40,000.00	\$40,000.00
X	54	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$10,000.00	\$10,000.00	\$60,000.00	\$60,000.00
X	55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS	\$7,500.00	\$7,500.00	\$40,000.00	\$40,000.00
X	56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS	\$7,500.00	\$7,500.00	\$40,000.00	\$40,000.00
X	57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS	\$25,000.00	\$25,000.00	\$105,000.00	\$105,000.00
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>								
X	58	Set up and perform inflatable packer testing	4	EA	\$22,500.00	\$90,000.00	\$25,000.00	\$100,000.00
X	59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS	\$20,000.00	\$20,000.00	\$65,000.00	\$65,000.00
X	60	Develop and collect final water quality samples in UMZ and LMZ	1	LS	\$15,000.00	\$15,000.00	\$30,000.00	\$30,000.00
<b>Construction and Testing of IW-2</b>								
X	61	Drill pilot hole from approximately 750 to 3,500 feet	2750	LF	\$300.00	\$825,000.00	\$300.00	\$825,000.00
X	62	Provide and install drillable bridge plug at 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Boreholes and Reamed Holes: IW-2</b>								
X	63	62-inch diameter - approximately pad level to 180 feet	180	LF	\$900.00	\$162,000.00	\$340.00	\$61,200.00
X	64	54-inch diameter - approximately 180 to 750 feet	570	LF	\$750.00	\$427,500.00	\$340.00	\$193,800.00
X	65	44-inch diameter - approximately 750 feet to 1,800 feet	1050	LF	\$500.00	\$525,000.00	\$340.00	\$357,000.00
X	66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1000	LF	\$425.00	\$425,000.00	\$340.00	\$340,000.00
X	67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF	\$400.00	\$280,000.00	\$340.00	\$238,000.00
<b>Casing and Tubing: IW-2</b>								
X	68	Furnish and install 54-inch carbon steel casing	180	LF	\$900.00	\$162,000.00	\$310.00	\$55,800.00
X	69	Furnish and install 44-inch carbon steel casing	750	LF	\$750.00	\$562,500.00	\$260.00	\$195,000.00
X	70	Furnish and install 36-inch carbon steel casing	1800	LF	\$500.00	\$900,000.00	\$205.00	\$369,000.00
X	71	Furnish and install 26-inch carbon steel casing	2800	LF	\$425.00	\$1,190,000.00	\$260.00	\$728,000.00
X	72	Furnish and install 18-inch FRP tubing with cement packer	2790	LF	\$400.00	\$1,116,000.00	\$630.00	\$1,757,700.00
<b>Furnish and Emplace Cement and Additives: IW-2</b>								

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

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EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	73	Cement 54-inch casing; includes cement temperature logs	180	LF	\$350.00	\$63,000.00	\$115.00	\$20,700.00
X	74	Cement 44-inch casing; includes cement temperature logs	750	LF	\$300.00	\$225,000.00	\$115.00	\$86,250.00
X	75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1000	LF	\$50.00	\$50,000.00	\$115.00	\$115,000.00
X	76	Cement 36-inch casing; includes cement temperature logs	1800	LF	\$250.00	\$450,000.00	\$165.00	\$297,000.00
X	77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF	\$50.00	\$42,500.00	\$115.00	\$97,750.00
X	78	Cement 26-inch casing; includes cement temperature logs	2800	LF	\$250.00	\$700,000.00	\$165.00	\$462,000.00
X	79	Cement 18-inch FRP Injection Tubing	2790	LF	\$100.00	\$279,000.00	\$165.00	\$460,350.00
<b>Geophysical Logging: IW-2</b>								
X	80	Perform borehole (62") logging from pad level to 180 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	81	Perform borehole (54") logging from 180 to 750 feet	1	LS	\$10,000.00	\$10,000.00	\$60,000.00	\$60,000.00
X	82	Perform pilot hole logging from 750 to 1,900 feet	1	LS	\$7,500.00	\$7,500.00	\$80,000.00	\$80,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS	\$10,000.00	\$10,000.00	\$60,000.00	\$60,000.00
X	84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$90,000.00	\$90,000.00
X	85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS	\$15,000.00	\$15,000.00	\$60,000.00	\$60,000.00
X	86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS	\$7,500.00	\$7,500.00	\$60,000.00	\$60,000.00
X	87	Perform cement bond and video logs on 26-inch casing	1	LS	\$15,000.00	\$15,000.00	\$120,000.00	\$120,000.00
X	88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS	\$25,000.00	\$25,000.00	\$185,000.00	\$185,000.00
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>								
X	89	Collect and analyze 10-foot cores	8	EA	\$25,000.00	\$200,000.00	\$20,000.00	\$160,000.00
X	90	Set up and perform inflatable packer testing	9	EA	\$22,500.00	\$202,500.00	\$30,000.00	\$270,000.00
X	91	Set up and perform pressure test on 26-inch casing	1	LS	\$25,000.00	\$25,000.00	\$90,000.00	\$90,000.00
X	92	Set up and perform pressure test on FRP tubing	1	LS	\$25,000.00	\$25,000.00	\$120,000.00	\$120,000.00
X	93	Develop and collect final water quality samples in IW-2	1	LS	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00
X	94	Setup and Perform Injection Test of IW-2	1	LS	\$55,000.00	\$55,000.00	\$150,000.00	\$150,000.00

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

EVALUATION TABULATION

IFB No. 20260152

Rangeline Water Treatment Plant Class I Injection Well System

Bid Form # 2- Without Federal Requirements					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>								
X	95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00	\$335,000.00	\$335,000.00
X	96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$275,000.00	\$275,000.00	\$140,000.00	\$140,000.00
X	97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS	\$325,000.00	\$325,000.00	\$335,000.00	\$335,000.00
X	98	Furnish and Install Stabilized Rock Access Drive	1	LS	\$100,000.00	\$100,000.00	\$175,000.00	\$175,000.00
X	99	General Sitework (Including Restoration)	1	LS	\$75,000.00	\$75,000.00	\$500,000.00	\$500,000.00
X	100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS	\$230,000.00	\$230,000.00	\$225,000.00	\$225,000.00
X	101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS	\$230,000.00	\$230,000.00	\$295,000.00	\$295,000.00
X	102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS	\$230,000.00	\$230,000.00	\$225,000.00	\$225,000.00
<b>Standby Time</b>								
X	103	Standby Time	60	HR	\$10.00	\$600.00	\$0.00	\$0.00
<b>Total</b>								<b>\$28,989,950.00</b>

EVALUATION TABULATION

Invitation For Bid (IFB) - Rangeline Water Treatment Plant Class I Injection Well System

**OWNER'S CONTINGENCY**

Owner's Contingency					Florida Design Drilling LLC		Youngquist Brothers, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
	104	Owner's Contingency	1	LS	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
Total						\$0.00		\$0.00



City of Port St. Lucie

20260152

**RANGELINE WATER TREATMENT PLANT CLASS I INJECTION WELL  
SYSTEM**

RELEASE DATE: March 10, 2026

RESPONSE DEADLINE: April 20, 2026, 3:30 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 Contractors
4. General Insurance
5. Bonds and/or Letter of Credit, Permits
6. IFB Bid Factors
7. Cost Table
8. Cost/Pricing
9. Evaluation and Award
10. Contract Terms and Conditions
11. List of IFB Documents
12. Vendor Submission Requirements and Attestations

### Attachments:

A - Contract\_Sample#\_20260152

B - 63-0007 PSL Rangeline IW System 100% Specifications

C - PSL Rangeline DIW\_100% Drawings

# 1. Introduction

## 1.1. Purpose of Procurement

Pursuant to the City of Port St. Lucie Code of Ordinances, [Section 35.07](#), this electronic Invitation for Bid (“IFB”) is being issued to establish a Contract with one qualified Contractor who will provide Rangeline Water Treatment Plant Class I Injection Well System to the City of Port St. Lucie (hereinafter, “City”) as further described in this IFB.

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 IFB Process

The objective of the IFB is to select one (1) or more qualified Contractor (as defined by Section 1 – “Purpose of Procurement”) to provide the goods and/or services outlined in this IFB to the City. This IFB process will be conducted to gather and evaluate responses from Contractors for potential award. All qualified Contractors are invited to participate by submitting responses, as further defined below. After evaluating all Contractor’s responses received prior to the closing date of this IFB and resolution of any Contract exceptions, the preliminary results of the IFB process will be publicly announced, including the names of all participating Contractors and the evaluation results. Subject to the protest process, final Contract award(s) will be publicly announced thereafter.

NOTE TO CONTRACTORS: The general instructions and provisions of this document have been drafted with the expectation that the City may desire to make one award or multiple awards. For example, this document contains phrases such as “contract(s)” and “award(s)”. Please refer to Section 1 – “Purpose of Procurement” and Section 9 – “Evaluation and Award,” for information concerning the number of Contract awards expected.

## 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 IFB will be publicly posted prior to the closing date of this IFB. After the close of the IFB, 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 IFB:	March 10, 2026
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<p>Pre-Proposal Meeting (Non-Mandatory):</p>	<p>March 23, 2026, 10:00am</p> <p>Location: 11650 Range Line Road, Port St. Lucie, Florida 34986.</p> <p>Important: For the pre-bid meeting, bidders are advised to bring a hard copy of the solicitation, as the city will not provide copies at the meeting.</p> <p>Following the pre-bid meeting, a site visit (walk-through) will be conducted. This will give bidders the opportunity to review existing conditions that may affect the delivery of goods and/or services, including factors related to equipment, materials, and labor.</p> <p><b>**Attendance at the pre-bid meeting and site visit is strongly recommended**</b></p>
<p>Question Submission Deadline:</p>	<p>April 3, 2026, 3:00pm</p>
<p>Question Response Deadline:</p>	<p>April 7, 2026, 4:00pm</p>
<p>Response Submission Deadline:</p>	<p>April 20, 2026, 3:30pm</p> <p>Microsoft Teams meeting  <a href="https://teams.microsoft.com/meet/23342678594860?p=5d7xB9S0gL5zRg9Gum">https://teams.microsoft.com/meet/23342678594860?p=5d7xB9S0gL5zRg9Gum</a></p> <p>Meeting ID: 233 426 785 948 60          Passcode: jh3T8EG7</p> <p>Dial in by phone          +1 561-437-3554,          Phone conference ID: 947 412 834#</p>

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)**

Max Previlon, Procurement Contracting Officer III

772-871-5224

mprevilon@cityofpsl.com

#### **1.5. Definition of Terms**

Please review the following terms:

- Contractor(s) – companies desiring to do business with the City (Also called “Bidder,” “Proposer,” “Vendor,” or “Offeror.”)
- City of Port St. Lucie (“City”) – the governmental entity identified in “Purpose of Procurement,” of this IFB.
- Immaterial Deviation – does not give the Contractor a substantial advantage over other Contractors.
- Material Deviation – gives the Contractor a substantial advantage over other Contractors 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 Contractor, 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 Contractor whether a company or an individual, has submitted a timely offer which materially conforms to the requirements and specifications of the solicitation.
- Sourcing Platform/Electronic Bidding System – OpenGov.

Any special terms or words which are not identified in this IFB may be identified separately in one or more attachments to the IFB.

#### **1.6. Contract Term**

The Initial term of the contract(s) is for two and one-half (2.5) calendar years from the execution date.

In the event that the Contract(s), if any, resulting from the award of this IFB 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 Contractor(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 IFB 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 Contractor outside of the aforementioned time limit requires special authorization by the City and requires that the Contractor 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 ordinance. Any additional costs associated with work outside of the hours of work allowed shall be borne by the Contractor. 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 Contractor 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

Work to be performed as part of the City of Port St. Lucie, Rangeline Water Treatment Plant Injection Well System located in St. Lucie County at 11650 Range Line Road, Port St. Lucie, Florida 34986. Detailed requirements and extent of work are stated in applicable specification sections and shown on the Drawings. It is the intent of these specifications that project elements constructed be fully integrated and compatible with each other in all aspects for a complete injection well system.

1. Provide the labor, equipment, tools, and consumable supplies required for a complete Project.
2. Provide the civil, structural, mechanical, electrical, instrumentation and all other Work required for a complete and operable Project.
3. Test and place the completed Project in operation.
4. Provide special tools, spare parts, lubricants, supplies, or other materials as indicated in Contract Documents for the operation and maintenance of the Project.
5. Arrange and coordinate with Supplier for deliveries of OWNER purchased products in accordance with construction schedule, coordinate to avoid conflict with work and conditions at the site. Unload the products at the site, and store and protect the products in accordance with the Supplier's instructions.
6. The WORK shall be complete, and all work, materials, and services not expressly indicated or called for in the Contract Documents which may be necessary for the complete and proper construction of the WORK in good faith shall be provided by the CONTRACTOR and coordinated with the CONSULTANT as though originally so indicated, at no increase in cost to the OWNER.
7. CONTRACTOR shall comply with all applicable federal, state and local safety regulations, laws and standards, as well as any specific St. Lucie County or City of Port St. Lucie requirements while completing the work.
8. Except as specifically noted, the CONTRACTOR shall provide and pay for:
  - Labor, materials, and equipment.
  - Tools, equipment and machinery.
  - Water, electricity, and other utilities required to complete the project.
  - Other facilities and services necessary for proper execution and completion of the work.
  - Permits, surveys, and testing.

The CONTRACTOR and its SUBCONTRACTORS shall meet the qualification requirements as defined.

Work is described in general, non-inclusive terms as:

1. Two Class I injection wells (IW-1 and IW-2), each with a final casing string of 26-inch outside diameter, a nominal 18-inch (16.55-inch inside diameter) fiberglass reinforced plastic (FRP) injection tubing, and total open-hole depth of 3,500 feet below pad level. Each well may be permitted to accept an injection rate of approximately 9.66 million gallons per day (MGD) at an injection velocity within the injection tubing string of 10 feet per second. The injection well shall include the installation of wellhead components suitable for the connection and operation of a completed system.
2. One associated dual-zone deep monitor well (DZMW-1) including the installation of wellhead components.
3. Eight (8) water-table monitor wells that will either be plugged and abandoned in place or completed with flush mounted vaults and lockable caps at the end of the project.
4. Concrete slab for each well (3 total).
5. Completion of two 12-hour injection tests.
6. Construction of site access roadway as detailed in the Contract Plans including providing temporary site stormwater/drainage maintenance as necessary.
7. All electrical, instrumentation, piping, valves, pumps, that extend to the edge of the concrete slabs as shown in the contract drawings.
8. Completion of plugging and abandoning existing onsite monitor well PSL-EW2.
9. A finished site that is acceptable to the CONSULTANT and OWNER.

### **Contractor Minimum Requirements**

- The Contractor shall be duly licensed by the State of Florida and all other applicable regulatory authorities.
- The Contractor shall hold a valid Water Well Contractor license for the State of Florida, St. Lucie County, and the City of Port St. Lucie.

### **Equipment Standards**

- The Contractor shall provide drilling rigs and related components that are appropriately sized, properly maintained, and suitable for the required work.
- Drilling rigs shall have a maximum rated static hook load capacity, as defined by the American Petroleum Institute (API), of no less than 1.5 times the maximum anticipated casing string weight.

### Required Demonstrated Experience

The Contractor shall demonstrate experience in the following areas:

- Drilling and well construction in highly permeable carbonate formations, including effective management of formation fluids and drilling fluids.
- Controlling artesian head pressures up to 80 feet above land surface during all phases of drilling and testing.
- Utilizing reverse-air drilling techniques and equipment capable of achieving sufficient velocities to remove cuttings from the borehole.
- Must have successfully completed two large-diameter UIC Class I deep injection wells in Florida within the past five years.
- Each well must have a final casing diameter of at least 24 inches and a setting depth of at least 2,000 feet below pad level.

### Bid Forms

This solicitation includes two bid forms, both located in **Section 7**. Each form must be completed in accordance with the applicable funding requirements:

- **Bid Form #1 – Federal Grant Requirements** This form must be completed using pricing and conditions that comply with all federal grant requirements. Vendors must ensure that all federal provisions, certifications, and cost considerations are fully incorporated.
- **Bid Form #2 – Non-Grant (Local Funding) Requirements** This form must be completed without federal grant considerations. Local preference will apply in accordance with the City’s ordinances and procurement policies.

Bidders are required to submit **both** bid forms for their response to be considered complete.

\*\*For additional information on the technical specifications, drawings, performance and quality requirements for materials and equipment, as well as the minimum standards for mechanical integrity, refer to **Attachments B and C** in the attachments section. \*\*

### 3. Instructions to Contractors

This section contains general business requirements. By submitting a response, the Contractor is certifying its agreement to comply with all the identified requirements of this section and that all costs for complying with these general business requirements are included in the Contractor's submitted pricing.

By submitting a response to the IFB, the Contractor is acknowledging that the Contractor:

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 Contractors 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 IFB 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 IFB is officially canceled), Contractors 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 IFB, 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 Contractor violating this provision. Further information on this topic can be found on the Cone of Silence and IFB Communication Document.

##### 3.1.3 Submitting Questions

All questions concerning this IFB 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 IFB 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 Contractors must submit questions by the deadline identified in the Schedule of Events for submitting questions. Contractors 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 IFB. Unless indicated otherwise, attendance is not mandatory, although Contractors are strongly encouraged to attend. However, in the event the conference has been identified as mandatory, then a representative of the Contractor must attend the conference in its entirety to be considered eligible for Contract award. The Contractor 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 Contractors are strongly encouraged to arrive early to allow for unexpected travel contingencies.

### **3.1.5 The City's Right to Request Additional Information- Contractor's Responsibility**

Prior to Contract award, the City must be assured that the selected Contractor 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 Contractor any information deemed necessary to determine the Contractor's responsibility. If such information is required, the Contractor 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 IFB will not be considered. Contractor's response must be complete in all respects, as required in each section of this IFB.

### **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 Contractor'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 IFB**. A Contractor's response will be rejected if the response contains any defect or irregularity and such defect or irregularity constitutes a Material

Deviation from the IFB 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 Contractor 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 IFB**

The City reserves the right to amend this IFB. All revisions must be made in writing prior to the IFB closing date and time. If a responding entity discovers any ambiguity, conflict, discrepancy, omission, or other error in the IFB, it shall immediately notify the City of such error in writing and request modification or clarification of the document. Any modification made to this IFB 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 IFB 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 Contractor shall be deemed to have accepted all terms and agreed to all requirements of the IFB (including any revisions/additions made in writing prior to the close of the IFB, whether or not such revision occurred prior to the time the Contractor submitted its response), unless expressly stated otherwise in the Contractor's response. THEREFORE, EACH CONTRACTOR IS INDIVIDUALLY RESPONSIBLE FOR REVIEWING THE REVISED IFB AND MAKING ANY NECESSARY OR APPROPRIATE CHANGES AND/OR ADDITIONS TO THE CONTRACTOR'S RESPONSE PRIOR TO THE CLOSE OF THE IFB. All Notice(s) to Proceed with Negotiations and/or Notice of Intent to Award (NOIAs) will be posted as referenced in Section 9.9 - "Public Award Announcement," of this document. **Finally, the City reserves the right to amend or cancel this IFB 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, Contractor 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 Contractor shall list all subcontractors and the work provided by the suppliers in the area provided on the Bid Reply Sheet. The successful Contractor(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 Contractor to submit an acceptable substitute without an increase in Bid price.

If the apparent successful Contractor(s) declines to make any such substitution, the City may award the Contract to the next acceptable Contractor(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 Contractor(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 Contractor enters into with respect to performance of obligations or work assigned under the Contract shall in any way relieve Contractor 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 Contractor 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 Contractor indicates an offer of services in addition to those required by and described in this IFB, these additional services may be added to the original Contract at the sole discretion of the City.

### **3.1.11 Protest Process**

Contractors should familiarize themselves with the procedures set forth in City Code of Ordinances, [Section 35.15](#). By submitting a response to this IFB, the Contractor 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 Contractor'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 IFB, including anything considered by the Contractor 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 Contractor is hereby cautioned NOT to submit any documents that the Contractor 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 Contractor 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. Contractors should review [Chapter 119, Florida Statutes](#) for all updates before requesting exceptions from Chapter 119.

## 3.2. Submittal Instructions

### Submittal Instructions to Electronic Bidding System

Listed below are key action items related to this IFB. The **Schedule of Events** Section identifies the dates and time for these key action items. This portion of the IFB provides high-level instructions regarding the process for reviewing the IFB, preparing a response to the IFB, and submitting a response to the IFB.

#### 3.2.1 IFB Released

The release of the IFB is through the posting of this project in OpenGov, the City's electronic bidding system. Each Contractor interested in competing to win a Contract award must complete and submit a response to this IFB in OpenGov. Therefore, each Contractor MUST carefully review the submittal instructions.

#### 3.2.2 IFB Review

The IFB 20260152 consists of the following: this document, entitled "Rangeline Water Treatment Plant Class I Injection Well System," and any and all information included in the IFB, as posted to OpenGov, including any and all documents provided by the City as attachments to the IFB or links contained within the IFB 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 Contractor must consider the following instructions:

1. Use the provided Cost Table to prepare your response. Enter your responses directly into the Cost Table. Unless otherwise directed, do not insert “see attached file” (or similar statements) in the worksheet to reference separate documents.
2. Answer each question in sufficient detail for evaluation while using judgment with regards to the length of response.
3. Proofread your response and make sure it is accurate and readily understandable.
4. Label any and all uploaded files using the corresponding section numbers of the IFB as specified by the City.
5. 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 Contractor’s response may be considered incomplete and disqualified from further consideration.
6. 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 IFB specifically requests the use of another type of software or file format than those listed above, please contact the Issuing Officer, Max Previlon, 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 Contractor, 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 Contractor may view and/or revise its response by logging into OpenGov. Please take note of the following:

A. **BID SUBMISSION.** All bids shall be submitted by completing and uploading all required documents. All submittals are required to be electronic. No hard copies will be accepted.

- Cost Work Sheet will be completed through Cost Table in OpenGov.
- **Upload** files in the following order (Provided in Section 12-Vendor Submission Requirements and Attestations):

#### **1. Mandatory Forms:**

- 1.1 Contractor’s General Information Worksheet, and
- 1.2 E-Verify Form, and
- 1.3 Non-Collusion Affidavit, and

1.4 Debarment Form (required with Federal Funding (including All Grants) the contractor and all subcontractors to fill them out and sign them), and

1.5 Lobbying Form (required with Federal Funding (including All Grants) the contractor and all subcontractors to fill them out and sign them), and

1.6 Trench Safety (required in Construction Projects), and

1.7 Buy America Certification (required with Federal Funding), and

1.8 Copy of W-9 (*Vendor to provide*), and

1.9 Copy of Certificate of Insurance (*Vendor to provide*), and

1.10 Copy of your licenses(s) or certification(s) for this type of work; or in compliance with Chapter 489, Florida Statutes, a copy of the certificate issues by the State of Florida (*Vendor to provide*), and

1.11 Copy of the bid bond as reflected in Section Bonds and/or Letter of Credit, Permits (*Vendor to provide*).

**2. Confirm electronically** the following forms (Provided in Section 12-Vendor Submission Requirements and Attestations Section):

2.1 Cone of Silence and Communication Document, and

2.2 Contractor's Code of Ethics, and

2.3 Drug Free Workplace, and

2.4 Affidavit of Nongovernment Entity Anti-Human Trafficking Laws, and

2.5 Vendor Scrutinized Companies List Certification, and

2.6 The Contractor will comply with C.F.R. 200.318 through 200.326. (required with Federal Funding (including All Grants))

B. REVIEW AND REVISE. Contractors 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 Contractor must navigate to their submitted response via the City's electronic bidding system and then click "Unsubmit Response." At this point, Contractor's response is no longer submitted. Contractor should make the changes required and promptly re-submit its response before the submission date and time.

C. WITHDRAW. Contractors 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 Contractor must navigate to their submitted proposal via the City's electronic bidding system and then click

"Unsubmit Response". In the event a Contractor desires to withdraw its response after the closing date and time, the Contractor must submit a request in writing to the Issuing Officer.

Add Item

## **4. General Insurance**

The Proposer 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 Proposer are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Proposer 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, and as may be amended from time to time, 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**

Proposer 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 arisen from the negligent acts, errors, omissions or other wrongful conduct of Proposer, agents, laborers, subcontractors or other personnel entity acting under Proposer control in connection with the Proposer's performance of services under the Contract. To that extent, Proposer 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 Proposer 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 Proposer or any agent laborers, subcontractors, or employee of Proposer regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Proposer 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 Proposer on the work. This indemnification shall survive the termination of the Contract.

### **4.2. Workers' Compensation Insurance & Employer's Liability**

The Proposer shall agree to procure and 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 Proposer 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 Proposer 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 and Employers' 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 include Contract# 20260152 - Rangeline Water Treatment Plant Class I Injection Well System."** 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 Contractor 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 Proposer 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 Proposer does not own any automobiles, the Business Auto Liability requirement shall be amended allowing the Proposer 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. Installation Floater Insurance**

Contractor shall purchase and maintain Installation Floater insurance in an amount equal to 100% of the completed value of the project (contractor's labor, equipment, materials, or fixtures to be installed, in-transit, or stored off-site during the performance of the contract) including any amendments thereto (without coinsurance). The Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the work, including during transit, installation, and testing at the work site. Coverage shall be written on an all risk, replacement cost basis and shall include coverage for fire, lightning, windstorm/and hail, theft, flood and earth movement as well as coverage for losses that may occur during equipment testing. The policy shall include coverage for pollutant cleanup, debris removal, demolition, water damage, backup of sewer and drains, installation/testing of traffic signals and signs. Policy shall be maintained until whichever of the following shall first occur: (1) final payment has been made; or, (2) until no person or entity, other than the City of Port St. Lucie, has an insurable interest in the property required to be covered. Policy shall be endorsed such that the insurance shall not be canceled or lapse because of any partial use or occupancy by the City of Port St. Lucie. The Installation Floater shall provide coverage from the time the equipment/material becomes the responsibility of the Contractor and shall continue without interruption during the

installation, including any time during which the equipment/material is being transported to the installation site, or awaiting installation, whether on or off site. Contractor is responsible for the payment of all deductibles under the Installation Floater policy. The Installation Floater coverage shall include a waiver of subrogation rights endorsement in favor of the City. The “ALL RISK” Installation Floater Insurance must also cover soft costs, including additional advertising/promotional, additional license and permit fees, additional legal/accounting fees, insurance premiums including installation floater, and architects’ and engineers’ fees that may be necessary to provide plans and specifications and supervision of work for the repair and/or replacement of property damage caused by a covered peril. This policy must include insurance for the City of Port St. Lucie, Contractor, Subcontractors, Architect/Engineer, and Consultants for their interest in covered property. The City’s policy will not provide coverage related to this project. The Contractor has the right to purchase coverage or self-insured any exposures not required by these specifications, but shall be held liable for all losses, deductibles, self-insurance for coverages not required. The Contractor is responsible for all deductibles including those for windstorms.

#### **4.7. Pollution Insurance**

Contractor shall procure and agree to maintain in full force during the term of this Contract, Contractors Pollution Liability Insurance in limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, for any operations relating to the construction, handling, storage, and transportation of hazardous materials and/or waste. Contractors Pollution should be in force for no less than the entire term of the project and two years extended Completed Operations. The City of Port St. Lucie shall be listed as an additional insured. A waiver of subrogation shall be provided in favor of the City. Coverage shall apply on a primary and non-contributory basis.

#### **4.8. Waiver of Subrogation**

By entering into this Contract, the Proposer 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 Proposer enter into such a Contract on a pre-loss basis.

#### **4.9. Deductibles**

All deductible amounts shall be paid for and be the responsibility of the Proposer 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.

#### **4.10. Compliance**

It shall be the responsibility of the Proposer to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the Proposer 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 Proposer, independent contractor and/or subconsultant maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Proposer/independent contractor/subcontractor.

The Proposer 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 Proposer to execute the contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

#### **4.11. Requirements for Insurance**

Within ten (10) business days of award, the awarded Proposer 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 Proposer’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. Bonds and/or Letter of Credit, Permits

### 5.1. Bid Bond

Each responding Contractor must supply a Bid Bond or Bid Deposit (certified check, cashier's check, bank money order, bank draft of any national or state bank), in a sum of not less than \$500 made payable to the City. As a **Mandatory Requirement**, the Bid Bond or Bid Deposit must be scanned and uploaded as part of the Vendor Submission along with all other required documents, thus showing evidence that a Bid Bond or Bid Deposit was obtained. Responding Contractors must send the Original Bid Bond or Bid Deposit to the City within ten (10) business days after the IFB Due Date as reflected above in the Schedule of Events. The responding Contractor's proposal will be considered non-Responsive if the Bid Bond or Bid Deposit is not received within the specified time frame. Responding Contractors must submit a Bid Bond or Bid Deposit made payable to the City in a sealed envelope to:

Max Previlon  
121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
Attn: Procurement Management Division

Bonds must be issued by a Surety authorized to do business in the State of Florida, in order to guarantee that the Contractor will enter into a contract to deliver products and/or related services outlined in this solicitation, strictly within the terms and conditions stated in the Contract.

### 5.2. Certification

#### Proposal Certification

By responding to this solicitation, the Contractor understands and agrees to the following:

1. That this 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 Contractor and the City; and
2. That the Contractor guarantees and certifies that all items included in the Contractor's response meet or exceed any and all of the solicitation's identified specifications and requirements, except as expressly stated otherwise in the Contractor's response; and
3. That the response submitted by the Contractor 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 Contractor's offer may be held open for a lengthier period subject to the Contractor's consent; and
4. That the Contractor'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. Contractor

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.

### **5.3. Payment and Performance Bonds**

By responding to this solicitation, the Contractor understands and agrees to the following:

1. The Contractor shall furnish an acceptable recorded Performance and Payment Bond complying with the statutory requirements set forth in [section 255.05, Florida Statutes](#), and 2 CFR 200.326 in the amount equal to one hundred percent (100%) of the Contract price. Additionally, upon any Contract price increase, Contractor shall obtain a bond rider to ensure that the Performance and Payment Bond never drops below 100% of the Contract Price. For clarity, this means that if there is any amendment, change order, purchase order, or any other approval for additional funds under the Contract, Contractor shall obtain a bond rider covering 100% of the increase. The bond shall be issued by a Corporate Surety authorized to do business with the State of Florida. The performance bond/letter of credit must be submitted to the City within ten (10) calendar days of the date the Contract is approved by City Council or the City Manager (if within his or her threshold), but in any event, prior to the beginning of any Contract performance by the awarded Contractor. The Performance and Payment Bond shall remain in full force and effect a minimum of one (1) year after the work has been completed and final acceptance of the work is issued by the City.
2. Should the Surety become irresponsible during the time the Contract is in force, the City may require additional and sufficient sureties and the Contractor shall furnish same to the satisfaction of the City within ten (10) calendar days after written notice to do so. In default thereof, the Contractor may be suspended as herein provided.

### **5.4. Permits**

The selected Contractor 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 to the requirements of said legislation. Permit fees can be found on the [City's Building Department Website](#). All permit fees shall be included in the Contract amount and paid by the successful Contractor(s).

## 6. IFB Bid Factors

This section contains 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 Contractors may have available; rather, the Contractors shall propose to meet the City's needs as defined in this IFB. All claims shall be subject to demonstration. Contractors 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 Contractor's response.

By submitting a bid, the Bidder acknowledges the detailed technical requirements and related services for this Sourcing Event.

### 6.1. IFB Introduction

All the items described in this section are service levels and/or terms and conditions that the City expects to be satisfied by the selected Contractor. Each Contractor must indicate its willingness and ability to satisfy these requirements in their response.

Unless otherwise specified, references to brand name or trade name/mark products are intended to be descriptive, but not restrictive, and are used to indicate the quality and characteristics of products that may be offered. Other products may be considered for award if such products are clearly identified and are determined by the City to meet its needs in all respects. Each Contractor's response must indicate the brand name and model, or series number of the product offered and include such specifications, catalog pages, or other data that will provide an adequate basis for determining the quality and functional capabilities of the product offered.

### 6.2. Contractor's General Information

Each Contractor must complete all the requested information in the **Contractor's General Information Worksheet** in Section 12 - "Vendor Submission Requirements and Attestations Section."

### 6.3. Mandatory Requirements

As noted in the preceding section, this IFB contains mandatory requirements (e.g. product specifications, service or quality levels, staff requirements, experience or license requirements, etc.) which must be met by the Contractor 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 IFB document.

2. Requirements contained in any attachment to the Sourcing Event, including any Mandatory Forms, Electronic Acknowledgements, and Cost Table.
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 Contractor 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 Contractor's response, except as otherwise provided in Section 9 - "Evaluation and Award," of this IFB. Please note some requirements may require the Contractor to provide product sheets or other technical materials.

It is strongly encouraged that all Contractors review all documents that are electronically attached to this IFB. Reviewing the documentation ensured that Contractors understand the full scope of the City's request.

#### **6.4. 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 Contractor as part of the technical proposal, the Contractor should upload these additional materials as directed by the City.

## 7. Cost Table

The City currently anticipates that it may be awarded federal funding for the project, however, it is not yet certain. Therefore, the City desires to obtain pricing for two options - (1) if it obtains federal funding; (2) if it does not obtain federal funding. Therefore, below, there are two identical Cost Tables. For the first, Bidders should submit their bids for pricing that will comply with all federal requirements, including, but not limited to, the Build America, Buy America Act, the Davis-Bacon Act, and federal prevailing wage standards. For the second, Bidders should submit their bids for pricing that does not need to comply with federal requirements. The City shall perform an evaluation of each Cost Table, and once it has determined under which option it will proceed, it will award accordingly.

### BID FORM # 1- WITH FEDERAL REQUIREMENTS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>General</b>					
1	General Conditions, Mobilization, Demobilization	1	LS		
2	Plug and Abandon Monitor Well PSL-EW2	1	LS		
<b>Construction and Testing of IW-1</b>					
3	Drill pilot hole from 180 feet to 3,500 feet	3,320	LF		
4	Provide and install drillable bridge plug at 2,800 feet	1	LS		
<b>Boreholes and Reamed Holes: IW-1</b>					
5	62-inch diameter - approximately pad level to 180 feet	180	LF		
6	54-inch diameter - approximately 180 to 750 feet	570	LF		
7	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF		
9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF		
<b>Casing and Tubing: IW-1</b>					
10	Furnish and install 54-inch carbon steel casing	180	LF		
11	Furnish and install 44-inch carbon steel casing	750	LF		
12	Furnish and install 36-inch carbon steel casing	1,800	LF		
13	Furnish and install 26-inch carbon steel casing	2,800	LF		
14	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF		
<b>Furnish and Emplace Cement and Additives: IW-1</b>					
15	Cement 54-inch casing; includes cement temperature logs	180	LF		
16	Cement 44-inch casing; includes cement temperature logs	750	LF		
17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF		
18	Cement 36-inch casing; includes cement temperature logs	1,800	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF		
20	Cement 26-inch casing; includes cement temperature logs	2,800	LF		
21	Cement 18-inch FRP Injection Tubing	2,790	LF		
<b>Geophysical Logging: IW-1</b>					
22	Perform borehole (62") logging from pad level to 180 feet	1	LS		
23	Perform pilot hole logging from 180 to 800 feet	1	LS		
24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS		
25	Perform pilot hole logging from 750 to 1,900 feet	1	LS		
26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS		
27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS		
28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS		
29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS		
30	Perform cement bond and video logs on 26-inch casing	1	LS		
31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>					
32	Collect and analyze 10-foot cores	6	EA		
33	Set up and perform inflatable packer testing	11	EA		
34	Set up and perform pressure test on 26-inch casing	1	LS		
35	Set up and perform pressure test on FRP tubing	1	LS		
36	Develop and collect final water quality samples in IW-1	1	LS		
37	Setup and Perform Injection Test of IW-1	1	LS		
<b>Construction and Testing of DZMW-1</b>					
38	Drill pilot hole from land surface to 1,900 feet	1,150	LF		
<b>Boreholes Reamed Holes: DZMW-1</b>					
39	42-inch diameter - pad level to approximately 180 feet	180	LF		
40	34-inch diameter - approximately 180 to 750 feet	570	LF		
41	24-inch diameter - approximately 750 to 1,500 feet	750	LF		
42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF		
<b>Casing and Tubing: DZMW-1</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Furnish and install 34-inch carbon steel casing	180	LF		
44	Furnish and install 24-inch carbon steel casing	750	LF		
45	Furnish and install 16-inch carbon steel casing	1,500	LF		
46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1,800	LF		
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>					
47	Cement 34-inch casing; includes cement temperature logs	180	LF		
48	Cement 24-inch casing; includes cement temperature logs	750	LF		
49	Backplug pilot hole with cement and gravel within monitor intervals	1,000	LF		
50	Cement 16-inch casing; includes cement temperature logs	1,500	LF		
51	Cement 6-5/8-inch FRP tubing	250	LF		
<b>Geophysical Logging: DZMW-1</b>					
52	Perform borehole (42") logging from pad level to 180 feet	1	LS		
53	Perform borehole (34") logging from 180 to 750 feet	1	LS		
54	Perform pilot hole logging from 750 to 1,900 feet	1	LS		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS		
56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS		
57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS		
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>					
58	Set up and perform inflatable packer testing	4	EA		
59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS		
60	Develop and collect final water quality samples in UMZ and LMZ	1	LS		
<b>Construction and Testing of IW-2</b>					
61	Drill pilot hole from approximately 750 to 3,500 feet	2,750	LF		
62	Provide and install drillable bridge plug at 2,800 feet	1	LS		
<b>Boreholes and Reamed Holes: IW-2</b>					
63	62-inch diameter - approximately pad level to 180 feet	180	LF		
64	54-inch diameter - approximately 180 to 750 feet	570	LF		
65	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF		
67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF		
<b>Casing and Tubing: IW-2</b>					
68	Furnish and install 54-inch carbon steel casing	180	LF		
69	Furnish and install 44-inch carbon steel casing	750	LF		
70	Furnish and install 36-inch carbon steel casing	1,800	LF		
71	Furnish and install 26-inch carbon steel casing	2,800	LF		
72	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF		
<b>Furnish and Emplace Cement and Additives: IW-2</b>					
73	Cement 54-inch casing; includes cement temperature logs	180	LF		
74	Cement 44-inch casing; includes cement temperature logs	750	LF		
75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF		
76	Cement 36-inch casing; includes cement temperature logs	1,800	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF		
78	Cement 26-inch casing; includes cement temperature logs	2,800	LF		
79	Cement 18-inch FRP Injection Tubing	2,790	LF		
<b>Geophysical Logging: IW-2</b>					
80	Perform borehole (62") logging from pad level to 180 feet	1	LS		
81	Perform borehole (54") logging from 180 to 750 feet	1	LS		
82	Perform pilot hole logging from 750 to 1,900 feet	1	LS		
83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS		
84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS		
85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS		
86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS		
87	Perform cement bond and video logs on 26-inch casing	1	LS		
88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS		
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
89	Collect and analyze 10-foot cores	8	EA		
90	Set up and perform inflatable packer testing	9	EA		
91	Set up and perform pressure test on 26-inch casing	1	LS		
92	Set up and perform pressure test on FRP tubing	1	LS		
93	Develop and collect final water quality samples in IW-2	1	LS		
94	Setup and Perform Injection Test of IW-2	1	LS		
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>					
95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
98	Furnish and Install Stabilized Rock Access Drive	1	LS		
99	General Sitework (Including Restoration)	1	LS		
100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS		
102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS		
<b>Standby Time</b>					
103	Standby Time	60	HR		
<b>TOTAL</b>					

**OWNER'S CONTINGENCY**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
104	Owner's Contingency	1	LS	\$500,000.00	
<b>TOTAL</b>					

**BID FORM # 2- WITHOUT FEDERAL REQUIREMENTS**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
<b>General</b>					
1	General Conditions, Mobilization, Demobilization	1	LS		
2	Plug and Abandon Monitor Well PSL-EW2	1	LS		
<b>Construction and Testing of IW-1</b>					
3	Drill pilot hole from 180 feet to 3,500 feet	3,320	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
4	Provide and install drillable bridge plug at 2,800 feet	1	LS		
<b>Boreholes and Reamed Holes: IW-1</b>					
5	62-inch diameter - approximately pad level to 180 feet	180	LF		
6	54-inch diameter - approximately 180 to 750 feet	570	LF		
7	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF		
8	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF		
9	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF		
<b>Casing and Tubing: IW-1</b>					
10	Furnish and install 54-inch carbon steel casing	180	LF		
11	Furnish and install 44-inch carbon steel casing	750	LF		
12	Furnish and install 36-inch carbon steel casing	1,800	LF		
13	Furnish and install 26-inch carbon steel casing	2,800	LF		
14	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF		
<b>Furnish and Emplace Cement and Additives: IW-1</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
15	Cement 54-inch casing; includes cement temperature logs	180	LF		
16	Cement 44-inch casing; includes cement temperature logs	750	LF		
17	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF		
18	Cement 36-inch casing; includes cement temperature logs	1,800	LF		
19	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF		
20	Cement 26-inch casing; includes cement temperature logs	2,800	LF		
21	Cement 18-inch FRP Injection Tubing	2,790	LF		
<b>Geophysical Logging: IW-1</b>					
22	Perform borehole (62") logging from pad level to 180 feet	1	LS		
23	Perform pilot hole logging from 180 to 800 feet	1	LS		
24	Perform reamed hole logs (54") from 180 to 750 feet	1	LS		
25	Perform pilot hole logging from 750 to 1,900 feet	1	LS		
26	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
27	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS		
28	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS		
29	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS		
30	Perform cement bond and video logs on 26-inch casing	1	LS		
31	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS		
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-1</b>					
32	Collect and analyze 10-foot cores	6	EA		
33	Set up and perform inflatable packer testing	11	EA		
34	Set up and perform pressure test on 26-inch casing	1	LS		
35	Set up and perform pressure test on FRP tubing	1	LS		
36	Develop and collect final water quality samples in IW-1	1	LS		
37	Setup and Perform Injection Test of IW-1	1	LS		
<b>Construction and Testing of DZMW-1</b>					
38	Drill pilot hole from land surface to 1,900 feet	1,150	LF		
<b>Boreholes Reamed Holes: DZMW-1</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
39	42-inch diameter - pad level to approximately 180 feet	180	LF		
40	34-inch diameter - approximately 180 to 750 feet	570	LF		
41	24-inch diameter - approximately 750 to 1,500 feet	750	LF		
42	16-inch diameter - approximately 1,500 feet to 1,850 feet	350	LF		
<b>Casing and Tubing: DZMW-1</b>					
43	Furnish and install 34-inch carbon steel casing	180	LF		
44	Furnish and install 24-inch carbon steel casing	750	LF		
45	Furnish and install 16-inch carbon steel casing	1,500	LF		
46	Furnish and install 6-5/8-inch FRP tubing with external casing packer	1,800	LF		
<b>Furnish and Emplace Cement and Additives: DZMW-1</b>					
47	Cement 34-inch casing; includes cement temperature logs	180	LF		
48	Cement 24-inch casing; includes cement temperature logs	750	LF		
49	Backplug pilot hole with cement and gravel within monitor intervals	1,000	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Cement 16-inch casing; includes cement temperature logs	1,500	LF		
51	Cement 6-5/8-inch FRP tubing	250	LF		
<b>Geophysical Logging: DZMW-1</b>					
52	Perform borehole (42") logging from pad level to 180 feet	1	LS		
53	Perform borehole (34") logging from 180 to 750 feet	1	LS		
54	Perform pilot hole logging from 750 to 1,900 feet	1	LS		
55	Perform reamed hole logs (24") from 750 to 1,500 feet	1	LS		
56	Perform reamed hole logs (16") from 1,500 to 1,850 feet	1	LS		
57	Perform logging on completed well (including pre/post cementing CBL & video)	1	LS		
<b>Packer, Pressure, WQ Sampling: DZMW-1</b>					
58	Set up and perform inflatable packer testing	4	EA		
59	Set up and perform pressure test on 6-5/8-inch FRP tubing	1	LS		
60	Develop and collect final water quality samples in UMZ and LMZ	1	LS		
<b>Construction and Testing of IW-2</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
61	Drill pilot hole from approximately 750 to 3,500 feet	2,750	LF		
62	Provide and install drillable bridge plug at 2,800 feet	1	LS		
<b>Boreholes and Reamed Holes: IW-2</b>					
63	62-inch diameter - approximately pad level to 180 feet	180	LF		
64	54-inch diameter - approximately 180 to 750 feet	570	LF		
65	44-inch diameter - approximately 750 feet to 1,800 feet	1,050	LF		
66	36-inch diameter - approximately 1,800 feet to 2,800 feet	1,000	LF		
67	26-inch diameter - approximately 2,800 feet to 3,500 feet	700	LF		
<b>Casing and Tubing: IW-2</b>					
68	Furnish and install 54-inch carbon steel casing	180	LF		
69	Furnish and install 44-inch carbon steel casing	750	LF		
70	Furnish and install 36-inch carbon steel casing	1,800	LF		
71	Furnish and install 26-inch carbon steel casing	2,800	LF		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
72	Furnish and install 18-inch FRP tubing with cement packer	2,790	LF		
<b>Furnish and Emplace Cement and Additives: IW-2</b>					
73	Cement 54-inch casing; includes cement temperature logs	180	LF		
74	Cement 44-inch casing; includes cement temperature logs	750	LF		
75	Backplug pilot hole with cement - approximately 900 feet to 1,900 feet	1,000	LF		
76	Cement 36-inch casing; includes cement temperature logs	1,800	LF		
77	Backplug pilot hole with cement - approximately 1,950 feet to 2,800 feet	850	LF		
78	Cement 26-inch casing; includes cement temperature logs	2,800	LF		
79	Cement 18-inch FRP Injection Tubing	2,790	LF		
<b>Geophysical Logging: IW-2</b>					
80	Perform borehole (62") logging from pad level to 180 feet	1	LS		
81	Perform borehole (54") logging from 180 to 750 feet	1	LS		
82	Perform pilot hole logging from 750 to 1,900 feet	1	LS		

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
83	Perform reamed hole logs (44") from 750 to 1,800 feet	1	LS		
84	Perform pilot hole logging from 1,800 to 3,500 feet	1	LS		
85	Perform reamed hole logs (36") from 1,800 to 2,800 feet	1	LS		
86	Perform reamed hole logs (26") from 2,800 to 3,500 feet	1	LS		
87	Perform cement bond and video logs on 26-inch casing	1	LS		
88	Perform logs (including RTS and pre/post cementing CBL, & video) on the completed well	1	LS		
<b>Coring, Packer, Pressure, Inj. Test, WQ Sampling: IW-2</b>					
89	Collect and analyze 10-foot cores	8	EA		
90	Set up and perform inflatable packer testing	9	EA		
91	Set up and perform pressure test on 26-inch casing	1	LS		
92	Set up and perform pressure test on FRP tubing	1	LS		
93	Develop and collect final water quality samples in IW-2	1	LS		
94	Setup and Perform Injection Test of IW-2	1	LS		
<b>Civil, Mechanical, Electrical: IW-1, DZMW-1, &amp; IW-2</b>					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
95	Furnish and Install Injection Well IW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
96	Furnish and Install Dual-Zone Monitor Well DZMW-1 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
97	Furnish and Install Injection Well IW-2 Wellhead and Surface Facilities (Inc. Concrete Pad)	1	LS		
98	Furnish and Install Stabilized Rock Access Drive	1	LS		
99	General Sitework (Including Restoration)	1	LS		
100	Electrical, Instrumentation, & Controls Work for IW-1	1	LS		
101	Electrical, Instrumentation, & Controls Work for DZMW-1	1	LS		
102	Electrical, Instrumentation, & Controls Work for IW-2	1	LS		
<b>Standby Time</b>					
103	Standby Time	60	HR		
<b>TOTAL</b>					

**OWNER'S CONTINGENCY**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
104	Owner's Contingency	1	LS	\$500,000.00	
<b>TOTAL</b>					

## 8. Cost/Pricing

### 8.1. General Pricing Rules

By submitting a response, the Contractor agrees that it has read, understood, and will abide by the following instructions/rules:

1. The submitted pricing must include all costs of performing pursuant to the resulting Contract; and
2. All quantities and/or estimates are for information or tabulation purposes only; and
3. No warranty or guarantee is expressed or implied on the volume of products and/or services that the City may require through the negotiated Contract period; and
4. Bids containing a minimum order/ship quantity or dollar value, unless otherwise called for in the IFB, will be treated as non-Responsive and may not be considered for award; and
5. The Contractor is required to provide net prices. In the event there is discrepancy between a Contractor's unit price and extended price, the unit price shall govern; and
6. In the event there is a discrepancy between (1) the Contractor's pricing as quoted in Cost Table, and (2) the Contractor's pricing as quoted by the Contractor in one or more single line entries directly into the Sourcing Event screen, the former shall govern; and
7. The prices quoted and listed in the response shall be firm throughout the term of the resulting Contract, unless otherwise noted in the IFB or Contract; and
8. Unless otherwise specified in any terms and conditions attached to the IFB, all product deliveries will be F.O.B. destination and all shipping charges must be included in the quoted pricing structure; and
9. Unless expressly permitted by the IFB, responses containing provisions for late or interest charges cannot be awarded a Contract. Contractors must "strikethrough" any such provisions in printed forms and initial such revisions prior to submitting a response to the City; and
10. Contractor responses requiring prepayment and/or progress payment requirements may be determined non-Responsive, unless otherwise permitted by the IFB; and
11. Unless permitted by the IFB, responses requiring payment from the City in less than thirty (30) days will be considered non-Responsive.

### 8.2. Unit Price Inclusions and Adjustments

All Unit Prices shall include costs for furnishing to the City all materials, equipment, and supplies for all costs incurred in completing the work as specified herein, including installation of all materials,

equipment and supplies furnished, complete in place and ready for continued service, all other labor, permit fees, taxes, insurance, miscellaneous costs, overhead and profit.

Unit prices shall be used to adjust the overall cost of the associated item and the Grand Total Amount based on actual field measured quantities placed or work performed, as confirmed by the consultant.

### **8.3. Cost Structure and Additional Instructions**

The City's intent is to structure the cost format in order to facilitate comparison among all Contractors and foster competition to obtain the best market pricing. Consequently, the City requires that each Contractor's cost be structured as directed in the IFB. Additional and/or alternative cost structures will not be considered. Each Contractor is cautioned that failure to comply with the instructions listed below, submission of an incomplete offer, or submission of an offer in a different format than the one requested, may result in the rejection of the Contractor's response.

Enter all information directly into the Cost Table. Enter numbers on each cost sheet in "number" (two-place decimal), not "currency" or other format, unless otherwise stated. That is, omit dollar signs, commas, and any other non-essential symbols (e.g., \$7.90 should be entered as 7.90). Prices must be in US Dollars. Enter "n/a" to indicate not available or "0" if there is no charge. Cells left blank will be interpreted as "no offer."

Complete the Cost Table, save and submit in the response section.

### **8.4. 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, may 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.

### **8.5. Payment**

To ensure proper payment the awarded Contractor must comply with the following:

1. The City shall have not less than thirty (30) days to pay for any products and/or services.
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 Contractor.

5. All charges, e.g., set up costs, must be included in the cost proposal. No charges will be allowed unless specified in the IFB and agreed upon by the City.
6. Any discrepancies noted by the City must be corrected by the Awarded Contractor 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 Contractor 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, except as required by law.
9. The City will only make payments on authorized transactions.
10. All invoices must be sent to: The Project Manager.

## 9. Evaluation and Award

All timely responses will be evaluated in accordance with the following steps. The objective of the evaluation process is to identify the most competitive bid. Once the evaluation process has been completed, the apparent successful Contractor(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 IFB as described further in section “Public Award Announcement” of this IFB.

### 9.1. Administrative/Preliminary Review

First, the proposals will be reviewed by the Issuing Officer to determine the proposal’s compliance with the following requirements:

1. Response was submitted by the deadline.
2. Response is complete and contains all required documents.

### 9.2. Method of Award

Award of this Contract will be made to the lowest-priced, Responsive, and Responsible Bidder in the aggregate who meets all required specifications and with whom the City has reached agreement on all Contract terms and conditions.

The City will determine the Bidder for award by totaling the extended pricing for all line items. If a Bidder fails to submit pricing for all line items in the Solicitation, its Bid may be deemed non-Responsive.

For this solicitation, the City currently anticipates that it may be awarded federal funding for the project, however, it is not yet certain. Therefore, the City desires to obtain pricing for each option - (1) if it receives federal funding; (2) if it does not receive federal funding. Therefore, in Section 7 - Cost Table, there are two identical Cost Tables. For the first, Bidders should submit their bids for pricing that will comply with all federal requirements, including, but not limited to, BABA and Davis-Bacon. For the second, Bidders should submit their bids for pricing that does not need to comply with federal requirements. The City shall perform an evaluation of each Cost Table, and once it has determined under which option it will proceed, it will award accordingly.

### 9.3. 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:

- Skill, workmanship, experience, and past performance demonstrated by the bidder or 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 bidder or proposer for professional, consulting and other services;
- Ability to meet the minimum qualifications or requirements of the solicitation;

- Adherence to specifications, design, or the approach to the project or study, as applicable;
- The Bidder's capacity to perform in terms of personnel, equipment, facilities, licensing, and ability to meet time requirements and schedules;
- The Bidder's capacity to perform in terms of financial viability, ability to provide required insurance and business tax receipts, and bonding capacity, if applicable;
- 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;
- Life cycle costs of the goods, supplies, materials, equipment or services to be procured;
- Any other factor specific to the particular solicitation that is specifically described in the procurement solicitation document;
- City Code of Ordinances, [Section 35.14](#), Local Preference in Purchasing or Contracting;
- 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:

- Evaluate the pricing offered by the Bidder; consider lifecycle costing, depreciation, and service contracts.
- Determine what proposal provides the best value to the City.

Value Added: The amount or dollar value of a service that the Bidder may be able to provide the City:

- Value added may be an actual amount given to the City as a signing bonus.
- 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 Bidder.

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.

#### **9.4. Evaluating Bid Factors**

If the Contractor's response passes the Administrative/Preliminary Review, the Contractor's responses to Section 6 - "IFB Bid Factors," will be evaluated. Responses to mandatory requirements will be evaluated on a pass/fail basis. If a response fails to meet a mandatory requirement, the City

will determine if the deviation is Material. A Material Deviation will be cause for rejection of the response. An Immaterial Deviation will be processed as if no deviation had occurred.

### **9.5. Evaluating Cost**

The City may utilize lowest cost, lowest total cost, and total cost of ownership (TCO) or greatest savings to determine the most competitive pricing. The cost proposal may be scored on an overall basis or at the category/subcategory/line level (as applicable) relative to other responses/bids.

### **9.6. City's Reserved Rights and Contractual Discretion**

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; and (e) take any other action as permitted by law. The City also reserves the right to obtain similar and/or additional services from other companies if deemed necessary. If the City elects to exercise this right, the Contract awarded under this solicitation shall remain in effect for all terms, agreements, and conditions without penalty or diminution of ongoing services.

Proposer acknowledges and agrees 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 from other providers.

### **9.7. Local Preference in Purchasing or Contracting (City Code of Ordinances, Section 35.14)**

Except where otherwise provided by federal or state law, other funding source restrictions, or as otherwise set forth in the purchasing policy, the City shall give preference to local businesses in the following manner:

1. In purchasing of, or letting of contracts for procurement of, personal property, materials, contractual services, and construction of improvements to real property or existing structures for which a request

for proposals is developed with evaluation criteria, a local preference of the total score may be assigned as follows:

1. Local Businesses which meet all the criteria for a Local Business as set forth in this section (City Code of Ordinances, Section 35.14), shall be given a preference in the amount of five percent (5%) of the total score of the Local Business.
2. The City Procurement Management Division shall have the sole discretion to determine if a Contractor meets the definition of a "Local Business."

### **2. Limitations**

1. The provisions of this section shall apply only to procurements which are above the formal bid threshold as set forth in the City Code and the City of Port St. Lucie Procurement Manual.
2. The provisions of this section shall not apply where prohibited by Federal or Florida law or where prohibited under the conditions of any grant.
3. The provisions of this ordinance shall not apply to any purchase exempted from the provisions of the City of Port St. Lucie Procurement Manual.
4. The provisions of this ordinance shall not apply to contracts made under the Consultants Competitive Negotiation Act (CCNA), Section 287.55, Florida Statutes.
5. The provisions of this section shall not apply to any procurement where the local nature of a business has been addressed through the scoring criteria.

**\* Please review [City Code of Ordinances, Section 35.14](#), for the full governing ordinance.**

**\*\*Local Preference shall only be used to evaluate bids under the option without federal funding.**

## **9.8. Site Visits, Samples, and Oral Presentations**

The City reserves the right to conduct site visits, request product/work samples, or to invite Contractors to present their product(s) and or service solutions to the evaluation team. Unless prohibited by federal, state, county, or local laws and/or ordinances, all Contractor requested presentations shall be performed in an in-person meeting. An oral presentation or product demonstration is not a negotiation and Contractors are not permitted to revise their responses as part of the presentation and/or demonstration. Samples of items, when required, must be furnished free of expense and, if not destroyed, will upon request, be returned at the Contractor's expense. Request for the return of samples must be made within thirty (30) days following opening of bids. Each individual sample must be labeled with Contractor's name, bid number, and item number. Failure of Contractor to either deliver required samples or to clearly identify samples as indicated may be reason for rejection of the bid. Unless otherwise indicated, samples should be delivered to the Procurement Management Division.

## **9.9. 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.

## 10. Contract Terms and Conditions

The Contract that the City expects to award as a result of this IFB will be based upon the IFB, the successful Contractor's final response as accepted by the City, and the Contract terms and conditions, which terms and conditions can be downloaded from Attachments Section listed as Attachment A – Sample Contract. The "successful Contractor's final response as accepted by the City," shall mean: the response submitted by the awarded Contractor, written clarifications, and any other terms deemed necessary by the City, except that no objection or amendment by a Contractor to the IFB requirements or the Contract terms and conditions shall be incorporated by reference into the Contract unless the City has explicitly accepted the Contractor's objection or amendment in writing.

Please review the City's contract terms and conditions prior to submitting a response to this IFB. Contractors should plan on the Contract terms and conditions contained in this IFB being included in any award as a result of this IFB. Therefore, all costs associated with complying with these requirements should be included in any pricing quoted by the Contractors. The Contract terms and conditions may be supplemented or revised before Contract execution and are provided to enable Contractors to better evaluate the costs associated with the IFB and the potential resulting Contract.

### Exception to Contract

By submitting a response, each Contractor acknowledges its acceptance of the IFB specifications and the Contract terms and conditions without change except as otherwise expressly stated in the submitted proposal. If a Contractor takes exception to a Contract provision, the Contractor must state the reason for the exception and state the specific Contract language it proposes to include in place of the provision. Any exceptions to the Contract must be uploaded and submitted as an attachment to the Contractor's response. Proposed exceptions must not conflict with or attempt to preempt mandatory requirements specified in the IFB.

In the event the Contractor is selected for potential award, the Contractor will be required to enter 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 identified in the Schedule of Events. Failure to resolve any Contractual issues will lead to rejection of the Contractor's response. The City reserves the right to proceed to discussions with the next best ranked Contractor.

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 Contractor. Exceptions that materially change the terms or the requirements of the IFB may be deemed non-Responsive by the City, in its sole discretion, and rejected. Contract exceptions which grant the Contractor 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 Contractor 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.

This IFB and the proposal response documents submitted shall be incorporated into the final Contract by reference. Therefore, all requirements in the IFB not specifically addressed in an exception statement in the proposal and accepted in the Contract documents, shall stand as contractual responsibilities of the proposal respondent. The Contract shall be the controlling document over the Proposal response and the IFB; the IFB shall be the ruling document over the Proposal response for all requirements in the IFB not specifically addressed in an exception statement in the proposal. Statement and requirements in the IFB shall rule over the Proposal document.

**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 Contractor attached thereto), the IFB (including any subsequent addenda and written responses to Bidders' questions), and the Contractor'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 IFB.

**(iii)** Third, by giving preference to the specific provisions of the Contractor's Response, except that objections or amendments by a Contractor 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.

## 11. List of IFB Documents

### 11.1. List of IFB Documents

The following documents make up this IFB. Please see Section 3 – “Instructions to Contractors,” for instructions and Section 12 - "Vendor Submission Requirements and Attestations" on how to access the following documents. Any difficulty locating or accessing the following documents should be immediately reported to the Issuing Officer.

1. Attachment A - Sample Contract
2. Attachment B - Technical Specifications
3. Attachment C - PSL Rangeline DIW Drawings
4. Mandatory Documents - see requirements in Section 3 - "Instructions to Contractors," and the required attachments listed in Section 12 - "Vendor Submission Requirements and Attestations":
  - Contractor’s General Information Worksheet, and
  - E-Verify Form, and
  - Non-Collusion Affidavit, and
  - Debarment Form (required with Federal Funding (including All Grants), and
  - Lobbying Form (required with Federal Funding (including All Grants), and
  - Trench Safety (required in Construction Projects), and
  - Buy America Certification (required with Federal Language), and
  - Copy of W-9 (Vendor to provide), and
  - Copy of Certificate of Insurance (Vendor to provide), and
  - Copy of your license(s) or certification(s) for this type of work; or in compliance with Chapter 489, Florida Statutes, a copy of the certificate issues by the State of Florida (Vendor to provide), and
  - Copy of the bid bond as reflected in Section Bonds and/or Letter of Credit, Permits (Vendor to provide).

**Electronic confirmation** for the following forms:

- Code of Silence and Communication Document, and
- Contractor's Code of Ethics, and
- Drug Free Workplace, and

- Affidavit of Nongovernment Entity Anti-Human Trafficking Laws, and
- Vendor Scrutinized Companies List Certification, and
- The Contractor will comply with C.F.R. 200.318 through 200.326. (required with Federal Funding (including All Grants)

\*\*Any documents indicated in Section 6.3 - "Mandatory Requirements," of this IFB must be uploaded into the project as a part of the response by the Contractor. Failure to supply the completed document(s) will deem the Contractor as Non-Responsive.

## 12. Vendor Submission Requirements and Attestations

### 12.1. Mandatory Forms

#### *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.

- [PSL- Contractor's General I...](#)

\*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-fil...](#)

\*Response required

#### *Debarment Form\**

Please download the below documents, complete, and upload.

- [Debarment\\_form-fillable.pdf](#)

\*Response required

#### *Lobbying Form\**

Please download the below documents, complete, and upload.

- [Lobbying\\_form-fillable.pdf](#)

\*Response required

***Trench Safety Act Compliance Statement***

Please download the below documents, complete, and upload.

- [Trench Safety Act Complianc...](#)

***Buy America Certificate of Compliance \****

Please download the below documents, complete, and upload.

- [BABA Certificate - Construc...](#)

\*Response required

***Copy of W-9\****

\*Response required

***Copy of Certificate of Insurance \****

\*Response required

***Copy of Licenses or Certifications\****

\*Response required

***Copy of Bid Bond \****

\*Response required

**12.2. Electronic Confirmation**

***Cone of Silence and Communication Document\****

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

***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

### *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

***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

***Vendor Scrutinized Companies List Certification\****

Sections [287.135](#) and [215.473](#), Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:

[https://www.sbafla.com/media/mqodaonn/2024\\_12\\_17\\_-israel-scrutinized-companies-list-for-web.pdf](https://www.sbafla.com/media/mqodaonn/2024_12_17_-israel-scrutinized-companies-list-for-web.pdf)

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, 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 (\$1,000,000) 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.

Please confirm

\*Response required

***Compliance with 2 C.F.R. 200.318 through 200.326\****

The Contractor will comply with all applicable federal and state laws and regulations, to include 2 C.F.R. 200.318 through 200.326 as well as Appendix II to 2 C.F.R. Part 200 entitled "Contract Provisions for Non-Federal Entity Contracts Under Federal Awards".

Please confirm

\*Response required

*I certify that I have read, understood, and agreed to the terms outlined in this solicitation, including all Addenda, Notices, and the Question & Answer section.  
Furthermore, I confirm that I am authorized to submit this response on behalf of my company.\**

Please confirm

\*Response required

Invitation For Bid (IFB) #20260152

Title: Rangeline Water Treatment Plant Class I Injection Well System



**ADDENDA REPORT**  
IFB No. 20260152  
Rangeline Water Treatment Plant Class I Injection Well System

RESPONSE DEADLINE: April 20, 2026 at 3:30 pm

Friday, May 29, 2026

**Addenda Issued:**

**Addendum #1**

Mar 19, 2026 7:39 AM

Please use the [See What Changed](#) link to view all the changes made by this addendum. Please see the summary table outlining the changes included in this addendum.

Spec Section		
<b>Invitation to Bid:</b> <b>Contractor Minimum Requirements, Required Demonstrated Experience</b>	<b>ADD LANGUAGE</b>	<ul style="list-style-type: none"> <li>Must have su diameter UIC Florida within</li> <li>Each well mus of at least 24 least 2,000 fe</li> </ul> <p style="color: red;">These two additional re Section 2.1 of the Scop Minimum Requiremen</p>
<b>Specification Section:</b> <b>01025, Part 1.16.A.</b>	<b>REMOVE:</b> This item includes properly welded connections and centering guides; checking roundness in each IW-1 and IW-2 26-inch casing section; an approved cement “packer” seal for the FRP tubing strings; tubing with sand-impregnated rough coat finish for cement portion of DZMW-1; transition and stainless casing to complete the FRP tubing strings.	<b>REPLACE WITH:</b> This it connections and cente roundness in each IW- section; an approved c FRP tubing strings; per during IW-1 and IW-2 F with sand-impregnate portion of DZMW-1; tr complete the FRP tubin

<p><b>Specification Section:</b>  <b>02700, Part 3.2.Y.</b></p>	<p><b>REMOVE:</b> Install nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 10 feet above the base of the 26-inch O.D. steel final casing. Perform cement-bond log in the FRP tubing prior to cementing.</p>	<p><b>REPLACE WITH:</b> Y. Install remaining nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 10 feet above the approved seal log from approximately 10 feet above the base of the 26-inch O.D. final casing. After logging, remeasure the depth of the tubing installed.</p> <p>Z. Install remaining nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 10 feet above the base of the 26-inch O.D. final casing. Perform cement-bond log in the FRP tubing prior to cementing.</p> <p><a href="#">See attachment 02700</a></p>
<p><b>Specification Section:</b>  <b>02700, Part 3.4.X.</b></p>	<p><b>REMOVE:</b> Install nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 2,800 feet bpl. Perform cement-bond log in the FRP tubing prior to cementing.</p>	<p><b>REPLACE WITH:</b> X. Install remaining nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 2,800 feet bpl. above the approved seal log from approximately 10 feet above the base of the 26-inch O.D. final casing. After logging, remeasure the depth of the tubing installed.</p> <p>Y. Install remaining nominal 18-inch diameter (16.55-inch I.D.) FRP tubing to approximately 2,800 feet bpl. Perform cement-bond log in the FRP tubing prior to cementing.</p> <p><a href="#">See attachment 02700</a></p>

<p>Specification Section: 02755, Part 3.6</p>	<p>BELOW PART 3.5.G. ADD LANGUAGE</p>	<p><b>ADD:</b> 3.6 CALIPER LOG INSTALLATION IN INJE</p> <p>A. CONTRACTOR s FRP injection tubing an installation. Based on CONTRACTOR shall ins depth approximately 2 approved setting dept tubing. An XY caliper l inside the FRP injection feet below the base of approximately 30 feet injection tubing. The i verify the depth of the compared to the base casing. The CONTRACT remaining sections of t installed. If necessary, the tubing tally based o logging to ensure the F the approved setting d</p> <p>See attachment 02755 Video Logging</p>
<p>Specification Section: 02755, Part 3.7.A.</p>	<p>ADD ROW TO GEOPHYSICAL LOGGING TABLE</p>	<p><b>ADD:</b> During installatio perform XY caliper</p> <p>See attachment 02755 Video Logging</p>

*Attachments:*

- [02700 Well Construction Sequence](#)
- [02755 Borehole Geophysical and Video Logging](#)
- [01025 - Measurement and Payment - Addendum #1](#)

**Addendum #2**

Mar 30, 2026 8:38 AM

Please use the [See What Changed](#) link to view all the changes made by this addendum. This Addendum is issued to extend the question submission deadline to April 3, 2026, at 3:00 p.m.

Addenda Acknowledgements:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
Youngquist Brothers, LLC	X	Apr 20, 2026 8:04 AM	Matt Young

ADDENDA REPORT  
 IFB No. 20260152  
 Rangeline Water Treatment Plant Class I Injection Well System

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Florida Design Drilling LLC	X	Apr 6, 2026 10:23 AM	Mike Black
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Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
Youngquist Brothers, LLC	X	Apr 20, 2026 8:04 AM	Matt Young
Florida Design Drilling LLC	X	Apr 6, 2026 10:23 AM	Mike Black



## Agenda Summary

2026-513

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.f

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Placement: Consent Agenda

Action Requested: Motion / Vote

**Ratify Amendment #5 and Approve Amendment #6 to Contract #20210104 for Grinder Pumps & Related Parts.**

Submitted By: Robyn Holder, CPPB, 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: Robyn Holder, CPPB (PMD).
2. Parties: City of Port St. Lucie and Environment-One Corporation.
3. Purpose: To continue to supply the Utility Systems Department (USD) with grinder pumps and parts for residential and commercial wastewater collection systems.
4. New/Renewal/Modified: Modified.
5. Duration: The initial term was three (3) years with automatic one (1) year renewals. The proposed Amendment #6 renewal term will be through 3/31/2027.
6. Benefits to Port St. Lucie: Maintain the growth in the City by providing new & replacement sewer grinder systems.
7. Cost to Port St. Lucie (Annual and Potential): The 5.30% PPI increase equals approximately \$724,451.98 for a new estimated annual cost up to \$14,393,357.31. Future expenditures will be identified in each fiscal year's approved budget.

Presentation Information: N/A.

Staff Recommendation: Move that the Council ratify Amendment #5 and approve Amendment #6 to Contract #20210104 for the annual price adjustment and additional parts for grinder pumps with Environment-One Corporation.

Alternate Recommendations:

1. Move that the Council amend the recommendation and ratify Amendment #5 and approve Amendment #6 to Contract #20210104.
2. Move that the Council not ratify Amendment #5 nor approve Amendment #6 to Contract #20210104 and provide staff with direction.

Background: The Utility Systems Department (USD) currently serves approximately 84,955 wastewater accounts, of which, 44,985 are residential properties utilizing sewer grinder systems. Between August 2020

and June 2021, USD conducted a pilot program evaluating Environment-One grinder systems alongside other comparable systems. The results of the pilot indicated that Environment-One systems offered lower maintenance requirements and improved diagnostic capabilities within their control panels.

Environment-One was awarded the single-source contract on March 28, 2022, for the supply of grinder pumps, related parts and services.

Amendment #6 - The contract allows for an annual price adjustment based on the PPI. This year's price adjustment is an increase of 5.30%. This Amendment allows for a time extension through March 31, 2027.

Amendment #5 - This Amendment allowed for a time extension through June 30, 2026.

Issues/Analysis: Council approval is needed for this Amendment based on the increase to the price under City Code of Ordinances, Sections 35.09(b) (stating that the City Manager can approve price increases up to 25% of the original contract price), and 35.09(c) (stating that any change in price exceeding the City Manager's authority in Section 35.09(b) requires authorization by City Council). Staff has reviewed the Amendment and finds the new pricing to be fair and reasonable.

Financial Information: Funds are appropriated in the Utility Connection Fees Fund / Sewer-Field / Grinders (#439-3515-552330-00000 and the Renewal & Replacement Fund / Preventative Maintenance / Improvements O/T Building (#438-3516-563000).

Special Consideration: None.

Location of Project: Utility Service Area.

**Attachments:**

1. Amendment #6 signed.
2. Amendment #5.
3. Amendment #4.
4. Amendment #3.
5. Amendment #2.
6. Amendment #1.
7. Original Contract.

*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: 26141-12.

**Legal Sufficiency Review:**

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



**CONTRACT  
AMENDMENT #6**

This Amendment #6 (“Amendment #6”) to the Grinder Pumps and Related Parts under Contract #20210104 (“the Contract”), by and between the City and Environment-One Corporation, a foreign profit corporation (“Contractor”), shall be effective as of the date this Amendment #6 is fully executed.

<b>Contractor’s Full Legal Name:</b>	Environment-One Corporation, a foreign profit corporation
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Griner Pumps and Related Parts
<b>Contract Award Date:</b>	3/28/2022
<b>Initial Contract Term:</b>	4/1/22 through 3/31/2025 with automatic renewals
<b>Current Contract Expiration Date:</b>	6/30/2026
<b>Requested Contract Expiration Date:</b>	3/31/2027
<b>Initial Contract Amount:</b>	\$11,153,350.53
<b>Current Contract Amended Amount:</b>	\$13,668,905.33
<b>Requested Financial Change Amount:</b>	\$724,451.98 (5.30% PPI increase) (estimated)
<b>New Contract Amount:</b>	\$14,393,357.31 (estimated)
<b>Amendment No.:</b>	6
<b>Amendment Type:</b>	<b>Increase of Commodities</b>

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in the Contract are hereby incorporated and made a part of that Contract.

This Amendment #6 is for the items outlined below.

- 1. PRICE ADJUSTMENT.** Section V of the Contract provides for price adjustments on each anniversary of the Effective Date. This is based on the Producer Price Index (PPI) Series ID #PCU333914333914 (as recoded from PCU333911333911, referenced in the Contract) for Measuring, Dispensing, and Other Pumping Equipment. Beginning with Amendment #6, and moving forward to the future renewal periods, the date on which the price adjustment is calculated will be shifted back three (3) months to 12/31/XX (a three-month shift) versus the anniversary date of 3/31/XX as stated in the original Contract. The PPI period will remain 12 months, it will be based on 12/31/24 to 12/31/2025. **The PPI amount for this period is 5.30%.** The New Price List is attached as Exhibit A.
- 2. CONTRACT RENEWAL.** The parties acknowledge that, under Section IV of the Contract, the Contract will automatically renew for a one-year period. This Amendment #6 is to memorialize the remainder of the renewal from Amendment #5, along with the Price Adjustment.

Beginning Date of Amendment #6 Term: July 1, 2026.  
End Date of Amendment #6 Term: March 31, 2027.


- 3. TARIFF PASS-THROUGH COST.** The City agrees to continue to pay a pass-through tariff cost of \$25.00 per pump. However, Contractor agrees that if and when its tariff costs is removed or reduced, the City's obligation to pay the pass-through tariff cost will be commensurately terminated or reduced, effective immediately. Contractor shall immediately inform the City in writing if its tariff costs are removed or reduced.
- 4. SUCCESSORS AND ASSIGNS.** This Amendment #6 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
- 5. ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #6, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment #6 and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

*Signature Page to Follow*

IN WITNESS WHEREOF, the parties have caused this Amendment #6 to be duly

executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment-One Corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric LaCoppola, President
<b>Date:</b>	5/25/26
<b>Company Address:</b>	2773 Balltown Rd, Niskayuna, NY 12309

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: March 18, 2026

TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office

FROM: Robyn Holder, CPPB [RH](#)  
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20210104 Amendment #5  
CONTRACT TITLE: Grinder Pumps & Related Parts

VENDOR NAME: Environment One Corporation

VENDOR ADDRESS: 2773 Balltown Road  
CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**

CONTRACT AMOUNT: \$11,153,360.53

CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/22/2022**

AMENDMENT #1 AMOUNT: \$116,378.03

NEW CONTRACT AMOUNT: \$11,269,738.56 & 0 additional calendar days.

**COUNCIL APPROVED: 5/22/2023**

AMENDMENT #2 AMOUNT: \$350,647.41 for residential parts & \$11,033.16 for commercial parts.

NEW CONTRACT AMOUNT: \$11,631,419.10 & 0 additional calendar days.

**COUNCIL APPROVED: 6/10/2024**

AMENDMENT #3 AMOUNT: \$1,510,574.80 for a new Contract Amount of \$13,141,993.90.

End date is 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/25/2025**

AMENDMENT #4 AMOUNT: \$526,911.43 increase based on PPI & Tariff Costs for a new Contract Amount of \$13,668,905.33. End date is 3/31/2026 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: N/A**

AMENDMENT #5 AMOUNT: \$0.00, time extension only.

End date is 6/30/2026 with automatic renewals for one (1) year periods unless terminated by either party.



**CONTRACT  
AMENDMENT #5**

This Amendment #5 (“Amendment #5”) to the Grinder Pumps and Related Parts in Contract #20210104 (“the Contract”), by and between the City and Environment-One Corporation, a foreign profit corporation (“Contractor”), shall be effective as of the date this Amendment #5 is fully executed.

<b>Contractor’s Full Legal Name:</b>	Environment-One Corporation, a foreign profit corporation
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Grinder Pumps and Related Parts
<b>Contract Award Date:</b>	3/28/2022
<b>Initial Contract Term:</b>	4/1/22 through 3/31/2025 with automatic renewals
<b>Current Contract Expiration Date:</b>	3/31/2026
<b>Requested Contract Expiration Date:</b>	6/30/2026
<b>Initial Contract Amount:</b>	\$11,153,350.53
<b>Current Contract Amended Amount:</b>	\$13,668,905.33
<b>Requested Financial Change Amount:</b>	\$0.00
<b>New Contract Amount:</b>	\$13,668,905.33
<b>Amendment No.:</b>	5
<b>Amendment Type:</b>	Extension

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in the Contract are hereby incorporated and made a part of that Contract.

This Amendment #5 is for the items outlined below.

- 1. CONTRACT EXTENSION.** The parties agree to extend the Contract Time to allow for negotiations of unit prices for the next term.

The parties hereby agree that the Contract will be extended for an additional period, as follows:


Beginning Date of Amendment #5 Term: April 1, 2026.  
End Date of Amendment #5 Term: June 30, 2026.

- 2. SUCCESSORS AND ASSIGNS.** This Amendment #5 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
- 3. ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #5, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment #5 and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

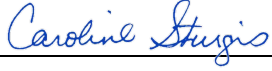
*Signature Page to Follow*

IN WITNESS WHEREOF, the parties have caused this Amendment #5 to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment-One Corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric LaCoppola, President
<b>Date:</b>	3/17/26
<b>Company Address:</b>	2773 Balltown Rd, Niskayuna, NY 12309

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	March 18, 2026
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: August 26, 2025

TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office

FROM: Robyn Holder, CPPB [RH](#)  
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20210104 Amendment #4  
CONTRACT TITLE: Grinder Pumps & Related Parts

VENDOR NAME: Environment One Corporation

VENDOR ADDRESS: 2773 Balltown Road  
CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**

CONTRACT AMOUNT: \$11,153,360.53

CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/22/2022**

AMENDMENT #1 AMOUNT: \$116,378.03

NEW CONTRACT AMOUNT: \$11,269,738.56 & 0 additional calendar days.

**COUNCIL APPROVED: 5/22/2023**

AMENDMENT #2 AMOUNT: \$350,647.41 for residential parts & \$11,033.16 for commercial parts.

NEW CONTRACT AMOUNT: \$11,631,419.10 & 0 additional calendar days.

**COUNCIL APPROVED: 6/10/2024**

AMENDMENT #3 AMOUNT: \$1,510,574.80 for a new Contract Amount of \$13,141,993.90.

End date is 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/25/2025**

AMENDMENT #4 AMOUNT: \$526,911.43 increase based on PPI & Tariff Costs for a new Contract Amount of \$13,668,905.33. End date is 3/31/2026 with automatic renewals for one (1) year periods unless terminated by either party.



**CONTRACT  
AMENDMENT #4**

This Amendment #4 (“Amendment #4”) to the Grinder Pumps and Related Parts Contract #20210104 (“the Contract”), by and between the City and Environment-One Corporation, a foreign profit corporation (“Contractor”), shall be effective as of the date this Amendment #4 is fully executed.

<b>Contractor’s Full Legal Name:</b>	Environment-One Corporation, a foreign profit corporation
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Grinder Pumps and Related Parts
<b>Contract Award Date:</b>	3/28/2022
<b>Initial Contract Term:</b>	4/1/22 through 3/31/2025 with automatic renewals
<b>Current Contract Expiration Date:</b>	3/31/2025
<b>Requested Contract Expiration Date:</b>	3/31/2026
<b>Initial Contract Amount:</b>	\$11,153,350.53
<b>Current Contract Amended Amount:</b>	\$13,141,993.90
<b>Requested Financial Change Amount:</b>	\$526,911.43 increase based on PPI and Tariff Costs
<b>New Contract Amount:</b>	\$13,668,905.33
<b>Amendment No.:</b>	4
<b>Amendment Type:</b>	<b>Increase of Commodities</b>

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in the Contract are hereby incorporated and made a part of that Contract.

This Amendment #4 is for the items outlined below.

- 1. PRICE ADJUSTMENT.** Section V of the Contract provides for price adjustments on each anniversary of the Effective Date. This is based on the Producer Price Index (PPI) Series ID #PCU333914333914 (as recoded from PCU333911333911, referenced in the Contract) for Measuring, Dispensing, and Other Pumping Equipment. **The PPI amount for this period is 3.06%.** New Price List is attached as Exhibit A.
- 2. CONTRACT RENEWAL.** The parties acknowledge that, under Section IV of the Contract, the Contract automatically renewed for a one year period, as depicted below. This Amendment #4 is to memorialize the renewal, along with the Price Adjustment. Therefore, the parties agree that although this Amendment #4 is executed after the Current Contract Expiration Date, the Contract has been in full force and effect as if there were no lapse, from the Current Contract Expiration Date through the End Date of Amendment #4.

The parties hereby agree that the Contract will be extended for an additional period, as follows:

Beginning Date of Amendment #4 Term: April 1, 2025.  
End Date of Amendment #4 Term: March 31, 2026.


- 3. TARIFF PASS-THROUGH COST.** The City agrees to pay a pass-through tariff cost of \$25.00 per pump. However, Contractor agrees that if and when its tariff costs is removed or reduced, the City's obligation to pay the pass-through tariff cost will be commensurately terminated or reduced, effective immediately. Contractor shall immediately inform the City in writing if its tariff costs are removed or reduced.
- 4. DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS.** Contractor 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.
- 5. 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. Contractor understands and will comply with this statute.


- 6. **SUCCESSORS AND ASSIGNS.** This Amendment #4 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
- 7. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #4, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment #4 and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

IN WITNESS WHEREOF, the parties have caused this Amendment #4 to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment One Corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric LaCoppola President
<b>Date:</b>	8/12/25
<b>Company Address:</b>	2773 Balltown Rd, Niskayuna, NY 12309

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	August 27, 2025
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984



Environment One Corp. - 2773 Balltown Road -

**EXHIBIT A**

QUOTATION  
Number: 05-06-2025  
Revision : 7  
Revision Date: 08/08/25

<b>To:</b> City of Port St. Lucie - Utility Systems Department 1001 SE Prineville Street Port St. Lucie, Florida 34983  <b>Attn:</b> Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442  <b>Project:</b> PSL-USD/Port St. Lucie FL, 34983	<b>ORIGINAL DATE</b>	6/6/25
	<b>REFERENCE</b>	PSL Commercial Stations

**Contract Escalation/Price Increase - see Section V Compensation based on REVISED or OTHER (PPI) using (P&PEMI)**

Section V – Compensation, provides that beginning on the one-year anniversary of the effective date of April 1, 2024, and thereafter on each successive anniversary of the effective date during the term and the beginning of each renewal term, prices for the products will increase by the greater of the US Department of Labor, Bureau of Labor Statistics Producers Price Index (PPI), using the Pump and Pumping Equipment Manufacturing Index (BLS Series Id: PCU333914333914) or 3.06%. Price adjustments calculated by the PPI method will use the US Dept of Labor's recommendation of dividing the current index at the time of the price adjustment by the base index, taken on the date the latest pricing was quoted, and multiplying that number by the base or latest quoted price.

Item No.	Items	Unit	Qty #	Quantity	Unit Price	2025 Tariff Surcharge Per Quantity	Total Price	Previous Price	Unit Price % Increase Based on March 2025 BLS-PPI	Previous Pricing Totals	Price Difference with Increase on Existing Items	NOTE: Illustration of 2025 Tariff Surcharge (Already Added to Total Price)	
1	WH472- 92 Station WH472- 92 (W001S47D19T) requires 7' core cable WT472 - 92 in. Total Station Height 48.9 in. Discharge Cover 1.6 in. DWV (SCH40) Field Installed Grommet	EA	7117	2	\$ 5,418.43		\$ 10,836.86	\$ 5,257.55	3.06%	\$ 10,515.10	\$ 321.76		
2	WH472- 96 Station WH472- 96 (W001S67D19T) requires 7' core cable WT472 - 96 in. Total Station Height 52 in. Discharge Cover 1.6 in. DWV (SCH40) Field Installed Grommet	EA	7130	2	\$ 5,489.27		\$ 10,978.54	\$ 5,326.29	3.06%	\$ 10,652.58	\$ 325.96		
3	WH472- 107 Station WH472- 107 (W001S48D19T) requires 12' core cable WT472 - 107 in. Total Station Height 61.5 in. Discharge Cover 1.6 in. DWV (SCH40) Field Installed Grommet	EA	7129	2	\$ 5,612.65		\$ 11,225.30	\$ 5,446.00	3.06%	\$ 10,892.00	\$ 333.30		
4	WH472- 122 Station WH472- 122 (W001S53D19T) requires 12' core cable WT472 - 122 in. Total Station Height 78 in. Discharge Cover 1.6 in. DWV (SCH40) Field Installed Grommet	EA	7182	2	\$ 5,256.85		\$ 10,513.70	\$ 5,100.77	3.06%	\$ 10,201.54	\$ 312.16		
5	W-Series Grinder Pumps (W200P10AAF) 240 Volt Model 7' Core Cable72 in. Flexi Hose	EA	7115	8	\$ 3,063.44	\$ 25.00	\$ 24,707.52	\$ 2,972.48	3.06%	\$ 23,779.84	\$ 927.68	200.00	
6	W-Series Grinder Pumps (W201P10AAF) 240 Volt Model 12' Core Cable72 in. Flexi Hose	EA	7222	10	\$ 3,174.67	\$ 25.00	\$ 31,746.70	\$ 3,080.41	3.06%	\$ 30,804.10	\$ 942.60	250.00	
7	Duplex Panel with GEN-AUTO (PC0919G62) T260 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCL NC0517G04 - 2" Curb Stop Kit, Stainless Steel, complete package with 3 comp. fittings	EA	7116	1	\$ 2,188.87		\$ 2,188.87	\$ 2,123.88	3.06%	\$ 2,123.88	\$ 64.99		
8	Duplex Prot. Plus w/Sentry Advisor, Gen. Auto (SJ1F213G2AA)	EA	7225	10	\$ 666.28		\$ 6,662.80	\$ 646.50	3.06%	\$ 6,465.00	\$ 197.80		
9	Sentry Duplex, 240V, 2P, Protect Plus, Gen Auto 12x14 SS Enclosure, DF (NO ADVISOR) - SJ1F210J2AA	EA	7289	1	\$ 4,852.06		\$ 4,852.06	\$ 4,708.00	3.06%	\$ 4,708.00	\$ 144.06		
							<b>Total Cost (PPI % Increase &amp; Tariff Increase) for All Commercial Items for Contract Amendment #4</b>	<b>\$ 149,041.35</b>			<b>\$ 144,422.04</b>	<b>\$ 4,619.31</b>	450.00

**ITEMS INCLUDED IN ABOVE PRICING:**

- All pumps include 32' cables & discharge components
- Submittals
- Delivery to Jobsite in Truckload Quantities per FREIGHT Item below
- Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date

**ITEMS NOT INCLUDED:**

- Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal

**E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:**

- Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this

**FREIGHT:**

- FOB Destination, Freight Prepaid and Add.
- FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL

**DELIVERY:**

- FOUR Weeks ARO

**VALIDATION:**

- This proposal is valid for 30 days from date above

U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.

On Behalf of Environment One Corp.  
  
Chris Nedwick  
cnedwick@eone.com  
(518) 596-2186

Commercial Items- Price Increase Requested for Financial Change Amount  
**\$ 4,619.31**



Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309  
 Phone: (518) 346-6161 Fax: (518) 346-4382

**QUOTATION**

Number: 05-06-2025

Revision : 7

Revision Date: 08/08/25

Thank you for your interest in Environment One, its products and services.  
 We are pleased to offer this quotation for your consideration.


Tim Richards Deputy Director, Water Distribution & Wastewater Collections Utility Systems Department  PSL-USD/Port St. Lucie FL	ORIGINAL DATE	5/6/2025

**Contract Escalation/Price Increase - see Section V Compensation based on REVISED or OTHER (PPI) using (P&PEMI)**

**Section V – Compensation**, provides that beginning on the one-year anniversary of the effective date of April 1, 2024, and thereafter on each successive anniversary of the effective date during the term and the beginning of each renewal term, prices for the products will increase by the greater of the US Department of Labor, Bureau of Labor Statistics Producers Price Index (PPI), using the Pump and Pumping Equipment Manufacturing Index (BLS Series Id: PCU333914333914) or 3.06%. Price adjustments calculated by the PPI method will use the US Dept of Labor's recommendation of dividing the current index at the time of the price adjustment by the base index, taken on the date the latest pricing was quoted, and multiplying that number by the base or latest quoted price.

Items	Unit	City #	Quantity	Unit Price	2025 Tariff Surcharge Per Quantity	Total Price **	Previous Price	Unit Price % Increase Based on March 2025 BLS-PPI	Previous Pricing Totals	Price Increase Adding from New Items 2025	Price Difference with Increase on Existing Items	** NOTE: Illustration of 2025 Tariff Surcharge (Already Added to Total Price)
<b>Complete Residential Station:</b>												
W237P08AAF - 240V W-Series Core, 7' Core Cable, 48" Hose and 32' Supply Cable	EA	7096	1,600	\$ 1,404.69	\$ 25.00	\$ 2,287,504.00	\$ 1,362.98	3.06%	\$ 2,180,768.00		\$ 106,736.00	\$ 40,000.00
W100P08AAF - 120V W-Series Core, 7' Core Cable, 48" Hose and 32' Supply Cable	EA	7274	150	\$ 1,461.40	\$ 25.00	\$ 222,960.00	\$ 1,418.00	3.06%	\$ 212,700.00		\$ 10,260.00	\$ 3,750.00
SB1F00B0AA – SENTRY SIM-CON,240V,2P,GEN,NO LOCK	EA	7097	1,600	\$ 327.35		\$ 523,760.00	\$ 317.63	3.06%	\$ 508,208.00		\$ 15,552.00	
SB2F010B0AA – SENTRY SIM-CON,120V,2P,GEN,WITH LOCK	EA	7287	150	\$ 418.03		\$ 62,704.50	\$ 405.62	3.06%	\$ 60,843.00		\$ 1,861.50	
SB1F012C0AA - Simplex Sentry with Contacts, 240V, Generator Receptacle Auto Transfer and Sentry Advisor, Larger Enclos	EA	7299	10	\$ 425.25		\$ 4,252.50	\$ 412.62	3.06%	\$ 4,126.20		\$ 126.30	
W001B06C01T - WH101-64, HDPE Tank, Standard Cover w/Integrated Vent - 64 inch Total Station Height - Invert depth of 25" - No Inlet - Field Installed at drill points - Inlet grommet must be purchased separately	EA	7275	1,750	\$ 814.10		\$ 1,424,675.00	\$ 789.93	3.06%	\$ 1,382,377.50		\$ 42,297.50	
NA0043P03- Pump Core Warranty, 5 YEARS												
FACTORY Tank Warranty 10 YEARS												
<b>E/One Upgrade (PM) Unit, Sentry Panel &amp; Extended Warranty</b>												
<b>Above Includes:</b>												
U237A08AAF - 240V W-Series Core, 7' Core Cable, 48" Hose/Slide Face and 32' Supply Cable	EA	7118	4,224	\$ 1,404.69	\$ 25.00	\$ 6,039,010.56	\$ 1,362.98	3.06%	\$ 5,757,227.52		\$ 281,783.04	\$ 105,600.00
SB1F00B0UP - SENTRY SIM-CON,240V,2P,GEN,NO LOCK, UPGRADE/PM	EA	7119	4,224	\$ 327.35		\$ 1,382,726.40	\$ 317.63	3.06%	\$ 1,341,669.12		\$ 41,057.28	
NA0043P03- Pump Core Warranty, 5 YEARS												
<b>Stainless Steel Unilateral</b>												
NB0184P01 - 1-1/4" Curb Stop Kit, Stainless Steel, no fittings	EA	7139	2,200	\$ 147.18		\$ 323,796.00	\$ 142.81	3.06%	\$ 314,182.00		\$ 9,614.00	
PA1365P01 - 1-1/4" NPT by 1-1/4" Compression Fittings for SDR 11	EA	7137	2,000	\$ 15.25		\$ 30,500.00	\$ 14.80	3.04%	\$ 29,600.00		\$ 900.00	
PA1365P03 - 1-1/4" NPT by 1-1/2" Compression Fittings for SDR 11	EA	7138	450	\$ 15.25		\$ 6,862.50	\$ 14.80	3.04%	\$ 6,660.00		\$ 202.50	
<b>WH231-73 Residential Tank:</b>												
W001N42C11T - WH231-73, HDPE Tank, 237 Gallons, Flat Cover, 4" Sch40 Field Installed Inlet	EA	7223	1	\$ 2,501.40		\$ 2,501.40	\$ 2,427.13	3.06%	\$ 2,427.13		\$ 74.27	
<b>Spare Parts:</b>												
<b>SERVICE PARTS &amp; ASSEMBLIES</b>												
ANTI-SYPHON CHECK VALVE ASM, FOR WETWELL & UPGRADE - Part # NC0032G02	EA	7155	30	\$ 258.28		\$ 7,748.40	\$ 250.61	3.06%	\$ 7,518.30		\$ 230.10	
Connector, LSH, M20, w/ O-Ring - Part # NA0766G01	EA	7257	10	\$ 14.14		\$ 141.40	\$ 13.72	3.06%	\$ 137.20		\$ 4.20	
Control Cable, 4 Conductor, Bulkhead - Part # NC0534P01	EA	7249	10	\$ 41.32		\$ 413.20	\$ 40.10	3.04%	\$ 401.00		\$ 12.20	
Control Cable, LSH, 4 Conductor Cable - Part # NC0533P01	EA	7248	10	\$ 49.31		\$ 493.10	\$ 47.85	3.05%	\$ 478.50		\$ 14.60	
Control Cover Service Assembly, Wetwell, HW - Part # NC0564G01	EA	7242	10	\$ 310.24		\$ 3,102.40	\$ 301.03	3.06%	\$ 3,010.30		\$ 92.10	
Control Cover, 2-Port, LSH, Machined, Extreme - Part # ND0148P01	EA	7255	5	\$ 158.19		\$ 790.95	\$ 153.49	3.06%	\$ 767.45		\$ 23.50	
CV/AS O-RING, 1.609 X 1.887, BUNA N - Part # 0310-223B	EA	7169	40	\$ 1.03		\$ 41.20	\$ 1.00	3.00%	\$ 40.00		\$ 1.20	
HOSE FLEX DISCHARGE KIT, 48 Inch - Part # PC0542G01	EA	7150	10	\$ 199.68		\$ 1,996.80	\$ 193.75	3.06%	\$ 1,937.50		\$ 59.30	
LEVEL SENSOR ASSEMBLY, HARDWIRED - Part # NC0033G01	EA	7156	30	\$ 341.86		\$ 10,255.80	\$ 331.71	3.06%	\$ 9,951.30		\$ 304.50	
LSH Cap, Wetwell - Part # ND0149P01	EA	7252	10	\$ 7.44		\$ 74.40	\$ 7.22	3.05%	\$ 72.20		\$ 2.20	
LSH Connector Lock - Part # NB0520P01	EA	7258	10	\$ 1.27		\$ 12.70	\$ 1.23	3.25%	\$ 12.30		\$ 0.40	
LSH Only Service Assembly - Part # NC0563G04	EA	7241	10	\$ 237.92		\$ 2,379.20	\$ 230.86	3.06%	\$ 2,308.60		\$ 70.60	
LSH Seal Coupling (2 - O-Ring Gland) - Part # NC0521P01	EA	7245	10	\$ 31.42		\$ 314.20	\$ 30.49	3.05%	\$ 304.90		\$ 9.30	
LSH, Extreme Rigid (Housing Only, Single Side Only) - Part # ND0147P01	EA	7247	10	\$ 46.52		\$ 465.20	\$ 45.14	3.06%	\$ 451.40		\$ 13.80	
LSH, Strap, Flexible - Part # NB0491P01	EA	7251	20	\$ 2.03		\$ 40.60	\$ 1.97	3.05%	\$ 39.40		\$ 1.20	
NB0494G01 - Motor Controller Board Assembly, 240V / 60Hz	EA	7099	15	\$ 297.37		\$ 4,460.55	\$ 288.54	3.06%	\$ 4,328.10		\$ 132.45	
NB0494G02 - Motor Controller Board Assembly, 120V / 60Hz	EA	7276	10	\$ 344.83		\$ 3,448.30	\$ 334.59	3.06%	\$ 3,345.90		\$ 102.40	

Nut, Compression, Cable, LSH - Part # NB0007P01	EA	7250	100	\$	2.96	\$	296.00	\$	2.88	2.78%	\$	288.00	\$	8.00
Pressure Switch, Alarm - NB0031P02	EA	7100	600	\$	80.24	\$	48,144.00	\$	77.86	3.06%	\$	46,716.00	\$	1,428.00
Pressure Switch, On/Off - NB0031P01	EA	7101	600	\$	80.24	\$	48,144.00	\$	77.86	3.06%	\$	46,716.00	\$	1,428.00
Rigid LSH Conversion Assembly, Wetwell, HW - Part # ND0157G01	EA	7243	10	\$	861.42	\$	8,614.20	\$	835.84	3.06%	\$	8,358.40	\$	255.80
SEAL, LEVEL SENSING HOUSING, EXTREME - NB0043P02	EA	7181	600	\$	4.55	\$	2,730.00	\$	4.42	2.94%	\$	2,652.00	\$	78.00
SHREDDER RING, EXTREME - Part # ND0008P01	EA	7152	10	\$	123.80	\$	1,238.00	\$	120.12	3.06%	\$	1,201.20	\$	36.80
SLIDE FACE RECEIVER ASSMEBLY - Part # PC0542G10	EA	7167	1	\$	135.65	\$	135.65	\$	131.62	3.06%	\$	131.62	\$	4.03
Std Wired LSH Service Assembly - Part # NC0563G01	EA	7240	10	\$	259.22	\$	2,592.20	\$	251.52	3.06%	\$	2,515.20	\$	77.00
<b>PANEL COMPONENTS</b>														
ALARM REPLACEMENT PC BOARD, SIMPLEX SENTRY, 240/120 - PB0939G21	EA	7141	10	\$	289.08	\$	2,890.80	\$	280.50	3.06%	\$	2,805.00	\$	85.80
LENS AND GASKET ASSEMBLY, SENTRY - PA2138G01	EA	7142	5	\$	42.37	\$	211.85	\$	41.11	3.06%	\$	205.55	\$	6.30
CIRCUIT BREAKER, 1 POLE, 15A, DIN RAIL MT - Part # PB0682P01	EA	7153	10	\$	38.10	\$	381.00	\$	36.97	3.06%	\$	369.70	\$	11.30
CIRCUIT BREAKER, 2 POLE, 15A, DIN RAIL MT - Part # PB0683P01	EA	7172	10	\$	76.00	\$	760.00	\$	73.74	3.06%	\$	737.40	\$	22.60
PB0682P02 - CIRCUIT BREAKER, 1 POLE, 20A, DIN RAIL MT, 120V PUMPS	EA	7277	15	\$	120.53	\$	1,807.95	\$	116.95	3.06%	\$	1,754.25	\$	53.70
RELAY, AUTO XFR, GEN RECEPTACLE, SENTRY - Part # PA1927P02	EA	7154	10	\$	129.48	\$	1,294.80	\$	125.64	3.06%	\$	1,256.40	\$	38.40
NA0727P01 - POWER SUPPLY, 20W, ADVISOR	EA	7280	20	\$	34.40	\$	688.00	\$	33.38	3.06%	\$	667.60	\$	20.40
NB0334G01 - PCB BOARD ASSEMBY, SOLID STATE SIGNAL SENSOR, ADVISOR, 2 CHANNEL (replaced relay)	EA	7281	20	\$	92.75	\$	1,855.00	\$	90.00	3.06%	\$	1,800.00	\$	55.00
NA0433G03 - Cable Assembly, Sentry Advisor, Data (for use with NA0430P03 & NA0430P04 Modem)	EA	7282	20	\$	29.87	\$	597.40	\$	29.00	3.00%	\$	580.00	\$	17.40
NA0430G04 - Sentry Advisor Modem, 4G/LTE, Standard (For Advisor 2.0)	EA	7283	20	\$	339.07	\$	6,781.40	\$	329.00	3.06%	\$	6,580.00	\$	201.40
MODEM UPGRADE KIT, 3G CALAMP TO STANDARD 4G LTE - PART # NB0429G02	EA	7224	1	\$	352.61	\$	352.61	\$	342.14	3.06%	\$	342.14	\$	10.47
MONTHLY SERVICE, SENTRY ADVISOR, AUTOMATICALLY RENEWS/BILLS MONTHLY - PART # NA0442P01	EA	N/A	1	\$	4.72	\$	4.72	\$	4.58	3.06%	\$	4.58	\$	0.14
<b>MISC COMPONENTS / HARDWARE</b>														
Stainless Steel Pump Stands (PN# includes one single stand not both) - NB0006P02	EA	7278	150	\$	18.55	\$	2,782.50	\$	18.00	3.06%	\$	2,700.00	\$	82.50
CORD GRIP, 1/2 INCH NPT W/ O-RING - NA0045G02	EA	7148	60	\$	18.38	\$	1,102.80	\$	17.84	3.03%	\$	1,070.40	\$	32.40
EQD Assembly, Core Side - ND0037G01	EA	7107	15	\$	149.39	\$	2,240.85	\$	144.95	3.06%	\$	2,174.25	\$	66.60
EQD Assembly, Supply Cable Side - ND0036G01	EA	7108	15	\$	105.69	\$	1,585.35	\$	102.55	3.06%	\$	1,538.25	\$	47.10
EQUALIZER ASSEMBLY - Part # NC0034G01	EA	7171	100	\$	116.94	\$	11,694.00	\$	113.47	3.06%	\$	11,347.00	\$	347.00
Eye Bolt, Gapped, 3 Inch Long, 5/16-18, SS - Part # 0391-004	EA	7253	10	\$	9.28	\$	92.80	\$	9.01	3.00%	\$	90.10	\$	2.70
Fitting, M20 w/ O-Ring (Adapter Fitting, Barb, w/ O-Ring) - Part # NB0357G01	EA	7244	10	\$	30.18	\$	301.80	\$	29.29	3.04%	\$	292.90	\$	8.90
FLAT WASHER, #10 (plastic inlet shroud) - Part # 0706-5002	EA	7173	40	\$	0.47	\$	18.80	\$	0.46	2.17%	\$	18.40	\$	0.40
FLAT WASHER, 5/16" SS (2000) - Part # 0707-7002	EA	7161	70	\$	0.77	\$	53.90	\$	0.75	2.67%	\$	52.50	\$	1.40
GROOVE PIN, 5/32 - Part # 0721-E058	EA	7149	5	\$	0.93	\$	4.65	\$	0.91	2.20%	\$	4.55	\$	0.10
NUT, STOP (ELASTIC) 5/16-18 - Part # 0719-3218SS	EA	7147	200	\$	1.39	\$	278.00	\$	1.35	2.96%	\$	270.00	\$	8.00
O-Ring, .674 x .880, Buna N - Part # 0310-115B	EA	7256	10	\$	0.71	\$	7.10	\$	0.69	2.90%	\$	6.90	\$	0.20
O-Ring, 2.984 x 3.262, Buna N - Part # 0310-234B	EA	7246	20	\$	4.15	\$	83.00	\$	4.03	2.98%	\$	80.60	\$	2.40
O-RING, 4.975 X 5.525, BUNA - Part # 0310-429B	EA	7159	20	\$	4.00	\$	80.00	\$	3.89	2.83%	\$	77.80	\$	2.20
PB0739G01 - Mushroom Vent with SCH 80 PVC nipple and adaptaflex seal fitting	EA	7279	20	\$	30.00	\$	600.00	\$	90.00	-66.67%	\$		\$	600.00
Screw, #8-16 x 3/4 Inch, Phillips - Part # NA0025P02	EA	7254	40	\$	0.19	\$	7.60	\$	0.19	0.00%	\$	7.60	\$	-
SCREW, HEX HD, 1/4-20 x .75 - Part # PA1399P01	EA	7163	40	\$	0.58	\$	23.20	\$	0.57	1.75%	\$	22.80	\$	0.40
SCREW, HEX, 1/4-20 X 1.0 LG - Part # PA1399P02	EA	7162	40	\$	0.77	\$	30.80	\$	0.75	2.67%	\$	30.00	\$	0.80
SCREW, HEX, SS, 5/16-18 X 2 INCH - Part # 0073-7032	EA	7160	70	\$	2.17	\$	151.90	\$	2.11	2.84%	\$	147.70	\$	4.20
SCREW, LOCK, HEX MACH, 10-24 X 0.75 LG - Part # PA1398P01	EA	7165	40	\$	0.99	\$	39.60	\$	0.97	2.06%	\$	38.80	\$	0.80
Supply Cable, 100' Length (240V Cores Only) - ND0036G09	EA	7237	3	\$	440.48	\$	1,321.44	\$	427.40	3.06%	\$	1,282.20	\$	39.24
Supply Cable, 75' Length (240V Cores Only) - ND0036G08	EA	7284	3	\$	353.50	\$	1,060.50	\$	343.00	3.06%	\$	1,029.00	\$	31.50
TERMINAL, FLAG, FLAG, 22-18GA, RED - PA0491P01	EA	7143	2,400	\$	1.50	\$	3,600.00	\$	1.46	2.74%	\$	3,504.00	\$	96.00
WASHER, PLAIN, SS 1/4- Part # 0706-6002	EA	7164	40	\$	0.18	\$	7.20	\$	0.18	0.00%	\$	7.20	\$	-
Wire Splice Connector, 3 Wire (Lever Type) - Part # NA0487P01	EA	7158	100	\$	1.79	\$	179.00	\$	1.74	2.87%	\$	174.00	\$	5.00
INLET SHROUD, EXTREME - ND0004P01	EA	7140	10	\$	13.36	\$	133.60	\$	12.97	3.01%	\$	129.70	\$	3.90
Cutter Wheel, Machined - NC0008P02	EA	7103	15	\$	150.52	\$	2,257.80	\$	146.05	3.06%	\$	2,190.75	\$	67.05
Stator/Liner Assembly - NC0039G01	EA	7098	600	\$	108.70	\$	65,220.00	\$	105.47	3.06%	\$	63,282.00	\$	1,938.00
Motor Housing Assembly - NC0036G01	EA	7102	10	\$	466.82	\$	4,668.20	\$	452.96	3.06%	\$	4,529.60	\$	138.60
Mechanical Seal Kit - NC0040G01	EA	7109	1	\$	67.90	\$	67.90	\$	65.89	3.05%	\$	65.89	\$	2.01
Rotor, Pump, Machined and Polished - PC0054P02	EA	7106	1	\$	220.66	\$	220.66	\$	214.12	3.05%	\$	214.12	\$	6.54
WASHER, WAVE SPRING, (2000, EXTREME) - PA1010P01	EA	7144	1	\$	2.62	\$	2.62	\$	2.55	2.75%	\$	2.55	\$	0.07
BEARING, PUMP END - PA0109P01	EA	7145	1	\$	44.97	\$	44.97	\$	43.64	3.05%	\$	43.64	\$	1.33
BEARING, TOP - PA1181P01	EA	7146	1	\$	98.79	\$	98.79	\$	95.86	3.06%	\$	95.86	\$	2.93
ORING, SLIDE FACE (1.57 X .197), PA0514P01	EA	7170	1	\$	6.53	\$	6.53	\$	6.34	3.00%	\$	6.34	\$	0.19
SCREW, SOCKET HEAD, 10-24, NA0015P01	EA	7166	1	\$	0.24	\$	0.24	\$	0.24	0.00%	\$	0.24	\$	-
SUPPLY CABLE, 32' LENGTH, ND0036G06	EA	7157	10	\$	227.76	\$	2,277.60	\$	221.00	3.06%	\$	2,210.00	\$	67.60
SUPPLY CABLE, 50' LENGTH ND0036G07	EA	7293	2	\$	279.29	\$	558.58	\$	271.00	3.06%	\$	542.00	\$	16.58
GROMMET 4 IN. (INLET SCH 40 - 1/4 IN WALL) PB0686P01	EA	7285	250	\$	18.98	\$	4,745.00	\$	18.42	3.04%	\$	4,605.00	\$	140.00
GROMMET 4 IN. (INLET SDR 35 - 1/4 IN WALL) PB0686P03	EA	7294	1	\$	21.51	\$	21.51	\$	20.88	3.02%	\$	20.88	\$	0.63
GROMMET, 4 DR35, 1/2 THICK WALL PB0686P12	EA	7295	1	\$	51.35	\$	51.35	\$	49.83	3.05%	\$	49.83	\$	1.52
GROMMET, 4 DR45, 5/88 WALL PB0686P14	EA	7296	1	\$	31.63	\$	31.63	\$	30.69	3.06%	\$	30.69	\$	0.94
GROMMET, 4 DWV, 5/8 WALL PB0686P13	EA	7297	1	\$	31.63	\$	31.63	\$	30.69	3.06%	\$	30.69	\$	0.94
GROMMET, 4" PVC PIPE, 1/2 WALL (IDU, DH152, FG...) PB0686P02	EA	7298	1	\$	41.76	\$	41.76	\$	40.52	3.06%	\$	40.52	\$	1.24
GROMMET, 3 DWV PIPE, 3/8 INCH WALL PA0558P07	EA	7286	2,000	\$	14.99	\$	29,980.00	\$	14.55	3.02%	\$	29,100.00	\$	880.00
NA0838P02 - BOLT, 1/4-20, SERRATED FLANGE	EA	7307	20	\$	0.64	\$	12.80	Added New Item			\$	12.80		
NA0839P01 - (Screw, 10-24, Serrated Flange)	EA	7308	20	\$	0.24	\$	4.80	Added New Item			\$	4.80		

NA0867G01 - Air Test Fitting Composite Control Cover	EA	7309	2	\$	31.28		\$	62.56	Added New Item		\$	62.56						
NB0552G01 - COMPOSITE SUCTION HSG SVC KIT	EA	7310	5	\$	166.94		\$	834.70	Added New Item		\$	834.70						
NB0357G03 - BARBED FTG, M20, EXTENDED W/ O-RING	EA	7311	2	\$	28.86		\$	57.72	Added New Item		\$	57.72						
310-235B - O-ring, 3.109 X 3.387, Buna N	EA	7312	5	\$	3.93		\$	19.65	Added New Item		\$	19.65						
PA1150P06 - Cord grip, 3/4, .25-.63	EA	7313	5	\$	8.33		\$	41.65	Added New Item		\$	41.65						
NA0045P01 - Cord grip, 1/2 NPT, level hsg	EA	7314	5	\$	15.06		\$	75.30	Added New Item		\$	75.30						
NB0042P01 - D-Hook, lifting, wet well pumps	EA	7315	5	\$	8.84		\$	44.20	Added New Item		\$	44.20						
NA0879P01 - Retainer Clamp, Stand 4-pack	EA	7316	48	\$	3.79		\$	181.92	Added New Item		\$	181.92						
PA1412P01 - TERMINAL BLOCK,DIN-RAIL,30 AMP	EA	7317	3	\$	3.32		\$	9.97	Added New Item		\$	9.97						
ND0156P01 - Control Cover, Composite, 2 Port, Injection Molded (2224)	EA	7318	2	\$	149.32		\$	298.64	Added New Item		\$	298.64						
PA1815P01 - Hose Clamp, 7/16, Nylon (2083)	EA	7320	25	\$	2.11		\$	52.75	Added New Item		\$	52.75						
NC0022G05 - Cover Kit, Replacement Lid, (9626)	EA	7321	3	\$	104.57		\$	313.71	Added New Item		\$	313.71						
<b>RISER KIT</b>																		
6 inch Cover Shroud Riser Kit, E/One Extender - Part # ND0082G01	EA	7239	20	\$	334.81		\$	6,696.20		\$	324.87	3.06%	\$	6,497.40	\$	198.80		
<b>TOOLS &amp; TEST EQUIPMENT &amp; CHEMICALS</b>																		
HAND PUMP, VACUUM/PRESS - PA1019G01	EA	7174	1	\$	336.99		\$	336.99		\$	326.98	3.06%	\$	326.98	\$	10.01		
FITTING/ADAPTER, 1/8NPT X 3/16 BARB (CONTROL CAVITY TEST) - NA0219P06	EA	7175	5	\$	4.16		\$	20.82		\$	4.04	3.06%	\$	20.20	\$	0.62		
MOTOR AIR TEST FIXTURE - PA1198P01	EA	7176	5	\$	28.01		\$	140.06		\$	27.18	3.06%	\$	135.90	\$	4.16		
LOCTITE 641, 10 mL, BEARINGS - 0323-049	EA	7177	2	\$	40.66		\$	81.31		\$	39.45	3.06%	\$	78.90	\$	2.41		
LOCTITE 598, 0.5 OZ, CABLE ENTRY - NA0161P02	EA	7178	10	\$	13.73		\$	137.28		\$	13.32	3.06%	\$	133.20	\$	4.08		
SILICONE, MOLYCOTE 55, 5.3 OZ - NA0008P02	EA	7179	5	\$	64.03		\$	320.16		\$	62.13	3.06%	\$	310.65	\$	9.51		
GREASE, SILICONE, 5.3 OZ - Part # 0302-005	EA	7180	3	\$	42.51		\$	127.54		\$	41.25	3.06%	\$	123.75	\$	3.79		
METER, VOLT/AMP/OHM - Part # PA1018P01	EA	7259	1	\$	190.79		\$	190.79		\$	185.13	3.06%	\$	185.13	\$	5.66		
METER, VOLT/OHM - Part # PA1018P02	EA	7260	1	\$	190.79		\$	190.79		\$	185.13	3.06%	\$	185.13	\$	5.66		
Bottom Tap, M24 x 1.5 - Part # NA0237P03	EA	7261	1	\$	168.86		\$	168.86		\$	163.85	3.06%	\$	163.85	\$	5.01		
Bottom Tap, M32 x 1.5 - Part # NA0237P02	EA	7262	1	\$	173.41		\$	173.41		\$	168.26	3.06%	\$	168.26	\$	5.15		
					<b>Total Cost (PPI % Increase &amp; Tariff Increase) for Total Cost for All Residential Items for Contract Amendment #4</b>		\$	<b>12,625,352.58</b>			\$	<b>12,103,060.46</b>	\$	<b>2,010.37</b>	\$	<b>520,281.75</b>	\$	<b>149,350.00</b>
<p>All pumps include 32' cables  Submittals  Delivery to Jobsite in Truckload Quantities per FREIGHT Item below</p> <p>Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date</p> <p>Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal</p> <p>Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal</p> <p>FOB Destination, Freight Prepaid and Allowed in Truckload Quantities (200 Pump Cores per Truckload)</p> <p>4 Weeks ARO</p> <p>This proposal is valid for 30 days from date above</p> <p>U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration</p>																		
<p>On Behalf of Environment One Corp.</p>  <p>Chris Nedwick  <a href="mailto:cnedwick@eone.com">cnedwick@eone.com</a>  (518) 596-2186</p>																		

Residential Items-Price Increase Requested for Financial Change

\$ 522,292.12 Amount

## MEMORANDUM

DATE: June 11, 2024

TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office

FROM: Robyn Holder, CPPB [RH](#)  
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20210104 Amendment #3  
CONTRACT TITLE: Grinder Pumps & Related Parts

VENDOR NAME: Environment One Corporation

VENDOR ADDRESS: 2773 Balltown Road  
CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**

CONTRACT AMOUNT: \$11,153,360.53

CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/22/2022**

CONTRACT AMOUNT: \$116,378.03

NEW CONTRACT AMOUNT: \$11,269,738.56 & 0 additional calendar days.

**COUNCIL APPROVED: 5/22/2023**

CONTRACT AMOUNT: \$350,647.41 for residential parts & \$11,033.16 for commercial parts.

NEW CONTRACT AMOUNT: \$11,631,419.10 & 0 additional calendar days.

**COUNCIL APPROVED: 6/10/2024**

CONTRACT AMOUNT: \$1,510,574.80 for a new Contract Amount of \$13,141,993.90. End date is 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.



### CONTRACT AMENDMENT #3

This Amendment #3 (“Amendment #3”) to the Grinder Pumps and Related Parts Contract #20210104 (“the Contract”), by and between the City and Environment-One Corporation, a foreign profit corporation (“Contractor”), shall be effective as of the date this Amendment #3 is fully executed.

<b>Contractor’s Full Legal Name:</b>	Environment-One Corporation, a foreign profit corporation
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Griner Pumps and Related Parts
<b>Contract Award Date:</b>	3/28/2022
<b>Initial Contract Term:</b>	4/1/22 through 3/31/2025 with automatic renewals
<b>Current Contract Expiration Date:</b>	3/31/2025
<b>Requested Contract Expiration Date:</b>	3/31/2025 (no change)
<b>Initial Contract Amount:</b>	\$11,153,350.53
<b>Current Contract Amended Amount:</b>	\$11,631,419.10
<b>Requested Financial Change Amount:</b>	\$1,510,574.80
<b>New Contract Amount:</b>	\$13,141,993.90
<b>Amendment No.:</b>	3
<b>Amendment Type:</b>	<b>Increase of Commodities</b>

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of

which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in the Contract are hereby incorporated and made a part of that Contract.

This Amendment #3 is for the items outlined below.

1. Section V of the Contract provides for price adjustments on each anniversary of the Effective Date. This is based on the Producer Price Index (PPI) Series ID #PCU333914333914 for Measuring, Dispensing, and Other Pumping Equipment. The PPI amount for this period is 7.929%. New Price List is attached as Exhibit A.
2. The expiration date for this period is March 31, 2025.
3. **E-VERIFY.** In accordance with section 448.095, the Contractor agrees to comply with the following:
  1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under the Contract.
  2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor 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 the 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. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
  5. The City shall terminate the 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 the Contract under this section, the Contractor may not be awarded a public contract for at least one (1) year after the date on which the Contract was terminated. The contractor is liable for any additional costs incurred by the City as a result of the termination of a contract.
  6. The City, Contractor, or any subcontractor 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 any such cause of action must be filed in St. Lucie County, Florida, in accordance with the Venue provision in Section XXII of the Contract.

4. **SUCCESSORS AND ASSIGNS.** This Amendment #3 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
5. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #3, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations to the parties. This Amendment #3 and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.


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IN WITNESS WHEREOF, the parties have caused this Amendment #3 to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment- One Corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric P. LaCoppola President
<b>Date:</b>	5/24/24
<b>Company Address:</b>	2773 Balltown Rd, Niskayuna NY 12309

**THE CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	June 11, 2024
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984



Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12099  
 Phone: (518) 346-6161 Fax: (518) 346-4382

Thank you for your interest in Environment One, its products and services.  
 We are pleased to offer this quotation for your consideration.

Number: 4-18-24  
 Revision: 1.5  
 Revision Date: 4/25/24

City of Port St. Lucie - Utility Systems Department  
 1001 SE Pineapple Street  
 Port St. Lucie, Florida 34983

Tom Richards  
 Deputy Director, Water Distribution & Wastewater Collections Utility Systems Department

Port St. Lucie, FL

QUOTATION

EXHIBIT A

ITEMS	Unit	Qty	Unit Price	Total Price	Previous Price	Unit Price % Increase	Previous Pricing Totals	Price Increase Adding New Items and Adjusting for New Items	Price Difference with Increase on Existing Items	Contract Escalation/Price Increase - see Section V Compensation based on REVISED or OTHER (PPH) using (PAPEMII)	Section V - Compensation, provides that the 1 Year anniversary date (April 1, 2024), the prices for the products will increase by the greater of the US Department of Labor, Bureau of Labor Statistics Producers Price Index (PPI), using the Pump and Pumping Equipment Manufacturing Index or 3% Price adjustments calculated by the PPI method will use the US Dept of Labor's recommendation of adding the current index at the time of the price adjustment by the base index, taken on the date the latest pricing was quoted, and multiplying that number by the base or latest quoted price.	Penalty Cost for 48" HDPE Tank Station Cover with 60 inch Station Height	Price Increase Adding New Items and Adjusting for New Items	Price Difference with Increase on Existing Items	
															Quantity
<b>Complete Residential Station:</b>															
N237P308AF - 240V W Series Core, 7 Core Cable, 48" Hose and 32" Supply Cable	EA	7998	1,392.98	2,862,258.00	1,282.94	7.93%	2,851,984.00	212,700.00	210,294.00						
W1009B9AF - 240V W Series Core, 7 Core Cable, 48" Hose and 32" Supply Cable	EA	150	1,418.00	212,700.00	Added New Item										
SS1-0009B0A - SENTRY SIM-CON/240V/2P/GEN/NO LOCK	EA	1,791	317.63	560,023.00	294.28	7.93%	618,009.00	60,843.00	49,014.00						
SS2-0109B0A - SENTRY SIM-CON/240V/2P/GEN/NO LOCK	EA	150	405.92	60,843.00	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
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SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
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SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item										
SS11B200A - 1/4" NPT 1/2" x 1/4" NPT by 1/4" Compression Fittings for SDR 11	EA	1	412.62	412.62	Added New Item	</									





Environment One Corp. - 2773 Balltown Road -  
Miskayuna, NY 12309

**QUOTATION**  
Number: 4/18/24  
Revision : 5  
Revision Date: 4/25/24

To: City of Port St. Lucie - Utility Systems Department  
1001 SE Pineville Street  
Port St. Lucie, Florida 34983

Attn: Laney Southerly, PE

Engineering Manager, Port St. Lucie Utilities  
772-873-6442


Project: PSL-USDP/Port St. Lucie FL, 34983

Item No.	Items	Unit	Qty #	Quantity	Unit Price	Total Price	Previous Price	Unit Price % Increase	Previous Pricing Totals	Price Increase adding new items and adjusting for new tank	Price Difference with increase on existing items
1	WH472- 92 Station WH472- 92 (W001S47D19T) requires 7' core cable WT472 - 92 in. Total Station Height 48.9 in. Discharge Cover	EA	7117	2	\$ 5,257.55	\$ 10,515.10	\$ 4,871.26	7.93%	\$ 9,742.52		\$ 772.58
2	WH472- 96 Station WH472- 96 (W001S67D19T) requires 7' core cable WT472 - 96 in. Total Station Height 52 in. Discharge Cover	EA	7130	2	\$ 5,326.29	\$ 10,652.58	\$ 4,934.95	7.93%	\$ 9,869.90		\$ 782.68
3	WH472- 107 Station WH472- 107 (W001S84D19T) requires 12' core cable WT472 - 107 in. Total Station Height 61.5 in. Discharge Cover	EA	7129	2	\$ 5,446.00	\$ 10,892.00	\$ 5,045.86	7.93%	\$ 10,091.72		\$ 800.28
4	WH472- 122 Station WH472- 122 (W001S53D19T) requires 12' core cable WT472 - 122 in. Total Station Height 78 in. Discharge Cover	EA	7182	2	\$ 5,100.77	\$ 10,201.54	\$ 4,726.00	7.93%	\$ 9,452.00		\$ 749.54
5	WV-Series Grinder Pumps (WZ00P10AA)F) 240 Volt Model 7' Core Cable/7 in. Flexi Hose	EA	7115	8	\$ 2,972.48	\$ 23,779.84	\$ 2,754.08	7.93%	\$ 22,032.64		\$ 1,747.20
6	WV-Series Grinder Pumps (WZ01P10AA)F) 240 Volt Model 12' Core Cable/2 in. Flexi Hose	EA	7222	10	\$ 3,080.41	\$ 30,804.10	\$ 2,854.08	7.93%	\$ 28,540.80		\$ 2,263.30
7	Duplex Panel with GEN-AUTO (PG0919G62) T80 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCI NC0517G04 - 2" Curf Stop Kit, Stainless Steel, complete package with 3 comp. fittings	EA	7116	1	\$ 2,123.88	\$ 2,123.88	\$ 1,967.83	7.93%	\$ 1,967.83		\$ 156.05
8	Duplex Prot. Plus w/Sentry Advisor, Gen. Auto (S11F213G2AA)	EA	7225	10	\$ 646.50	\$ 6,465.00	\$ 599.00	7.93%	\$ 5,990.00		\$ 475.00
9	Sentry Duplex, 240V, 2P, Protect Plus, Gen Auto 12x14 SS Enclosure, DF (NO ADVISOR) - S11F210J2AA	EA	New	10	\$ 3,428.00	\$ 34,280.00	Added New Item		\$ 34,280.00		\$
10		EA	New	1	\$ 4,708.00	\$ 4,708.00	Added New Item		\$ 4,708.00		\$

**Contract Escalation/Price Increase - see Section V Compensation based on REVISED or OTHER (PPI) using (PAPMI)**

Section V compensation, provides that the 1 year anniversary date (April 1, 2024), the prices for the products will increase by the greater of the US Department of Labor, Bureau of Labor Statistics Producers Price Index (PPI), using the Pump and Pumping Equipment Manufacturing Index or 3%. Price adjustments calculated by the PPI method will use the US Dept of Labor's recommendation of dividing the current index at the time of the price adjustment by the base index, taken on the date the latest pricing was quoted, and multiplying that number by the base or latest quoted price.

**MEMORANDUM**

DATE: May 23, 2023  
TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office  
FROM: Robyn Holder, CPPB   
Procurement Management Division  
SUBJECT: Record Retention

CONTRACT: #20210104 Amendment #2  
CONTRACT TITLE: Grinder Pumps & Related Parts  
VENDOR NAME: Environment One Corporation  
VENDOR ADDRESS: 2773 Balltown Road  
CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**

CONTRACT AMOUNT: \$11,153,360.53

CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/22/2022**

CONTRACT AMOUNT: \$116,378.03

NEW CONTRACT AMOUNT: \$11,269,738.56 &amp; 0 additional calendar days.

**COUNCIL APPROVED: 5/22/2023**

CONTRACT AMOUNT: \$350,647.41 for residential parts &amp; \$11,033.16 for commercial parts.

NEW CONTRACT AMOUNT: \$11,631,419.10 &amp; 0 additional calendar days.

Contract #20210104



**CONTRACT AMENDMENT  
#2**

This Contract Amendment #2 ("Amendment") is hereby entered into by and between Environment-One Corporation, a foreign profit corporation ("E-One or "Contractor") and the City of Port St. Lucie, a Florida municipal corporation, effective as of the date this Amendment is fully executed.

<b>Contractor's Full Legal Name:</b>	Environment-One Corporation, a foreign profit corporation ("E-One")
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Grinder Pumps and Related Parts
<b>Contract Award Date:</b>	March 28, 2022
<b>Initial Current Contract Term:</b>	April 1, 2022 through March 31, 2025 with automatic renewals
<b>Contract Expiration Date:</b>	March 31, 2025
<b>Initial Contract Amount:</b>	\$11,153,360.53
<b>Current Contract Amended Amount:</b>	\$11,269,738.56
<b>Requested Financial Change Amount:</b>	\$ 350,647.41 for Residential Parts \$ 11,033.16 for Commercial Parts
<b>New Contract Amount:</b>	\$ 11,631,419.10
<b>Amendment No.:</b>	2
<b>Amendment Type:</b>	<b>Increase of Commodities</b>

**RECITALS**

**WHEREAS**, the City of Port St. Lucie entered into Contract #20210104 with Environment-One Corporation dated March 31, 2022 and subsequently amended by Amendment #1 (hereinafter the "Contract"); and

**WHEREAS**, the Contract is in effect through the Contract Expiration Date as defined above; and

**WHEREAS**, Section V of the Contract provides for price adjustments on each anniversary of the Effective Date; and

**WHEREAS**, the Contractor has requested price increases on certain products; and

**WHEREAS**, the City desires to expand upon the Products list and reflect price increases on the Exhibit "A", attached hereto,


**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals.** The foregoing "Whereas" clauses are hereby incorporated as forming the purpose and intent of this Agreement.
2. **Terms and Conditions.** The following modifications to the Terms and Conditions in Contract #20210104 as amended are hereby incorporated and made a part of the Contract, more particularly described in **Exhibit "A."**
3. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.


**SIGNATURE PAGE FOLLOWS**

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment-One Corporation, a foreign profit corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric P. LaCoppola, President
<b>Date:</b>	5/3/2023
<b>Company Address:</b>	2773 Balltown Road, Niskayuna NY 12309-1090

**THE CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	5/23/2023
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984



Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309  
 Phone: (518) 346-6161 Fax: (518) 346-4382

QUOTATION

Number: 5-2-23

Revision:

Revision Date:

Thank you for your interest in Environment One, its products and services.  
 We are pleased to offer this quotation for your consideration.

To:		ORIGINAL DATE	5/2/2023	
Attn:		REFERENCE	Truckload E/One Grinder Systems	
Project:				
Items	Unit	Quantity	Unit Price	Total Price
<b>1 Complete Residential Station:</b>				
W237P08AAF - 240V W-Series Core, 7' Core Cable, 48" Hose and 32' Supply Cable	EA	2,640	\$ 1,262.84	\$ 3,333,897.60
SB1F000B0AA - SENTRY SIM-CON,240V,2P,GEN,NO LOCK	EA	2,640	\$ 294.29	\$ 776,925.60
W001B05C02T -WH101-60, HDPE Tank, Standard Cover w/Integrated Vent	EA	2,640	\$ 731.90	\$ 1,932,216.00
NA0043P03- Pump Core Warranty, 5 YEARS				
FACTORY Tank Warranty 10 YEARS				
<b>2 E/One Upgrade (PM) Unit, Sentry Panel &amp; Extended Warranty</b>				
<b>Above Includes:</b>				
U237A08AAF - 240V W-Series Core, 7' Core Cable, 48" Hose/Slide Face and 32' Supply Cable	EA	2,400	\$ 1,262.84	\$ 3,030,816.00
SB1F000B0UP - SENTRY SIM-CON,240V,2P,GEN,NO LOCK, UPGRADE/PM	EA	2,400	\$ 294.29	\$ 706,296.00
NA0043P03- Pump Core Warranty, 5 YEARS				\$ -
<b>3 Stainless Steel Unilateral</b>				
NB0184P01 - 1-1/4" Curb Stop Kit, Stainless Steel, no fittings	EA	5,040	\$ 132.32	\$ 666,892.80
PA1365P01 - 1-1/4" NPT by 1-1/4" Compression Fittings for SDR 11		10,320	\$ 13.72	\$ 141,590.40
PA1365P03 - 1-1/4" NPT by 1-1/2" Compression Fittings for SDR 11		2,400	\$ 13.72	\$ 32,928.00
<b>4 WH231-73 Residential Tank:</b>				
W001N42C11T - WH231-73, HDPE Tank, 237 Gallons, Flat Cover, 4" Sch40 Field Installed Inlet	EA	1	\$ 2,248.80	\$ 2,248.80
<b>5 Spare Parts:</b>				
<b>LOWER END &amp; DISCHARGE COMPONENTS</b>				
INLET SHROUD, EXTREME - ND0004P01	EA	10	\$ 12.02	\$ 120.20
SHREDDER RING, EXTREME - Part # ND0008P01	EA	10	\$ 111.29	\$ 1,112.90
Cutter Wheel, Machined - NC0008P02	EA	15	\$ 135.32	\$ 2,029.80
Stator/Liner Assembly - NC0039G01	EA	100	\$ 97.72	\$ 9,772.00
Motor Housing Assembly - NC0036G01	EA	10	\$ 419.68	\$ 4,196.80
Mechanical Seal Kit - NC0040G01	EA	15	\$ 61.05	\$ 915.75
Rotor, Pump, Machined and Polished - PC0054P02	EA	5	\$ 198.39	\$ 991.95
GROOVE PIN, 5/32 - Part # 0721-E058	EA	10	\$ 0.85	\$ 8.50
WASHER, WAVE SPRING, (2000, EXTREME) - PA1010P01	EA	10	\$ 2.37	\$ 23.70
BEARING, PUMP END - PA0109P01	EA	25	\$ 40.44	\$ 1,011.00
BEARING,TOP - PA1181P01	EA	25	\$ 88.82	\$ 2,220.50
HOSE FLEX DISCHARGE KIT, 48 Inch - Part # PC0542G01	EA	20	\$ 179.51	\$ 3,590.20
ANTI-SYPHON CHECK VALVE ASM, FOR WETWELL & UPGRADE - Part # NC0032G02	EA	25	\$ 232.20	\$ 5,805.00
CV/AS O-RING, 1.609 X 1.887, BUNA N - Part # 0310-223B	EA	25	\$ 0.93	\$ 23.25
SLIDE FACE RECEIVER ASSMEBLY - Part # PC0542G10	EA	50	\$ 121.95	\$ 6,097.50
<b>LSA &amp; CONTROL END COMPONENTS</b>				
CONTROL HOUSING, STANDARD PAINT, W - SERIES, HARDWIRED - Part # NC0037G03	EA	50	\$ 193.93	\$ 9,696.50
Motor Controller Board - NB0494G01	EA	25	\$ 267.34	\$ 6,683.50
CORE CABLE ASSEMBLY, SERVICE, 7', HARDWIRED (REPLACES ND0037G06) - Part # ND0128G06	EA	100	\$ 272.61	\$ 27,261.00
LEVEL SENSOR ASSEMBLY, HARDWIRED - Part # NC0033G01	EA	25	\$ 307.34	\$ 7,683.50
SEAL, LEVEL SENSING HOUSING, EXTREME - NB0043P02	EA	40	\$ 4.10	\$ 164.00
Pressure Switch, Alarm - NB0031P02	EA	40	\$ 72.14	\$ 2,885.60
Pressure Switch, On/Off - NB0031P01	EA	40	\$ 72.14	\$ 2,885.60
TERMINAL, FLAG, FLAG, 22-18GA, RED - PA0491P01	EA	200	\$ 1.36	\$ 272.00
SCREW, HEX, 1/4-20 X 1.0 LG - Part # PA1399P02	EA	40	\$ 0.70	\$ 28.00
SCREW, HEX HD, 1/4-20 x .75 - Part # PA1399P01	EA	40	\$ 0.53	\$ 21.20
Level Sensor Housing, Alarm - ND0013P08	EA	50	\$ 48.86	\$ 2,443.00
Level Sensor Housing, On/Off - ND0012P07	EA	50	\$ 57.37	\$ 2,868.50
Std Wired LSH Service Assembly - Part # NC0563G01	EA	10	\$ 233.04	\$ 2,330.40
LSH Only Service Assembly - Part # NC0563G04	EA	10	\$ 213.90	\$ 2,139.00
Control Cover Service Assembly, Wetwell, HW - Part # NC0564G01	EA	10	\$ 278.92	\$ 2,789.20
Rigid LSH Conversion Assembly, Wetwell, HW - Part # ND0157G01	EA	10	\$ 774.43	\$ 7,744.30
Fitting, M20 w/ O-Ring (Adapter Fitting, Barb, w/ O-Ring) - Part # NB0357G01	EA	10	\$ 27.14	\$ 271.40
LSH Seal Coupling (2 - O-Ring Gland) - Part # NC0521P01	EA	10	\$ 28.25	\$ 282.50
O-Ring, 2.984 x 3.262, Buna N - Part # 0310-234B	EA	20	\$ 3.74	\$ 74.80
LSH, Extreme Rigid (Housing Only, Single Side Only) - Part # ND0147P01	EA	10	\$ 41.83	\$ 418.30
Control Cable, LSH, 4 Conductor Cable - Part # NC0533P01	EA	10	\$ 44.34	\$ 443.40
Control Cable, 4 Conductor, Bulkhead - Part # NC0534P01	EA	10	\$ 37.16	\$ 371.60
Nut, Compression, Cable, LSH - Part # NB0007P01	EA	10	\$ 2.67	\$ 26.70
LSH, Strap, Flexible - Part # NB0491P01	EA	20	\$ 1.83	\$ 36.60
LSH Cap, Wetwell - Part # ND0149P01	EA	10	\$ 6.69	\$ 66.90
Eye Bolt, Gapped, 3 Inch Long, 5/16-18, SS - Part # 0391-004	EA	20	\$ 8.35	\$ 167.00
Screw, #8-16 x 3/4 Inch, Phillips - Part # NA0025P02	EA	40	\$ 0.18	\$ 7.20
Control Cover, 2-Port, LSH, Machined, Extreme - Part # ND0148P01	EA	5	\$ 142.21	\$ 711.05
O-Ring, .674 x .880, Buna N - Part # 0310-115B	EA	10	\$ 0.64	\$ 6.40
Connector, LSH, M20, w/ O-Ring - Part # NA0766G01	EA	10	\$ 12.72	\$ 127.20

LSH Connector Lock - Part # NB0520P01	EA	10	\$ 1.14	\$ 11.40
<b>PANEL COMPONENTS</b>				
ALARM REPLACEMENT PC BOARD, SIMPLEX SENTRY, 240/120 - PB0939G21	EA	10	\$ 259.89	\$ 2,598.90
LENS AND GASKET ASSEMBLY, SENTRY - PA2138G01	EA	5	\$ 38.09	\$ 190.45
CIRCUIT BREAKER, 1 POLE, 15A, DIN RAIL MT - Part # PB0682P01	EA	10	\$ 34.26	\$ 342.60
CIRCUIT BREAKER, 2 POLE, 15A, DIN RAIL MT - Part # PB0683P01	EA	10	\$ 68.32	\$ 683.20
RELAY, AUTO XFR, GEN RECEPTACLE, SENTRY - Part # PA1927P02	EA	10	\$ 116.41	\$ 1,164.10
MODEM UPGRADE KIT, 3G CALAMP TO STANDARD 4G LTE - PART # NB0429G02	EA	1	\$ 317.00	\$ 317.00
MONTHLY SERVICE, SENTRY ADVISOR, AUTOMATICALLY RENEWS/BILLS MONTHLY - PART # NA0442P01	EA	1	\$ 4.25	\$ 4.25
<b>MISC COMPONENTS / HARDWARE</b>				
EQUALIZER ASSEMBLY - Part # NC0034G01	EA	10	\$ 105.13	\$ 1,051.30
Wire Splice Connector, 3 Wire (Lever Type) - Part # NA0487P01	EA	100	\$ 1.62	\$ 162.00
O-RING, 4.975 X 5.525, BUNA - Part # 0310-429B	EA	20	\$ 3.61	\$ 72.20
SCREW, HEX, SS, 5/16-18 X 2 INCH - Part # 0073-7032	EA	70	\$ 1.96	\$ 137.20
FLAT WASHER, 5/16" SS (2000) - Part # 0707-7002	EA	70	\$ 0.70	\$ 49.00
WASHER, PLAIN, SS 1/4" - Part # 0706-6002	EA	40	\$ 0.17	\$ 6.80
SCREW, LOCK, HEX MACH, 10-24 X 0.75 LG - Part # PA1398P01	EA	40	\$ 0.90	\$ 36.00
FLAT WASHER, #10 (plastic inlet shroud) - Part # 0706-5002	EA	40	\$ 0.43	\$ 17.20
NUT, STOP (ELASTIC) 5/16-18 - Part # 0719-3218SS	EA	200	\$ 1.26	\$ 252.00
CORD GRIP, 1/2 INCH NPT W/ O-RING - NA0045G02	EA	10	\$ 16.53	\$ 165.30
EQD Assembly, Core Side - ND0037G01	EA	15	\$ 134.30	\$ 2,014.50
EQD Assembly, Supply Cable Side - ND0036G01	EA	15	\$ 95.02	\$ 1,425.30
Supply Cable, 100' Length (240V Cores Only) - ND0036G09	EA	3	\$ 396.00	\$ 1,188.00
<b>RISER KIT</b>				
6 inch Cover Shroud Riser Kit, E/One Extender - Part # ND0082G01	EA	50	\$ 301.00	\$ 15,050.00
<b>TOOLS &amp; TEST EQUIPMENT &amp; CHEMICALS</b>				
HAND PUMP, VACUUM/PRESS - PA1019G01	EA	3	\$ 302.96	\$ 908.88
FITTING/ADAPTER 1/8NPT X 3/16 BARB (CONTROL CAVITY TEST) - NA0219P06	EA	5	\$ 3.75	\$ 18.75
MOTOR AIR TEST FIXTURE - PA1198P01	EA	5	\$ 25.19	\$ 125.95
LOCTITE 641, 10 mL, BEARINGS - 0323-049	EA	2	\$ 36.55	\$ 73.10
LOCTITE 598, 0.5 OZ, CABLE ENTRY - NA0161P02	EA	10	\$ 12.35	\$ 123.50
SILICONE, MOLYCOTE 55, 5.3 OZ - NA0008P02	EA	3	\$ 57.57	\$ 172.71
GREASE, SILICONE, 5.3 OZ - Part # 0302-005	EA	3	\$ 38.22	\$ 114.66
METER, VOLT/AMP/OHM - Part # PA1018P01	EA	10	\$ 171.53	\$ 1,715.30
METER, VOLT/OHM - Part # PA1018P02	EA	10	\$ 171.53	\$ 1,715.30
Bottom Tap, M24 x 1.5 - Part # NA0237P03	EA	1	\$ 151.81	\$ 151.81
Bottom Tap, M32 x 1.5 - Part # NA0237P02	EA	1	\$ 155.90	\$ 155.90
			<b>TOTAL</b>	<b>\$ 10,774,851.16</b>

**ITEMS INCLUDED IN ABOVE PRICING:**

- All pumps include 32 cables
- Submittals
- Delivery to Jobsite in Truckload Quantities per FREIGHT Item below
- Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date

**ITEMS NOT INCLUDED:**

- Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal

**E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:**

- Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal

**FREIGHT:**

- FOB Destination, Freight Prepaid and Allowed in Truckload Quantities (200 Pump Cores per Truckload)


**DELIVERY:**

- 4 Weeks ARO

**VALIDATION:**

- This proposal is valid for 30 days from date above

U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.

On Behalf of Environment One Corp.  
  
 Chris Nedwick  
[cnedwick@eone.com](mailto:cnedwick@eone.com)  
 (518) 596-2186



Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309  
 Phone: (518) 346-6161 Fax: (518) 346-4382

**QUOTATION**

Number: 5/2/23  
 Revision :  
 Revision Date:

Thank you for your interest in Environment One, its products and services.  
 We are pleased to offer this quotation for your consideration.

<b>To:</b> City of Port St. Lucie - Utility Systems Department 1001 SE Prineville Street Port St. Lucie, Florida 34983	ORIGINAL DATE	5/2/23
	REFERENCE	PSL Commercial Stations
<b>Attn:</b> Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442		
<b>Project:</b> PSL-USD/Port St. Lucie FL, 34983		

Item No.	Items	Unit	Quantity	Unit Price	Total Price
1	WH472- 92 Station WH472- 92 (W001S47D19T) requires 7' core cable WT472 - 92 in. Total Station Height 48.9 in. Discharge Cover 1, 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,871.26	\$ 4,871.26
2	WH472- 96 Station WH472- 96 (W001S67D19T) requires 7' core cable WT472 - 96 in. Total Station Height 52 in. Discharge Cover 1, 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,934.95	\$ 4,934.95
3	WH472- 107 Station WH472- 107 (W001S48D19T) requires 12' core cable WT472 - 107 in. Total Station Height 61.5 in. Discharge Cover 1, 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 5,045.86	\$ 5,045.86
4	WH472- 122 Station WH472- 122 (W001S53D19T) requires 12' core cable WT472 - 122 in. Total Station Height 78 in. Discharge Cover 1, 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,726.00	\$ 4,726.00
5	W-Series Grinder Pumps (W200P10AAF) 240 Volt Model 7' Core Cable 72 in. Flexi Hose	EA	2	\$ 2,754.08	\$ 5,508.16
6	W-Series Grinder Pumps (W201P10AAF) 240 Volt Model 12' Core Cable 72 in. Flexi Hose	EA	2	\$ 2,854.08	\$ 5,708.16
7	Duplex Panel with GEN-AUTO (PC0919G62) T260 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCI	EA	1	\$ 1,967.83	\$ 1,967.83
8	NC0517G04 - 2" Curb Stop Kit, Stainless Steel, complete package with 3 comp. fittings	EA	1	\$ 599.00	\$ 599.00
				<b>TOTAL</b>	<b>\$ 33,361.22</b>

**ITEMS INCLUDED IN ABOVE PRICING:**

- All pumps include 32' cables & discharge components
- Submittals
- Delivery to Jobsite in Truckload Quantities per FREIGHT Item below
- Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date

**ITEMS NOT INCLUDED:**

- Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal

**E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:**

- Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of

**FREIGHT:**

- FOB Destination, Freight Prepaid and Add.
- FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL

**DELIVERY:**

- FOUR Weeks ARO

**VALIDATION:**

- This proposal is valid for 30 days from date above

U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.


On Behalf of Environment One Corp.

Chris Nedwick  
[cnedwick@eone.com](mailto:cnedwick@eone.com)  
 (518) 596-2186

**MEMORANDUM**

DATE: August 24, 2022

TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office

FROM: Robyn Holder, CPPB   
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20210104 Amendment #1  
 CONTRACT TITLE: Grinder Pumps & Related Parts

VENDOR NAME: Environment One Corporation

VENDOR ADDRESS: 2773 Balltown Road  
 CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**  
 CONTRACT AMOUNT: \$11,153,360.53  
 CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**COUNCIL APPROVED: 8/22/2022**  
 CONTRACT AMOUNT: \$116,378.03  
 NEW CONTRACT AMOUNT: \$11,269,738.56 & 0 additional calendar days.



Contract #20210104

**CONTRACT AMENDMENT**

This amendment by and between the Contractor and the City as defined below shall be effective as of the date this Amendment is fully executed.

<b>Contractor's Full Legal Name:</b>	Environmental One Corporation
<b>Solicitation No./Event ID:</b>	20210104
<b>Solicitation Title/Event Name:</b>	Griner Pumps & Related Parts
<b>Contract Award Date:</b>	3/28/2022
<b>Initial Current Contract Term:</b>	4/1/2022 through 3/31/2025 with automatic renewals
<b>Current Contract Expiration Date:</b>	3/31/2025
<b>Requested Contract Expiration Date:</b>	3/31/2025
<b>Initial Contract Amount:</b>	\$11,153,360.53
<b>Current Contract Amended Amount:</b>	\$11,153,360.53
<b>Requested Financial Change Amount:</b>	\$116,378.03
<b>New Contract Amount:</b>	\$11,269,738.56
<b>Amendment No.:</b>	1
<b>Amendment Type:</b>	Increase of Commodities

WHEREAS, the Contract is in effect through the Current Contract Term as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

Contract #20210104

1. The following modifications to the Terms and Conditions contained in Contract #20210104 between Environmental One Corporation and the City of Port St. Lucie dated March 31, 2022 are hereby incorporated and made a part of the contract.

This Amendment provides for new pay items as follows:

*Balance of page left intentionally blank*



Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309

**QUOTATION**

Number: 7-15-22  
Revision: -  
Revision Date: N/A

Thank you for your interest in Environment One, its products and services.  
We are pleased to offer this quotation for your consideration.

To: City of Port St. Lucie - Utility Systems Department  
900 SE Ogden Ln  
Port St. Lucie FL, 34983

Attn: Tim Richards  
Administrator, Water Distribution & Wastewater Collections Utility Systems Department  
Project: PSL-USDJ/Port St. Lucie FL, 34983

ORIGINAL DATE	7/13/2022				
REFERENCE	Truckload E/One Grinder Systems				
EA	60	\$	88.99	\$	5,339.40
EA	5	\$	10.95	\$	54.75
EA	10	\$	243.46	\$	2,434.60
EA	10	\$	236.67	\$	2,366.70
EA	5	\$	34.69	\$	173.45
EA	40	\$	65.70	\$	2,628.00
EA	40	\$	65.70	\$	2,628.00
EA	200	\$	1.24	\$	248.00
EA	40	\$	3.74	\$	149.60
EA	10	\$	382.18	\$	3,821.80
EA	3	\$	2.16	\$	6.48
EA	15	\$	36.83	\$	552.45
EA	15	\$	80.89	\$	1,213.35
EA	200	\$	1.15	\$	230.00
EA	10	\$	15.06	\$	150.60
EA	15	\$	123.23	\$	1,848.45
EA	12	\$	44.50	\$	534.00
EA	12	\$	52.25	\$	627.00
EA	12	\$	180.67	\$	2,168.04
EA	5	\$	0.78	\$	3.90
EA	15	\$	122.30	\$	1,834.50
EA	15	\$	86.53	\$	1,297.95
EA	15	\$	55.60	\$	834.00
EA	5	\$	163.47	\$	817.35
EA	5	\$	248.26	\$	1,241.30
EA	5	\$	101.35	\$	506.75
EA	10	\$	31.20	\$	312.00
EA	10	\$	106.01	\$	1,060.10
EA	10	\$	211.46	\$	2,114.60
EA	3	\$	279.88	\$	839.64
EA	10	\$	210.00	\$	2,100.00
EA	50	\$	1.48	\$	74.00
EA	20	\$	3.29	\$	65.80
1 Spare Parts:					
Stator/Liner Assembly - NC0039G01					
INLET SHROUD, EXTREME - ND0004P01					
Motor Controller Board - NB0494G01					
ALARM REPLACEMENT PC BOARD, SIMPLEX SENTRY, 240/120 - PB0939G21					
LENS AND GASKET ASSEMBLY, SENTRY - PA2138G01					
Pressure Switch, Alarm - NB0083G02					
Pressure Switch, On/Off - NB0083G01					
TERMINAL, FLAG, FLAG, 22-18GA, RED - PA0491P01					
SEAL, LEVEL SENSING HOUSING, EXTREME - NB0042P02					
Motor Housing Assembly - NC0036G01					
WASHER, WAVE SPRING, (2000, EXTREME) - PA1010P01					
BEARING, PUMP END - PA0109P01					
BEARING, TOP - PA1181P01					
NUT, STOP (ELASTIC) 5/16-18 - Part # 0719-3218SS					
CORD GRIP, 1/2 INCH NPT W/ O-RING - NA0045G02					
Cutter Wheel, Machined - NC0008P02					
Level Sensor Housing, Alarm - ND0013P08					
Level Sensor Housing, On/Off - ND0012P07					
Rotor, Pump, Machined and Polished - PC0054P02					
GROOVE PIN, 5/32 INCH D, 1 INCH LG - 0721-E058					
EQD Assembly, Core Side - ND0037G01					
EQD Assembly, Supply Cable Side - ND0036G01					
Mechanical Seal Kit - NC0040G01					
HOSE FLEX DISCHARGE KIT - PC0542G01					
CORE CABLE ASSEMBLY, SERVICE, 7', HARDWIRED - ND0128G06					
SHREDDER RING, EXTREME - ND0008P01					
CIRCUIT BREAKER, 1 POLE, 15A, DIN RAIL MT - BB0682P01					
RELAY, AUTO XFR, GEN RECEPTACLE, SENTRY - PA1927P02					
ANTI-SYPHON CHECK VALVE ASM, FOR WETWELL & UPGRADE - NC0032G02					
LEVEL SENSOR ASSEMBLY, HARDWIRED - NC0033G01					
Supply Cable, 32' Length - ND0036G06					
Wire Splice Connector, 3 Wire (Lever Type) - NA0487P01					
O-RING, 4.975 X 5.525, BUNA - 0310-429B					



Environment One Corp - 2773 Balttown Road - Niskayuna, NY 12309

**QUOTATION**

Number: 7-15-22  
 Revision: -  
 Revision Date: N/A

	EA	70	\$	1.79	\$	125.30
SCREW, HEX, SS, 5/16-18 X 2 INCH - 0073-7032	EA	70	\$	0.64	\$	44.80
WASHER, PLAIN, SS, 5/16 INCH - 0707-7002	EA	70	\$	0.64	\$	44.80
SCREW, HEX, 1/4-20 X 1.0 LG - PA1399P02	EA	40	\$	0.49	\$	19.60
SCREW, HEX HD, 1/4-20 x .75 - PA1399P01	EA	40	\$	0.16	\$	6.40
WASHER, PLAIN, SS 1/4 - 0706-6002	EA	40	\$	0.83	\$	33.20
SCREW, LOCK, HEX, 10-24 X .75L - BA1398P01	EA	12	\$	0.23	\$	2.76
SCREW, SOCKET HEAD, 10-24 X .50, PRE-COTE, CONTROL BRACKET -NA0015P01	EA	40	\$	111.06	\$	4,442.40
SLIDE FACE RECEIVER ASSEMBLY - BC0542G10	EA	12	\$	17.09	\$	205.08
SLIDER, FOR SLIDEFACE RECEIVER (NO O-RINGS) - BC0600P01	EA	5	\$	\$0.85	\$	4.25
OVIAS O-RING, 1.609 X 1.887, BUNAN - 0310-223B	EA	3	\$	6.04	\$	18.12
ORING, SLIDE FACE (1.57 x .197) (AMGP, 1000, 300) - PA0514P01						
7 Tools & Test Equipment & Chemicals:						
HAND PUMP, VACUUM/PRESS - PA1019G01	EA	1	\$	275.89	\$	275.89
FITTING/ADAPTER, 1/8NPT X 3/16 BARB (CONTROL CAVITY TEST) - NA0219P06	EA	2	\$	3.42	\$	6.84
MOTOR AIR TEST FIXTURE - PA1198P01	EA	2	\$	22.94	\$	45.88
LOCTITE 641, 10 mL, BEARINGS - 0323-049	EA	2	\$	33.29	\$	66.58
LOCTITE 598, 0.5 OZ, CABLE ENTRY - NA0161P02	EA	5	\$	11.25	\$	56.25
SILICONE, MOLYCOTE 55, 5.3 OZ - NA0008P02	EA	3	\$	52.43	\$	157.29
GREASE, SILICONE, 5.3 OZ - Part # 0302-005	EA	3	\$	34.81	\$	104.43
EQUALIZER ASSEMBLY -NC0034G01	EA	10	\$	95.74	\$	957.40
CIRCUIT BREAKER, 2 POLE, 15A, DIN RAIL MT - BB0683P01	EA	10	\$	62.22	\$	622.20
FLAT WASHER #10 -0706-5002	EA	40	\$	0.40	\$	16.00
<b>TOTAL</b>			<b>\$</b>		<b>\$</b>	<b>47,832.03</b>

**ITEMS INCLUDED IN ABOVE PRICING:**

- All pumps include 32' cables
- Submittals
- Delivery to Jobsite in Truckload Quantities per FREIGHT Item below
- Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date

**ITEMS NOT INCLUDED:**

- Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal

**E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:**

Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal

**FREIGHT:**

- FOB Destination, Freight Prepaid and Allowed in Truckload Quantities (200 Pump Cores per Truckload)

**DELIVERY:**

- 4 Weeks ARO


**VALIDATION:**

- This proposal is valid for 30 days from date above

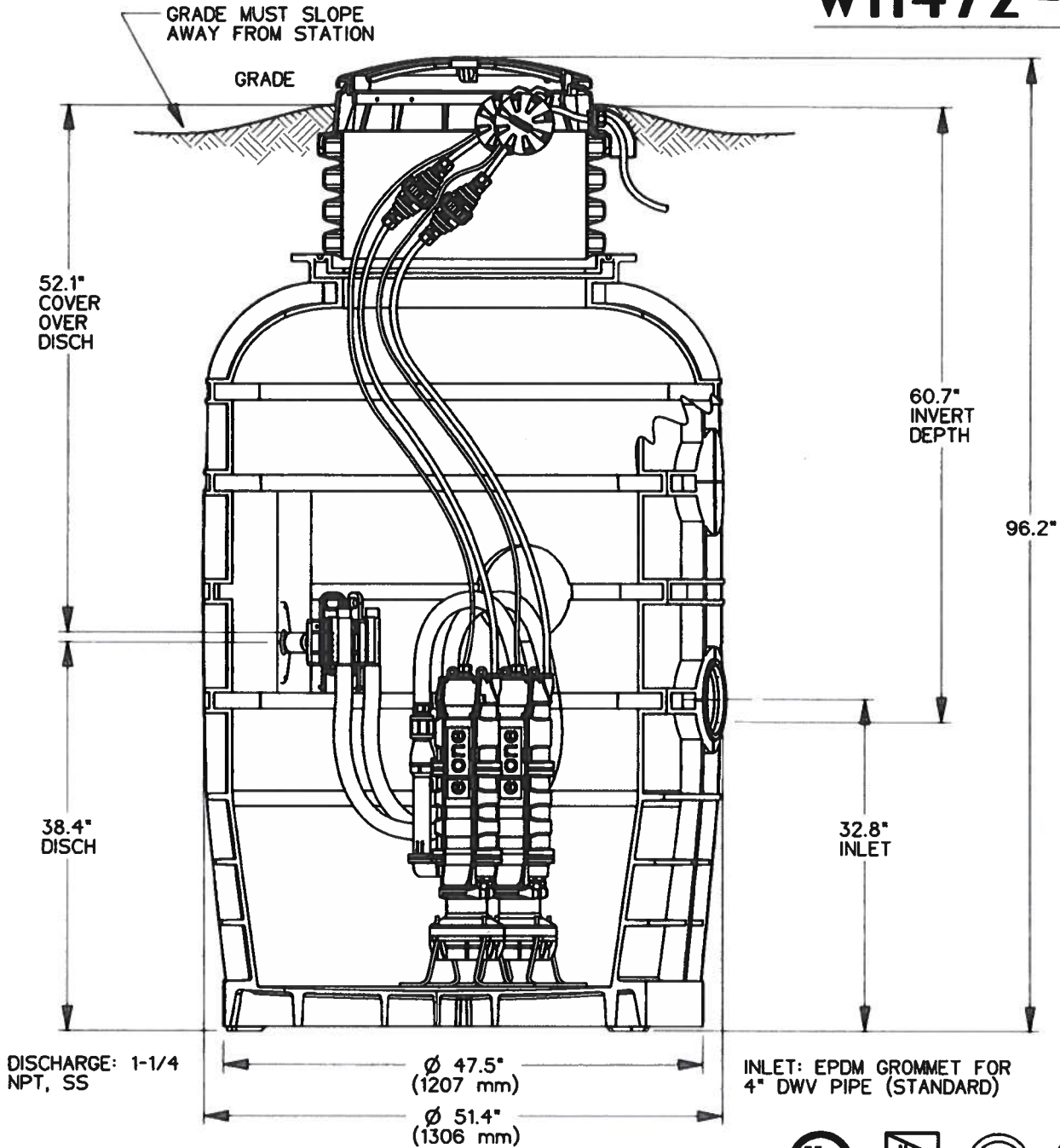
U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.

On Behalf of Environment One Corp.

Chris Nedwick  
 cnedwick@eone.com  
 (518) 596-2186

<b>e one</b>		Environment One Corp - 2773 Balltown Road - Niskayuna, NY 12309 Phone: (518) 346-6161 Fax: (518) 346-4382		<b>QUOTATION</b> 6/8/2022 Revision : - Revision Date: N/A	
Thank you for your interest in Environment One, its products and services. We are pleased to offer this quotation for your consideration.					
<b>To:</b>		<b>ORIGINAL DATE</b>	20-May-22		
City of Port St. Lucie - Utility Systems Department 900 SE Ogden Ln Port St. Lucie FL, 34983		<b>REFERENCE</b>	PSL Commercial Stations		
<b>Attn:</b>					
Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442					
<b>Project:</b>					
PSL-USD/Port St. Lucie FL, 34983					
<b>Item No.</b>	<b>Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
1	WH472- 96 (W001S67D14T) WT47 - 96 in. Total Station Height 52 in. Discharge Cover 1. 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,494.00	\$ 4,494.00
2	W-Series Grinder Pumps (W200P10AAF) 240 Volt Model 7 Core Cable 72 in. Flexi Hose	EA	2	\$ 2,508.00	\$ 5,016.00
3	Duplex Panel with GEN-AUTO (PC0919G82) T260 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCI	EA	1	\$ 1,792.00	\$ 1,792.00
4	NC0193G01 - Curb Stop Kit, Stainless Steel, 1-1/4" Compression Fittings for SDR 11	EA	1	\$ 158.00	\$ 158.00
<b>TOTAL</b>					<b>\$ 11,460.00</b>
<b>ITEMS INCLUDED IN ABOVE PRICING:</b>					
<ul style="list-style-type: none"> <li>• All pumps include 32' cables &amp; discharge components</li> <li>• Submittals</li> <li>• Delivery to Jobsite in Truckload Quantities per FREIGHT Item below</li> <li>• Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date</li> </ul>					
<b>ITEMS NOT INCLUDED:</b>					
• Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal					
<b>E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:</b>					
• Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal					
<b>FREIGHT:</b>					
• FOB Destination, Freight Prepaid and Add.					
• FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL					
<b>DELIVERY:</b>					
• FOUR Weeks ARO					
<b>VALIDATION:</b>					
• This proposal is valid for 30 days from date above					
<p>U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.</p>					<p>On Behalf of Environment One Corp.</p>  <p>Chris Nedwick cnedwck@eone.com (518) 596-2186</p>

# WH472-96



CONCRETE BALLAST MAY BE REQUIRED  
SEE INSTALLATION INSTRUCTIONS  
FOR DETAILS


NOTE: DIMENSIONS ARE FOR REFERENCE ONLY  
Contract #20210104 Page 6 of 11

SGS		11/27/18	1	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

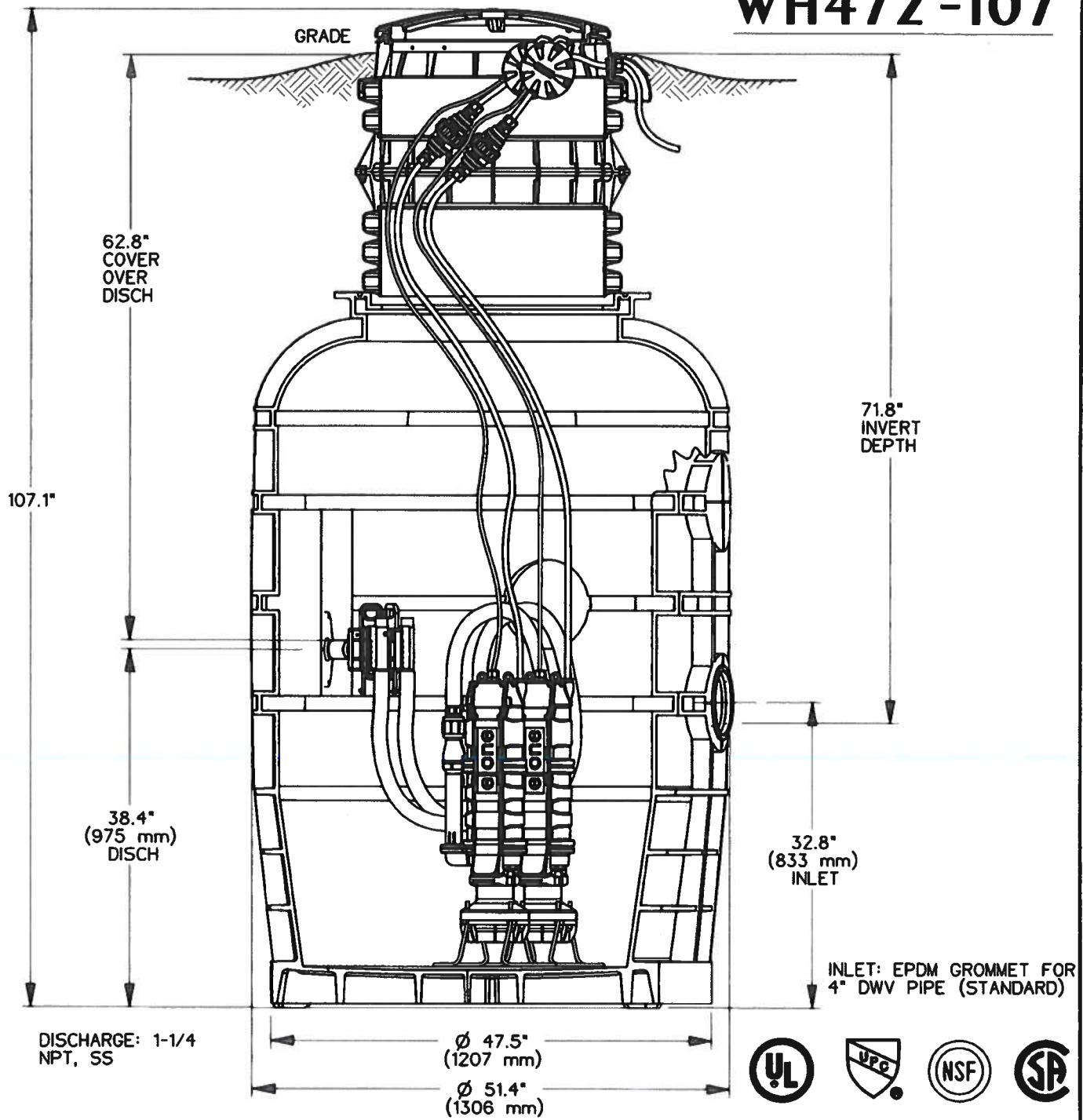


MODEL WH472-96

ESD 18-0136  
Amendment #1

<b>e one</b>		Environment One Corp. · 2773 Balltown Road · Niskayuna, NY 12309 Phone: (518) 346-6161 Fax: (518) 346-4382		<b>QUOTATION</b>	
				Number: 6/6/22 Revision: - Revision Date: N/A	
Thank you for your interest in Environment One, its products and services. We are pleased to offer this quotation for your consideration.					
<b>To:</b>		<b>ORIGINAL DATE</b>	20-May-22		
City of Port St. Lucie - Utility Systems Department 900 SE Ogden Ln Port St. Lucie FL, 34983		<b>REFERENCE</b>	PSL Commercial Stations		
<b>Attn:</b>					
Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442					
<b>Project:</b>					
PSL-USD/Port St. Lucie FL, 34983					
<b>Item No.</b>	<b>Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
1	WH472- 107 (W001S48D14T) WT47 - 107 in. Total Station Height 61.5 in. Discharge Cover 1. 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,595.00	\$ 4,595.00
2	W-Series Grinder Pumps (W200P10AAF) 240 Volt Model 7 Core Cable 72 in. Flexi Hose	EA	2	\$ 2,508.00	\$ 5,016.00
3	Duplex Panel with GEN-AUTO (PC0919G82) T260 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCI	EA	1	\$ 1,792.00	\$ 1,792.00
4	NC0193G01 - Curb Stop Kit, Stainless Steel, 1-1/4" Compression Fittings for SDR 11	EA	1	\$ 158.00	\$ 158.00
<b>TOTAL</b>					<b>\$ 11,561.00</b>
<b>ITEMS INCLUDED IN ABOVE PRICING:</b>					
<ul style="list-style-type: none"> <li>• All pumps include 32' cables &amp; discharge components</li> <li>• Submittals</li> <li>• Delivery to Jobsite in Truckload Quantities per FREIGHT Item below</li> <li>• Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date</li> </ul>					
<b>ITEMS NOT INCLUDED:</b>					
<ul style="list-style-type: none"> <li>• Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal</li> </ul>					
<b>E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:</b>					
<ul style="list-style-type: none"> <li>• Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal</li> </ul>					
<b>FREIGHT:</b>					
<ul style="list-style-type: none"> <li>• FOB Destination, Freight Prepaid and Add.</li> <li>• FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL</li> </ul>					
<b>DELIVERY:</b>					
<ul style="list-style-type: none"> <li>• FOUR Weeks ARO</li> </ul>					
<b>VALIDATION:</b>					
<ul style="list-style-type: none"> <li>• This proposal is valid for 30 days from date above</li> </ul>					
<p>U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.</p>					<p>On Behalf of Environment One Corp.</p>  <p>Chris Nedwick cnedwick@eone.com (518) 596-2186</p>

# WH472-107



CONCRETE BALLAST MAY BE REQUIRED  
SEE INSTALLATION INSTRUCTIONS  
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

Contract #20210104


Page 8 of 11

SGS		06/15/21	1	1/20
DR BY	CHK'D	DATE	ISSUE	SCALE

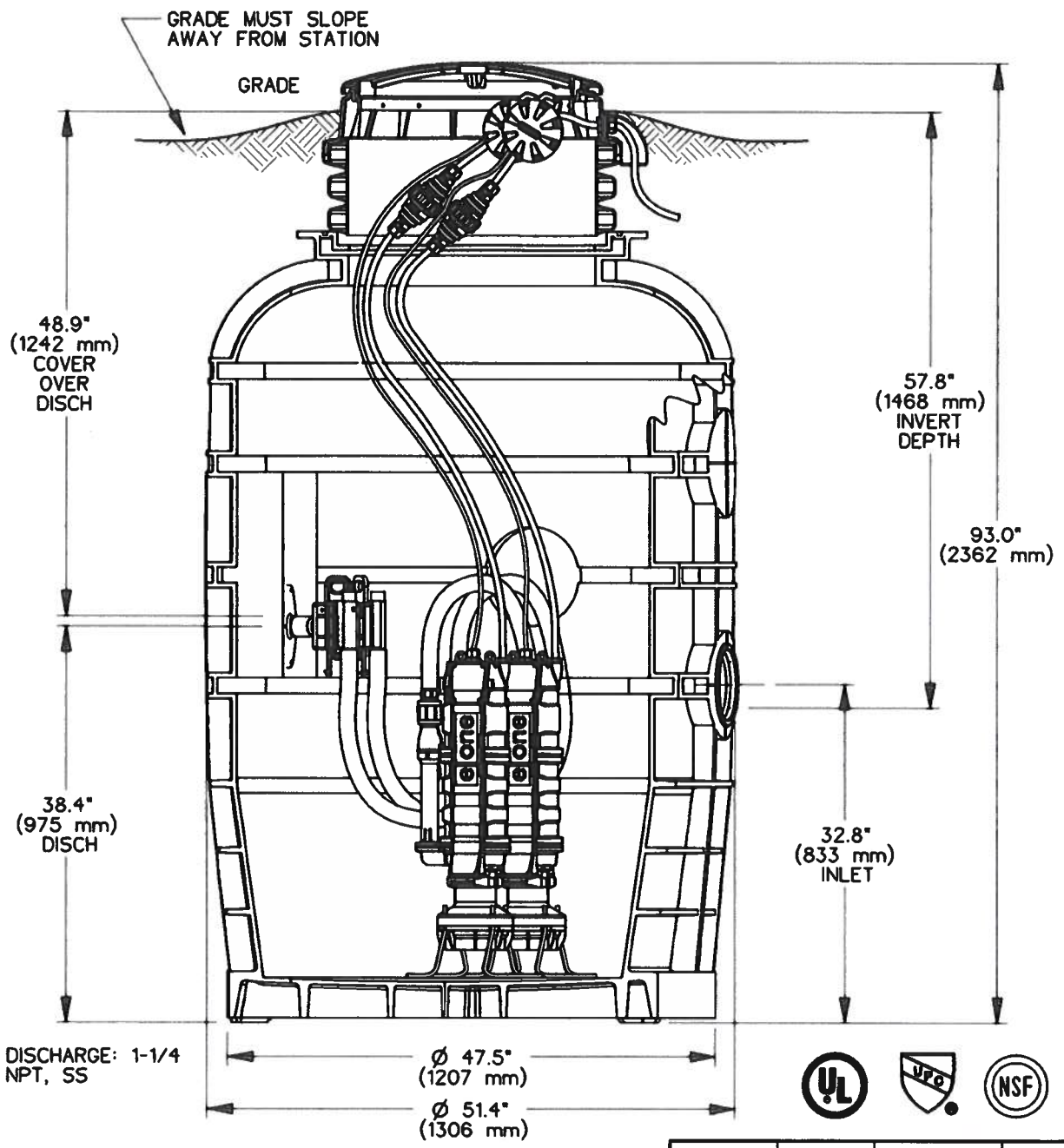


WH472-107

ESD 21-0054  
Amendment #1

<b>e one</b>		Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309 Phone: (518) 346-6161 Fax: (518) 346-4382		<b>QUOTATION</b> 6/8/2022 Revision : - Revision Date: N/A	
Thank you for your interest in Environment One, its products and services. We are pleased to offer this quotation for your consideration.					
<b>To:</b> City of Port St. Lucie - Utility Systems Department 900 SE Ogden Ln Port St. Lucie FL, 34983		<b>ORIGINAL DATE</b>	23-Jan-22		
<b>Attn:</b> Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442		<b>REFERENCE</b>	PSL Commercial Stations		
<b>Project:</b> PSL-USD/Port St. Lucie FL 34983					
<b>Item No.</b>	<b>Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
1	WH472- 92 (W001S47D14T) WT47 - 92 in. Total Station Height 48.9 in. Discharge Cover 1. 6 in. DWV (SCH40) Field Installed Grommet	EA	1	\$ 4,436.00	\$ 4,436.00
2	W-Series Grinder Pumps (W200P10AAF) 240 Volt Model 7' Core Cable 72 in. Flexi Hose	EA	2	\$ 2,508.00	\$ 5,016.00
3	Duplex Panel with GEN-AUTO (PC0919G82) T260 240V Gen-Rec W/ Auto Transfer, Hour Meters & GFCI	EA	1	\$ 1,792.00	\$ 1,792.00
4	NC0193G01 - Curb Stop Kit, Stainless Steel, 1-1/4" Compression Fittings for SDR 11	EA	1	\$ 158.00	\$ 158.00
<b>TOTAL</b>					<b>\$ 11,402.00</b>
<b>ITEMS INCLUDED IN ABOVE PRICING:</b>					
<ul style="list-style-type: none"> <li>• All pumps include 32' cables &amp; discharge components</li> <li>• Submittals</li> <li>• Delivery to Jobsite in Truckload Quantities per FREIGHT Item below</li> <li>• Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date</li> </ul>					
<b>ITEMS NOT INCLUDED:</b>					
<ul style="list-style-type: none"> <li>• Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal</li> </ul>					
<b>E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:</b>					
<ul style="list-style-type: none"> <li>• Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal</li> </ul>					
<b>FREIGHT:</b>					
<ul style="list-style-type: none"> <li>• FOB Destination, Freight Prepaid and Add.</li> <li>• FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL</li> </ul>					
<b>DELIVERY:</b>					
<ul style="list-style-type: none"> <li>• FOUR Weeks ARO</li> </ul>					
<b>VALIDATION:</b>					
<ul style="list-style-type: none"> <li>• This proposal is valid for 30 days from date above</li> </ul>					
<p>U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.</p>					<p>On Behalf of Environment One Corp.</p> 
					<p>Chris Nedwick cnedwick@eone.com (518) 596-2186</p>

**OPTIONS :**  **WH472-92** (HARD WIRED LEVEL CONTROLS)  
 **WR472-92** (WIRELESS LEVEL CONTROLS)



INLET: EPDM GROMMET FOR 4" DWV PIPE (STANDARD)

CONCRETE BALLAST MAY BE REQUIRED  
 SEE INSTALLATION INSTRUCTIONS  
 FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY  
 Contract #20210104 Page 10 of 11


SGS	PD	12/28/10	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
MODEL WH472-92 / WR472-92				
NA0223P04 Amendment #1				

Contract #20210104


2. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
3. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Environment-One Corporation
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Eric P. LaCoppola / President
<b>Date:</b>	8/3/22
<b>Company Address:</b>	2773 Balltown Road Niskayuna, NY 12309

**THE CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	8/25/2022
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

**MEMORANDUM**

DATE: March 31, 2022

TO: \*\*\*ORIGINAL\*\*\*  
City Clerk's Office

FROM: Robyn Holder, CPPB  
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20210104  
CONTRACT TITLE: Grinder Pumps & Related Parts

VENDOR NAME: Environment One Corporation

VENDOR ADDRESS: 2773 Balltown Road  
CITY & STATE: Niskayuna, NY 12309

**COUNCIL APPROVED: 3/28/2022**

CONTRACT AMOUNT: \$11,153,360.53

CONTRACT TERM: 4/1/2022 through 3/31/2025 with automatic renewals for one (1) year periods unless terminated by either party.

**CITY OF PORT ST. LUCIE  
CONTRACT # 20210104**

This CONTRACT executed this 31<sup>st</sup> day of March, 2022, by and between the CITY OF PORT ST. LUCIE, a Florida municipal corporation, hereinafter called "City" party of the first part, and ENVIRONMENT-ONE CORPORATION, a New York corporation with an address at 2773 Balltown Road, Niskayuna, NY 12309, hereinafter called "Contractor," party of the second part. City and Contractor may be referred to 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**, Contractor is a foreign corporation authorized to do business in the State of Florida;  
and

**WHEREAS**, the City wishes to contract with Contractor for the supply of the sewage grinder pumps and related training and technical support services set forth on Exhibit "A" on the terms and conditions set forth herein; and

**WHEREAS**, Contractor is qualified, willing and able to provide the specified products and services on the terms and conditions set forth herein.

**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**

Project Manager: City of Port St. Lucie, Utility Systems Department  
Timothy Richards, Administrator, D&C  
Michael Rossignol, Warehouse Supervisor  
City of Port St. Lucie, Utility Systems Dept.  
900 S.E. Ogden Lane  
Port St. Lucie, Florida 34983  
Telephone (772) 344-4228 Fax 772-873-6405  
Email: [TRichards@cityofpsl.com](mailto:TRichards@cityofpsl.com)

City Contract Administrator: City of Port St. Lucie  
Procurement Management Department  
121 SW Port St. Lucie, Blvd.  
Port St. Lucie, FL. 34984

Port St. Lucie, FL. 34984  
 Telephone: 772-344-4068 / Fax: 772-871-7337  
 Email: [JBezak@cityofpsl.com](mailto:JBezak@cityofpsl.com)

Contractor: Environment-One Corporation  
 Eric LaCoppola, President  
 Chris Nedwick, National Sales Development Manager  
 2773 Balltown Rd, Niskayuna, NY 12309  
 Telephone: 518-579-3053  
 Email: [elacoppola@eone.com](mailto:elacoppola@eone.com)

## **SECTION II**

### **DESCRIPTION OF SERVICES TO BE PROVIDED**

Contractor will be a Single Source Contractor. Contractor has agreed to supply the sewage grinder pumps and related equipment (the "Products") and related training and technical support services (the "Services") set forth on Exhibit "A" attached hereto and incorporated herein by reference to the City, and the City has agreed to purchase from Contractor 100% of its requirements for the Products and Services during the term of this Contract, to be used throughout the City's Utility System. The City will issue a written annual order for the Products (showing a monthly delivery amount for the Products to be delivered for each 3-month period in that annual period), and the City will issue written order releases against that order for each 3-month period. Contractor will deliver the Products against the written order releases issued by the City.

**Scope of work:** The Contractor is providing Products and Services in the State of Florida. The City may place orders in truckload quantity. However, this cannot be guaranteed. Therefore, the Contractor must agree to deliver less than truckload quantities, (when required by the City) at the contract price; provided that the additional shipping charges will be quoted in advance of shipments, prepaid by Contractor, added to the invoice of shipped products, and payable by the City.

**Floor Stock** - Contractor must be an ongoing manufacturer or distributor of the Products and shall maintain a reasonable (in Contractor's discretion) amount of the Products as "floor stock" as part of its business.

**Product Inspection** – All products are subject to inspection and testing prior to usage as set forth herein. A sample must be made available upon request.

**Deliveries** - Resulting deliveries are to be made FOB Destination - City of Port St. Lucie Utility Warehouse, 900 SE Ogden Lane, Port St. Lucie, Florida 34983 or as otherwise designated by the City of Port St. Lucie. All items are to be designated for inside delivery. Deliveries are received at this location between the hours of 8:00 am and 3:00 pm.

Delivery times shall be no later than the delivery times as stated below. Failure of the Contractor to meet this delivery requirement may result in default. It is hereby understood and mutually agreed to by and between the parties that the time of delivery is an essential condition of this contract.

Pumps that are not in stock locally, but within the United States shall be delivered within fifteen (15) business days of Contractor's receipt of order release.

**Warranty Claim Pickup** – Contractor shall pick up Products that do not conform to the Product specifications on Exhibit A within twenty (20) business days of receiving a warranty claim and written pickup request from the City.

**Packing** - All materials delivered as a result of this order are to be packed in a manner intended to ensure that the materials are not damaged in transit. A packing list specifying the City's contract number, quantity, description of each item shipped, and if the order is charged to Visa, the cardholder's name and card number shall accompany each shipment. The Contractor must have the capabilities of shrink-wrapping and palletizing individual loads as well as bulk truckloads.

**Loading** – Material is to be loaded suitable for removal from truck with driver assistance utilizing a pallet jack.

### **SECTION III** **TERM**

As a continuing Single Source Contract, the original Contract period shall commence on April 1<sup>st</sup>, 2022 (the "Effective Date") and continue through March 31<sup>st</sup>, 2025, unless earlier terminated as set forth herein, with automatic renewal for additional one (1) year periods as set forth in Section IV below.

### **SECTION IV** **RENEWAL OPTION**

The Contract period shall be for three (3) years and shall automatically renew for additional one (1) year periods unless either party notifies the other party in writing at least 90 days before the end of the then current term that the Contract will not be renewed.

### **SECTION V** **COMPENSATION**

The City will pay to the Contractor a fixed per unit price for the Products and Services as listed in Exhibit "A" attached hereto, subject to adjustment as set forth herein. The City shall pay all invoices net forty-five (45) days from receipt of invoice unless Contractor has chosen to take advantage of the Purchasing Card Program, which guarantees payment within several days. Invoices shall be accompanied by adequate supporting documentation for approval by Project Manager. If City disputes any invoiced amounts, the City will promptly inform Contractor in writing of such dispute, the parties will work together to promptly resolve any such disputes, and the City shall pay all undisputed amounts when due.

All invoices and correspondence relative to this Contract must contain the Purchase Order number, Contract number, unique invoice number and details of items with prices that correspond to 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 1 percent per month on the undisputed, unpaid balance.

Beginning on the one-year anniversary of the Effective Date and thereafter on each successive anniversary of the Effective Date during the term and the beginning of each renewal term, prices for the Products and will increase by the greater of the US Department of Labor, Bureau of Labor Statistic Producers Price Index

(PPI), using the Pump and Pumping Equipment Manufacturing Index (BLS Series ID PCU333911333911) or 3%. Price adjustments calculated by the PPI method will use the US Department of Labor's recommendation of dividing the current index at the time of the price adjustment by the base index, taken on the date the latest pricing was quoted, and multiplying that number by the base or latest quoted price.

**SECTION VI**  
**WORK CHANGES**

The City may request changes to an accepted order or order release. Any changes must be mutually agreed in writing by the parties, including any adjustments in the Contract price and time for completion. All changes must be authorized by a written change order signed by both parties. 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.

**SECTION VII**

N/A

**SECTION VIII**  
**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 (excluding attorney's fees) to the extent it involves third-party bodily injury, wrongful death, or loss of or damage to tangible property, at law or in equity, which may arise or may be alleged to have arisen from the negligent acts, errors, omissions or other wrongful conduct of Contractor, agents, laborers, subcontractors or other personnel entity acting under Contractor's control in connection with the Contractor's performance of services under this Contract.

**SECTION IX**  
**SOVERIEGN 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 X**  
**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, limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by 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 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 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, 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 Contractor shall agree to 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, \$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 Contractor qualify its employee for benefits under Federal Workers' Compensation Statute (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 Contractor 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

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. Coverage shall apply on a primary and non-contributory basis. 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 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 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 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 and shall include Contract # 20210104 – Grinder Pumps and Parts shall be listed as additionally insured."** The Policies shall be specifically endorsed to provide thirty (30) day written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Contractor 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 shall be attached to the Certificate of Insurance.

4. Automobile Liability Insurance: The Contractor 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 Contractor does not own any automobiles; the Business Auto Liability requirement shall be amended allowing Contractor 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.
5. Waiver of Subrogation: The Contractor shall agree by entering into this Contract 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 Contractor 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 Contractor enter into such a Contract on a pre-loss basis.
6. Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Contract.

It shall be the responsibility of the Contractor to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the Contractor to obtain Certificates of Insurance from all contractors and sub-contractors listing the City as an Additional Insured without the language, when required by written contract.

The Contractor 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 not obligation, 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 contractor to execute the contract and/or punctually deliver the required insurance, and other documentation may be cause for annulment of the award.

#### **SECTION XI** **ACTS OF GOD**

Not Applicable.

**SECTION XII**  
**PERFORMANCE & PAYMENT BONDS**

N/A.

**SECTION XIII**  
**PROHIBITION AGAINST FILING OR MAINTAINING LIENS AND SUITS**

Not applicable.

**SECTION XIV**  
**COMPLIANCE WITH LAWS**

Contractor shall comply with all laws, rules, regulations, or ordinances applicable to the Products and the Services provided by Contractor pursuant to this Contract.

**RECORDS**

The City of Port St. Lucie is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to Section 119.0701, F.S.

Contractor 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. (See <http://dos.dos.state.fl.us/library-archives/records-management/general-records-schedules/>).
2. During the term of the contract, the Contractor 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. Contractor's records under this Contract include but are not limited to, subcontractor invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Agreement.
4. The Contractor agrees to make available to the City, during normal business hours all books of account, reports and records relating to this contract.
5. A Contractor 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 contractor 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 Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'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**  
[pr@cityofpsl.com](mailto:pr@cityofpsl.com)

**SECTION XV**  
**DELIVERY DOCUMENTATION**

Not applicable.

**SECTION XVI**  
**INSPECTION AND CORRECTION**

In order to determine whether the Products have been delivered in accordance with the terms and conditions of the Contract documents, the Project Manager shall make inspection as soon as practicable after delivery. If such inspection shows that the Products have not been delivered in accordance with the terms and conditions of the Contract documents, the Project Manager shall promptly notify Contractor in writing providing reasonable detail regarding any issues with the delivered Products. Contractor shall then be afforded an opportunity to correct the deficiencies so pointed out at no additional charge to the City. Such examination, inspection, or tests made by the Project Manager, shall not relieve Contractor of its responsibility to remedy any non-conforming Products.

**SECTION XVII  
ADDITIONAL REQUIREMENTS**

In the event of any conflict between the terms and conditions, appearing on any order form or order release issued relative to this Contract, and those contained in this Contract and the Product specifications herein referenced, the terms of this Contract and Product specifications herein referenced shall apply.

**Disclaimer of Implied Warranties** - This warranty is in lieu of all other warranties or obligations, express or implied. CONTRACTOR EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND CONTRACTOR DOES NOT WARRANT THE ADEQUACY OF THE CITY'S DESIGNS OR SPECIFICATIONS OR THE INSPECTION PROTOCOL. No person is authorized to give any other warranties on Contractor's behalf.

**Warranty** - The Products will conform to the Product specifications set forth in Exhibit A as determined and demonstrated by the then in effect inspection methods and standards. If the Products do not conform to the stated warranty, Contractor will, as the City's sole and exclusive remedy, either rework, replace, or compensate the City for Contractor-authorized repair of the Products that are agreed to be non-conforming. The warranty provisions herein will not apply if (i) the Products were rejected by the use or application of test or inspection procedures or processes not agreed to by the Contractor; or (ii) the City (or its subcontractors or agents) has or has attempted to correct, repair, rework or otherwise alter the goods without Contractor's prior written authorization. The warranty period shall last for three hundred sixty-five (365) calendar days after installation or 455 calendar days after shipment, whichever occurs first

**Miscellaneous Testing** - The Contractor agrees to reimburse the City for any reasonable expenditure incurred by the City for the performance of mutually agreed testing of the Products supplied by the Contractor if said Products prove to be not in compliance with the Product specifications in Exhibit A.

**Standard Production Items** - All products offered must be standard production items that have been available to the trade for a period of not less than two (2) years and are expected to remain available in future years.

**SECTION XVIII  
LICENSING**

N/A.

**SECTION XIX  
SAFETY PRECAUTIONS**

**Conditions for Emergency/Hurricane or Disaster** It is hereby made part of the Contract that before and after a public emergency, disaster, hurricane, flood or other such acts of God that the city of Port St. Lucie shall require "priority" basis for goods and services. It is vital and imperative that the majority of citizens are protected from any emergency situation which threatens public health and safety as determined by the City. Contractor agrees to rent/sell/lease all goods and service to the city or other government entities as opposed or a private citizen on a priority basis. The City expects to pay contractual prices for all goods and services required during and emergency situation. The Contractor shall furnish a twenty-four (24) hour phone number in the event of such an emergency.

**SECTION XX**  
**ASSIGNMENT**

Contractor shall not delegate, assign or subcontract any part of the work required to be performed under this Contract or assign any monies due Contractor hereunder without first obtaining the written consent of the City. The City shall not assign this Contract without first obtaining the written consent of the Contractor.

**SECTION XXI**  
**TERMINATION AND EXCUSABLE DELAYS**

**Termination for Cause.** If either the City or Contractor breaches any material provision hereof, the other party will have the right to terminate hereunder if the breaching party fails to cure its breach (other than a failure by the City to pay any amount when due, which failure will have no cure period) within 30 days after receiving written notice from the other party. If the breaching party reasonably requires more than 30 days to cure its breach, the 30-day cure period will be extended as reasonably necessary to allow completion of the cure, provided that the breaching party begins the cure within the 30-day period and diligently pursues the cure to completion. In addition, a party shall have the right to terminate if the other party 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 or a party reasonably believes that the other party has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.

**Excusable Delays.** Contractor will not be responsible for any failure, interruption or delay in manufacture or delivery that is related to: (1) any acts of the Federal Government, including controls or restrictions or requisitioning of materials, equipment, tools or labor by reason of war, national defense or any other national emergency, (2) any acts of the City or of any other State or local government which prevent performance or make performance impractical, (3) causes that are beyond the control of the Contractor which prevent performance or make performance impractical, including but not restricted to, acts of God, acts of the public enemy, acts of another contractor in the performance of some other contract with the City, fires, floods, pandemics, epidemics, quarantine, strikes, freight embargoes and weather of unusual severity such as hurricanes, tornadoes, cyclones and other extreme weather conditions, and/or (4) any delay of any Subcontractor occasioned by any of the above mentioned causes. However, the Contractor must promptly notify the City in writing of the cause of delay. The City shall extend the time for completing the work for a period of time commensurate with the period of excusable delay.

**SECTION XXII**  
**LAW AND VENUE**

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 shall be in St. Lucie County, Florida.

**SECTION XXIII**

Not Applicable.

**SECTION XXIV**  
**APPROPRIATION APPROVAL**

The Contractor acknowledges that the City of Port St. Lucie's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the City Council. The Contractor agrees that, in the event such appropriation is not forthcoming, the City may terminate this Contract by providing at least 120 days advance notice in writing and that no charges, penalties or other costs shall be assessed. For clarity, the City will be responsible for paying for Products and Services provided prior to the effective date of any such termination.

**SECTION XXV**  
**ATTORNEY'S FEES**

Each party agrees to pay its own attorneys' fees and costs.

**SECTION XXVI**  
**CODE OF ETHICS**

Contractor warrants and represents that its employees will abide by the Precision Castparts Corp. Code of Conduct, a copy of which can be found at this website: <https://www.precast.com/public-relations/code-of-conduct.pdf>. For any Services performed in Florida, Contractor warrants and represents that its employees will abide by any applicable provisions of the State of Florida Code of Ethics found in Chapter 112.311 et seq., Florida Statutes.

**SECTION XXVII**  
**POLICY OF NON-DISCRIMINATION**

Contractor shall not discriminate against any person in its operations, activities or delivery of services under this Contract. Contractor 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 XXVIII**  
**SEVERABILITY**

The Parties to this Contract expressly agree that it is not their intention to violate any public policy, statutory or common law rules, regulations, or decisions of any governmental or regulatory body. If any provision of this Contract is judicially or administratively interpreted or construed as being in violation of any such policy, rule, regulation, or decision, the provision, sections, sentence, word, clause, or combination thereof causing such violation will be inoperative (and in lieu thereof there will be inserted such provision, section, sentence, word, clause, or combination thereof as may be valid and consistent with the intent of the Parties under this Contract) and the remainder of this Contract, as amended, will remain binding upon the Parties, unless the inoperative provision would cause enforcement of the remainder of this Contract to be inequitable under the circumstances.

**SECTION XXIX  
MUTUAL WAIVER AND LIMITATION OF LIABILITY**

City and Contractor (inclusive of their respective officers, directors, members, partners, subcontractors, and employees) shall not be liable to each other for loss or profit or revenue, loss of use or business opportunity, loss of contract, cost of obtaining alternative performance, or for any indirect, consequential, special, incidental and punitive damages; provided, however that this limitation of liability shall not apply to any claim by either party against the other party for fraud, willful misconduct, or breach of confidentiality obligations. The aggregate liability of each party, whether under contract law, in tort, or otherwise, will not exceed the total amount paid to the Contractor by the City in the twelve (12) months prior to the filing of the relevant dispute ("Cap"). The Cap does not apply or limit any claim by the City against the Contractor pursuant to Section VIII or any claim by either party against the other party for fraud or willful misconduct. The rights and remedies of the parties herein are cumulative and in addition to any and all rights and remedies by law, equity or otherwise; however, to the extent the Contract provides a remedy for a given default, it is the sole and exclusive remedy available in lieu of any/all other remedies available at law, in equity, or otherwise.

**SECTION XXXX  
ENTIRE CONTRACT**

The written terms and provisions of this Contract shall take precedence over any and all prior and contemporaneous verbal or written statements of any official or other representative of the City. Any such statements shall not be effective or be construed as entering into, or forming a part of, or altering in any manner whatsoever, this Contract or Contract documents.

*(Balance of page left intentionally blank)*

IN WITNESS WHEREOF, the parties are duly authorized to bind their respective entities and have executed this Contract at Port St. Lucie, Florida, the day and year first above written.

CITY OF PORT ST. LUCIE FLORIDA

ENVIRONMENT-ONE CORPORATION

By: Caroline Surja's  
City Purchasing Agent

By: [Signature]  
Authorized Representative

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF NEW YORK )  
) ss  
COUNTY OF SCHENECTADY )

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization, this 15 day of March 2022, by Eric LaCoppola, who is [] personally known to me, or who has [] produced the following identification:

DRIVER'S LICENSE

[Signature]  
Signature of Notary Public

Amber Humphrey  
Print Name of Notary Public  
Notary Public, State of New York  
My Commission expires: 3/21/2023

NOTARY SEAL/STAMP

AMBER HUMPHREY  
Notary Public, State of New York  
Schenectady Co. #01MA6237524  
Commission Expires Mar. 21, 2023

# Exhibit A:

Thank you for your interest in Environment One, its products and services.  
 We are pleased to offer this quotation for your consideration.

<b>To:</b> City of Port St. Lucie - Utility Systems Department 900 SE Ogden Ln Port St. Lucie FL, 34983	<b>ORIGINAL DATE</b> 1/23/2022
<b>Attn:</b> Tim Richards Administrator, Water Distribution & Wastewater Collections Utility Systems Department	<b>REFERENCE</b> Truckload E/One Grinder Systems
<b>Project:</b> PSL-USD/Port St. Lucie FL, 34983	

Items	Unit	Quantity	Unit Price	Total Price
<b>1 E/One Grinder Pump Core Unit, Sentry Panel and Extended Warranty</b>	EA	4,840	\$ 1,418.00	\$ 6,863,120.00
<b>Above Includes:</b>				
Cable				
SB1F000B0AA - SENTRY SIM-CON,240V,2P,GEN,NO LOCK				
PA0558P07 - Grommet, 3"				
NA0043P03- Pump Core Warranty, 5 YEARS				
<b>2 E/One Upgrade (PM) Unit, Sentry Panel &amp; Extended Warranty</b>				
<b>Above Includes:</b>				
Cable	EA	3,000	\$ 1,150.00	\$ 3,450,000.00
SB1F000B0UP - SENTRY SIM-CON,240V,2P,GEN,NO LOCK, UPGRADE/PM	EA	3,000	\$ 268.00	\$ 804,000.00
NA0043P03- Pump Core Warranty, 5 YEARS				\$ -
<b>Complete Residential Station:</b>				
Cable	EA	1	\$ 1,150.00	\$ 1,150.00
SB1F000B0AA - SENTRY SIM-CON,240V,2P,GEN,NO LOCK	EA	1	\$ 550.00	\$ 550.00
W001B02C99T-WH101-52, HDPE Tank, Standard Cover w/integrated Vent	EA	1	\$ 600.00	\$ 600.00
NA0043P03- Pump Core Warranty, 5 YEARS				
FACTORY Tank Warranty 10 YEARS				
<b>3 Larger Residential Tank:</b>				
W001N41C01T-WT231 HDPE Tank, 237 Gallon, w/Flat Cover & Field Installed Inlet	EA	1	\$ 1,107.00	\$ 1,107.00
<b>4 Stainless Steel Unilateral</b>				
NC0193G01 - Curb Stop Kit, Stainless Steel, 1-1/4" Compression Fittings for SDR 11	EA	1	\$ 158.00	\$ 158.00
<b>5 Spare Parts:</b>				
Stator/Liner Assembly - NC0039G01	EA	60	\$ 88.99	\$ 5,339.40
INLET SHROUD, EXTREME - ND0004P01	EA	5	\$ 10.95	\$ 54.75
Motor Controller Board - NB0494G01	EA	10	\$ 243.46	\$ 2,434.60
ALARM REPLACEMENT PC BOARD, SIMPLEX SENTRY, 240/120 - PB0939G21	EA	10	\$ 236.67	\$ 2,366.70
LENS AND GASKET ASSEMBLY, SENTRY - PA2138G01	EA	5	\$ 34.69	\$ 173.45
Pressure Switch, Alarm - NB0083G02	EA	40	\$ 65.70	\$ 2,628.00
Pressure Switch, On/Off - NB0083G01	EA	40	\$ 65.70	\$ 2,628.00
TERMINAL, FLAG, FLAG, 22-18GA, RED - PA0491P01	EA	200	\$ 1.24	\$ 248.00
SEAL, LEVEL SENSING HOUSING, EXTREME - NB0042P02	EA	40	\$ 3.74	\$ 149.60
Motor Housing Assembly - NC0038G01	EA	10	\$ 382.18	\$ 3,821.80
WASHER, WAVE SPRING, (2000, EXTREME) - PA1010P01	EA	3	\$ 2.16	\$ 6.48
BEARING, PUMP END - PA0109P01	EA	15	\$ 36.83	\$ 552.45
BEARING, TOP - PA1181P01	EA	15	\$ 80.89	\$ 1,213.35
NUT, STOP (ELASTIC) 5/16-18 - Part # 0719-3218SS	EA	200	\$ 1.15	\$ 230.00
CORD GRIP, 1/2 INCH NPT W/ O-RING - NA0045G02	EA	10	\$ 15.08	\$ 150.80
Cutter Wheel, Machined - NC0008P02	EA	15	\$ 123.23	\$ 1,848.45
Level Sensor Housing, Alarm - ND0013P08	EA	12	\$ 44.50	\$ 534.00
Level Sensor Housing, On/Off - ND0012P07	EA	12	\$ 52.25	\$ 627.00
Rotor, Pump, Machined and Polished - PC0054P02	EA	12	\$ 180.67	\$ 2,168.04
GROOVE PIN, 5/32 INCH D, 1 INCH LG - 0721-E058	EA	5	\$ 0.78	\$ 3.90
EQD Assembly, Core Side - ND0037G01	EA	15	\$ 122.30	\$ 1,834.50
EQD Assembly, Supply Cable Side - ND0038G01	EA	15	\$ 86.53	\$ 1,297.95
Mechanical Seal Kit - NC0040G01	EA	15	\$ 55.60	\$ 834.00
HOSE FLEX DISCHARGE KIT - PC0542G01	EA	5	\$ 183.47	\$ 917.35
<b>6 Tools &amp; Test Equipment &amp; Chemicals:</b>				
HAND PUMP, VACUUM/PRESS - PA1019G01	EA	1	\$ 275.89	\$ 275.89
FITTING/ADAPTER, 1/8NPT X 3/16 BARB (CONTROL CAVITY TEST) - NA0219P06	EA	2	\$ 3.42	\$ 6.84
MOTOR AIR TEST FIXTURE - PA1196P01	EA	2	\$ 22.94	\$ 45.88
LOCTITE 641, 10 mL, BEARINGS - 0323-049	EA	2	\$ 33.29	\$ 66.58
LOCTITE 598, 0.5 OZ, CABLE ENTRY - NA0181P02	EA	5	\$ 11.25	\$ 56.25
SILICONE, MOLYCOTE 55, 5.3 OZ - NA0008P02	EA	3	\$ 52.43	\$ 157.29
GREASE, SILICONE, 5.3 OZ - Part # 0302-005	EA	3	\$ 34.81	\$ 104.43
<b>TOTAL</b>				<b>\$ 11,163,360.53</b>

- ITEMS INCLUDED IN ABOVE PRICING:**
- All pumps include 32' cables
  - Submittals
  - Delivery to Jobsite in Truckload Quantities per FREIGHT Item below
  - Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date

- ITEMS NOT INCLUDED:**
- Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal

**E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:**

- Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal

**FREIGHT:**

- FOB Destination, Freight Prepaid and Allowed in Truckload Quantities (200 Pump Cores per Truckload)

**DELIVERY:**

- 4 Weeks ARO

**VALIDATION:**

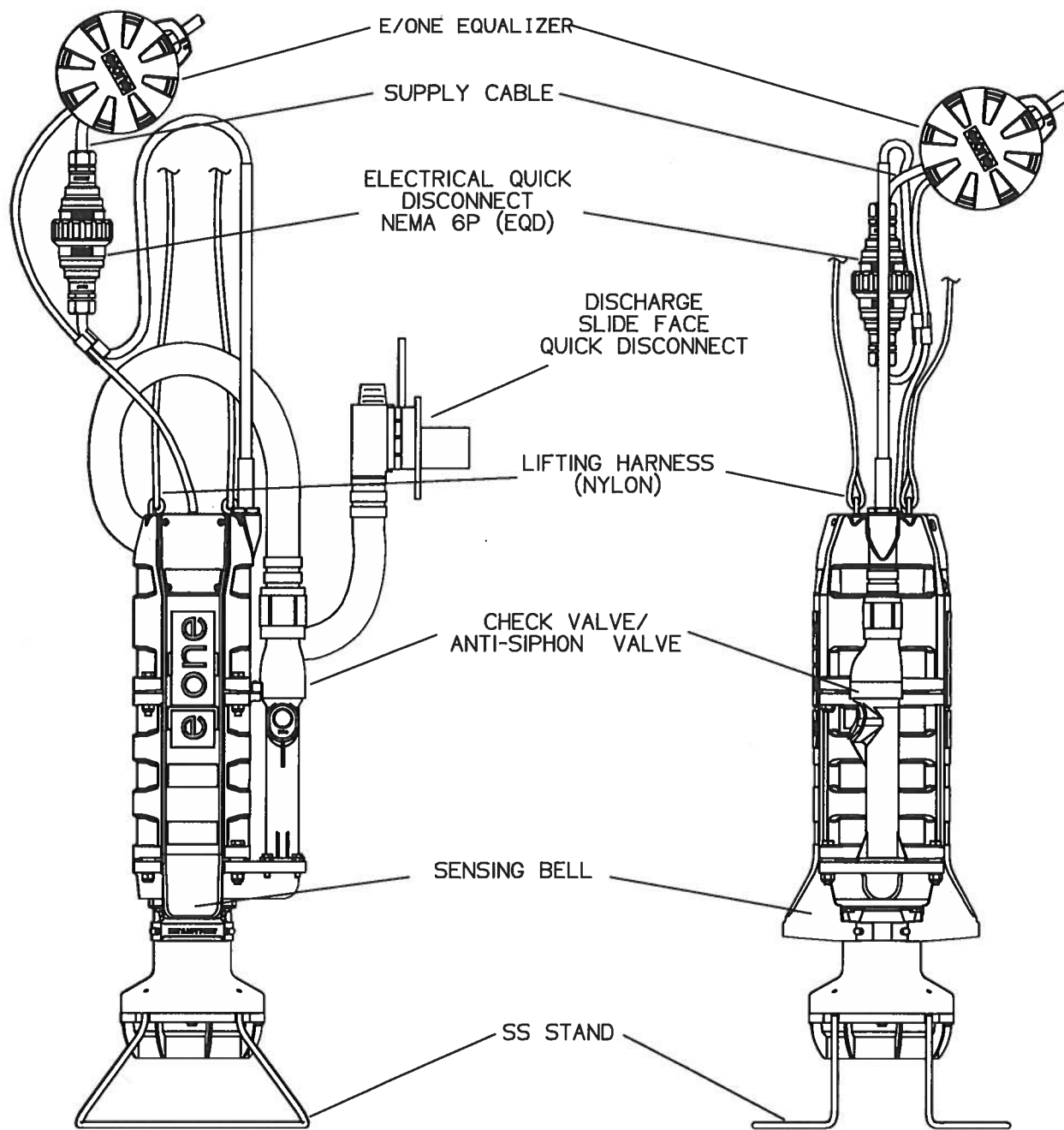
- This proposal is valid for 30 days from date above

U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.

On Behalf of Environment One Corp.




Chris Nedwick  
 cnedwick@eone.com  
 (518) 596-2186

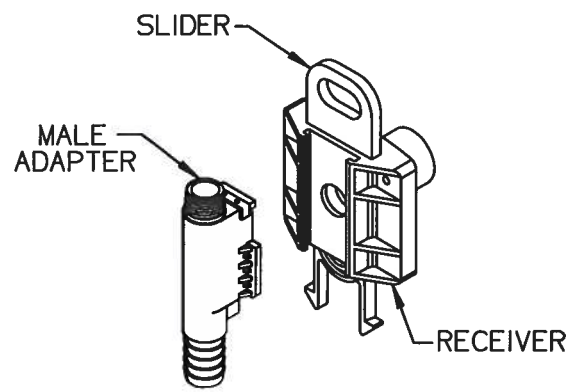
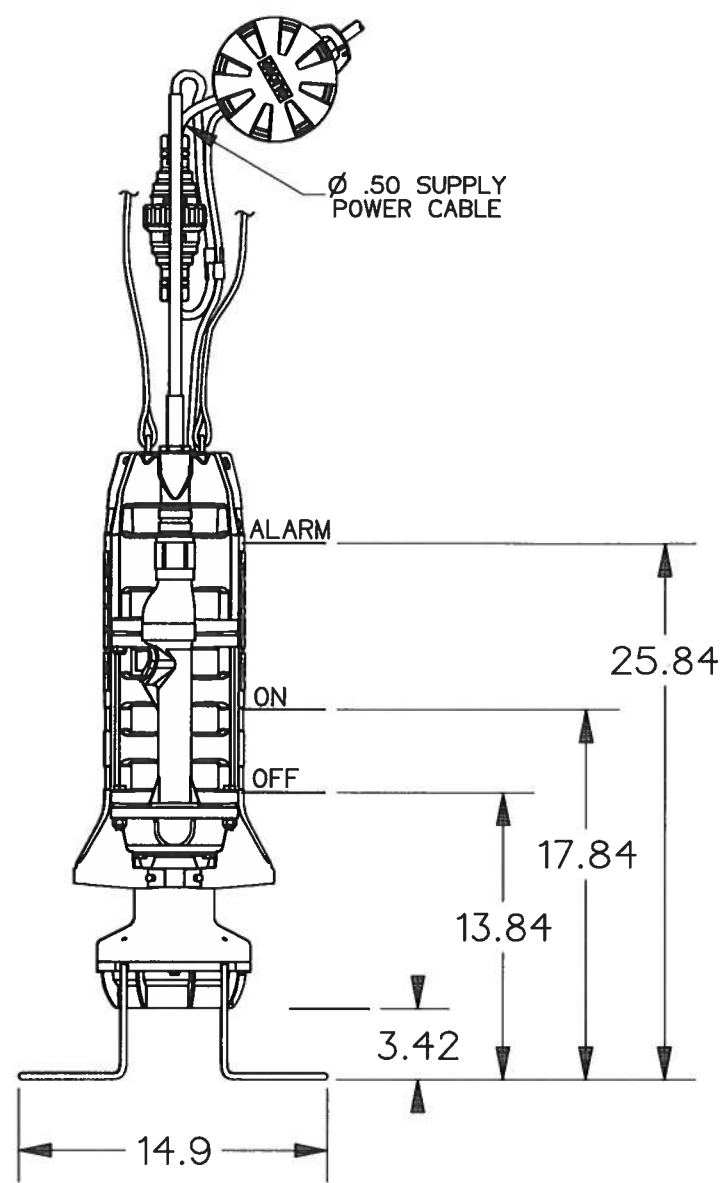
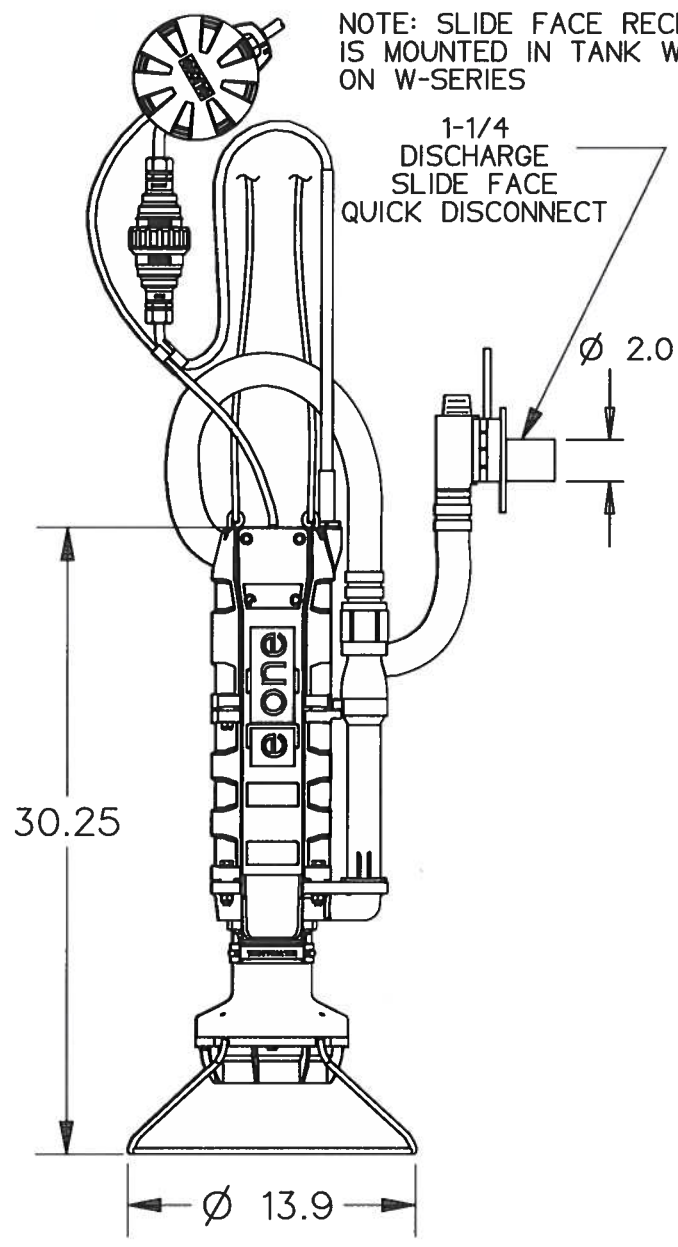


# W SERIES GRINDER PUMP



SGS		06/14/12	2	
DR BY	CHK'D	DATE	ISSUE	SCALE
				
W-SERIES FEATURES				
ESD 08-0027				

NOTE: SLIDE FACE RECEIVER IS MOUNTED IN TANK WALL ON W-SERIES



SLIDE FACE DISCHARGE COMPONENTS

# W SERIES GRINDER PUMP

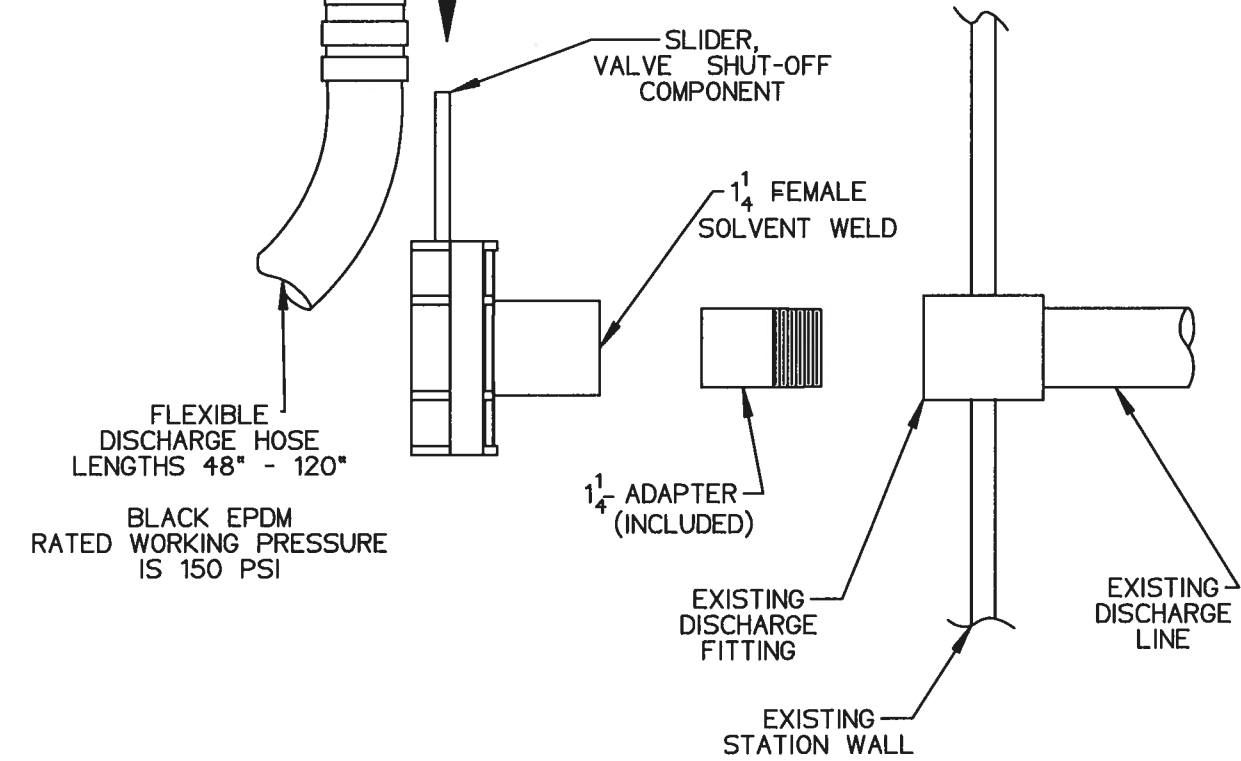
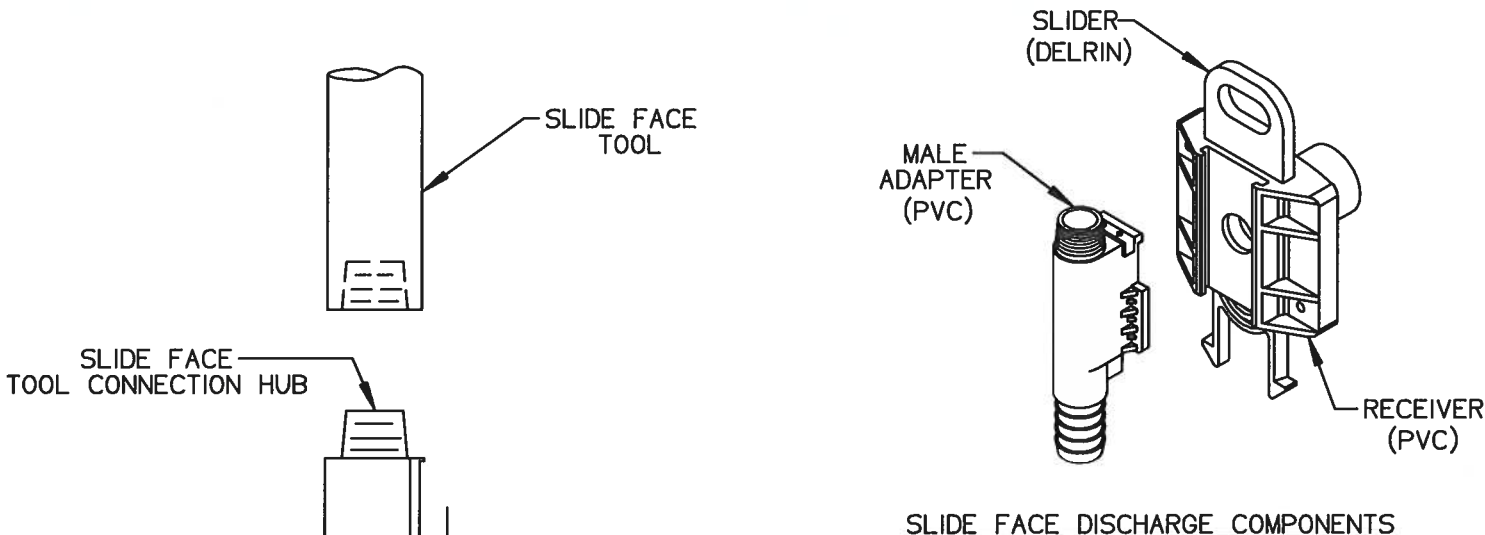


SGS		05/30/18	2	
DR BY	CHK'D	DATE	ISSUE	SCALE



DIMENSION SHEET  
W SERIES PUMP

ESD 09-0060



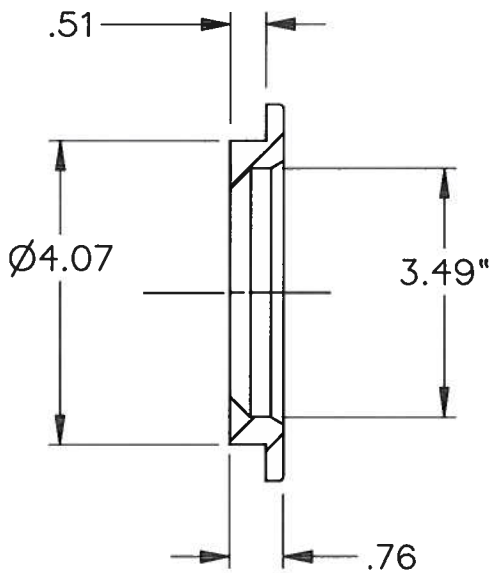
SLIDE FACE ASSEMBLY

SGS		08/30/18	5	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

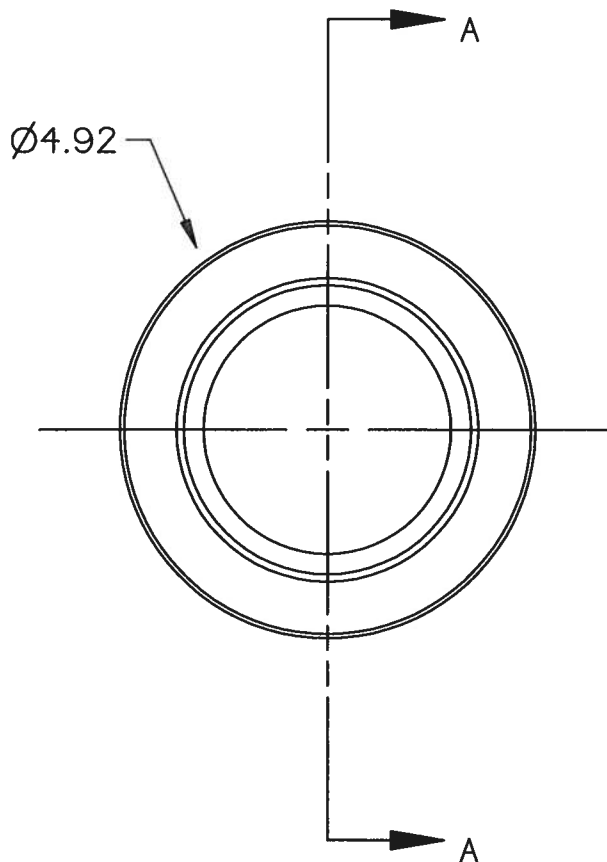


SLIDEFACE DISCHARGE DETAIL

ESD 09-0136



SECTION "A-A"



1. MATERIAL: EPDM,COLOR: BLACK  
75 +/- 10 SHORE A DUROMETER
2. FOR USE WITH 3" DWV PIPE

PART No. PA0558P07

SGS		02/11/22	1	3/8
DR BY	CHK'D	DATE	ISSUE	SCALE

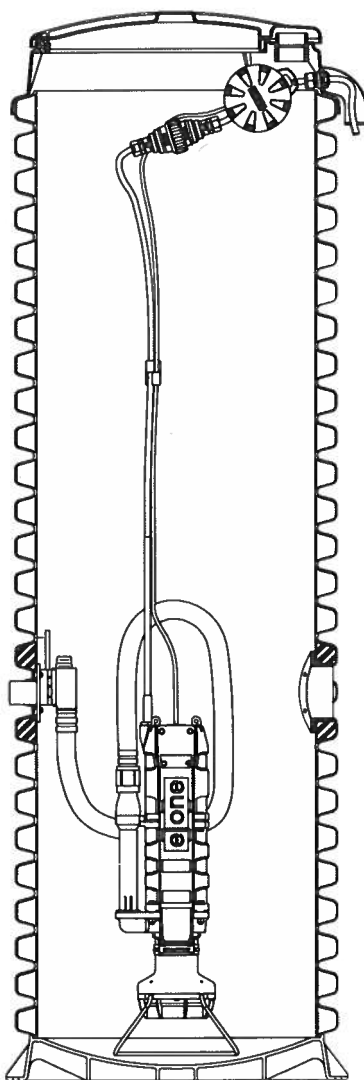


**SEWER SYSTEMS**

INLET GROMMET,  
3" DWV, EPDM

ESD 22-0006

## WH101/WR101



### General Features

The model WH101 or WR101 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single WH101 or WR101 can accommodate the sewage flow from two, average single-family homes.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Standard outdoor heights range from 60 inches to 159 inches

The WH101 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR101 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

### Operational Information

#### *Motor*

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

#### *Inlet Connections*

4" PVC inlet flange for Schedule 40 pipe

#### *Discharge Connections*

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

#### *Discharge*

15 gpm at 0 psig (0.95 lps at 0 m)  
 11 gpm at 40 psig (0.69 lps at 28 m)  
 7.8 gpm at 80 psig (0.49 lps at 56 m)

### Accessories

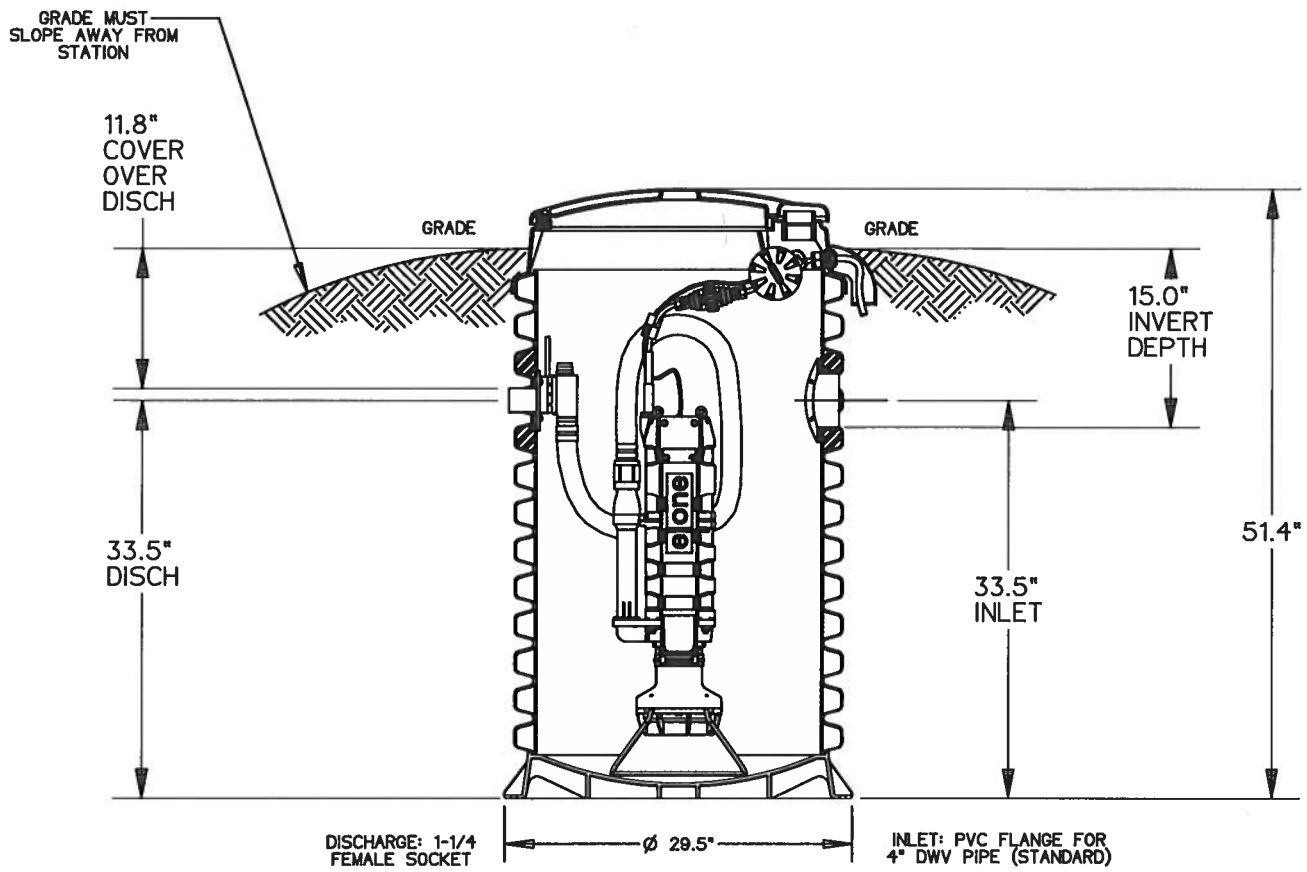
E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315  
 5,562,254 5,439,180

# WH101-52



SEE INSTALLATION INSTRUCTIONS FOR BALLAST REQUIREMENTS



SGS		02/08/17	2	
DR BY	CHK'D	DATE	ISSUE	SCALE



MODEL WH101-52

ESD 10-0021

## WH231/WR231

### General Features

The model WH231 or WR231 grinder pump station is a complete unit that includes: the grinder pump, check valve, polyethylene tank, controls, and alarm panel. The lower portion of the tank has a smaller diameter, tapered down to a dish-shaped bottom. These design features reduce the retained volume and promote scouring, which will minimize odor and corrosiveness.

- Rated for flows of 850 gpd (3218 lpd)
- 237 gallons (874 liters) of capacity
- Standard outdoor heights range from 55 inches to 92 inches

The WH231 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR231 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

### Operational Information

#### *Motor*

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

#### *Inlet Connections*

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

#### *Discharge Connections*

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

#### *Discharge*

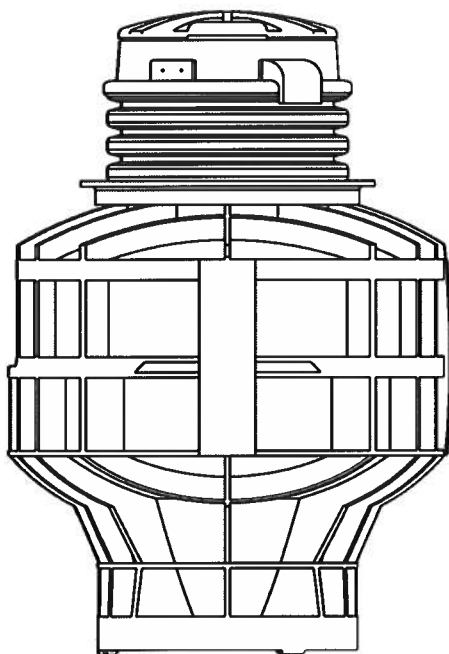
15 gpm at 0 psig (0.95 lps at 0 m)  
 11 gpm at 40 psig (0.69 lps at 28 m)  
 7.8 gpm at 80 psig (0.49 lps at 56 m)

### Accessories

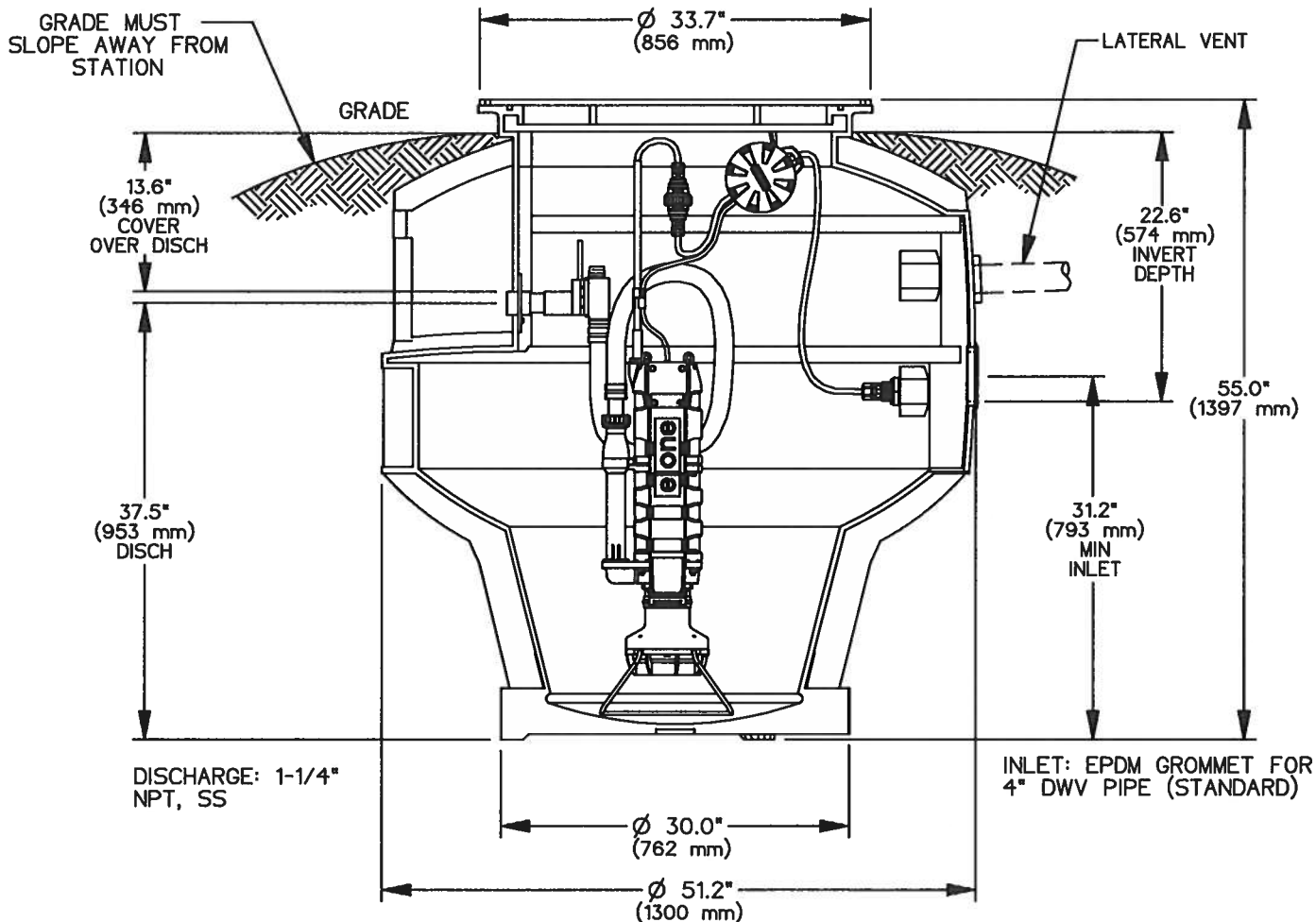
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Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.



**OPTIONS :**  **WH231-55** (HARD WIRED LEVEL CONTROLS)  
 **WR231-55** (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED  
 SEE INSTALLATION INSTRUCTIONS  
 FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	SGS	12/23/10	E	
DR BY	CHK'D	DATE	ISSUE	SCALE
MODEL WH231-55 / WR231-55				
NA0059P03				

# E/ONE

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# EXTREME

S E R I E S

## E/One Sentry™

### Alarm Panel — Basic Package



#### Description

The E/One Sentry panels are custom designed for use with Environment One grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

#### Standard Features

- Circuit breakers, 240 or 120 VAC service
- Terminal blocks and ground lugs
- Audible alarm with manual silence
- Manual run feature and run indicator
- Redundant "Start" function with high level alarm
- Conformal-coated alarm board (both sides)
- Alarm board overload protection

#### Optional Features

- Contact group (dry, powered and Remote Sentry)
- Inner cover (dead front)
- Hour meter
- Generator receptacle with auto transfer
- GFCI
- Main service disconnect
- Brownout protection

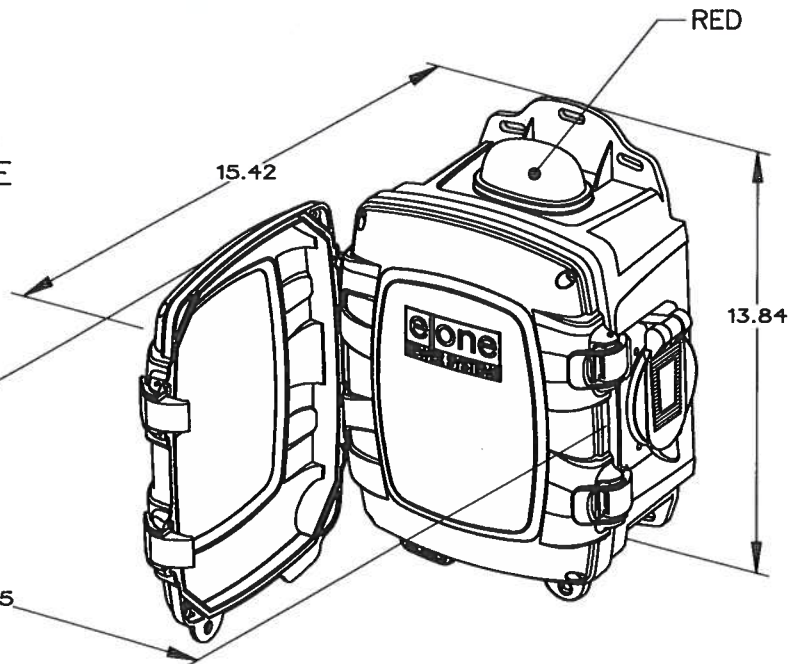
Please consult factory for special applications.

# SIMPLEX SENTRY

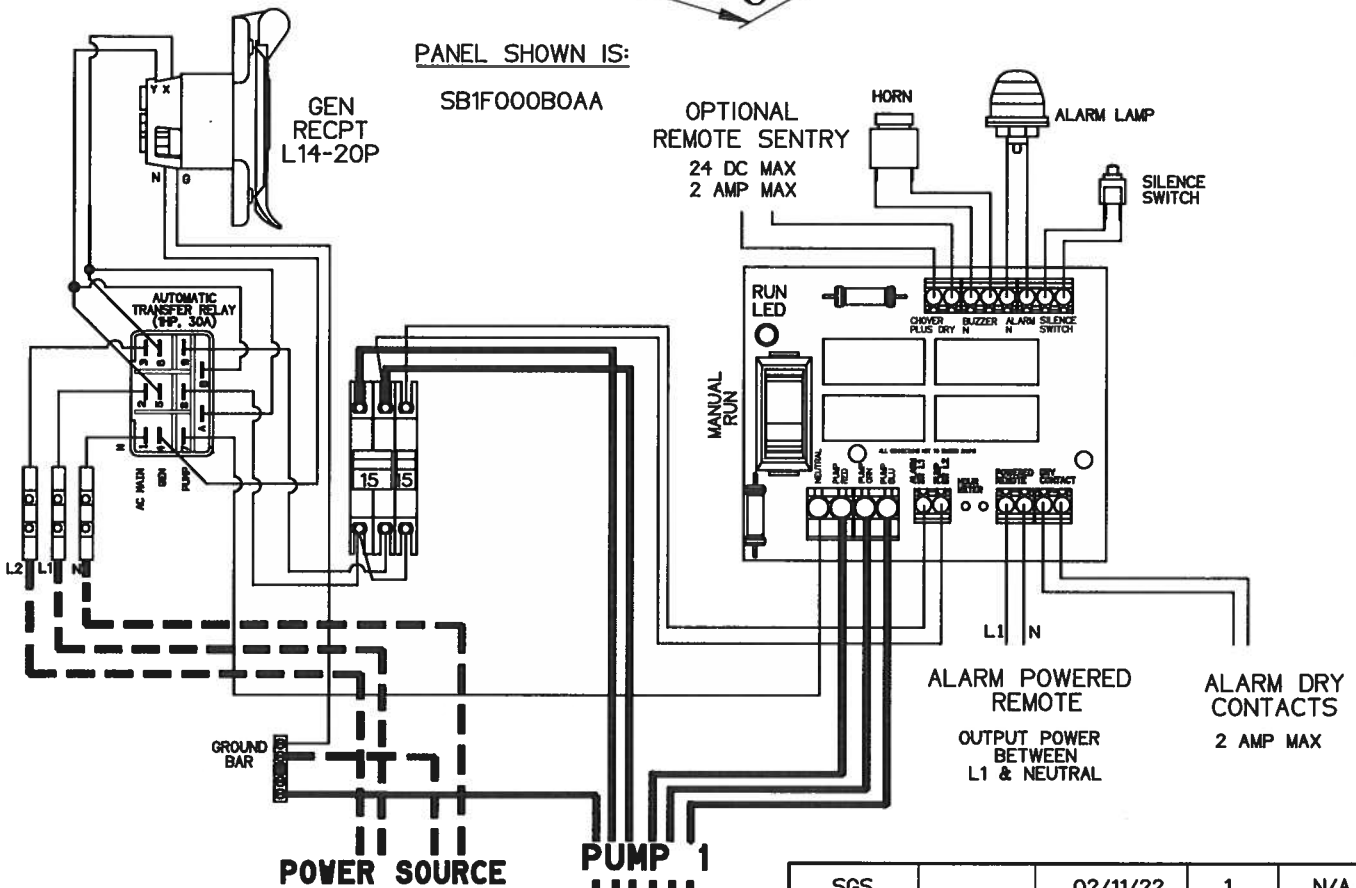
REDUNDANT RUN (HIGH LEVEL)  
 EXTERNAL VISUAL & AUDIBLE ALARM  
 EXTERNAL LATCHING MANUAL SILENCE  
 MANUAL RUN  
 PUMP RUN INDICATOR  
 CONFORMAL COATED CIRCUIT BOARD  
 PADLOCK  
 NEMA 4X ENCLOSURE ASSEMBLY  
 CORROSION PROOF THERMOPLASTIC  
 POLYESTER APPROVED BY UL FOR  
 ELECTRICAL CONTROL ENCLOSURE

**OPTIONS:**

- ALARM CONTACTS
- GENERATOR RECPT



PANEL SHOWN IS:  
 SB1F000B0AA



- - - SUPPLIED BY OTHERS  
 ——— SUPPLY CABLE (FROM PUMP)  
 - - - - - POSSIBLE OPTION  
 ——— FACTORY WIRED

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

CONTROL CABLE:  
 TYPE TC: DIRECT BURIAL, 12AWG,  
 SIX CONDUCTOR



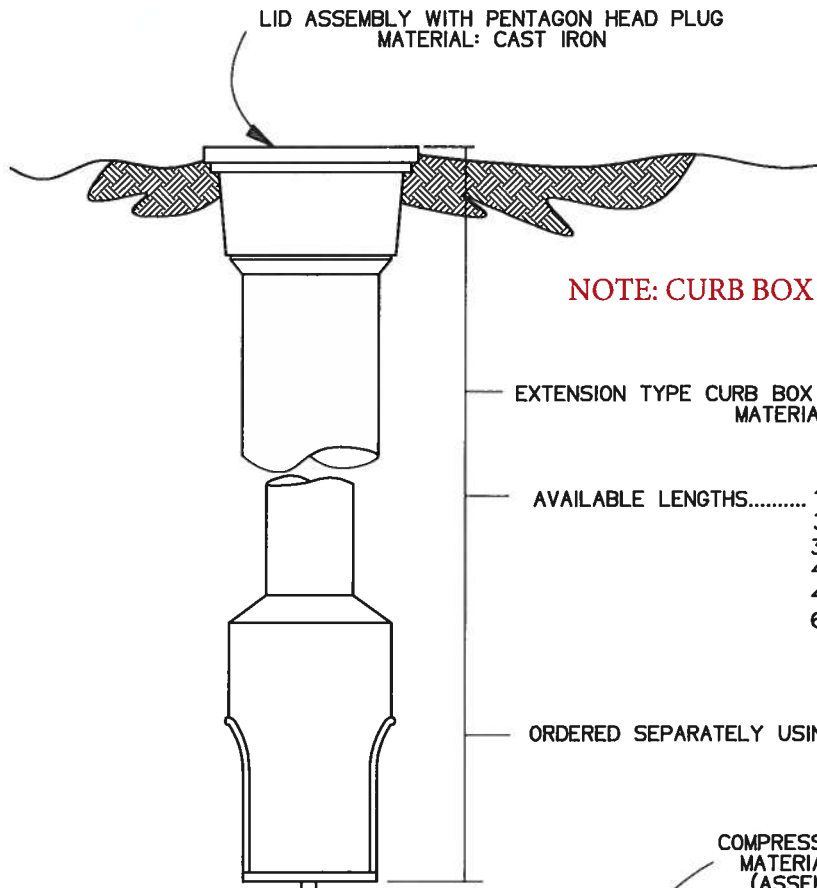
SGS		02/11/22	1	N/A
DR BY	CHK'D	DATE	ISSUE	SCALE



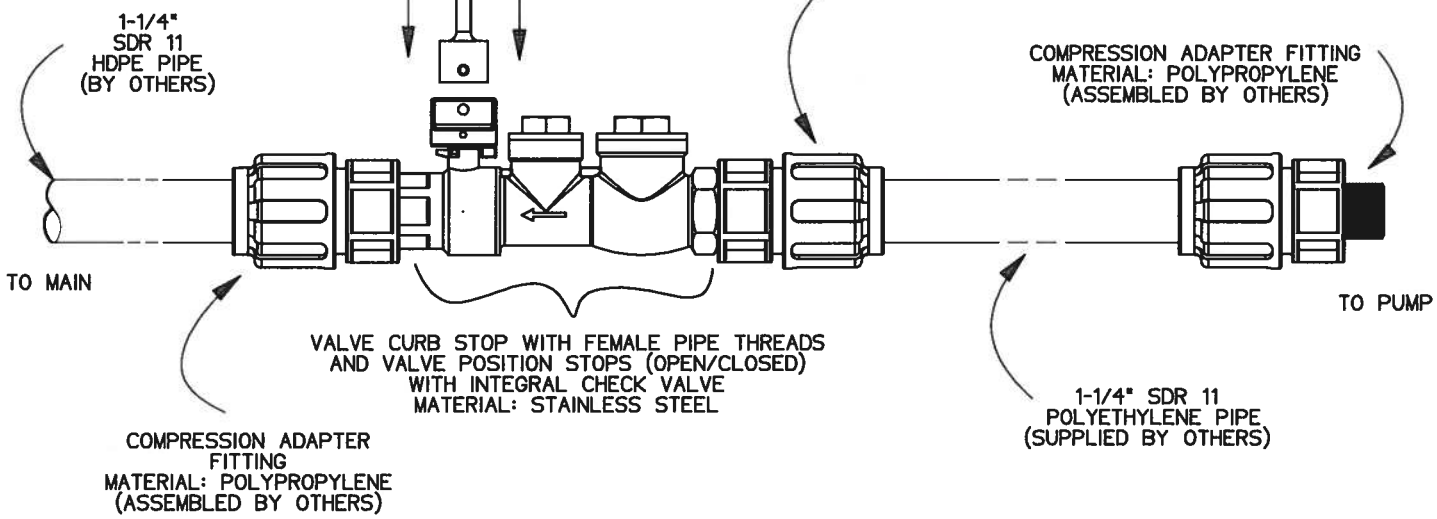
SIMPLEX SENTRY, 240V  
 CONTACTS, GEN RECPT, NO LOCK

ESD 22-0005

# STAINLESS STEEL LATERAL KIT 1-1/4" SDR 11 HDPE PIPE




**NOTE: CURB BOX NOT USED OR BY OTHERS**







**NOTES:**

1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G01
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

KIT PARTS ARE NOT ASSEMBLED

SGS	DN	11/02/11	A	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE
				
STAINLESS STEEL LATERAL KIT 1-1/4" SDR 11 HDPE PIPE				
NA0330P02				

	Environment One Corp. - 2773 Balltown Road - Niskayuna, NY 12309 Phone: (518) 346-6161 Fax: (518) 346-4382	<b>QUOTATION</b> Number: 1/23/22 Revision : - Revision Date: N/A																																			
Thank you for your interest in Environment One, its products and services. We are pleased to offer this quotation for your consideration.																																					
<b>To:</b> City of Port St. Lucie - Utility Systems Department 900 SE Ogden Ln Port St. Lucie FL, 34983  <b>Attn:</b> Laney Southerly, PE Engineering Manager, Port St. Lucie Utilities 772-873-6442  <b>Project:</b> PSL-USD/Port St. Lucie FL, 34983	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">ORIGINAL DATE</td> <td>23-Jan-22</td> </tr> <tr> <td>REFERENCE</td> <td>PSL Commercial Stations</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	ORIGINAL DATE	23-Jan-22	REFERENCE	PSL Commercial Stations																																
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<b>TOTAL</b>				<b>\$</b>	<b>10,070.00</b>																																
<p><b>ITEMS INCLUDED IN ABOVE PRICING:</b></p> <ul style="list-style-type: none"> <li>• All pumps include 32' cables &amp; discharge components</li> <li>• Submittals</li> <li>• Delivery to Jobsite in Truckload Quantities per FREIGHT Item below</li> <li>• Warranty - Per E/One's standard Limited Warranty for a period as described above from start up date</li> </ul> <p><b>ITEMS NOT INCLUDED:</b></p> <ul style="list-style-type: none"> <li>• Installation, field piping, field wiring, concrete ballast, taxes of any kind or type, nor any item not specifically included in this proposal</li> </ul> <p><b>E/ONE STANDARD TERMS FOR PSL ARE ATTACHED:</b></p> <ul style="list-style-type: none"> <li>• Net 30 days from the date of invoice at time of shipment. Environment One's standard Terms and Conditions are attached and are considered to be part of this quotation proposal</li> </ul> <p><b>FREIGHT:</b></p> <ul style="list-style-type: none"> <li>• FOB Destination, Freight Prepaid and Add.</li> <li>• FOB Destination, Freight Prepaid and Allow if order can be consolidated into an existing PSL FTL</li> </ul> <p><b>DELIVERY:</b></p> <ul style="list-style-type: none"> <li>• FOUR Weeks ARO</li> </ul> <p><b>VALIDATION:</b></p> <ul style="list-style-type: none"> <li>• This proposal is valid for 30 days from date above</li> </ul>																																					
U.S. export control laws apply to the products and technologies covered by this quotation. Export or re-export of these products or technologies may require the prior approval of the U.S. government in accordance with the Export Administration Regulations, and OFAC rules, and customer agrees to notify Environment One Corporation, Inc. of any such intended export or re-export. Diversion contrary to U.S. law is prohibited.		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">                 On Behalf of Environment One Corp.    </td> </tr> <tr> <td style="padding: 5px;">                 Chris Nedwick  <a href="mailto:cnedwick@eone.com">cnedwick@eone.com</a>                  (518) 596-2186             </td> </tr> </table>	On Behalf of Environment One Corp.  	Chris Nedwick <a href="mailto:cnedwick@eone.com">cnedwick@eone.com</a> (518) 596-2186																																	
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## WH472/WR472

### General Features

The model WH472 or WR472 grinder pump station is a complete unit that includes: two grinder pumps, check valve, polyethylene tank, controls, and alarm panel. Designed specifically for higher-flow applications where local codes dictate higher storage requirements. The lower portion of the tank has a smaller diameter, tapered down to a dish-shaped bottom. The tank access opening is ideally sized for smaller diameter, low-profile covers for minimal "footprint."

- Rated for flows of 3500 gpd (13,249 lpd)
- 476 gallons (1802 liters) of capacity
- Standard outdoor heights range from 77 inches to 122 inches

The WH472 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR472 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

### Operational Information

#### *Motor*

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

#### *Inlet Connections*

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

#### *Discharge Connections*

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

#### *Discharge*

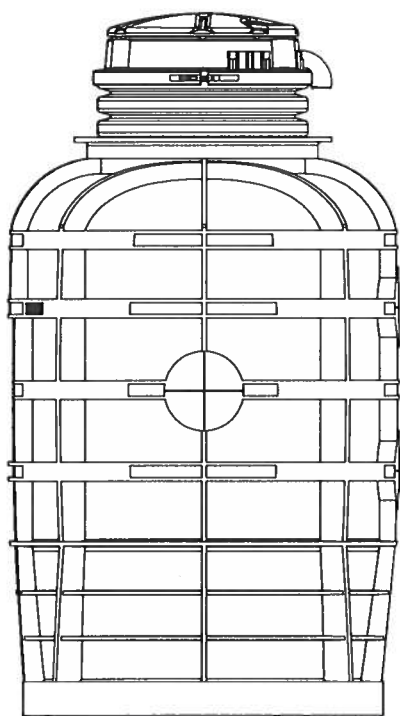
15 gpm at 0 psig (0.95 lps at 0 m)  
 11 gpm at 40 psig (0.69 lps at 28 m)  
 7.8 gpm at 80 psig (0.49 lps at 56 m)

### Accessories

E/One recommends that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

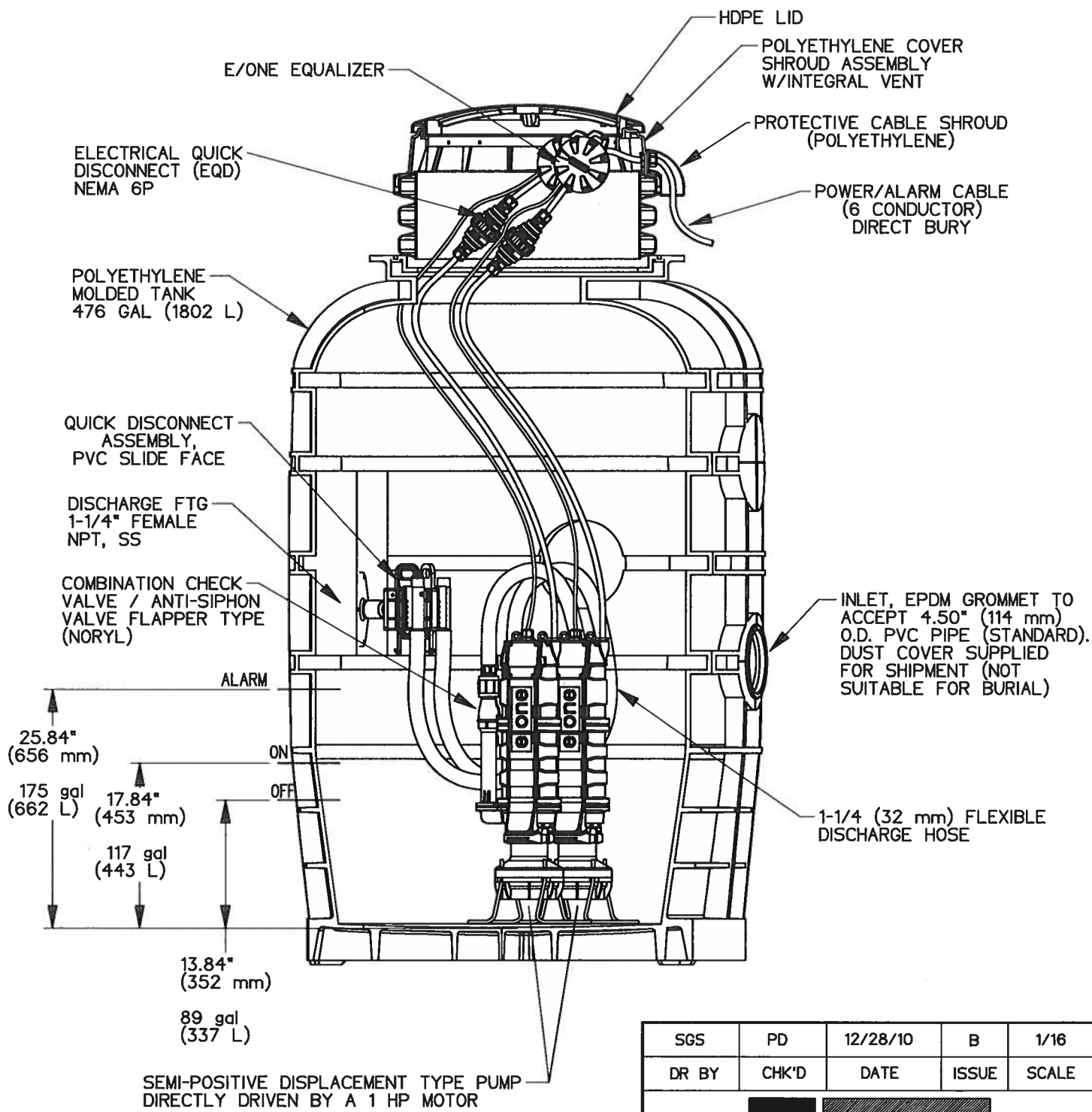
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.



Patent Numbers: 5,752,315  
 5,562,254 5,439,180

NA0223P01 Rev C

**OPTIONS :**  **WH472** (HARD WIRED LEVEL CONTROLS)  
 **WR472** (WIRELESS LEVEL CONTROLS)



SEMI-POSITIVE DISPLACEMENT TYPE PUMP DIRECTLY DRIVEN BY A 1 HP MOTOR

CONCRETE BALLAST MAY BE REQUIRED  
 SEE INSTALLATION INSTRUCTIONS  
 FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

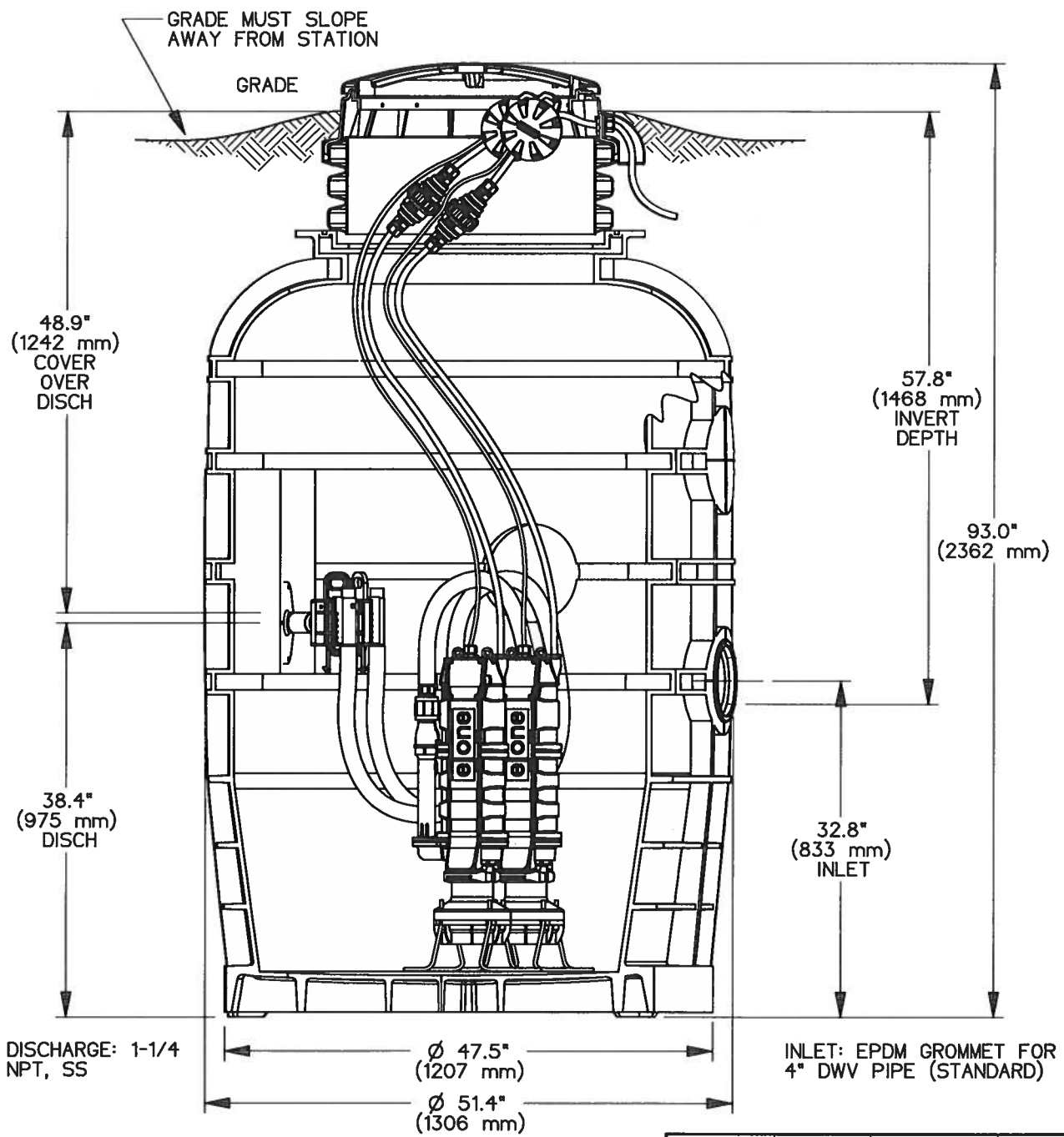
SGS	PD	12/28/10	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE



MODEL WH472 / WR472  
 DETAIL SHEET


NA0223P02

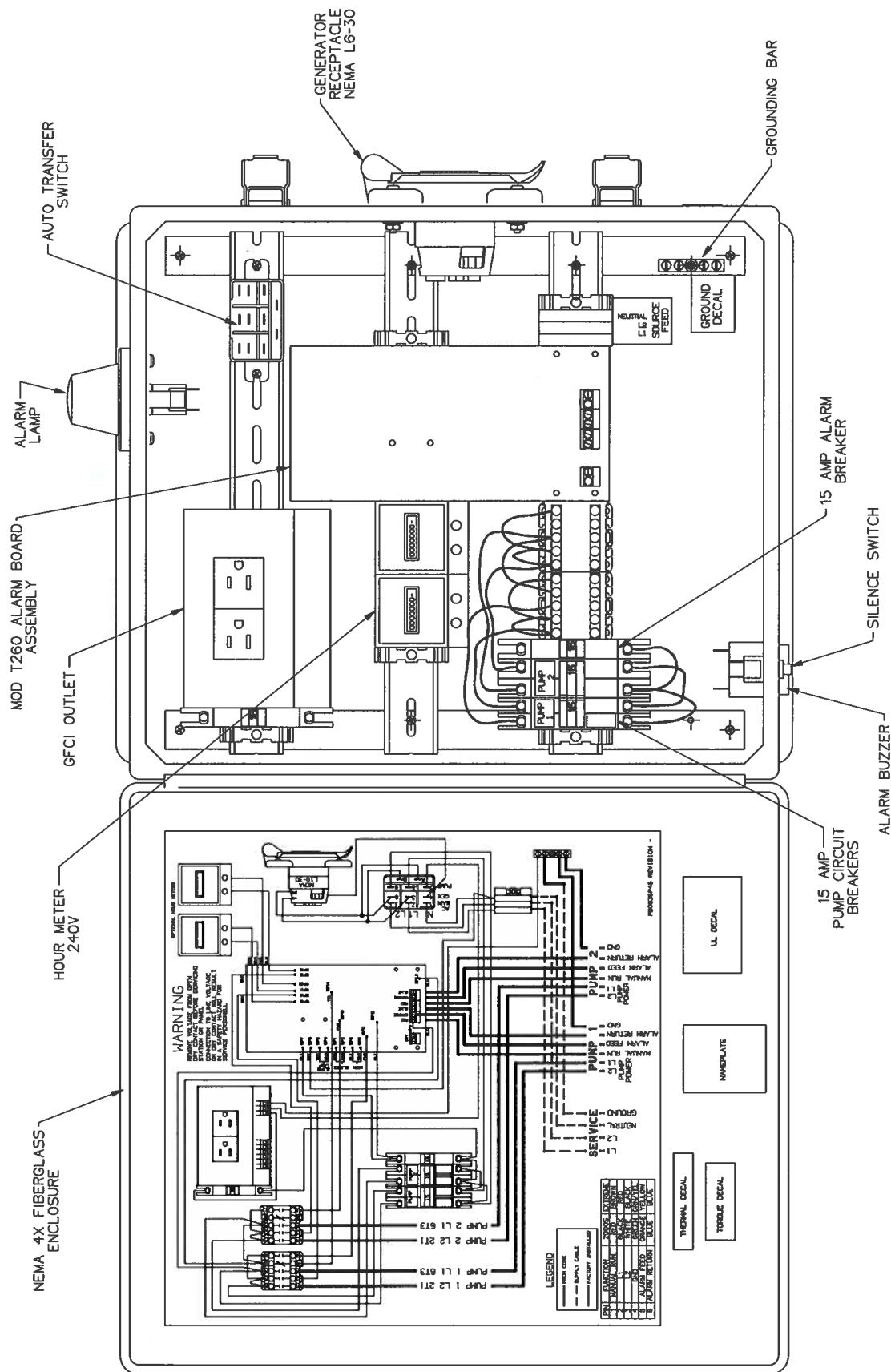
OPTIONS :  **WH472-92** (HARD WIRED LEVEL CONTROLS)  
 **WR472-92** (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED  
 SEE INSTALLATION INSTRUCTIONS  
 FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

SGS	PD	12/28/10	A	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
				
MODEL WH472-92 / WR472-92				
NA0223P04				



NEMA 4X FIBERGLASS ENCLOSURE

HOUR METER 240V

GFCI OUTLET

MOD T260 ALARM BOARD ASSEMBLY

ALARM LAMP

AUTO TRANSFER SWITCH

GENERATOR RECEPTACLE NEMA L6-30

GROUNDING BAR

GROUND DECAL

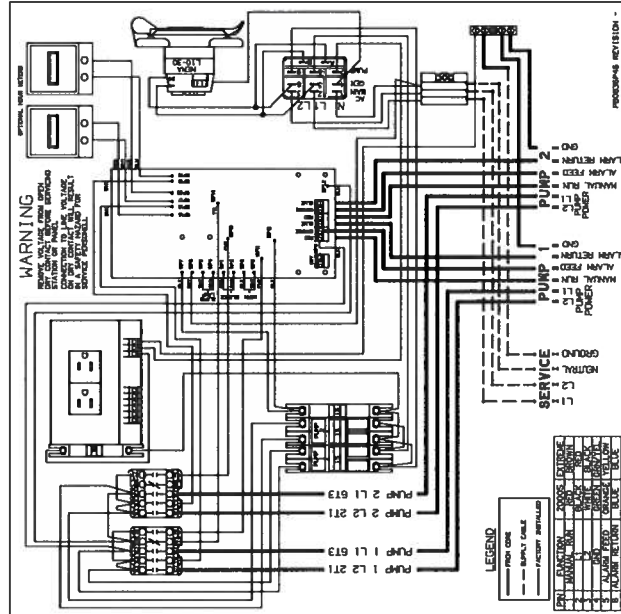
NEUTRAL SOURCE FEED

15 AMP ALARM BREAKER

SILENCE SWITCH

ALARM BUZZER

15 AMP PUMP CIRCUIT BREAKERS



PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

Model T260 DUPLEX ALTERNATING PANEL  
PART NUMBER PC0919G62

UNLESS OTHERWISE SPECIFIED THE FOLLOWING APPLIES	OR BY: SSS	environmentione CORPORATION
DRAWING PRACTICE PER E-3000-01	CHK'D: ENG	
GEOMETRIC TOLERANCES PER ASH STD Y14.5	SCALE	MOD T260 DUPLEX PANEL, 240V GEN RECP, AUTOXFER, GFCI, HM
MACHINE FINISH	VT	FIRST MADE FOR -
TOLERANCE ON DIMENSIONS	APPRO	ESD 09-0044
2 PLACES	ISSUED	DRAWING NUMBER SH 1 OF 1
3 PLACES	CODE IDENT	R 586
± 0.02		
± 0.005		
± 30'		

USED ON DMGS



Agenda Summary  
2026-510

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.g

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approval to Participate in the City of Edgewater's Contract ITB 23-ES-07 for Chemicals for City of Edgewater Water Treatment Facilities Under City of Port St. Lucie Contract #20260206.

Submitted By: A'lexis Curry-Hibbert, Procurement Contracting Officer II, 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: A'lexis Curry-Hibbert, Procurement Contracting Officer II, PMD.
2. Parties: City of Port St. Lucie and Nippon Sanso Matheson, Inc. f/k/a Matheson Tri-Gas, Inc.
3. Purpose: To purchase liquid carbon dioxide (compressed liquefied gas) chemicals for water treatment.
4. New/Renewal/Modified: New.
5. Duration: The initial term of the contract is upon execution through April 14, 2027, with a one (1) year renewal option remaining.
6. Benefits to Port St. Lucie: To enhance the James E. Anderson (JEA) Water Treatment Plant treatment process with a higher water alkalinity to produce a more balanced finished drinking water.
7. Cost to Port St. Lucie (Annual and Potential): Estimated annual expenditure is \$197,328. Future expenditure will be appropriated each budget year.

Presentation Information: N/A.

Staff Recommendation: Move that the Council approve, per Code Section 35.08(a)(9)(b) (piggyback exception), to participate in the City of Edgewater's Contract ITB 23-ES-07 for Chemicals for City of Edgewater Water Treatment Facilities under Port St. Lucie Contract #20260206.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve participating in the City of Edgewater's Contract ITB 23-ES-07 for Chemicals for City of Edgewater Water Treatment Facilities.
2. Move that the Council not approve participating in the City of Edgewater's Contract ITB 23-ES-07 for Chemicals for City of Edgewater Water Treatment Facilities and provide staff with direction.

Background: The James E. Anderson Water Treatment Plant is currently undergoing a capital improvement project to construct a liquid Carbon Dioxide (CO<sub>2</sub>) chemical feed system. The Carbon Dioxide (CO<sub>2</sub>) will be delivered to the new bulk tank. CO<sub>2</sub> will be fed as part of the drinking water treatment process and within

regulatory standards of the Florida Department of Environmental Protection (FDEP).

Issues/Analysis: Nippon Sanso Matheson, Inc. f/k/a Matheson Tri-Gas, Inc. is an approved vendor through the City of Edgewater's contract for chemicals to their water treatment facilities. The City of Port St. Lucie utilizes cooperative and piggyback purchasing to take advantage of established competitively bid contracts for goods and services, streamlining the procurement process. Staff has reviewed the contract and finds that it meets the needs of the City and meets the requirements of the City's procurement ordinance.

Financial Information: Funds are allocated within the JEA Chemical account (#431-3312-552300).

Special Consideration: N/A.

Location of Project: James E. Anderson Water Treatment Facility.

**Attachments:**

1. Signed Contract.
2. City of Edgewater Contract.
3. Edgewater ITB 23-ES-07.

*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: 26119-06.

**Legal Sufficiency Review:**

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

**AGREEMENT BETWEEN THE  
CITY OF PORT ST. LUCIE, FLORIDA  
AND  
NIPPON SANSO MATHESON, INC.  
FOR  
CHEMICALS FOR THE CITY OF EDGEWATER WATER TREATMENT FACILITIES  
PIGGYBACK AGREEMENT**

THIS AGREEMENT is made and entered into as of the date last entered below by and between the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 (“City”) and **NIPPON SANSO MATHESON, INC. f/k/a MATHESON TRI-GAS, INC.**, a Foreign Profit Corporation, whose mailing address is 909 Lake Carolyn Parkway, Suite 1100, Irving, TX 75039 (“Contractor”). City and Contractor may be referred to herein individually as a “party” or collectively as the “parties.”

**WITNESSETH**

**WHEREAS**, the City requires goods and services of Contractor pursuant to ITB 23-ES-07 and the resulting contract, for Chemicals for City of Edgewater Water Treatment Facilities, between Contractor and the City of Edgewater, FL (“Lead Agency”), including its amendments, assignments, renewals and addenda (collectively referred to as “Contract Documents” or the “Contract”); and

**WHEREAS**, the parties wish to incorporate the terms and conditions of the Contract Documents between the Contractor, its predecessors and/or assignors, and the Lead Agency, including any and all contract renewals, amendments and change orders, substituting the “City of Port St. Lucie” for all references to the Lead Agency in all places; and

**WHEREAS**, the City has the authority to enter into this Agreement with Contractor per IFB 23-ES-07, Section 5.16, Page 14, which was agreed upon by both the Lead Agency, and the Contractor, its predecessors and/or assignors; and

**WHEREAS**, the City has determined that the original procurement was lawful, the Contractor, its predecessors and/or assignors, acted at all times in accordance with Florida law when bidding and the competitive procurement method used by the Lead Agency is consistent with the purchasing policies and requirements of the City.

**NOW THEREFORE**, in consideration of the mutual covenants set forth in this Agreement and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to modify and supplement the Contract Documents with the following terms and conditions:

**Section 1. Whereas.** The “whereas” clauses are hereby incorporated herein as forming the intent, purpose, and scope of this Agreement.

**Section 2. Terms.** The parties agree that pursuant to IFB 23-ES-07, Section 5.16, Page 14, agreed upon by both the Contractor and the Lead Agency, the City is authorized to utilize the Contract via piggyback agreement, as follows:

- A. Incorporation of the Contract. Except as otherwise set forth in this Agreement, the parties hereby incorporate into this Agreement the terms and conditions of the Contract between the Contractor, its predecessors, successors and/or assignees, and the Lead Agency, including any contract renewals, amendments, and change orders.
- B. Substitution. Except where the context requires otherwise, such as, but not limited to, compliance with City ordinances and regulations, City shall be deemed substituted for the Lead Agency/Buyer/Customer regarding any and all provisions of the Contract, including by example, but not limited to, with regard to bond requirements, insurance, indemnification, licensing, termination, default, and ownership of documents. All recitals, covenants, representations, and warranties of Contractor made in the Contract are restated as if set forth fully herein, made for the benefit of City, and incorporated herein.
- C. Term. This Agreement shall be effective from the date upon which all parties have executed it through April 14, 2027. There is one additional one-year renewal option remaining on the Contract.
- D. Purchase Orders. Pursuant to the Contract, the City will issue its own purchase orders (“PO(s)”) for orders under this Agreement. The City’s PO number(s) and the Contractor’s name must be clearly shown on all invoices, packing slips, delivery receipts, and correspondence. Failure to clearly indicate the PO number(s) may result in the return of invoices. All terms and conditions of the POs shall become part of this Agreement, except where in direct conflict with the terms of the Agreement; the Contractor’s different or additional terms will never become part of this Agreement.
- E. Product and Pricing. In accordance with the Contract, the City agrees to pay the Contractor \$520.90 per ton for Liquid Carbon Dioxide.
- F. Delivery Time and Location. In accordance with the Contract, the City shall be responsible for notifying the Contractor when delivery is required. Delivery shall be made to the location specified by the City within the time frames requested by the City. Failure to meet the delivery schedule may result in the assessment of liquidated damages in the amount of \$100.00 per day. The City shall require an authorized person at the delivery location to sign the loading ticket. A copy of the chemical analysis will be available for inspection before acceptance of the delivery. The invoice will be mailed to the City with a copy of the loading ticket attached and referencing PO number(s) as specified by the City.

Title shall pass to the City on delivery of the conforming goods to the designated location. Notwithstanding any agreement to pay freight, express or other transportation charges, the risk of loss or damage in transit shall be upon the Contractor. Delivery shall not be complete until the goods and or services have been received, inspected, and accepted by the City. Collect shipments will not be accepted in the event that the City agrees to pay the freight, all freight charges shall be fully prepaid and included on the invoice. The original bill must be included with the invoice.

The Agreement price includes all freight charges and delivery charges for any and all material delivered FOB Destination to the worksite.

- G. Government Appropriation. The parties acknowledge and agree that, if any purchases are made beyond City's current fiscal year (on or after October 1<sup>st</sup>), such purchases made under this Agreement are contingent upon an annual budget appropriation by the City Council.
- H. Tax Exemption. The City may be tax exempt and will share its tax-exempt certificate upon request.
- I. Conflict. In the event of conflict between the Contract and this Agreement, the terms and conditions in this Agreement shall supersede and take precedence over the Contract.
- J. Sovereign Immunity. Nothing in this Agreement, nor in the Contract, shall be deemed or otherwise interpreted as waiving City's sovereign immunity protections existing under the laws of the State of Florida, or extending or increasing the limits of liability as set forth in section 768.28, Florida Statutes.

**Section 3. Notice.** Notice hereunder shall be provided in writing by certified mail return receipt requested, or customarily used overnight transmission with proof of delivery, to the City Manager at the address listed above.

**Section 4. Public Records.** Contractor understands that City is a public entity whose records are available and open to the public for review and inspection. Contractor agrees to comply with public records laws, specifically to:

- A. Keep and maintain public records required by the City 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. (See <http://dos.myflorida.com/library-archives/records-management/general-records-schedules>).
  - 2. During the term of the Agreement, the Contractor shall maintain all books, reports and records in accordance with generally accepted accounting practices and

standards for records directly related to this 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. Contractor's records under this Agreement include but are not limited to, supplier/sub engineer invoices and contracts, project documents, meeting notes, emails, and all other documentation generated during this Agreement.
  4. The Contractor agrees to make available to the City, during normal business hours, all books of account, reports, and records relating to this Agreement.
  5. A Contractor 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.
- B. 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 for by law.
- C. Ensure that project records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to City.
- D. Upon completion of the Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records kept 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS 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](mailto:PRR@CITYOFPSL.COM)**

**Section 5. Scrutinized Vendors List.** By entering into this Agreement with the City, Contractor certifies that it and those related entities of Contractor, 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 Agreement if Contractor or any of those related entities of Contractor, 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 6. Law, Venue and Wavier of Jury Trial.** This Agreement 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 Agreement, arising from this Agreement, or related to this Agreement, shall be in St. Lucie County, Florida.

The parties to this Agreement 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 7. Indemnification.** 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 this

Agreement. To that extent, Contractor shall pay any and all such claims and losses and shall pay any and 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 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 this Agreement.

Contractor understands the City is a government entity, so any provision that Contractor even purports, in any document or information, requires the City to indemnify, defend, or hold harmless the Contractor, or any other party, is null, void, and unenforceable.

**Section 8. 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 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 Contractor are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Agreement.

The parties agree and recognize that it is not the intent of the City that any insurance policy/coverage that it may obtain pursuant to any provision of this 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 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 Agreement.

Workers' Compensation Insurance & Employer's Liability: The Contractor 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 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.

Commercial General Liability Insurance: The Contractor 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

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 contract. 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 insurances, Certificates of Insurance and policies shall clearly state that coverage required by the 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 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 #20260206 – Chemicals for the City of Edgewater Water Treatment Facilities.**" 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 Agreement to exceed the above limits, the Contractor 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.

Business Automobile Liability Insurance: The Contractor 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 Contractor does not own any automobiles, the Business Auto Liability requirement shall be amended allowing Contractor 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.

Waiver of Subrogation: By entering into this Agreement, Contractor 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 Contractor 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 Contractor enter into such a contract on a pre-loss basis.

Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Agreement. 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 Contractor's most recent annual report or audited financial statement.

It shall be the responsibility of the Contractor to ensure that all independent contractors and subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the Contractor 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 Contractor, any independent contractor, or any subcontractor maintain higher limits than the minimums listed above, the City requires and shall be entitled to coverage for the higher limits maintained by Contractor/independent contractor/subcontractor.

The Contractor 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 Agreement. All insurance carriers must have an AM Best rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of Contractor's most recent annual report or audited financial statement.

A failure on the part of the Contractor to execute the Agreement and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of this Agreement.

**Section 9. Audits.** The Contractor shall establish and maintain a reasonable accounting system that enables the City to readily identify the Contractor's assets, expenses, costs of goods, and use of funds throughout the term of this Agreement 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 reimbursements 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 Contractor 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 Agreement kept by or under the control of the Contractor, including, but not limited to, those kept by the Contractor, its employees, agents, assigns, successors, and subcontractors. Such records shall be made available to the City during normal business hours at the Contractor's office or place of business. The Contractor shall not impose a charge for audit or examination of the Contractor's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Contractor 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 Contractor'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 Contractor. Evidence of criminal conduct will be turned over to the proper authorities.

The Contractor shall ensure the City has these rights with Contractor's employees, agents, assigns, successors, and subcontractors, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Contractor and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of the Contractor's obligations to the City.

**Section 10. E-Verify.** In accordance with section 448.095, Florida Statutes, the Contractor agrees to comply with the following:

1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under this Agreement.
2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the

subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of each and every such affidavit(s) for the duration of this Agreement and any renewals thereafter.

3. The City shall terminate this Agreement 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. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
5. The City shall terminate this Agreement for violation of any provision in this section. If the Agreement is terminated under this section, it is not a breach of contract and may not be considered as such. If the City terminates this Agreement under this section, the Contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement 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, Contractor, or any subcontractor 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 Agreement was terminated. The parties agree that any such cause of action shall be filed in St. Lucie County, Florida, in accordance with the Venue provision herein.

**Section 11. Construction.** The title of the section and paragraph headings in this Agreement 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 Agreement as a whole. The use of the term “including” in this Agreement 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 Agreement 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 Agreement and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Agreement. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Agreement 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 Agreement.

**Section 12. Discriminatory, Convicted, and Antitrust Violator Vendor Lists.**

Contractor 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 13. 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. Contractor understands and will comply with this statute.

**Section 14. Non-Exclusivity.** Contractor acknowledges and agrees that this Agreement is non-exclusive.

**Section 15. Termination for Convenience.** The City may, at any time, with or without cause, or for its convenience, terminate all or a portion of the Agreement upon thirty (30) days written notice to Contractor. Any such termination shall be accomplished by delivery in writing of a notice to Contractor. Following termination without cause, the Contractor shall be entitled to compensation upon submission of invoices and proper proof of claim, for services provided under the Agreement to the City up to the time of termination, pursuant to Florida law.

**Section 16. Merger.** This Agreement sets forth the entire agreement between Contractor and City with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the parties. This Agreement may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties. Any quote, invoice, proposal, purchase order, or any other document referencing the Contract or order placed purchasing goods and/or services that are available under the Contract, between the parties, even if not expressly referencing this Agreement, shall be subject to the terms and conditions of this Agreement, and any additional terms and conditions, unless contained in a City Contract Amendment, signed by the City's Purchasing Agent, are null and void.

**SIGNATURE PAGE FOLLOWS**

**IN WITNESS WHEREOF**, the parties are duly authorized to bind their respective entities hereto and have accepted, made, and executed this Agreement upon the terms and conditions above stated on the day and year entered below.

**CITY OF PORT ST. LUCIE,**  
A Florida municipal corporation

\_\_\_\_\_  
Caroline Sturgis  
Director, Office of Management & Budget

Date: \_\_\_\_\_

**CONTRACTOR**  
**NIPPON SANSO MATHESON, INC.**

*Michael Skerjanc*  
\_\_\_\_\_  
*Authorized Representative's Name*  
Authorized Representative

Date: 5/21/2026

**CONTRACTOR SERVICES AGREEMENT**

**CHEMICALS FOR CITY OF EDGEWATER  
WATER TREATMENT FACILITIES  
ITB 23-ES-07**

THIS AGREEMENT is made and entered into this 18th day of March, 2023, by and between Matheson Tri-Gas Inc, duly authorized to conduct business in the State of Florida and whose address is 909 Lake Carolyn Pkwy, Ste 1300, Irving, TX, hereinafter, called "CONTRACTOR" and the **CITY OF EDGEWATER**, a political subdivision of the State of Florida, whose address is 104 North Riverside Drive, Edgewater, FL 32132, hereinafter called "CITY".

**SECTION 1. AGREEMENT.** The terms of this Agreement, together with the incorporation of the terms and conditions of the Invitation to Bid (ITB #23-ES-07), and any exhibits, schedules and attachments hereto, and any and all amendments relating to same, and any and all submittals from CONTRACTOR, constitute the entire Agreement between CITY and CONTRACTOR. This Agreement is the final, complete and exclusive expression of the terms and conditions of the parties' Agreement. Any and all prior agreements, representations, negotiations, and understandings made by the parties, oral or written, expressed or implied, are hereby superseded and merged herein.

**SECTION 2. TERM OF AGREEMENT.** The term of this agreement is for one (1) year beginning on April 15, 2023, with four (4), one (1) year renewal options. Renewal options may be exercised at the discretion of the City based on performance of the company and adherence to the terms and conditions set forth in the ITB documents. The City retains the sole right to determine whether the renewal option shall be granted.

The price quoted shall be firm for one year and based on a per unit basis delivered FOB to the CITY'S destination. Subsequent year price increases will only be considered as indicated in the ITB document and subject to City Council Approval. The City reserves the right to reject any price increase and seek other bids to negotiate pricing or rebroadcast the bid.

**SECTION 3. COMPENSATION.** The City will pay Contractor the monthly amount invoiced pursuant to the pricing stipulated on the Proposal Form and based on actual quantities delivered based on either gallons or tonnage.

**SECTION 4. NOTICES.** Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered or certified United States mail, return receipts requested, addressed to the party for whom it is intended at the place last specified. The place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

**For City:**

Bonnie Zlotnik, City Clerk  
City of Edgewater  
104 N. Riverside Drive  
Edgewater, FL 32132  
(386)424-2400 #1101

**For Contractor:**

Jesse Rodgers, V.P. Product Mgmt (Name, Title)  
Matheson Tri-Gas, Inc. (Company)  
909 Lake Carolyn Pkwy STE 1300 (Address)  
Irving, TX (City, State, Zip)  
972 - 560 - 5700 (Phone)

**SECTION 5. RIGHTS AT LAW RETAINED.** The rights and remedies of CITY, provided for under this Agreement, are in addition and supplemental to any other rights and remedies provided by law.

**SECTION 6. CONTROLLING LAW, VENUE, ATTORNEY'S FEES.** This Agreement is to be governed, construed, and interpreted by, through and under the laws of Florida. Venue for any litigation between the parties to this Agreement shall be in the County of Volusia, Florida and any trial shall be non-jury. Each party agrees to bear its own costs and attorney's fees relating to any dispute arising under this Agreement.

**SECTION 7. MODIFICATIONS TO AGREEMENT.** This Agreement and any exhibits, amendments and schedules may only be amended, supplemented, modified or canceled by a written instrument duly executed by the parties hereto of equal dignity herewith.

**SECTION 8. SEVERABILITY.** If, during the term of this Agreement, it is found that a specific clause or condition of this Agreement is illegal under federal or state law, the remainder of the Agreement not affected by such a ruling shall remain in force and effect.

**SECTION 9. WAIVER OF JURY TRIAL.** THE CITY AND CONTRACTOR HAVE SPECIFICALLY WAIVED THE RIGHT TO A JURY TRIAL CONCERNING ANY DISPUTES WHICH MAY ARISE CONCERNING THIS AGREEMENT.

**SECTION 10. NON-WAIVER.** No indulgence, waiver, election or non-election by CITY under this Agreement shall affect CONTRACTOR's duties and obligations hereunder.

**SECTION 11. E-VERIFY.** CONSULTANT shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into an Agreement with a subcontractor that fails to certify to the CONSULTANT that the subcontractor complies with the terms stated within. The CONSULTANT nor any subcontractor employed by him shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. CONSULTANT agrees that it shall confirm the employment eligibility of all employees through participation in E-Verify or an employment eligibility program approved by the Social Security Administration and will require same requirement to confirm employment eligibility of all subcontractors.

**SECTION 12 AUTHORITY TO SIGN.** Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date written above for execution by CITY.

WITNESSES:

Monique Taupin

Christine Ward

CITY OF EDGEWATER

Glenn A. Irby  
Glenn A Irby, City Manager

Bonnie Zlotnik  
Bonnie Zlotnik, City Clerk  
Dated: 3/6/2023

WITNESSES:

Wade Smith

Jared Jones

Matheson Tri-Gas, Inc.

(Firm Name)

By: Jesse Rodgers  
(Authorized Officer)

Dated: 2/6/2023

Approved by the City Council of the City of Edgewater at a meeting held on this 6<sup>th</sup> day of March, 2023 under Agenda Item No. 7F.

**ADDENDUM #1  
PROFESSIONAL SERVICES AGREEMENT  
CHEMICALS FOR CITY OF EDGEWATER  
WATER TREATMENT FACILITIES**

By Agreement made and entered into this 4<sup>th</sup> 20<sup>th</sup> day of February March, 2024, by and between the **CITY OF EDGEWATER, FLORIDA** (hereinafter referred to as "CITY"), 104 North Riverside Drive, Edgewater, FL 32132 and **MATHESON TRI-GAS, INC** (hereinafter referred to as "Contractor") 909 Lake Carolyn Parkway, Ste. 1300, Irving, TX 75039.

**WITNESSETH**

The CITY and CONTRACTOR mutually agree to amend that certain Agreement between the CITY and CONTRACTOR made and entered into on March 6, 2023, as follows:

- 1) Both parties wish to utilize the option contained in **Section 2 - TERM OF THE CONTRACT** by electing to renew the contract for an additional term of one (1) year. Thereby extending the current contract from April 14, 2024 through and until April 14, 2025.
  
- 2) The parties acknowledge that all other terms, provisions and conditions of the original Agreement are republished, ratified and reaffirmed by the parties hereto.

**IN WITNESS HEREOF** the parties have made and executed this Addendum the day and year written above.

**ATTEST:**

**CITY OF EDGEWATER, FLORIDA**

Bonnie Zlotnick  
Bonnie Zlotnik, City Clerk

By: Glenn Irby  
Glenn Irby, City Manager

Dated 03/05/24

**WITNESSES:**

**MATHESON TRI-GAS, INC**

Michelle Smith  
Jan Owen

By: Mike E. Skrjanc  
Mike Skrjanc, VP Product Mgmt.

Dated 2/20/2024

**ADDENDUM #2  
PROFESSIONAL SERVICES AGREEMENT  
CHEMICALS FOR CITY OF EDGEWATER  
WATER TREATMENT FACILITIES**

By Agreement made and entered into this 17<sup>th</sup> day of March, 2025, by and between the **CITY OF EDGEWATER, FLORIDA** (hereinafter referred to as "CITY"), 104 North Riverside Drive, Edgewater, FL 32132 and **MATHESON TRI-GAS, INC** (hereinafter referred to as "Contractor") 909 Lake Carolyn Parkway, Ste. 1300, Irving, TX 75039.


**WITNESSETH**

The CITY and CONTRACTOR mutually agree to amend that certain Agreement between the CITY and CONTRACTOR made and entered into on February 4, 2019, as follows:

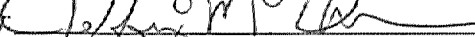
- 1) Both parties wish to utilize the option contained in **Section 2 - TERM OF THE CONTRACT** by electing to renew the contract for an additional term of one (1) year. Thereby extending the current contract from March 6, 2025 through and until March 5, 2026.
- 2) The parties acknowledge that all other terms, provisions and conditions of the original Agreement are republished, ratified and reaffirmed by the parties hereto.

IN WITNESS HEREOF the parties have made and executed this Addendum the day and year written above.

**ATTEST:**

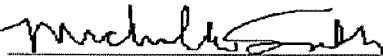
  
Bonnie Zlotnik, City Clerk

**CITY OF EDGEWATER, FLORIDA**

By:   
Jeffrey Thuman, Interim City Manager

Dated 3/18/25

**WITNESSES:**

  
\_\_\_\_\_

**MATHESON TRI-GAS, INC**

By:   
Mike Skrzjanc, VP Product Mgmt.

Dated 2/12/2025

**ADDENDUM #3  
PROFESSIONAL SERVICES AGREEMENT  
CHEMICALS FOR CITY OF EDGEWATER  
WATER TREATMENT FACILITIES (ITB 23-ES-07)**

By Agreement made and entered into this 2nd day of March, 2026, by and between the **CITY OF EDGEWATER, FLORIDA** (hereinafter referred to as "CITY"), 104 North Riverside Drive, Edgewater, FL 32132 and **MATHESON TRI-GAS, INC** (hereinafter referred to as "CONTRACTOR") 909 Lake Carolyn Parkway, Ste. 1300, Irving, TX 75039.

**WITNESSETH**

The CITY and CONTRACTOR mutually agree to amend that certain Agreement between the CITY and CONTRACTOR made and entered into on April 15, 2023, as follows:

- 1) Both parties wish to utilize the option contained in **Section 2 - TERM OF THE CONTRACT** by electing to renew the contract for an additional term of one (1) year. Thereby extending the current contract from April 15, 2026 through and until April 14, 2027.
- 2) **Section 3 - COMPENSATION:** The CITY agrees to pay the CONTRACTOR \$520.90 per ton, a 4.6% increase over the price stipulated in addendum #2.
- 3) The parties acknowledge that all other terms, provisions and conditions of the original Agreement are republished, ratified and reaffirmed by the parties hereto.

**IN WITNESS HEREOF** the parties have made and executed this Addendum the day and year written above.

**ATTEST:**

Monique Toupin  
Monique Toupin, Interim City Clerk

**CITY OF EDGEWATER, FLORIDA**

By: Joseph Mahoney  
Joseph Mahoney, City Manager

Dated March 2, 2026

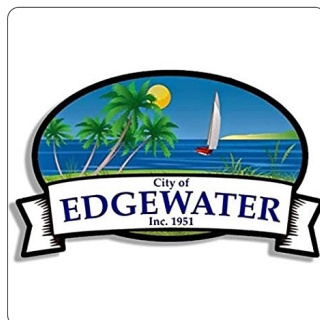
**WITNESSES:**

Mike Skrjanc  
TCG

**MATHESON TRI-GAS, INC**

By: Mike Skrjanc  
Mike Skrjanc, VP Product Mgmt.

Dated 3/23/2026



CLOSED

Awarded

# Chemicals for the City of Edgewater Water Treatment Facilities

Last updated by Addendum #1 on Jan 25, 2023 9:28 AM

[See what changed](#)



⚡ Invitation to Bid

 Environmental Services

**Project ID:** ITB 23-ES-07

**Release Date:** Thursday, January 5, 2023

**Due Date:** Thursday, February 9, 2023 10:00am

 Posted  Thursday, January 5, 2023 8:00am

*All dates & times in Eastern Time*

## 1. City of Edgewater

### 1.1. Legal Notice

The City of Edgewater has issued this Invitation to Bid (hereinafter, "ITB") with the sole purpose and intent of obtaining Bids from qualified and licensed firms to provide various chemicals for the Water/Wastewater Treatment facilities. Bids will be received until 10:00 am, on Thursday, February 9, 2023.

ITB 23-ES-07

"Chemicals for the City of Edgewater Water Treatment Facilities"

A pre-bid conference is not applicable for this solicitation.

All required documents shall be completed and submitted through the City's e-Procurement Portal.

City of Edgewater does not discriminate based on age, race, color, sex, religion, national origin, disability or marital status.

This Public Notice has been posted on the City's e-Procurement Portal, OpenGov, on the City of Edgewater Finance website: [www.cityofedgewater.org](http://www.cityofedgewater.org), and in the Lobby of City Hall on Thursday, January 5, 2023.

## Post Information

**Posted At:**

Thu, Jan 5, 2023 8:00 AM

**Sealed Bid Process:**

Yes (Bids Unsealed / Pricing Unsealed)

**Private Bid:**

No

## 2. Introduction

### 2.1. Summary

The City of Edgewater has issued this Invitation to Bid (hereinafter, "ITB") with the sole purpose and intent of obtaining Bids from qualified and licensed firms to provide various chemicals for the Water/Wastewater Treatment facilities, as further described and in accordance with the terms and conditions herein. The successful bidder will hereinafter be referred to as the "Contractor".

If awarded, a contract to provide these services will be effective on the date contract is approved by the City of Edgewater, City Council (herein after, the "Council"), signed by all required parties and filed with the City Clerk.

As is more fully explained in "[Instruction for Bid - Bid Evaluation Committee and Evaluation Factors](#)" of this ITB, an award, if made, will be made to the best overall bidder(s) whose bid is most advantageous to the City, taking into consideration the evaluation factors set forth in this ITB. The City will not use any other factors or criteria in the evaluation of the bids received.

## 2.2. Background

The City serves an area of 24.83 square miles with a population of approximately 23,319. The City's fiscal year begins on October 1st and ends on September 30th. The Finance Department maintains the funds and accounts of the City. The Finance Department is responsible for the custody and accounting of funds of each department.

More detailed information on the government and its finances can be found in City of Edgewater's Comprehensive Annual Financial Report for fiscal year 2021 and in the City's Annual Budget for fiscal year 2023. Copies of these documents may be viewed on [www.cityofedgewater.org](http://www.cityofedgewater.org). The City of Edgewater is exempt from any and all state, local and federal taxes.

## 2.3. Contact Information

### **Purchasing Department**

Purchasing  
104 N Riverside Drive  
Edgewater, FL 32132  
Email: [purchasing@cityofedgewater.org](mailto:purchasing@cityofedgewater.org)  
Phone: [\(386\) 424-2400](tel:(386)424-2400)

### **Department:**

Environmental Services

## 2.4. Timeline

*The following projected timetable should be used as a working guide for planning purposes only. The City reserves the right to adjust this timetable as required during the course of the ITB process.*

Issue ITB:

January 5, 2023

Deadline for Questions:

January 19, 2023, 2:00pm

Addendum Due:

January 26, 2023, 11:30am

Bid Due Date:

February 9, 2023, 10:00am

Bid Opening will be held live at:

City of Edgewater - Council Chambers

104 N. Riverside Drive  
Edgewater, FL 32132

as well as via Zoom:

Join Zoom Meeting

<https://us06web.zoom.us/j/87281187310?pwd=eHdsTmp2SktDekhid2gOS3VRWGVkQT09>

Meeting ID: 872 8118 7310

Passcode: 419274

Notice of Recommendation:

February 16, 2023

Contractor Selection Date:

March 6, 2023

## 3. Instruction for Bid

### 3.1. Delivery of Bids

All Bids are to be delivered before 10:00 am, local time, on or before Thursday, February 9, 2023 via the City's e-Procurement Portal, [OpenGov](#).

Bids received after the designated time will not be allowed on the [City's eProcurement Portal](#). For further information, please e-mail Pat Drosten, Purchasing Specialist at [pdrosten@cityofedgewater.org](mailto:pdrosten@cityofedgewater.org).

There is no expressed or implied obligation for the City of Edgewater to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

### 3.2. Inquiries

Questions related to this ITB shall be submitted in writing through the [ProcureNow Question/Answer Tab](#) via the City's e-Procurement portal, on or before, Thursday, January 19, 2023 by 2:00 pm. Please include the section title for each question, if applicable, in order to ensure that questions asked are responded to correctly.

Bidders must clearly understand that the only official answer or position of the City shall be the one stated in writing and posted in the [City's e-Procurement portal](#). All questions submitted and answers provided shall be electronically distributed to bidders following this solicitation on the

City's e-Procurement Portal.

When asking questions, please be sure to enter each question separately.

### **3.3. Method of Source Selection**

The City is using the Competitive Sealed Bids methodology of source selection for this procurement, as authorized by Resolution 2020-R-23 establishing and adopting the City Purchasing Policy. Each bid will be reviewed to determine if the bid is responsive to the ITB. Bids deemed to be non-responsive may be rejected without being evaluated by the Evaluation Committee appointed by the City Manager, which shall be comprised of a minimum of three (3) City employees. The committee will make a recommendation to the City Council who will make the final selection(s). ITB's that are solely priced based will be reviewed by the Purchasing Specialist and Project Manager and will not be subject to the Evaluation Committee process. A responsive bid is one which has been signed and submitted by the specified Bid deadline, and has provided the information required to be submitted with the Bid. While poor formatting, poor documentation and/or incomplete or unclear information may not be cause to reject a bid without evaluation, such substandard submissions may adversely impact the evaluation of a Bid. Respondents who fail to comply with the required and/or desired elements of this ITB do so at their own risk.

The City may, as it deems necessary, conduct discussions with responsible bidders determined to be in contention for being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to solicitation requirements.

### **3.4. Pre-Bid Conference**

A pre-bid conference is not applicable for this solicitation.

A submission of a bid by the Contractor is considered a representation that the Contractor has visited the site and has carefully examined the site and is satisfied as to the conditions to be encountered in performing the work.

### **3.5. Compliance with the ITB**

Proposals must be in strict compliance with this ITB. Failure to comply with all provisions of the

ITB may result in disqualification.

### 3.6. Acknowledgment of Insurance Requirements

By signing the Insurance Requirements included in this ITB, Bidder acknowledges these conditions include Insurance Requirements.

It should be noted by the Bidder that, in order to meet the City's requirements, there may be additional insurance costs to the Bidder's firm. It is, therefore, imperative that the bidder discuss these requirements with the Bidder's insurance agent, as noted on the Insurance Check List, so that allowances for any additional costs can be made by the Bidder.

The Bidder's obligation under this provision shall not be limited in any way by the agreed upon contract price, or the Bidder's limit of, or lack of, sufficient insurance protection.

Bidder also understands that the evidence of required insurance may be required within five (5) business days following notification of its offer being accepted; otherwise, the City may rescind its acceptance of the Bidder's Bid.

The specific insurance requirements for this solicitation are included as part of this solicitation.

### 3.7. Bonding Requirements

By signing its Proposal, and if applicable, Proposer acknowledges that they have read and understand the bonding requirements for this Proposal. Requirements for this solicitation are listed below.

### 3.8. Delivery of Bid

All Bids are to be submitted electronically via the City's e-Procurement Portal no later than 10:00 am, local time, on or before Thursday, February 9, 2023.

The City shall not bear the responsibility for Bids submitted past the stated date and/or time

indicated, or delivered through any other means, to an incorrect address by bidder's personnel.

### 3.9. Evaluation of Proposals (Procedure)

The City's procedure for selecting is as follows:

- A. Invitation to Bid issued.
- B. Subsequent to the closing of bids, the Department and the Purchasing Specialist shall review the bids received and verify whether each bid appears to be minimally responsive to the requirements of the published ITB
- C. Vendor selection will be based on the lowest, compliant, qualified bid unless specified otherwise in the Invitation to Bid.
- D. The City reserves the right to withdraw this ITB at any time and for any reason, and to issue such clarifications, modifications, and/or amendments as it may deem appropriate.
- E. Receipt of a bid by the City or a submission of a bid to the City offers no rights upon the Bidder nor obligates the City in any manner.
- F. Acceptance of the bid does not guarantee issuance of any other governmental approvals.

The City reserves the right to withdraw this ITB at any time and for any reason, and to issue such clarifications, modifications, and/or amendments as it may deem appropriate.

Receipt of a bid by the City or a submission of a bid to the City offers no rights upon the Bidder nor obligates the City in any manner.

### 3.10. Ambiguity, Conflict, or Other Errors in the ITB

If a Bidder discovers any ambiguity, conflict, discrepancy, omission, or other error in the ITB, Bidder shall immediately notify the Purchasing Specialist, noted herein, of such error in writing and request modification or clarification of the document. The Purchasing Specialist will make modifications by issuing a written revision and will give written notice to all parties who have received this ITB from the Finance Department.

The Bidder is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the ITB prior to submitting the Proposal or it shall be waived.

### 3.11. Proposal, Presentation, and Protest Costs

The City will not be liable in any way for any costs incurred by any bidder in the preparation of its Bid in response to this ITB, nor for the presentation of its Bid and/or participation in any discussions, negotiations, or, if applicable, any protest procedures.

### 3.12. Acceptance or Rejection of Proposals

The right is reserved by the City to waive any irregularities in any bid, to reject any or all bids, to re solicit for bids, if desired, and upon recommendation and justification by the City to accept the bid which in the judgment of the City is deemed the most advantageous for the public and the City.

Any bid which is incomplete, conditional, obscure or which contains irregularities of any kind, may be cause for rejection. In the event of default of the successful bidder, or their refusal to enter into the City contract, the City reserves the right to accept the bid of any other bidder or to re advertise using the same or revised documentation, at its sole discretion.

### 3.13. Requests for Clarification of Bids

Requests by the Purchasing Specialist to a bidder(s) for clarification of Proposal(s) shall be in writing. Bidder's failure to respond to request for clarification may deem bidder to be non-responsive, and may be just cause to reject its bid.

### 3.14. Validity of Bids

To withdraw a bid through the [City's e-Procurement Portal](#), the responding firm may "unsubmit" their bid in [ProcureNow](#). After withdrawing a previously submitted bid, the responding firm may submit another bid at any time up to the deadline for submitting bids.

No Bid can be withdrawn after the deadline for submitting bids.

All bids shall be valid for a period of one hundred eighty (180) days from the submission date to accommodate evaluation and selection process.

## 4. Scope of Work

### 4.1. General Description of Specifications

The City is seeking Bids from qualified and licensed firms to provide various chemical to be used at the city's

Water Treatment facility.

### 4.2. Eligibility

Vendors must be licensed and qualified to do business in the State of Florida.

### 4.3. Scope of Services

The City is seeking Bids from qualified and licensed firms to provide chemicals to be used at the city's Water and Wastewater Treatment facilities. Chemicals included in this ITB are:

- High Calcium Bulk Quicklime
- Liquid Carbon Dioxide

Chemical Specifications are included as Attachment "A" of this document.

The City reserves the right to award contracts to multiple Contractors.

### 4.4. Deliveries

The City shall be responsible for notifying the successful vendor(s) when delivery is required.

Delivery shall be made to the specified location within the time frames prescribed in the individual Chemical Specifications (included in this document as Attachment "A") Failure to meet the delivery schedule may result in the assessment of liquidated damages in the amount of \$100.00 per day. The delivery sites are as follows:

- Alan R. Thomas Water Treatment Plant – 3315 State Road 442, Edgewater, FL 32141

The City shall require an authorized person at the delivery location to sign the loading ticket. A copy of the chemical analysis will be available for inspection before acceptance of the delivery. The invoice will be mailed to the City with a copy of the loading ticket attached and referencing purchase order number as specified by the City.

## 4.5. Contract Period/Cost Adjustments

### **CONTRACT PERIOD**

If awarded, a contract to provide these services will be effective on the date contract of April 15, 2023, provided it is approved by the City of Edgewater, City Council (herein after, the "Council"), signed by all required parties and filed with the City Clerk, and shall expire one year from that date. The City reserves the right to extend the contract for four, additional one year terms, providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the City.

In the event services are scheduled to end because of the expiration of this contract, the Contractor shall continue the service upon the request of the City as authorized by the awarding authority. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Contractor shall be compensated for the service at the rate in effect when this extension clause is invoked by the City.

### **COST ADJUSTMENTS**

Prices quoted shall be firm for the initial contract term. No cost increases shall be accepted in this initial contract term. Please consider this when providing the pricing for this ITB.

Thereafter, any extensions which may be approved by the City shall be subject to the following: Costs for any extension terms shall be subject to an adjustment only if increases or decreases occur in the industry. Such adjustment shall be based on the latest yearly percentage increase in either A) the All Urban Consumers Price Index (CPI-U) for the South Region as published by the Bureau of Labor Statistics, U.S. Dep't. of Labor, or B) the Producer Price Index (PPI) for "Chemicals and Allied Products (WPU06)" as published by the Bureau of Labor Statistics, U.S. Dep't. of Labor, whichever is greater.

The yearly increase or decrease in the CPI (or PPI) shall be that latest Index published and available for six months, prior to the end of the contract term then in effect, as compared to the index for the comparable month one-year prior.

Any requested adjustment shall be fully documented and submitted to the City of Edgewater

Environmental Services Director at least ninety (90) days prior to the contract anniversary date. Any approved cost adjustments shall become effective on the beginning date of the approved contract extension. All rate adjustment shall be requested by the Vendor with sufficient supporting documentation to be considered by the City.

If no adjustment request is received from the Vendor (Contractor), the Parties agree that the optional term may be exercised without a rate adjustment. Late rate adjustment requests will not be considered.

The City may, after examination, refuse to accept the adjusted costs if they are not properly documented, or considered to be excessive, or if decreases are considered to be insufficient. In the event the City does not wish to accept the adjusted costs and the matter cannot be resolved to the satisfaction of the City, the Contract will be considered cancelled on the scheduled expiration date.

Pricing must include all costs associated with delivery of the chemical(s), including but not limited to salary cost, fringe benefits, overhead, operation margin and profit and all direct and indirect expenses.

#### 4.6. Pre-Bid Conference

N/A

## 5. Terms and Conditions

### 5.1. City's Right to Inspect

The City or its authorized Agent shall have the right to inspect the Contractor's facilities/project site during and after each work assignment the Contractor is performing.

### 5.2. Licenses

The Contractor is required to possess the correct occupational license, professional license, and any other authorizations necessary to carry out and perform the work required by the project pursuant to all applicable Federal, State and Local Law, Statute, Ordinances, and rules and regulations of any kind.

Copies of the required licenses must be submitted with the Proposal response indicating that the entity proposing, as well as the team assigned to the City account, is properly licensed to perform the activities or work included in the contract documents. A Contractor, with an office within the City is also required to have a business tax receipt and certificate of use.

If you have questions regarding required professional licenses and Business Tax Receipt and Certificate of use, contact the Finance Department, (386) 424-2400.

### **5.3. Principals/Collusion**

By submission of this Proposal, the undersigned, as Bidder, does declare that the only person or persons interested in this Proposal as principal or principals is/are named therein and that no person other than therein mentioned has any interest in this Proposal or in the contract to be entered into; that this Proposal is made without connection with any person, company or parties making a Proposal, and that it is in all respects fair and in good faith without collusion or fraud.

### **5.4. Taxes**

The City is exempt from Federal Excise and State of Florida Sales Tax.

### **5.5. Relation of City**

It is the intent of the parties hereto that the Contractor shall be legally considered an independent contractor, and that neither the Contractor nor their employees shall, under any circumstances, be considered employees or agents of the City, and that the City shall be at no time legally responsible for any negligence on the part of said Contractor, their employees or agents, resulting in either bodily or personal injury or property damage to any individual, firm, or corporation.

## 5.6. Term Contracts

If funds are not appropriated for continuance of a term contract to completion, cancellation will be accepted by this Contractor on thirty (30) days prior written notice.

## 5.7. Termination

Should the Contractor be found to have failed to perform his services in a manner satisfactory to the City, the City may terminate this Agreement immediately for cause; further the City may terminate this Agreement for convenience with a one-hundred eighty (180) days written notice. The City shall be sole judge of non performance.

## 5.8. Liability

The Contractor will not be held responsible for failure to complete contract due to causes beyond its control, including, but not limited to, work stoppage, fires, civil disobedience, riots, rebellions, Acts of Nature and similar occurrences making performance impossible or illegal.

## 5.9. Assignment

The Contractor(s) shall not assign, transfer, convey, sublet or otherwise dispose of this contract, or of any or all of its rights, title or interest therein, or his or its power to execute such contract to any person, company or corporation without prior written consent of the City.

## 5.10. Lobbying

All firms are hereby placed on NOTICE that the City does not wish to be lobbied, either individually or collectively about a matter for which a firm has submitted a Proposal.

Firms and their agents are not to contact members of the City Council or any other City Staff other than the Purchasing Specialist for such purposes as meeting or introduction, luncheons, dinners, etc. During the process, from time of advertisement to final Council approval, no firm or their agent shall contact any other employee of the City in reference to this Proposal, with the

exception of the Finance Director or his designee(s). Failure to abide by this provision may serve as grounds for disqualification for award of this contract to the firm.

## 5.11. Single Proposal

Each Bidder must submit, with their bid, the required forms included in this ITB. Only one bid from a legal entity as a primary will be considered. A legal entity that submits a bid as a primary or as part of a partnership or joint venture submitting as primary may not then act as a sub-consultant to any other firm submitting under the same ITB.

All submittals in violation of this requirement will be deemed non-responsive and rejected from further consideration.

## 5.12. Protest Procedures

Any appeal or protest to the Request for Proposal shall be governed by the City of Edgewater's Purchasing Policies and Procedures. Protest Procedures can be found via this link: <https://www.cityofedgewater.org/finance/page/purchasing-policies>

## 5.13. Prohibition of Gifts to City Employees

No organization or individual shall offer or give, either directly or indirectly, any favor, gift, loan, fee, service or other item of value to any City employee, as set forth in Chapter 112, Part III, Florida Statutes, the current City Ethics Ordinance, and City Administrative Policy. Violation of this provision may result in one or more of the following consequences: a. Prohibition by the individual, firm, and/or any employee of the firm from contact with City staff for a specified period of time; b. Prohibition by the individual and/or firm from doing business with the City for a specified period of time, including but not limited to: submitting bids, ITB, and/or quotes; and, c. immediate termination of any contract held by the individual and/or firm for cause.

## 5.14. Immigration Reform and Control Act

The City will not intentionally award City contracts to any Firm who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in an 8 U.S.C. Section 1324 a(e) (Section 274A (e) of the Immigration and Nationality Act ("INA").

Bidder acknowledges, and without exception or stipulation, any firm(s) receiving an award shall be fully responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 as located at 8 U.S.C. 1324, et. seq. and regulations relating thereto, as either may be amended. Failure by the awarded firm(s) to comply with the laws referenced herein shall constitute a breach of the award agreement and the City shall have the discretion to unilaterally terminate said agreement immediately.

### **5.15. Equal Opportunity**

The City recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority and women business enterprises.

### **5.16. Other Agencies**

All Bidder(s) awarded contracts from this bid or proposal may, permit any municipality or other government agency to participate in the contract under the same prices, terms and conditions, if agreed to by both parties.

It is understood that at no time will any city, municipality, or other agency be obligated for placing an order for any other city, municipality, or agency; nor will any city, municipality, or agency be obligated for any bills incurred by any other city, municipality or agency. Further, it is understood that each agency will issue its own purchase orders to the awarded bidder(s).

### **5.17. Conflict of Interest Disclosure**

The award of this contract is subject to the provisions of Chapter 112, Florida Statutes. All Firms must disclose within their bid/proposal to the City of Edgewater the name of any officer, director, or agent who is also an employee of the City of Edgewater (hereinafter the "City"). Furthermore, all firms must disclose the name of any City employee who owns, directly or indirectly, an interest of more than five percent (5%) in the firm of any of its branches.

The purpose of this disclosure is to give the City the information needed to identify potential

conflicts of interest for evaluation by the team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal consideration may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any City duty or responsibility in administration, management, instruction, research, or other professional activities.

Please submit to the City all information on any potential conflict of interest related to provision of the goods or services requested in this Solicitation.

## 5.18. Drug-Free Workplace Provisions

In accordance with Florida Statute 287.087, firm certifies that:

1. Publish a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the work place, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (\*) statement to acknowledge their receipt.
5. Imposes a sanction on, or requires 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. Makes a good faith effort to continue to maintain a drug free work place through the implementation of the drug free workplace program.

## 5.19. Public Entity Crimes Notification

Florida Statutes, Paragraph 287.133(2)(a), A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, 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 in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

## 5.20. Non-Collusive Affidavit

The firm and its officers, partners, owners, agents, representatives, employees or parties in interest, swears and attests that it is fully informed respecting the preparation and contents of the attached Solicitation, and of all pertinent circumstances respecting the provision of the goods or services to the City of Edgewater. The offer or submittal being made is genuine and is not collusive or a sham.

I certify that all information contained in the submittal is truthful to the best of my knowledge and belief. I further certify, under oath, that this submittal is made without any colluded, conspired, connived or agreed, directly or indirectly, with any other firm, person or corporation responding to this solicitation for the same product or service. I certify that the offer quoted/ proposed in the attached submission is fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

## 5.21. Employment Eligibility Verification System (E-Verify) Acknowledgment

Firm acknowledges and agrees to utilize the U.S. Department of Homeland Security's Employment Eligibility Verification System (E-Verify) to do the following:

1. Enroll in the U.S. Department of Homeland Security's E-Verify system;
2. Utilize E-Verify to verify the employment eligibility of all new employees hired during the term of the Contract;
3. Utilize E-Verify to verify the employment eligibility of all employees assigned to the Contract; and
4. Expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize E-Verify to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

## 5.22. Scrutinized Vendor Certification

1. Firm hereby certifies under penalties of perjury, as of the date of this solicitation to provide goods and/or services to the City of Edgewater, that it:
  2. Does not participate in a boycott of Israel; and
  3. Is not on the Scrutinized Companies that Boycott Israel List; and
  4. Is not on the Scrutinized Companies with Activities in Sudan List; and
  5. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
6. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The City of Edgewater shall provide notice, in writing, to the Contractor of the City's determination concerning the false certification. The Contractor shall have ninety (90) days following the receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

Section 287.135, Florida Statutes, prohibits state agencies and departments, and local government entities from: 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and 2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector list, created pursuant to s. 215.473, or are engaged in business operations in Syria.

### 5.23. No Lobbying Notification

All consultants, firms or individuals are hereby placed on notice that any communication, whether written or oral, with City of Edgewater elected officials or any other staff or outside individuals working with the City in respect to this request (with exception of the Purchasing personnel designated to receive requests for interpretation or corrections) is prohibited. These persons shall not be lobbied, either individually or collectively, regarding any request for bid, proposals, qualifications and/or any other solicitations released by the City of Edgewater. To do so is grounds for immediate disqualification from the selection process. The selection process is not considered final until such time as the City of Edgewater, Mayor, and City Council have made a final and conclusive determination.

### 5.24. Debarment and Suspension Certification

The prospective primary participant certifies to the best of its knowledge and belief that it and its principals:

- a. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- b. Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or Local) transaction or contract under a public transaction; 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 governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
- d. Have not within a three-year period preceding this application had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective primary participant shall attach an explanation to this submittal.

### 5.25. Public Act 2016–20 Public Records Requirements

All material submitted regarding this RFP becomes the property of the City. RFP documents may be reviewed by any person ten (10) days after the public opening. The Professional Consultant should take special note of this as it relates to any proprietary information that might be included in its offer. Any resulting contract may be reviewed by any person after the contract has been executed by the City. The City has the right to use any or all information/material submitted in response to this RFP and/or any resulting contract from same. Disqualification of a Professional Consultant does not eliminate this right. This section is further subject to F.S. 119.01 and 119.0701 et. seq.

#### RECORDS / AUDITS

The City of Edgewater is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. Specifically, the Contractor shall:

- a. Keep and maintain public records required by the City in order to perform the service;
- b. 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.
- c. 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 contractor 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 Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor 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.

During the term of the contract, the Contractor 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 Clerk. The Contractor agrees to make available to the City Clerk, during normal business hours and in Volusia County, all books of account, reports and records relating to this contract.

#### **PUBLIC RECORDS CUSTODIAN**

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**CITY CLERK'S OFFICE  
CITY OF EDGEWATER  
104 N. RIVERSIDE DRIVE  
EDGEWATER, FL 32132  
(386)424-2400 X 1102  
CITYCLERK@CITYOFEDGEWATER.ORG**

## **5.26. Purchase Order Number**

This purchase order number and the seller's name must be clearly shown on all invoices, packing slips, delivery receipts, and correspondence. Failure to clearly indicate this purchase order number may result in the return of invoices.

## **5.27. Acceptance**

All terms and conditions of this purchase order shall become part of the contract between the city of Edgewater and the vendor/seller; the vendor's/seller's different or additional terms will never become part of this contract.

## **5.28. Delivery, Title & Risk of Loss**

Title shall pass to the City of Edgewater on delivery of the conforming goods to the designated location. Notwithstanding any agreement to pay freight, express or other transportation charges, the risk of loss or damage in transit shall be upon the vendor/seller. Delivery shall not be complete until the goods and or services have been received, inspected, and accepted by the City of Edgewater.

Collect shipments will not be accepted in the event that the city agrees to pay the freight, all freight charges shall be fully prepaid and included on the invoice. The original bill must be included with the invoice.

## 5.29. Warranty

The vendor/seller warrants that the goods and/or services supplied hereunder will be of good workmanship and of proper materials, free from defects and in accordance with specifications. If the vendor/seller knows the city's intended use, the vendor/seller warrants that the goods and/or services are suitable for the intended use.

## 5.30. Remedies

Regardless of whether goods are being sold, licensed or leased or whether services are being performed, the vendor/seller and the City of Edgewater agree that both parties have all the uniform commercial code rights, duties, and remedies available.

## 5.31. Conflict of Laws

THIS AGREEMENT TO PURCHASE AND THE PERFORMANCE OF THE PARTIES HEREUNDER SHALL BE CONSTRUED WITH AND GOVERNED BY THE LAWS OF THE CITY OF EDGEWATER AND THE STATE OF FLORIDA.

## 5.32. Modifications

No modification in price, delivery, method or schedule, quantity, quality, specifications, or any other term of the contract will be effective unless agreed to in writing and signed by an authorized purchasing agent.

## 5.33. Taxes

The City of Edgewater Florida is exempt from the payment of all federal excise taxes and sales taxes of the State of Florida, and generally all other state governments. Vendor/seller shall furnish the proper exemption certificate

State of Florida sales tax exemption number: 85-8013848356C7

Federal Employee Identification number: 59-6000-314

### 5.34. Patents & Royalties

THE VENDOR/SELLER, WITHOUT EXCEPTION, SHALL INDEMNIFY AND SAVE HARMLESS THE CITY OF EDGEWATER AND ITS EMPLOYEES FROM LIABILITY OF ANY NATURE OF KIND, INCLUDING COSTS AND EXPENSES FOR OR ON ACCOUNT OF ANY COPYRIGHTED, PATENTED OR UNPATENTED INVENTION, PROCESS OR ARTICLE MANUFACTURED OR SUED IN THE PERFORMANCE OF THE CONTRACT, INCLUDING ITS USE BY THE CITY OF EDGEWATER. IF THE VENDOR/SELLER USES ANY DESIGN, DEVICE, OR MATERIALS COVERED BY LETTER, PATENT OR COPYRIGHT, IT IS MUTUALLY AGREED AND UNDERSTOOD WITHOUT EXCEPTION THAT THE LISTED PRICES SHALL INCLUDE ALL ROYALTIES OR COST ARISING FROM THE USE OF SUCH DESIGN, DEVICE OR MATERIALS IN ANY WAY INVOLVED WITH THE WORK.

### 5.35. Invoicing/Payments

Furnish all invoices in duplicate and mail to the address indicated on the front. Send a separate invoice for each shipment. Include the correct purchase order number on each invoice. Unless previously agreed upon by both the city and vendor, all invoicing and payments will be as outlined in the Local Government Prompt Payment Act (FS 218. Part VII).

### 5.36. Prices

IF PRICES ARE HIGHER THAN SPECIFIED, DO NOT SHIP WITHOUT THE PURCHASING AGENTS PRIOR WRITTEN APPROVAL.

### 5.37. Clean Hands

By accepting this contract, the seller warrants that neither the business, nor any officer or significant stakeholder of the business is in violation of the city of edgewater code and do not owe the city any past due debt. The seller specifically agrees that the city may withhold any money owed the seller from this contract for any existing code violations and/or past due debt. If the seller misrepresents the status of the business, any officer or significant stakeholder, the city will consider this a material defect of this contract and shall have the right to immediately terminate it.

## 6. Insurance Requirements

### 6.1. Insurance Requirements

INSURANCE TYPE	REQUIRED LIMITS
A. Worker's Compensation all	Statutory Limits of Florida Statutes, Chapter 440 and Federal Government Statutory Limits and Requirements.
B. Commercial General Liability (Occurrence Form) patterned after the current I.S.O form with no limiting endorsements.	Bodily Injury & Property Damage \$1,000,000 single limit per occurrence
C. Indemnification: To the maximum extent permitted by Florida law, the Contractor/Vendor/Consultant shall indemnify and hold harmless the City of Edgewater, its officers and employees from any and all liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor/Vendor/Consultant or anyone employed or utilized by the Contractor/Vendor/Consultant in the performance of this Agreement. This indemnification obligation shall not be construed to negate, abridge or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph.  This section does not pertain to any incident arising from the sole negligence of the City of Edgewater.	
D. Automobile Liability Automobile Included	\$ 500,000 Each Occurrence Owned/Non owned/Hired
E. Contractor shall ensure that all subcontractors comply with the same insurance requirements that he is required to meet. The same Contractor shall provide City with certificates of insurance meeting the required insurance provisions.	
F. The City of Edgewater must be named as "ADDITIONAL INSURED" on the Insurance Certificate for Commercial General Liability where required.	
G. The City of Edgewater shall be named as the Certificate Holder. NOTE The "Certificate Holder" should read as follows:	
<b>City of Edgewater</b> <b>Edgewater, Florida</b>	
No City Division, Department, or individual name should appear on the Certificate. No	

other format will be acceptable.

H. Thirty (30) Days Cancellation Notice required.

I. The Certificate must state the following: ITB 23-ES-07 and Chemicals for the City of Edgewater Water Treatment Facilities.

## 7. Contract/Agreement & All Required Forms

*Failure to provide the completed required forms may result the submittal being deemed non-responsive.*

### 7.1. Contract Award

The City has developed standard contracts/agreements. Contract will become effective once City Council approves and authorizes the City Manager to execute said contract as further detailed in Section 4.6 of this document.

A contract(s) resulting from this ITB shall be subject to the terms and conditions set forth in a standard City Contract. The City reserves the right to include in any contract document such terms and conditions, as it deems necessary for the proper protection of the rights of the City. The City will not be obligated to sign any contracts, maintenance and/or service agreements or other documents provided by the Contractor.

### 7.2. Required Forms

- Required Forms are outlined in the Vendor Questionnaire Section of this solicitation.

## 8. Submittal Requirements

### 8.1. Response Format – Overview

The bid shall be deemed an offer to provide services to the City. In submitting a bid, the Bidder declares that he/she understands and agrees to abide by all specifications, provisions, terms and conditions of same, and all ordinances and policies of the City. The Bidder agrees that if the

contract is awarded to him/her, he/she will perform the work in accordance with the provisions, terms and conditions of the contract.

To facilitate the fair evaluation and comparison of bids, all bids must conform to the guidelines set forth in this ITB. Any portions of the bid that do not comply with these guidelines must be so noted and explained the Acceptance of Conditions section of the bid. However, any bid that contains such variances may be considered non-responsive.

Bids should be prepared simply and economically, providing a straightforward concise description of the Bidder's approach and ability to meet the City's needs, as stated in the ITB.

The items listed as required forms shall be submitted with each bid and should be submitted as required in this solicitation. Failure by a bidder to include all listed items may result in the rejection of its bid.

All costs associated with delivering the requested services shall be detailed in the format requested on the Total Pricing Form in [OpenGov/ProcureNow](#).

## 8.2. Statement of Litigation

Provide a list of current litigations, outstanding judgments and liens, if any, against the firm or personnel to be assigned to this project or that may have been filed in the last five (5) years.

## 8.3. Location and Accessibility

The Bidder shall provide the name of office location of the account executive directly responsible for handling the City's account. Description of the current corporation of the account executives personal book of business including the following:

- A. Number of accounts for which the account executive is responsible.
- B. How the City's account would compare in size and scope to other clients of the agent/broker.
- C. Steps the account executive or firm will take to assure that proper attention will be given to the City's account as your volume of business grows.

## 8.4. Documents

Professional Certifications/Licenses.

## 8.5. Required Forms

See [Contract/Agreement and All Required Forms](#) .

## 8.6. Total Pricing Form

All pricing must be entered and submitted through the OpenGov system.

## 8.7. Bid Evaluation Committee and Evaluation Factors

As previously stated, award of contract shall be based on the lowest, compliant, qualified bid unless specified otherwise in the Invitation to Bid.

## 8.8. Drug-Free Workplace

In accordance with Florida Statute 287.087, preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that furnishes a form certifying that it is a Drug Free Workplace shall be given preference in the award process. NOTE: In the event, the submitter wishes to provide items specified above and beyond the stated requirements of this request at "no cost" to the City of Edgewater, these services should be identified and included in the request response.

## 8.9. Tie Breaker

In the event of a tie (with each business certifying that it is a Drug-Free Workplace), both in

individual scoring and in final ranking, the firm with the lowest volume of work on City projects within the last five (5) years will receive the higher individual ranking. This information will be based on information provided by the Bidder, subject to verification at the City's option. If there is a multiple firm tie in either individual scoring or final ranking, the firm with the lowest volume of work shall receive the higher ranking, the firm with the next lowest volume of work shall receive the next highest ranking and so on. If neither vendor has performed in work in the last five years, the preference will be given to the Bidder within the city limits or principal office closest to City Hall.

## 9. Total Pricing Form

*Bid prices must include all freight charges and delivery charges for any and all material delivered FOB Destination to the worksite.*

*ALL AMOUNTS INCLUDE SALARY COST, FRINGE BENEFITS, OVERHEAD, OPERATING MARGIN AND PROFIT, AND ALL DIRECT AND INDIRECT EXPENSES.*

### Total Pricing Form

Bid prices must include all freight charges and delivery charges for any and all material delivered FOB Destination to the worksite. ALL AMOUNTS INCLUDE SALARY COST, FRINGE BENEFITS, OVERHEAD, OPERATING MARGIN AND PROFIT, AND ALL DIRECT AND INDIRECT EXPENSES.

Line Item	Description	Unit of Measure	Unit Cost	Columns
1	High Calcium Bulk Quicklime	Ton		
2	Liquid Carbon Dioxide	Ton		

## 10. Vendor Questionnaire

**Please upload ONLY PDF files within this section. The City of Edgewater will not be responsible for any other types of files (WORD, EXCEL, etc..) that may not convert correctly to pdfs. Required documents are provided as downloadable PDF files for your use. Alternate PDF files may be accepted.**

### 1. Familiarity with Project\*

By submitting a response to this solicitation, the Bidder hereby certifies that he/she has

familiarized himself/herself with the extent of the work, and having examined carefully the scope of services herein, propose to furnish all labor, materials, and services without exception, for the Chemicals for the City of Edgewater Water Treatment Facilities.

Please confirm

\*Response required

## 2. Terms and Conditions of Contract\*

The bidder acknowledges that by submitting a response to this solicitation, they are bond by the following:

The City has developed standard contracts/agreements. The selected Contractor shall submit a signed copy of the contract attached with this document as a part of the bid submittal. Contract will become effective once City Council approves and authorizes the City Manager to execute said contract.

A contract(s) resulting from this ITB shall be subject to the terms and conditions set forth in a standard City Contract. The City reserves the right to include in any contract document such terms and conditions, as it deems necessary for the proper protection of the rights of the City. The City will not be obligated to sign any contracts, maintenance and/or service agreements or other documents provided by the Contractor.


By submitting a response to this solicitation, the Proposer acknowledges that they have read and understood all specifications, terms and conditions outlined in this ITB In addition they proposer confirms that all required documents listed in this solicitation have been signed in spaces indicated and uploaded within the OpenGov platform.

Please confirm

\*Response required

## 3. W9

Please download the below documents, complete, and upload.

 [W9\\_-\\_2018\\_\(1\).pdf](#)

## 4. Insurance Requirements\*

By submitting a response to this solicitation, the Proposers acknowledges that they understand the insurance requirements of the attached specifications and that the evidence of insurability may be required within five (5) days of the award of ITB.

Please confirm

\*Response required

## 5. Standard Professional Services Agreement\*

Please upload a completed, signed copy of the Professional Services Agreement here.

Leave the dates in the introductory paragraph blank. They will be completed upon final execution of the agreement to the selected vendor/firm.

[ITB\\_23-ES-07\\_-\\_Chemicals\\_for\\_the\\_City\\_of\\_Edgewater\\_Water\\_Treatment\\_Facilities\\_-\\_CONTRACT.pdf](#)

\*Response required

## 6. Reference Form\*

Please download the below documents, complete, and upload.

[References.2.pdf](#)

\*Response required

## 7. Declaration Statement/Document Notification Affidavit\*

Please download the below documents, complete, and upload.

[ITB\\_23-ES-07\\_-\\_CHEMICALS\\_FOR\\_CITY\\_OF\\_EDGEWATER\\_WATER\\_TREATMENT\\_FACILITIES\\_-\\_DECLARATION\\_STATEMENT...](#)

\*Response required

## 8. Vendor Information/Bidders Qualifications

### 8.1. Type of Firm\*

Please select the type of firm for your organization.

- Corporation
- Partnership
- Sole Proprietorship
- Other

\*Response required

### 8.2. Corporation - State\*

If firm is a corporation, please list state in which it is incorporated. If you did not select corporation, please type N/A.

Enter response

\*Response required

### 8.3. Other\*

If you selected other, please list the type of firm. If you did not select other, please type N/A.

Enter response

\*Response required

**8.4. Authorization\***

By submitting a response to this solicitation, the Bidder certifies that the firm is authorized to do business in the state of Florida.

Please confirm

\*Response required

**8.5. Years in Business\***

Please provide the number of years you have been in business under this firm.

Enter response

\*Response required

**8.6. State of Litigation\***

Are there any judgments, claims or suits pending or outstanding by or against you?

Yes

No

\*Response required

**8.7. Additional Details\***

If you answered yes to Project Completion and/or State of Litigation, submit details here. List all lawsuits that have been filed by or against your firm in the last five (5) years.

Enter response

\*Response required

**8.8. Financial Information\***

Please provide the following information here:

Bank(s) Maintaining Account(s)

Surety/Underwriter (if required)

Enter response

\*Response required

**8.9. Vendor Info and Agreement form\***

Please download the below documents, complete, and upload.

 [Vendor\\_Info\\_and\\_Agreement\\_form.pdf](#)

\*Response required

**8.10. Acceptance of Conditons\***

Please indicate any exceptions to the general terms and conditions of the ITB, CONTRACT, and to insurance requirements or any other requirements listed in the ITBP. If no exceptions are indicated in this section, it will be understood that no exceptions to these documents will be considered after the award, or if applicable, during negotiations.

If there are no exceptions, please enter N/A.

Enter response

\*Response required

**8.11. Vendor Acknowledgment\***

Pursuant to information for prospective Bidders for the above mentioned proposed project, the undersigned is submitting the information as required with the understanding that it is only to assist in determining the qualifications of the organization to perform the type and magnitude of work intended, and further, guarantee the truth and accuracy of all statements herein made. We will accept your determination of qualifications without prejudice.

Please confirm

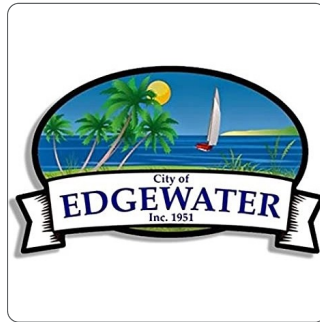
\*Response required

## 11. Attachments

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 A - Chemical Spec

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CLOSED

Awarded

# Chemicals for the City of Edgewater Water Treatment Facilities

Last updated by Addendum #1 on Jan 25, 2023 9:28 AM

[See what changed](#)



⚡ Invitation to Bid

 Environmental Services

**Project ID:** ITB 23-ES-07

**Release Date:** Thursday, January 5, 2023

**Due Date:** Thursday, February 9, 2023 10:00am

 Posted  Thursday, January 5, 2023 8:00am

*All dates & times in Eastern Time*

## Addenda & Notices

Addenda & Notices issued following the posting of the project

<a href="#">All</a>	5
<a href="#">Addenda</a>	1
<a href="#">Notices</a>	4

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### Addendum #1

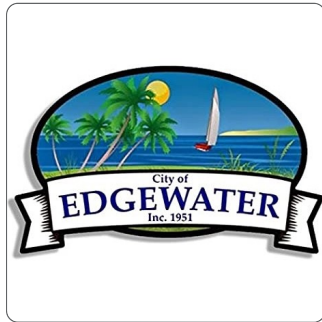
Jan 25, 2023 9:28 AM

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Please use the [See What Changed](#) link to view all the changes made by this addendum.

The Contractor Selection date was incorrect and has been revised. This item will be heard at the March 6, 2023 Council Meeting (not on March 7)

[See What Changed](#)



CLOSED

Awarded

# Chemicals for the City of Edgewater Water Treatment Facilities

Last updated by Addendum #1 on Jan 25, 2023 9:28 AM

[See what changed](#)



 Invitation to Bid

 Environmental Services

**Project ID:** ITB 23-ES-07

**Release Date:** Thursday, January 5, 2023

**Due Date:** Thursday, February 9, 2023 10:00am


 Posted  Thursday, January 5, 2023 8:00am

*All dates & times in Eastern Time*

## Question & Answer


Questions and clarifications about the project


### 1. Quicklime *Jan 5 2023 at 8:30 AM*

- 

**Anonymous** *Jan 5 2023 at 8:30 AM*  
 User information is private  
 Who is the current supplier of quicklime?

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- 

*Jan 19 2023 at 2:39 PM*  
 City of Edgewater, Florida   
 Carmeuse

## 2. Quicklime *Jan 5 2023 at 8:30 AM*



**Anonymous** *Jan 5 2023 at 8:30 AM*

*User information is private*

What are you currently paying for quicklime?



*Jan 19 2023 at 2:39 PM*

*City of Edgewater, Florida* 🌞

337.67/ton



## Agenda Summary

2026-512

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 7.h

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Placement: Consent Agenda

Action Requested: Motion / Vote

Approve Amendment #5 to Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services.

Submitted By: Morgan Brigham, Procurement Contracting Officer I, 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: Morgan Brigham, Procurement Contracting Officer I, PMD.
2. Parties: City of Port St. Lucie and Brightview Landscape Services, Inc.
3. Purpose: To amend the existing Grounds Maintenance Services contract to add Stars and Stripes Park and the City Commons building for ongoing landscape and grounds maintenance services.
4. New/Renewal/Modified: Modified.
5. Duration: The initial contract term was for two (2) years, from July 1, 2023 through July 1, 2025, with three (3) additional one (1) year renewal options. Two (2) renewal options have already been exercised and executed, extending the contract term to June 30, 2027.
6. Benefits to Port St. Lucie: Grounds Maintenance services include lawn cutting, bush trimming, and general landscaping services that are integral to the general maintenance of City Facilities.
7. Cost to Port St. Lucie (Annual and Potential): An additional \$67,387.00 per year for a new annual Contract total of \$265,057.00.

Presentation Information: N/A.

Staff Recommendation: Move that the Council approve Amendment #5 to Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations and Additional Services with Brightview Landscape Services, Inc.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve Amendment #5 to Contract #20230025.
2. Move that the Council not approve Amendment #5 to Contract #20230025 and provide staff with direction.

Background: The contracted Vendor currently provides Grounds Maintenance services for the City Hall complex, Community Center, and other City facilities. This Amendment expands the existing contract to include maintenance services for Stars and Stripes Park and the City Commons building.

Issues/Analysis: Contract #20230025 was competitively bid and awarded in 2023. Staff has received and reviewed the proposals for services at the new locations and finds the rates are in line with existing contract pricing.

Council approval is needed for this Amendment #5 based on the cumulative increase to the contract price under City Code of Ordinances, Section 35.09(b) (stating that the City Manager can approve price increases up to \$99,999.99 for non-construction contracts). Because Amendment #5 brings the cumulative total above the City Manager's threshold in Section 35.09(b), the increase must be approved by City Council pursuant to Section 35.09(c) (stating that any change in price exceeding the City Manager's authority in Section 35.09(b) requires authorization by City Council).

Financial Information: Funds will be appropriated in the General fund / Parks & Recreation - Parks / Other Contractual Services (#001-7210-534000) and Water & Sewer Operating Fund / Utility Administration / Other Contractual Services (#431-1340-534000).

Special Consideration: N/A.

Location of Project: Stars and Stripes Park (12441 SW Village Pkwy., Port St. Lucie, FL 34953) and City Commons (123 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984).

**Attachments:**

1. Amendment #5 signed.
2. Amendments 1 - 4.
3. Original Contract.

*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: 26126-08.

**Legal Sufficiency Review:**

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



## CONTRACT AMENDMENT

This Amendment #5 ("Amendment") to Contract #20230025 – Ground Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services ("the Contract"), by and between the City of Port St Lucie ("City") and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

<b>Contractor's Full Legal Name:</b>	Brightview Landscape Services, Inc.
<b>Solicitation No./Event ID:</b>	20230025
<b>Solicitation Title/Event Name:</b>	Ground Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services
<b>Contract Award Date:</b>	06/12/2023
<b>Initial Current Contract Term:</b>	07/01/2023 through 06/30/2025
<b>Current Contract Expiration Date:</b>	06/30/2027
<b>Requested Contract Expiration Date:</b>	N/A
<b>Initial Contract Amount:</b>	\$162,488.00 annually
<b>Current Contract Amended Amount:</b>	\$197,670.00 annually
<b>Requested Financial Change Amount:</b>	\$67,387.00 annually
<b>New Contract Amount:</b>	\$265,057.00 annually
<b>Amendment No.:</b>	5
<b>Amendment Type:</b>	Terms Revision

**WHEREAS**, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

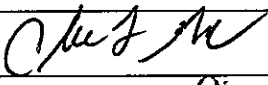
The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

1. **TERMS REVISION.** The parties hereby agree that the Contract terms will be revised, as follows:
  - a. Revise Section III of the Contract to add the following locations for maintenance: Stars and Stripes Park (12441 SW Village Pkwy, Port St. Lucie, FL 34953) and City Commons (123 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984).
  - b. Revise Section IV of the Contract to include maintenance services at the Stars and Stripes Park for a monthly rate of \$4,477.00 (total of \$53,724.00 annually); and City Commons for a rate of \$262.50 per mowing cycle for an annual frequency of 52 (total of \$13,663.00 annually).
2. **BOND RIDER.** If a Performance and Payment Bond was required under the Contract, then Contractor shall also furnish an acceptable recorded bond rider covering the cost difference added to the Contract price under this Amendment. The requirements for such a bond rider shall be subject to the same terms and conditions as the original Performance and Payment Bond under the Contract.
3. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

*Balance of page left intentionally blank*

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Brightview Landscape Services, Inc.
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Charles L. Gonzalez RVP
<b>Date:</b>	5/29/26
<b>Company Address:</b>	3340 SE Dixie Hwy., Stuart, FL 34997

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: 04/02/2025

TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK

FROM: Nadia Tourjee  
Procurement Management Division

SUBJECT: Record Retention

CONTRACT: #20230025 – Amendment #1  
CONTRACT TITLE: Grounds Maintenance Services of City Hall Complex,  
Community Center, Mary Ann Cernuto Park, Various  
Locations, and Additional Services  
VENDOR NAME: Brightview Landscape Services, Inc.  
VENDOR ADDRESS: 3340 SE Dixie Hwy  
CITY & STATE: Stuart, FL 34997

**APPROVED BY COUNCIL: JUNE 12, 2023**

7.f) AWARD CONTRACT #20230025 FOR GROUNDS MAINTENANCE SERVICES OF CITY HALL COMPLEX, COMMUNITY CENTER, MARY ANN CERNUTO PARK, VARIOUS LOCATIONS, AND ADDITIONAL SERVICES TO BRIGHTVIEW LANDSCAPE SERVICES, INC.

CONTRACT TERM: 07/01/2023 THROUGH 07/01/2025 (731) calendar days with three (3) additional one-year options to renew.

AMENDMENT #1: Renewal #1 07/01/2025 THROUGH 06/30/2026 with two (2) additional one-year options to renew remaining.

Please see the attached for (1) original contract for your records.



**CONTRACT  
AMENDMENT**

This Amendment #1 (“Amendment #1”) to the Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services under Contract #20230025 (“the Contract”), by and between the City and the Contractor, as defined below, shall be effective as of the date this Amendment #1 is fully executed.

<b>Contractor’s Full Legal Name:</b>	Brightview Landscape Services, Inc.
<b>Solicitation No./Event ID:</b>	20230025
<b>Solicitation Title/Event Name:</b>	Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services
<b>Contract Award Date:</b>	06/12/2023
<b>Initial Contract Term:</b>	07/01/2023 through 06/30/2025
<b>Current Contract Expiration Date:</b>	06/30/2025
<b>Requested Contract Expiration Date:</b>	06/30/2026
<b>Initial Contract Annual Amount:</b>	\$162,488.00
<b>Current Contract Amended Amount:</b>	N/A
<b>Requested Financial Change Amount:</b>	\$0.00
<b>New Contract Annual Amount:</b>	N/A
<b>Amendment No.:</b>	1
<b>Amendment Type:</b>	Renewal

WHEREAS, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **CONTRACT RENEWAL.** The parties hereby agree that the Contract will be renewed for an additional period, as follows:

Beginning Date of Amendment #1 Term: July 1, 2025

End Date of Amendment #1 Term: June 30, 2026

2. **E-VERIFY.** In accordance with section 448.095, the Contractor agrees to comply with the following:

1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under the Contract.
2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor 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 the 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. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the Contract with the subcontractor.
5. The City shall terminate the 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 the Contract under this section, the Contractor 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, Contractor, or any subcontractor 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. Such a cause of action must be filed in St. Lucie County, Florida, in accordance with the Venue provision in Section XXI of the Contract.

3. **DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS.** Contractor 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.

4. **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. Contractor understands and will comply with this statute.
5. **SUCCESSORS AND ASSIGNS.** This Amendment #1 shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
6. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment #1, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations to the parties. This Amendment #1 and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

*Signature page to follow*

IN WITNESS WHEREOF, the parties have caused this Amendment #1 to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	BrightView Landscapes, Inc Darren McDonough
<b>Authorized Signature:</b>	<i>Darren McDonough</i>
<b>Printed Name and Title of Person Signing:</b>	Darren McDonough      Senior Vice President
<b>Date:</b>	3/31/25
<b>Company Address:</b>	980 Jolly Road #300 Blue Bell PA 19422

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	<i>Caroline Sturgis</i>
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	April 2, 2025
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: 10/17/2025

TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK

FROM: Autumn Bryan  
Procurement Management Department

SUBJECT: Record Retention

CONTRACT: #20230025 – Amendment #1  
CONTRACT TITLE: Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services  
VENDOR NAME: Brightview Landscape Services, Inc.  
VENDOR ADDRESS: 3340 SE Dixie Hwy  
CITY & STATE: Stuart, FL 34997

**APPROVED BY COUNCIL: JUNE 12, 2023**

7.f) AWARD CONTRACT #20230025 FOR GROUNDS MAINTENANCE SERVICES OF CITY HALL COMPLEX, COMMUNITY CENTER, MARY ANN CERNUTO PARK, VARIOUS LOCATIONS, AND ADDITIONAL SERVICES TO BRIGHTVIEW LANDSCAPE SERVICES, INC.

CONTRACT TERM: 07/01/2023 THROUGH 07/01/2025 (731) calendar days with three (3) additional one-year options to renew.

AMENDMENT #2:

CONTRACT TERM:

- a. Revise Contract locations to include:
  - 300 NW Peacock Blvd., Port St. Lucie, FL 34986-2207
- b. Revise Contract terms to include weekly mowing maintenance of \$508.50, totaling \$26,442.00 annually.

AMENDMENT #1: Renewal #1 07/01/2025 THROUGH 06/30/2026 with two (2) additional one-year options to renew remaining.

Please see the attached for (1) original contract for your records.



## CONTRACT AMENDMENT

This Amendment #2 ("Amendment") to the Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services in Contract #20230025 ("the Contract"), by and between the City of Port St Lucie and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

<b>Contractor's Full Legal Name:</b>	Brightview Landscape Services, Inc.
<b>Solicitation No./Event ID:</b>	20230025
<b>Solicitation Title/Event Name:</b>	Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services
<b>Contract Award Date:</b>	06/12/2023
<b>Initial Current Contract Term:</b>	07/01/2023 through 06/30/2025
<b>Current Contract Expiration Date:</b>	06/30/2026
<b>Requested Contract Expiration Date:</b>	06/30/2026
<b>Initial Contract Amount:</b>	\$162,488.00 annually
<b>Current Contract Amended Amount:</b>	\$162,488.00 annually
<b>Requested Financial Change Amount:</b>	\$26,442.00 annually
<b>New Contract Amount:</b>	\$188,930.00 annually
<b>Amendment No.:</b>	2

<b>Amendment Type:</b>	<b>Terms Revision</b>
------------------------	-----------------------

**WHEREAS**, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

1. **TERMS REVISION.** The parties hereby agree that the Contract terms will be revised, as follows:
  - a. Revise Contract locations to include:
    - 300 NW Peacock Blvd., Port St. Lucie, FL 34986-2207
  - b. Revise Contract terms to include weekly mowing maintenance of \$508.50, totaling \$26,442.00 annually.
2. **BOND RIDER.** If a Performance and Payment Bond was required under the Contract, then Contractor shall also furnish an acceptable recorded bond rider covering the cost difference added to the Contract price under this Amendment. The requirements for such a bond rider shall be subject to the same terms and conditions as the original Performance and Payment Bond under the Contract.
3. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

*Balance of page left intentionally blank*

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	<i>Boylan Lodge</i> Chels L Boylan
<b>Authorized Signature:</b>	<i>Chels L Boylan</i>
<b>Printed Name and Title of Person Signing:</b>	Chels L Boylan
<b>Date:</b>	10-15-25
<b>Company Address:</b>	

CITY OF PORT ST. LUCIE

<b>Authorized Signature:</b>	<i>Caroline Sturgis</i>
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	October 21, 2025
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: 03/05/2026

TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK

FROM: Morgan Brigham  
Procurement Management Department

SUBJECT: Record Retention

CONTRACT #: 20250025  
CONTRACT TITLE: Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Location, and Additional Services

VENDOR NAME: Brightview Landscape Services, Inc.  
VENDOR ADDRESS: 3340 SE Dixie Hwy.  
CITY & STATE: Stuart, FL 34997

**APPROVED BY COUNCIL: 06/12/2023**

7.f) Award Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services to Brightview Landscape Services, Inc.

INITIAL CONTRACT:

CONTRACT TERM: 07/01/2023 THROUGH 07/01/2025 (731) calendar days with (3) additional one-year options to renew.

**AMENDMENT #3:**

**TERM REVISIONS:**

- a. **Revise the Contract to add two (2) additional locations:**
  - **Training Facility located at 184 SW Thanksgiving Avenue, Port St. Lucie, FL 34984**
  - **Kali/Thanksgiving located at 2181 SW Kali Street, Port St. Lucie, FL 34984 / 142 Thanksgiving Avenue, Port St. Lucie, FL 34984**
- b. **Revise the Contract to include maintenance services at the Training Facility for \$130.00 per mowing (\$6,760.00 annually) and Kali/Thanksgiving for \$45.00 per mowing (\$1,980.00 annually).**

AMENDMENT #2:

CONTRACT TERM:

- a. Revise Contract locations to include:
  - 300 NW Peacock Blvd., Port St. Lucie, FL 34986-2207
- b. Revise Contract Terms to include weekly mowing maintenance of \$508.50, totaling \$26,442.00 annually.

AMENDMENT #1:

CONTRACT TERM: Renewal #1 07/01/2025 through 06/30/2026 with two (2) additional one-year options to renew remaining.

Please see the attached for (1) original contract for your records.



**CONTRACT  
AMENDMENT**

This Amendment #3 (“Amendment”) to Contract #20230025 – Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services (“the Contract”), by and between the City of Port St Lucie (“City”) and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

<b>Contractor’s Full Legal Name:</b>	Brightview Landscape Services, Inc.
<b>Solicitation No./Event ID:</b>	20230025
<b>Solicitation Title/Event Name:</b>	Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services
<b>Contract Award Date:</b>	06/12/2023
<b>Initial Contract Term:</b>	07/01/2023 through 06/30/2025
<b>Current Contract Expiration Date:</b>	06/30/2026
<b>Requested Contract Expiration Date:</b>	06/30/2026
<b>Initial Contract Amount:</b>	\$162,488.00 annually
<b>Current Contract Amended Amount:</b>	\$188,930.00 annually
<b>Requested Financial Change Amount:</b>	\$8,740.00 annually
<b>New Contract Amount:</b>	\$197,670.00 annually
<b>Amendment No.:</b>	3

<b>Amendment Type:</b>	<b>Terms Revision</b>
------------------------	-----------------------

**WHEREAS**, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:


The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

1. **TERMS REVISION.** The parties hereby agree that the Contract terms will be revised, as follows:
  - a. Revise Section III of the Contract to add the following locations for maintenance: Training Facility (184 SW Thanksgiving Avenue, Port St. Lucie, FL 34984) and Kali/Thanksgiving (2181 SW Kali Street, Port St. Lucie FL 34984 / 142 Thanksgiving Avenue, Port St. Lucie, FL 34984).
  - b. Revise Section VI of the Contract to include maintenance services at the Training Facility for a rate of \$130.00 per mowing cycle for an annual frequency of 52 (total of \$6,760.00 annually) and Kali/Thanksgiving for a rate of \$45.00 per mowing cycle for an annual frequency of 44 (total of \$1,980.00 annually).
2. **BOND RIDER.** If a Performance and Payment Bond was required under the Contract, then Contractor shall also furnish an acceptable recorded bond rider covering the cost difference added to the Contract price under this Amendment. The requirements for such a bond rider shall be subject to the same terms and conditions as the original Performance and Payment Bond under the Contract.
3. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

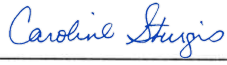
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**IN WITNESS WHEREOF**, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Brightview Landscape Services, Inc.
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Cheryl L Gardner VP of m
<b>Date:</b>	3/2/26
<b>Company Address:</b>	3340 SE Dixie Hwy., Stuart, FL 34997

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	March 5, 2026
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

## MEMORANDUM

DATE: 04/30/2026

TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK

FROM: Morgan Brigham  
Procurement Management Department

SUBJECT: Record Retention

CONTRACT #: 20230025  
CONTRACT TITLE: Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services

VENDOR NAME: Brightview Landscape Services, Inc.  
VENDOR ADDRESS: 3340 SE Dixie Hwy.  
CITY & STATE: Stuart, FL 34997

**APPROVED BY COUNCIL: 06/12/2023**

7.f) Award Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services to Brightview Landscape Services, Inc.

INITIAL CONTRACT:

CONTRACT TERM: 07/01/2023 through 07/01/2025 (731) calendar days with (3) additional one-year options to renew.

AMENDMENT #1:

CONTRACT TERM: Renewal #1 07/01/2025 through 06/30/2026 with two (2) additional one-year options to renew remaining.

AMENDMENT #2:

CONTRACT TERM:

- a. Revise Contract locations to include:
  - 300 NW Peacock Blvd., Port St. Lucie, FL 34986-2207
- b. Revise Contract Terms to include weekly mowing maintenance of \$508.50, totaling \$26,442.00 annually.

**AMENDMENT #3:**

**TERMS REVISIONS:**

- a. Revise the Contract to add two (2) additional locations:
  - Training Facility located at 184 SW Thanksgiving Avenue, Port St. Lucie, FL 34984
  - Kali/Thanksgiving located at 2181 SW Kali Street, Port St. Lucie, FL 34984 / 142 Thanksgiving Avenue, Port St. Lucie, FL 34984
- b. Revise the Contract to include maintenance services at the Training Facility for \$130.00 per mowing (\$6,760.00 annually) and Kali/Thanksgiving for \$45.00 per mowing (\$1,980.00 annually).

**AMENDMENT #4:**

**CONTRACT TERM: Process Renewal #2 to extend the Contract Term for one (1) year, making the new expiration date 06/30/2027. There will be one (1) additional one-year renewal option remaining.**

Please see the attached for (1) original contract for your records.



## CONTRACT AMENDMENT

This Amendment #4 (“Amendment”) to Contract #20230025 – Ground Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services (“the Contract”), by and between the City of Port St Lucie (“City”) and the Contractor, as defined below, shall be effective as of the date this Amendment is fully executed.

<b>Contractor’s Full Legal Name:</b>	Brightview Landscape Services, Inc.
<b>Solicitation No./Event ID:</b>	20230025
<b>Solicitation Title/Event Name:</b>	Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations and Additional Services
<b>Contract Award Date:</b>	06/12/2023
<b>Initial Contract Term:</b>	07/01/2023 through 06/30/2025
<b>Current Contract Expiration Date:</b>	06/30/2026
<b>Requested Contract Expiration Date:</b>	06/30/2027
<b>Initial Contract Amount:</b>	\$162,488.00 annually
<b>Current Contract Amended Amount:</b>	\$197,670.00 annually
<b>Requested Financial Change Amount:</b>	N/A
<b>New Contract Amount:</b>	\$197,670.00 annually (No Change)
<b>Amendment No.:</b>	4
<b>Amendment Type:</b>	Renewal

**WHEREAS**, the Contract, including any previous amendments, is in effect through the Current Contract Expiration Date, as defined above; and

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

**1. RENEWAL.** The parties hereby agree that the Contract will be renewed for an additional period, as follows:

a. Renew Contract term for an additional twelve (12) months, as follows:

- Beginning Date of Amendment Term: **July 1, 2026**
- End Date of Amendment Term: **June 30, 2027**

b. The parties agree the Contract time will expire at midnight on the date defined as the "End Date of Amendment Term" unless the parties agree in a duly executed writing to extend the Contract time for an additional period.

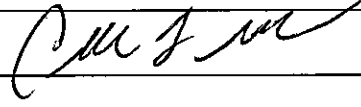
**2. SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

**3. ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.


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**IN WITNESS WHEREOF**, the parties have caused this Amendment to be duly executed by their authorized representatives.

**CONTRACTOR**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	Brightview Landscape Services, Inc.
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Charles L Gonzalez RVP
<b>Date:</b>	4/29/26
<b>Company Address:</b>	3340 SE Dixie Hwy., Stuart, FL 34997

**CITY OF PORT ST. LUCIE**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
<b>Date:</b>	April 30, 2026
<b>City Address:</b>	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984

**MEMORANDUM**

DATE: 06/21/2023  
TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK  
FROM: Nadia Tourjee  
Procurement Management Department  
SUBJECT: Record Retention

CONTRACT: #20230025  
CONTRACT TITLE: Grounds Maintenance Services of City Hall Complex,  
Community Center, Mary Ann Cernuto Park, Various  
Locations, and Additional Services  
VENDOR NAME: Brightview Landscape Services, Inc.  
VENDOR ADDRESS: 3340 SE Dixie Hwy  
CITY & STATE: Stuart, FL 34997

**APPROVED BY COUNCIL: JUNE 12, 2023**

7.f) AWARD CONTRACT #20230025 FOR GROUNDS MAINTENANCE SERVICES OF CITY HALL COMPLEX, COMMUNITY CENTER, MARY ANN CERNUTO PARK, VARIOUS LOCATIONS, AND ADDITIONAL SERVICES TO BRIGHTVIEW LANDSCAPE SERVICES, INC.

CONTRACT TERM: 07/01/2023 THROUGH 07/01/2025 (731) calendar days with three (3) additional one-year options to renew.

Please see the attached for (1) original contract for your records

**CITY OF PORT ST. LUCIE  
CONTRACT #20230025**

This Contract executed this 23<sup>rd</sup> day of June, 2023, 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 Brightview Landscape Services, Inc., whose mailing address is 3340 SE Dixie Hwy, Stuart, FL 34997, hereinafter called "Contractor" or "Proposer".

**SECTION I  
RECITALS**

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

**WHEREAS**, Contractor is licensed in the State of Florida; and

**WHEREAS**, the City wishes to contract with a Contractor to provide Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services based on the terms and subject to the conditions contained herein; and

**WHEREAS**, Contractor 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 Contractor 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 fax and addressed as follows unless written notice of a change of address is given pursuant to the provisions of this Contract.

Contractor: Brightview Landscape Services, Inc.  
William Hatfield  
3340 SE Dixie Hwy  
Stuart, FL 34997  
Telephone: 772-220-3676 / Cell: 772-342-8923  
E-Mail: [William.Hatfield@brightview.com](mailto:William.Hatfield@brightview.com)

City Contract Administrator: Nadia Tourjee  
Procurement Agent I - Procurement Management Department

121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984-5099  
772-871-5224 / FAX 772-871-7337  
E-mail: [NTourjee@cityofpsl.com](mailto:NTourjee@cityofpsl.com)

City Project Manager: Roger Jacob  
Facilities Maintenance Dept.  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
Telephone: 772-344-4220  
Email: [RJacob@cityofpsl.com](mailto:RJacob@cityofpsl.com)

### **SECTION III** **DESCRIPTION OF SERVICES TO BE PROVIDED**

The scope of work that the Contractor has agreed to perform pursuant to **E-BID #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services**, and all addenda.

#### **1. Scope of Work**

##### **Specific Duties to be Performed: Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services**

- 1.1. Work to be performed by the Contractor under this section includes furnishing all labor, supervision, equipment, machinery, tools, materials, transportation, insurance, and all other incidentals necessary to comply with the specifications required to perform the grounds maintenance of the areas specified by the City's Project Managers.
- 1.2. The Contractor will make every reasonable effort to leave the area in an aesthetically pleasing condition.
- 1.3. At all locations the Contractor will be responsible to inspect and remove all trash prior to the commencement of mowing and maintenance. The Contractor will supply the number of 55-gallon trash bags removed at the conclusion of each cycle. The Contractor shall be required to trim around all signs, headwalls, culverts, grates, fire hydrants, delineators, utility poles, canal fronts, etc. that occupy these locations. The Contractor's responsibilities will include, but is not limited to, mowing and grounds maintenance, pruning/hedging all plants so as to remove all dead or diseased, and all parts of plants which present a visual hazard or physical obstacle to the use of traffic way(s); keep litter/debris removed from the required areas listed herein; and weeding/herbicide weed control, at all, and any other future locations as requested by the City. Locations that have sidewalks, tree wells or planter beds will be edged and blown during each mowing cycle to include either mechanical and/or herbicide treatment to control/remove weeds/invasive plants. Contractor will be held responsible for any plants/trees inadvertently killed during herbicide treatments in designated planter beds/tree wells, and at no cost to the City. Turf grass weed control will not be included in this contract. All other required licenses for herbicide

treatment of planter beds/tree wells, sidewalk expansion joints, pavers, fence lines will apply. No indicator dye will be used on non-permeable surfacing. All designated planters/beds with be trimmed/hedged minimum of 12 times annually and pruning of trees/plants up to 12' in height and less will be included. No IPM or fertilizer applications will be included in this contract for Turf/grass areas. Locations identified as designated parking lots, walkways may experience higher than normal debris during the year, contractor will be expected to blow and remove debris from hard surfacing and take to an approved landfill for proper disposal. The City reserves the right to add or delete locations as the city grows and changes.

The Project Manager will furnish maps of all locations. Designated area maps can be found in Attachment A. The Project Manager shall provide an itemized check list to the Contractor. This check list will need to be signed and dated for each occurrence. The Project Manager will require the Contractor to remove all trash within the residential streets. Nothing larger than a tire will be removed. The City will address this issue on a case-by-case basis. Frequency of Grounds Maintenance services for the City Hall Complex, Community Center, and Mary Ann Cernuto Park and all other locations are detailed on Schedule A. The actual frequency of services will be at the discretion of the City's Project Manager.

- 1.4. The Contractor shall perform work in accordance with the Monthly Schedule issued by the Project Manager, or his/her designee.
- 1.5. It is the Contractor responsibility to maintain a uniform height of cut consistent with the terrain. Contractor will take all precautionary measures to keep grass clippings/debris from entering all mulch areas, planter beds, and tree wells. Cutting blades shall be sharpened as needed, to maintain a good cutting characteristic. Blades shall be set to cut grass at three (3) inches in height after being cut. All mowing is to be tied into private property. The Contractor shall agree at any time deemed necessary by the Project Manager to allow the Project Manager, or his/her designee, the right to inspect the mowing blades of any machine being used.
- 1.6. When work is in progress, Contractor shall make a reasonable effort to ensure that cuttings will not be discharged into the street, onto private property or in the drainage "black swale liner". The Contractor shall also make every reasonable effort to ensure that cuttings will be discharged onto the uncut area. Any debris as a result of the mowing operation discharged in these locations may be required to be moved by the Contractor at the discretion of the Project Manager before work continues.
- 1.7. Any damage occurring during mowing operations is to be immediately reported before the end of the daily shift by the Contractor to the Project Manager. The Project Manager will determine what corrective action is required and inform the Contractor. The Contractor will punctually perform the required corrective action at the Contractor's expense no later than twenty-four (24) hours from the time it is reported.
- 1.8. The Contractor shall deliver bi-weekly reports VIA email, facsimile, or in person, a detailed work schedule to identify the specific work in progress, the name and number of personnel, street names, or sections being performed to the Project Manager or his/her designee.
- 1.9. The back side of the swale liners and sidewalks, if present, must always be cut, regardless if it's wet or not. The Contractor shall weed-eat, use a walk behind mower, or boom mower if conditions are too wet.

<b>Grounds Maintenance Service Locations</b>	
<b>Line #</b>	<b>Location</b>
1	Municipal Complex - 121 SW Port Saint Lucie Blvd.
2	2202 SW Best Street
3	2258 SW Best Street
4	2266 SW Best Street
5	2274 SW Best Street
6	120 SW Thanksgiving Avenue
7	152 SW Thanksgiving Avenue
8	162 SW Thanksgiving Avenue
9	172 SW Thanksgiving Avenue
10	182 SW Thanksgiving Avenue
11	2243 SW Kail Street
12	2257 SW Kail Street
13	Mary Ann Cernuto Park - 2060 SE Grand Drive
14	Community Center - 2195 SE Airoso Blvd.
15	Intermodal Bus Transfer Station - 395 SE Deacon Ave.
16	2219 SE Belvedere Street
17	2234 SE Belvedere Street
18	2242 SE Belvedere Street
19	2250 SE Belvedere Street
20	2258 SE Belvedere Street
21	374 SE Thanksgiving Ave.
22	2225 SE Belvedere St.
23	2226 SE Belvedere St.
24	2233 SE Belvedere St.
25	2241 SE Belvedere St.
26	2249 SE Belvedere St.

- 1.10. The Contractor shall install and remove City Banners on an aluminum “post and panel” sign with brackets. The posts are 11’ high and hold two 42” X 96” vinyl banners with 4” pockets on them. Each location identified below will hold two banners each. There are currently seven banner locations throughout the City:

<b>Banner Installation and Removal Locations</b>	
<b>Line #</b>	<b>Location</b>
<b>**Two Banners Per Location**</b>	
<b>Single Sided</b>	
1	Floresta Dr./PSL Blvd.
2	Crosstown Parkway/East of I-95
3	Southbend Blvd./Navy Ave.

4	Bayshore Blvd./St. Lucie West Blvd.
<b>Double Sided</b>	
5	Midway Rd./East Torino Pkwy.
6	Melaleuca Blvd./Green River Pkwy.
7	Lennard Rd./Mariposa Ave.

Ladders are required for the work. When removing and installing new banners, the Contractor shall remove the bottom pole of each banner by unscrewing the threaded knob to release the banner and then lift and remove the top banner pipe from the top channels and slide the new banners on for the top and bottom. The threaded knobs shall be re-screwed into the pipe channel through the pipe on both sides of each bottom banner pole holder to ensure it is inside the banner pipe and held securely.

The scheduling of the banners will be coordinated through the Communications Department. Contractor will be required to pick up and return the banners to the Communications Department, which is located inside City Hall.

1.11. The City reserves the right the modify the level of service due to environmental conditions funding availability, and/or the demands from the public.

2. **Inspections** - During the contract period the Project Manager, or his designee, shall continually inspect the work that has been performed and notify the Contractor of any deficiencies that require correction. The Contractor shall be responsible to remedy all deficiencies within twenty-four (24) hours after being notified to be eligible for that month's service payment.
3. **Equipment Storage** - The Contractor shall be responsible for to ensure that all equipment and supplies shall not be stored on City property without written permission from the Project Manager.
4. **Equipment** - Only equipment designed for performance of work described herein will be acceptable for operation. The equipment used must be in good operating condition at all times. All equipment used must have company identification signs including, but not limited to, trucks, boats, etc.

The City may inspect the equipment anytime during the course of the contract. Safety devices shall be properly installed and maintained at all times the equipment is in use.

5. **Limitation of Operations** – No equipment, regardless of width, shall be left on the roadway rights-of-way overnight or parked in the median without written approval from the City.

The Contractor shall prevent damage and preserve all property associated with, or located in the vicinity of, or is in any way affected by the work. This applies to public and private property and/or utilities.

Any damages occurring to such properties shall be immediately repaired at the expense of the Contractor to a condition equal to or better than that existing before such damage occurred.

The Contractor shall provide adequate protection for curbs and sidewalks over which trucks and equipment pass to reach the job site.

**SECTION IV  
TIME OF PERFORMANCE**

The Contract Period start date will be **July 1, 2023**, and will terminate two (2) years thereafter on **June 30, 2025**. The Contractor 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 Contractor 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 Contractor 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 contractor, warrant such an extension with reasons clearly stated and a detailed explanation given as to why the delays are considered to be beyond the Contractor's control.

**SECTION V  
RENEWAL OPTION**

In the event the Contractor offers in writing, prior to the termination of this Contract, to provide the identical materials required in this contract for three (3) additional twelve (12) month term for a total charge that is acceptable, then the City without additional bidding or negotiation, may, with the mutual agreement of the Contractor, extend this contract for three (3) additional twelve (12) month terms.

Economic price adjustments upward or downward may be considered at the time of renewal; adjustments must be agreed upon by both parties.

**SECTION VI  
COMPENSATION**

The total amount to be paid by the City to the Contractor is on a per unit price basis listed on Schedule "A" for a total amount of **\$162,488.00**. Payments will be disbursed in the following manner:

<b>Grounds Maintenance Service Locations</b>				
<b>Line #</b>	<b>Location</b>	<b>Annual Frequency</b>	<b>Rate per Site per Mowing Cycle</b>	<b>Annual Cost</b>
1	Municipal Complex - 121 SW Port Saint Lucie Blvd.	52	\$950.00	\$49,400.00
2	2202 SW Best Street	44	\$34.00	\$1,496.00
3	2258 SW Best Street	44	\$34.00	\$1,496.00
4	2266 SW Best Street	44	\$34.00	\$1,496.00
5	2274 SW Best Street	44	\$34.00	\$1,496.00
6	120 SW Thanksgiving Avenue	44	\$34.00	\$1,496.00
7	152 SW Thanksgiving Avenue	44	\$34.00	\$1,496.00

Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services

8	162 SW Thanksgiving Avenue	44	\$34.00	\$1,496.00
9	172 SW Thanksgiving Avenue	44	\$34.00	\$1,496.00
10	182 SW Thanksgiving Avenue	44	\$34.00	\$1,496.00
11	2243 SW Kail Street	44	\$34.00	\$1,496.00
12	2257 SW Kail Street	44	\$34.00	\$1,496.00
13	Mary Ann Cernuto Park - 2060 SE Grand Drive	52	\$105.00	\$5,460.00
14	Community Center - 2195 SE Airoso Blvd.	52	\$550.00	\$28,600.00
15	Intermodal Bus Transfer Station - 395 SE Deacon Ave.	44	\$105.00	\$4,620.00
16	2219 SE Belvedere Street	44	\$34.00	\$1,496.00
17	2234 SE Belvedere Street	44	\$34.00	\$1,496.00
18	2242 SE Belvedere Street	44	\$34.00	\$1,496.00
19	2250 SE Belvedere Street	44	\$34.00	\$1,496.00
20	2258 SE Belvedere Street	44	\$34.00	\$1,496.00
21	374 SE Thanksgiving Ave.	44	\$34.00	\$1,496.00
22	2225 SE Belvedere St.	44	\$34.00	\$1,496.00
23	2226 SE Belvedere St.	44	\$34.00	\$1,496.00
24	2233 SE Belvedere St.	44	\$34.00	\$1,496.00
25	2241 SE Belvedere St.	44	\$34.00	\$1,496.00
26	2249 SE Belvedere St.	44	\$34.00	\$1,496.00
Total for Grounds Maintenance Services:				\$120,992.00
<b>Banner Installation and Removal Services</b>				
27	Floresta Dr./PSL Blvd.	52	\$114.00	\$5,928.00
28	Crosstown Parkway/East of I-95	52	\$114.00	\$5,928.00
29	Southbend Blvd./Navy Ave.	52	\$114.00	\$5,928.00
30	Bayshore Blvd./St. Lucie West Blvd.	52	\$114.00	\$5,928.00
31	Midway Rd./East Torino Pkwy.	52	\$114.00	\$5,928.00
32	Melaleuca Blvd./Green River Pkwy.	52	\$114.00	\$5,928.00
33	Lennard Rd./Mariposa Ave.	52	\$114.00	\$5,928.00
Total for Banner Installation and Removal Services:				\$41,496.00
<b>TOTAL ANNUAL AMOUNT:</b>				<b>\$162,488.00</b>

**The Contract Sum** - Work to be paid for on the basis of per unit prices: each, lump sum, linear feet, square yards, system, etc.

Invoices for services shall be submitted once a month, by the tenth (10th) day of each month, and payments shall be made within twenty (20) business days unless Contractor 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 Contractor's valid invoice, provided that the invoice is accompanied by adequate supporting documentation, including any necessary partial release of liens as described above, and is approved by the Project Manager as required under Section XV of the Contract.

No payment for projects involving improvements to real property shall be due until Contractor 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.

All invoices are to be sent to the assigned Project Manager for this Contract.

The Contractor 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.

Provided the City has given Contractor seven (7) days to cure prior to initiating any action, and in the event the City deems it expedient to perform work which has not been done by the Contractor as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Contractor as required in these Specifications, all expenses thus incurred by the City, at the City's option, will be invoiced to the Contractor and/or deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.

All payments not made within the time specified by this section shall bear interest from 30 calendar days after the due date at the rate of one (1) percent per month on the unpaid balance.

**Taxes** - Contractor is responsible for all federal, state, and local taxes and other charges related to the performance of this contracts.

Upon renewal of the Contract, this contract allows for a price redetermination based on the U.S. Department of Labor, Bureau of Labor Statistics, and Consumer Price Index – All Urban Consumers - U.S. City Average- All Items. See link provided for more information.

[https://data.bls.gov/timeseries/CUUR0000SA0?amp%253bdata\\_tool=XGtable&output\\_view=data&include\\_graphs=true](https://data.bls.gov/timeseries/CUUR0000SA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true)

After the first twenty-four (24) months of the contract, this contract allows for an annual price redetermination. The Contractor must request such an order renewal in writing no later than sixty (60) calendar days prior to the anniversary of the Effective Date and must include in the written request documentation that the contractor has incurred bona fide cost increases providing services under this Contract during the year in which the request was made. The City will not allow Contract adjustments up or down to exceed five (5%) combined total in any one (1) year. Any increases/decreases will be effective on the contract renewal date. The prices will be held firm for the initial term of the contract. Any future price adjustments will be held firm for each renewal term.

Price adjustment will be based on the annual index (Un-Adjusted) using the published figures two (2) months prior to the renewal date. The price adjustment will be calculated on a simple percentage method.

## **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 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 Contractor pursuant to the Solicitation and Specifications on file in the Procurement Management Department of the City. All documents submitted by the Contractor 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**

Contractor agrees to indemnify, defend and hold harmless, the City, its officers, agents, and employees from, and against any and all third-party claims, actions, liabilities, losses and expenses including, but not limited to, reasonable attorney's fees for personal, economic or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which arise 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 this Contract and to that extent Contractor 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 Contract by Contractor shall apply to all damages and claims for damages 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, expressly excluding any claims, actions, liabilities, losses and expenses resulting from or caused by or relating to the negligence or willful misconduct of the City, its officers, agents, and employees. 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 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 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, 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 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, 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.

Workers' Compensation Insurance & Employer's Liability: The Contractor shall agree to 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 for benefits under Federal Workers' Compensation Statute (example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

Commercial General Liability Insurance: The Contractor 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 person
Medical expense	\$10,000 any 1 person

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 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 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, and shall include Contract #20230025 Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services shall be listed as additional insured."** Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) day 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 Contractor 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.

Automobile Liability Insurance: The Contractor 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 Contractor does not own any automobiles; the Business Auto Liability requirement shall be amended, allowing Contractor 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.

Waiver of Subrogation: The Contractor shall agree by entering into this Contract 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, Contractor 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.

Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Contract. Where an SIR or deductible exceeds \$3,000, the City of Port St. Lucie reserves the right, but not obligation, to review and request a copy of the bidder's most recent annual report or audited financial statement.

Pollution Insurance: Contractor shall procure and agree to maintain in full force during the term of this Agreement, Pollution Liability Insurance in limits not less than \$1,000,000 per occurrence, \$2,000,000 aggregate, for any operations relating to the handling, storage, and transportation of hazardous materials

and/or waste. The City of Port St. Lucie shall be listed as an additional insured. A waiver of subrogation shall be provided in favor of the City. Coverage shall apply on a primary and non-contributory basis.

It shall be the responsibility of the Contractor to ensure that all independent Contractors and sub-Contractors comply with the same insurance requirements referenced herein. It will be the responsibility of the Contractor 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 contractor, independent contractor, or subcontractor maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by contractor/independent contractor/subcontractor.

The Contractor 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 not the obligation, 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. When a self-insured retention or deductible exceeds \$3,000, the City reserves the right, but not the obligation, to review and request a copy of bidder's most recent annual report or audited financial statement.

A failure on the part of the Contractor 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 Contractor 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 Contractor 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 Contractor, 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 Contractor 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 Contractor nor any Sub-Contractor supplier of materials, laborer or other person 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 Contractor 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. Contractor will comply with all requirements of [28 C.F.R. § 35.151](#). Contractors and Sub-Contractor, shall comply with [§ 119.0701, Fla. Stat.](#) The Contractor and Sub-Contractor, are to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Contract, unless the records are exempt from [Art. I, § 24\(a\), Fla. Const.](#) and § 119.07(1)(a), Fla. Stat. (2013). Pursuant to [§ 119.10\(2\)\(a\), Fla. Stat.](#), any person who willfully and knowingly violates any of the provisions of Ch. 119, Laws of Fla., commits a misdemeanor of the first degree, punishable as provided in [§ 775.082](#) and [§ 775.083 Fla. Stat.](#)

**RECORDS**

The City of Port St. Lucie is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to Section 119.0701, F.S.

Contractor 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 Contractor 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. Contractor's records under this Contract include but are not limited to, supplier/subcontractor invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Agreement.
4. The Contractor agrees to make available to the City, during normal business hours all books of account, reports and records relating to this contract.

5. A Contractor 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 contractor 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 Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'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  
[pr@cityofpsl.com](mailto:pr@cityofpsl.com)**

**SECTION XV  
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 Contractor 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 Contractor shall be entitled to payment, as described in Section VI. If, on 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. Contractor 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 Contractor 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 Contractor, the City may, without prejudice to any other remedy he may have, correct such deficiencies. The Contractor shall be charged all costs incurred to correct deficiencies. Such examination, inspection, or tests made by the Project Manager, at any time, shall not relieve Contractor of his responsibility to remedy any deviation, deficiency, or defect.

**Contract Performance** - It is the intent of the City to ensure that the Contractor provides a quality level of landscape and ground maintenance services. All complaints will be reported to, and promptly resolved by the Contractor. The Contractor shall have twenty-four (24) hours to resolve any such complaints. The City may levy administrative charges for infractions by the Contractor at \$100.00 per day per incident. Such infractions shall include, but not be limited to: (a) Failure to resolve complaints within twenty-four (24) hour period. (b) Failure to provide safe equipment. (c) Failure to provide required documentation in a timely and accurate manner. (d) Failure to report damage to irrigation system(s). (e) Failure to report property damage or personal injury. (f) Failure to remove all trash from site(s). (g) Failure to perform scheduled service. (h) Landscape employees not adhering to uniform/protective clothing requirements. For the purpose of this section, the City may deduct any charges from payments due the Contractor. The City shall notify the Contractor in writing of any action to be taken. In the event the Contractor wishes to contest such assessment, the contractor shall submit a written protest within 72 hours after receiving such notice for an opportunity to be heard by the City and present a defense to such assessment. The City will notify the Contractor in writing of any action taken with respect to Contractor's claims. The decision of the City shall be final. Based on limited funds, the City may eliminate certain contracted areas or groups in order to stay within the budget. The City may, at its discretion, add or delete similar sized areas as a result of construction or unanticipated impacts.

**Authority** - The Contractor 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 Contractor 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 Contractor. 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 Contractor 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 Contractor and may be deducted from any moneys due to the Contractor or his Surety.

**Repair or Replacement** - Should any defect appear during the warranty period, the Contractor shall, at their 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 Contractor as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Contractor as required in these Specifications, all expenses thus incurred by the City, in the City's option, will be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.

## **SECTION XVI** **SCRUTINIZED COMPANIES**

[Section 287.135, Florida Statutes](https://www.sbafla.com/fsb/Portals/FSB/Content/GlobalGovernanceMandates/QuarterlyReports/Global_Governance_Mandates_and_Florida%20Statutes_2019_01_29.pdf?ver=2019-01-29-130006-790), prohibits agencies from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran petroleum Energy Sector List, or do any business with Cuba or Syria. Both lists are created pursuant to [Section 215.473, Florida Statutes](https://www.sbafla.com/fsb/Portals/FSB/Content/GlobalGovernanceMandates/QuarterlyReports/Global_Governance_Mandates_and_Florida%20Statutes_2019_01_29.pdf?ver=2019-01-29-130006-790) [https://www.sbafla.com/fsb/Portals/FSB/Content/GlobalGovernanceMandates/QuarterlyReports/Global\\_Governance\\_Mandates\\_and\\_Florida%20Statutes\\_2019\\_01\\_29.pdf?ver=2019-01-29-130006-790](https://www.sbafla.com/fsb/Portals/FSB/Content/GlobalGovernanceMandates/QuarterlyReports/Global_Governance_Mandates_and_Florida%20Statutes_2019_01_29.pdf?ver=2019-01-29-130006-790).

## **SECTION XXVII** **CONTRACT ADMINISTRATION**

**Amendments** - The City and the Contractor 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 expressed 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 Contractor.

**Fiscal Year** - All reference to Fiscal Year shall mean the City's Fiscal Year. The City's Fiscal Year is from October 1<sup>st</sup> through September 30<sup>th</sup>.

**Integration of Terms** - This Contract represents the entire contract between the parties. The parties shall not rely on any representation that may have been made by either party which is not included in the Contract.

**Joint Venture** - Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, 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 contractor contracting for the services and acting toward the mutual benefits expected to be derived from the mutually agreed upon contract. Neither Contractor nor any of Contractor's agents, employees, subcontractors, or contractors shall become or be deemed to become agents, or employees of the City. Contractor shall therefore be responsible for compliance with all laws, rules and regulations involving its employees and any subcontractors, 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.

**Notice(s)** - Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail, return receipt requested, by receipted hand delivery, by Fed-EX, UPS, courier or other similar and reliable carrier which shall be addressed to the person who signed the Contract on behalf of the party at the address identified in the contract. Each such notice shall be deemed to have been provided:

- I. 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,
- II. 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.

**Performance by Industry Standards** - The Contractor 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 Contractor'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 Contractor 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 Contractor 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.

**Supersedes Former Contracts or Agreements** - Unless otherwise specified in the Contract, this Contract supersedes all prior contracts or agreements between the City and the Contractor for the Services provided in connection with the Contract.

**Use of Name or Intellectual Property** - Contractor 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 expressed 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 Contractor, 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 XVIII** **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 Contractor'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 Contractor involved in the execution of work that is deemed to be conducting him/herself in an unacceptable manner shall be removed from the project at the request of the City Manager.

**Contractual Relations** - The Contractor(s) are advised that nothing contained in the contract or specifications shall create any contractual relations between the City and Sub-Contractor of the Contractor(s).

**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. Contractor(s) may agree to allow other public agencies the same items at the same terms and conditions as this contract, during the period of time that this contract is in effect. Each political entity will be responsible for execution of its own requirements with the Contractor.

**Dress Code** – All personnel in the employ of the Contractor(s) shall be appropriately attired. Employees engaged in the course of work shall wear company uniforms neat and clean in appearance, readily identifiable to all City employees and the public. No tee shirts with obscene pictures or writings will be allowed. Swimsuits, tank tops, shorts and sandals are also prohibited. Safety toed shoes shall be worn at all times.

**Patent Fees, Royalties, and Licenses** – If the Contractor requires or desires to use any design, trademark, device, material, or process covered by letters of patent or copyright, the Contractor and his surety shall indemnify and hold harmless the City from any and all claims for infringement in connection with the work agreed to be performed. The Contractor shall indemnify the City from any cost, expense, royalty, or damage which the City may be obligated to pay by reason of any infringement at any time during the prosecution of or after completion of the work.

**Permits** - The Contractor 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 Contractor 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.

**Cleaning Up** – The Contractor shall, during the performance of this Contract, remove and properly dispose of resulting dirt and debris, and keep the work area reasonably clear. Contractor shall remove equipment, materials, excess debris, and put the work area in a neat, clean, sanitary and safe condition by the end of each shift. All disturbed areas shall be restored to existing or better conditions. The Contractor shall only be entitled for payment of authorized areas within the project work limits. The project work limits shall be established by the City of Port St. Lucie prior to construction. Contractor shall make every effort to minimize unnecessary damage. All damaged areas outside the project work limits must be repaired to existing

conditions or better, at the cost of the contractor, prior to payment of invoices. Contractor shall also take care to avoid sprinkler heads and irrigation lines, unless the aforementioned cannot be avoided, in which case irrigation lines will be relocated to cover all grassed areas. This cost is incidental to the clearing and grubbing cost.

## **SECTION XIX** **ASSIGNMENT**

Contractor shall not delegate, assign or subcontract any part of the work under this Contract or assign any monies due him hereunder without first obtaining the written consent of the City.

## **SECTION XX** **TERMINATION, DELAYS AND LIQUIDATED DAMAGES**

**Termination for Cause** - The occurrence of any one or more of the following events shall constitute cause for the City to declare the Contractor in default of its obligations under the contract:

- I. The Contractor 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 Contractor;
- II. The Contractor fails to make substantial and timely progress toward performance of the contract;
- III. In the event the Contractor 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 Contractor 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 Contractor terminates or suspends its business; or the City reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;
- V. The Contractor 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 Contractor, its agents, employees, or subcontractors have caused, or reasonably could cause, life, health, or safety to be jeopardized;
- VII. The Contractor has engaged in conduct that has or may expose the City to liability, as determined in the City's sole discretion;
- VIII. The Contractor 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 Contractor, the City shall provide written notice to the Contractor requesting that the breach or noncompliance be remedied within the period of time specified in the City's written notice to the Contractor. 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 Contractor

**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 successful Contractor. Any such termination shall be accomplished by delivery in writing of a notice to Contractor. Contractor may also terminate this Contract Agreement at any time, with or without cause, upon sixty (60) days written notice to City. Following termination without cause, the Contractor 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 awarded 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.

**Liquidated Damages for Delays** - If material is not provided or work is not completed within the time stipulated in this Contract, including any extensions of time for excusable delays as herein provided, (it being impossible to determine the actual damages occasioned by the delay) the Contractor shall provide to the City one hundred (\$100.00) dollars as fixed, agreed and liquidated damages for each calendar day of delay until the work is completed. The Contractor and his sureties shall be jointly and severally liable to the City for the amount thereof.

## **SECTION XXI** **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 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 XXII** **APPROPRIATION APPROVAL**

The Contractor acknowledges that the City of Port St Lucie's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the City Council. The Contractor agrees that, in the event such appropriation is not forthcoming, this Contract may be terminated by the City and that no charges, penalties or other costs shall be assessed.

**SECTION XXIII**  
**CONFLICT OF INTEREST**

The City hereby acknowledges that the Contractor 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 Contractor shall terminate its relationship with the other client 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 Contractor shall disclose all of its Treasure Coast clients and related Scope of Work.

**SECTION XXIV**  
**PUBLIC RECORDS / TRADE SECRETS / COPYRIGHT**

The Proposer's response to the City's proposal request is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, [Florida Statutes Chapter 119.07](#) ("Public Records Law"). The City shall permit public access to all documents, papers, letters, or other material submitted in connection with this City's proposal request and the Contract to be executed as subject to the provisions of Chapter 119.07 of the Florida Statutes.

Any language contained in the Proposer's response to the Solicitation purporting to require confidentiality of any portion of the Proposer's response to the Solicitation, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Proposer's response to the Solicitation constitutes a Trade Secret. The city's determination of whether an exemption applies shall be final, and the Proposer agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records. Proposals purporting to be subject to copyright protection in full or in part will be rejected.

*EXCEPT FOR CLEARLY MARKED PORTIONS THAT ARE BONA FIDE TRADE SECRETS PURSUANT TO FLORIDA LAW, DO NOT MARK YOUR RESPONSE TO THE SOLICITATION AS PROPRIETARY OR CONFIDENTIAL. DO NOT MARK YOUR RESPONSE TO THE SOLICITATION OR ANY PART THEREOF AS COPYRIGHTED.*

**SECTION XXV**  
**PROHIBITION AGAINST CONTINGENT FEES**

The Contractor warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor 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 Contractor any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

**SECTION XXIV**  
**ATTORNEY'S FEES**

If this matter is placed in the hands of an attorney for collection, or in the event suit or action is instituted by the City to enforce any of the terms or conditions of the Contract, Contractor shall pay to the City, in such suit or action in both trial court and appellate court, the City's costs, and reasonable attorney's fees for the anticipated cost of collection and judgment enforcement.

**SECTION XXVII**  
**CODE OF ETHICS**

Contractor 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**

Contractor shall not discriminate against any person in its operations, activities, or delivery of services under this Contract. Contractor 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 Parties to this Contract expressly agree that it is not their intention to violate any public policy, statutory or common law rules, regulations, or decisions of any governmental or regulatory body. If any provision of this Contract is judicially or administratively interpreted or construed as being in violation of any such policy, rule, regulation, or decision, the provision, sections, sentence, word, clause, or combination thereof causing such violation will be inoperative (and in lieu thereof there will be inserted such provision, section, sentence, word, clause, or combination thereof as may be valid and consistent with the intent of the Parties under this Contract) and the remainder of this Contract, as amended, will remain binding upon the Parties, unless the inoperative provision would cause enforcement of the remainder of this Contract to be inequitable under the circumstances.

**SECTION XXX**  
**AUDITS**

The Contractor shall establish and maintain a reasonable accounting system that enables the City to readily identify the Contractor'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 not be 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 Contractor 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 Contractor, including, but not limited to those kept by the Contractor, its employees, agents, assigns, successors, and subcontractors. Such records shall be made available to the City during normal business hours at the Contractor's office or place of business. The Contractor shall not impose a charge for audit or examination of the Contractor's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Contractor 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 Contractor's invoices and/or records shall be made within a reasonable amount of time (not to exceed 90 days) from presentation of the City's findings to the Contractor. Evidence of criminal conduct will be turned over to the proper authorities.

The Contractor shall ensure the City has these rights with Contractor's employees, agents, assigns, successors, and subcontractors, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Contractor and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of the Contractor'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 Contractor attached hereto), the E-Bid (including any subsequent addenda and written responses to bidders' questions), and the Contractor'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-Bid.
- (iii) Third, by giving preference to the specific provisions of the Contractor's Response, except that objections or amendments by a contractor 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** **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 XXXIII**  
**ENTIRE AGREEMENT**

The written terms and provisions of this Contract shall supersede any and all prior verbal or written statements of any official or other representative of the City. Such statements shall not be effective or be construed as entering into, or forming a part of, or altering in any manner whatsoever, this Contract or Contract documents.

*(Balance of page left intentionally blank)*

Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services

IN WITNESS WHEREOF, the parties have executed this contract, the day and year first above written.

CITY OF PORT ST. LUCIE FLORIDA

CONTRACTOR

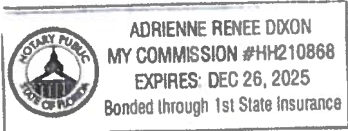
By: Caroline Stings  
Purchasing Agent

By: Darren McDonough  
Authorized Representative

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF FLORIDA )  
COUNTY OF Palm Beach )<sup>ss</sup>

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization, this 21<sup>st</sup> day of June, 2023, by Darren McDonough who is [] personally known to me, or who has [] produced the following identification:



Adrienne Dixon  
Signature of Notary Public

Adrienne Dixon  
Print Name of Notary Public  
Notary Public, State of Florida  
My Commission expires:



October 1, 2022

**RE: BrightView Landscapes, LLC**

To Whom It May Concern:

BrightView Landscapes, LLC has a self-insured retention (SIR) on the following insurance policy: General Liability in the amount of \$3,000,000.

The General Liability policy, with ACE American Insurance Company, has the following limits of insurance:

\$2,000,000	Each Occurrence
\$5,000,000	Products & Completed Operations Aggregate
\$5,000,000	General Aggregate

BrightView Landscapes, LLC (BrightView) is the largest publicly traded landscape contractor and service provider in the nation with revenues in excess of \$2 billion. As a national landscape contractor and service provider, purchasing insurance for its large volume of work, BrightView elects to have large deductibles or self-insured retentions to control premium costs. BrightView and its legacy companies have had large deductibles and/or self-insured retentions for over thirteen years and have always paid all amounts owed. Self-insured costs are projected by an independent actuary, budgeted, and reserved for on the company's balance sheet. The insurance companies insuring BrightView under deductible programs and/or providing coverage excess of the company's self-insured retention are financially sound and responsible for payment of losses within their layer of coverage.

All General Liability claims are handled by the third-party administrator ("TPA"), Gallagher Bassett. Gallagher Bassett pays the claims using an escrow fund that BrightView provides as part of its administration services. Any General or Product liability claim that would exceed the \$3,000,000 SIR, is fully insured by ACE American Insurance Company beyond the SIR amount.

Furthermore, for the Workers Compensation coverage afforded by ACE American Insurance Company, there is a \$1,000,000 per occurrence deductible.

Best Regards,

Aon Risk Solutions  
Sean Dent  
Account Executive



# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
06/07/2023

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).

<b>PRODUCER</b> Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	<b>CONTACT NAME:</b> PHONE (A/C. No. Ex): (866) 283-7122      FAX (A/C. No.): (800) 363-0105		
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b> Brightview Landscape Services, Inc. Location #35340 3340 SE Dixie Hwy. Stuart FL 34997 USA	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> ACE American Insurance Company		22667
	<b>INSURER B:</b> American Guarantee & Liability Ins Co		26247
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** 570099831064      **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. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	XSLG47318397 SIR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE	\$2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$2,000,000
							MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$2,000,000
							GENERAL AGGREGATE	\$5,000,000
							PRODUCTS - COMP/OP AGG	\$5,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY  <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		Y	ISA H1071333A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident)	\$5,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE  <input type="checkbox"/> DED <input type="checkbox"/> RETENTION		Y	AUC508596818	10/01/2022	10/01/2023	EACH OCCURRENCE	\$3,000,000
							AGGREGATE	\$3,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLRC50687302 WC - AOS SCFC50687405 WC - WI	10/01/2022	10/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
A					10/01/2022	10/01/2023	E L EACH ACCIDENT	\$2,000,000
							E L DISEASE-EA EMPLOYEE	\$2,000,000
							E L DISEASE-POLICY LIMIT	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: Contract No. 20230025, Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations. City of Port St. Lucie, a municipality of the State of Florida, it's officers, employees and agents are included as Additional Insured in accordance with the policy provisions of the General Liability policy. A waiver of Subrogation is granted in favor of Certificate Holder in accordance with the policy provisions of the General Liability, Automobile Liability, Umbrella Liability and Workers' Compensation policies.

<b>CERTIFICATE HOLDER</b>  City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie FL 34984 USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b>  

Holder Identifier : BCGJL

570099831064

Certificate No :





# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
06/07/2023

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.

<b>PRODUCER</b> Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (866) 283-7122      FAX (A/C. No.): (800) 363-0105	
	<b>E-MAIL ADDRESS:</b> PRODUCER CUSTOMER ID #: 570000090110	
<b>INSURED</b> Brightview Landscape Services, Inc. Location #35340 3340 SE Dixie Hwy. Stuart FL 34997 USA	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
	INSURER A: Travelers Property Cas Co of America      25674	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

Holder Identifier :

**COVERAGES**      **CERTIFICATE NUMBER:** 570099833434      **REVISION NUMBER:**

**LOCATION OF PREMISES/ DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
RE: Contract No. 20230025, Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations.

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	X	PROPERTY	QT6307T756704TIL22	10/01/2022	10/01/2023	BUILDING		
		CAUSES OF LOSS				DEDUCTIBLES	PERSONAL PROPERTY	
		BASIC				BUILDING	BUSINESS INCOME	
		BROAD				CONTENTS	EXTRA EXPENSE	
		SPECIAL					RENTAL VALUE	
		EARTHQUAKE					BLANKET BUILDING	
		WIND					X BLANKET PERS PROP	\$5,000,000
		FLOOD					BLANKET BLDG & PP	
		X ALL RISK-Subject to Exclusions						
		Bklt PP Ded						
	INLAND MARINE	TYPE OF POLICY						
	CAUSES OF LOSS	POLICY NUMBER						
	NAMED PERILS							
	CRIME							
	TYPE OF POLICY							
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN							

570099833434

CERTIFICATE NUMBER:

**SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

<b>CERTIFICATE HOLDER</b>  City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie FL 34984 USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b>  



## Agenda Summary

2026-455

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.a

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-46, Authorizing the Conveyance of Real Property Lying in the Southwest Quarter of Section Sixteen, Township Thirty-Six South, Range Forty East, to St. Lucie County, Florida, for Sidewalk Construction and Right-of-Way Purposes.

Submitted By: Thomas Salvador, CP II, CPWP-S, CPWP-M, Manager, CIP & Sales Tax Project Group, Public Works Department

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

Summary Brief (Agreements/Contracts only)

1. Prepared by: Thomas Salvador and Margaret Carland
2. Parties: City of Port St. Lucie and St. Lucie County
3. Purpose: The conveyance of real property to St. Lucie County for the construction of sidewalk and right-of-way purposes. The deed conveying the property to the County also reserves a permanent, non-exclusive easement in favor of the City, over, under, on, upon, through and across the property, as necessary, for the purpose of accessing and maintaining the C-108 canal.
4. New/Renewal/Modified: New
5. Duration: In perpetuity
6. Benefits to Port St. Lucie: The conveyance of property and ultimately the sidewalk construction will increase pedestrian connectivity for the residents of Port St. Lucie, and the easement provides access rights to the City for perpetual maintenance of the C-108 canal.
7. Cost to Port St. Lucie (Annual and Potential): N/A

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance authorizing the conveyance of the property to St. Lucie County.

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 with direction.

Background: St. Lucie County plans to construct pedestrian improvements within the right-of-way of St. James Dr. adjacent to the C-108 canal. The transfer of property is required to allow for construction, ownership, and

maintenance of the proposed improvements. Additionally, the City maintains the C-108 canal, including but not limited to canal banks, erosion control treatments, headwalls, culverts, and fencing. The reserved easement will provide perpetual access to conduct maintenance activities. Additionally, St. Lucie County has agreed to in good faith to renegotiate the interlocal agreement between the City and County for maintenance of St. James Drive.

Issues/Analysis: Approval of the Ordinance will allow St. Lucie County to construct pedestrian improvements as well as will provide the City with access to the property to maintain the C-108 canal.

Financial Information: N/A

Special Consideration: Timely approval is needed to allow St. Lucie County to begin construction of improvements.

Location of Project: 200 Block of NW St. James Dr. at the C-108 Canal

Attachments:

1. Ordinance
2. Exhibit A to Ordinance - Quit Claim Deed
3. Location Map
4. St. Lucie County Memo on 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: 25100-08

Legal Sufficiency Review:

Reviewed by Margaret M. Carland, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION SIXTEEN, TOWNSHIP THIRTY-SIX SOUTH, RANGE FORTY EAST, TO ST. LUCIE COUNTY FOR SIDEWALK CONSTRUCTION AND RIGHT-OF-WAY PURPOSES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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**WHEREAS**, the City of Port St. Lucie (“City”) is the owner in fee simple of a 100-foot by 110-foot long strip of an un-platted parcel of land, lying in the Southwest Quarter of Section Sixteen, Township Thirty-Six South, Range Forty East (the “City Land”) and more particularly described in the Quit Claim Deed attached hereto as Exhibit “A” and incorporated herein by reference (the “Deed”); and

**WHEREAS**, St. Lucie County, Florida (the “County”) plans to construct pedestrian improvements within the right-of-way, which includes the City Land, of St. James Drive, adjacent to the C-108 canal; and

**WHEREAS**, the City’s Public Works Department recommends the conveyance of the City Land to the County in order to facilitate the construction of the pedestrian improvements; and

**WHEREAS**, the City’s Public Works Department also recommends reserving for itself a permanent, non-exclusive easement over, under, on, upon, through and across the City Land for the purpose of accessing and maintaining the C-108 canal; and

**WHEREAS**, after considering the factors set forth herein, the City Council has determined that conveyance of the City Land to the County while reserving an easement for itself constitutes a public purpose and hereby authorizes executing the Deed in substantially the same form as attached hereto Exhibit “A” and delivering it 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 of the City of Port St. Lucie hereby authorizes the conveyance of the City Land to St. Lucie County, Florida, while reserving an easement for itself and authorizes the City manager, or his designee, to execute the Quit Claim Deed in substantially the same form as attached hereto as Exhibit “A” and to deliver it to the County.

Section 3. Execution. The City Manager, or his designee, is hereby authorized to execute any and all documents necessary to complete the conveyance of the City Land to St. Lucie County, Florida, including, but not limited to, the Deed transferring fee title to the County while retaining for itself an easement.

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 final adoption on second reading.

[This space left intentionally blank.]

ORDINANCE 26-\_\_

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie,  
Florida, this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

Prepared by and return to:  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984

### ***QUITCLAIM DEED***

***THIS QUITCLAIM DEED***, made this \_\_\_ day of \_\_\_\_\_ 2026, between the **City of Port St. Lucie, a Florida municipal corporation (“Grantor”)** whose address is 121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984, and **St. Lucie County, a political subdivision of the state of Florida (“Grantee”)** whose address is 2300 Virginia Ave, Fort Pierce, FL 34982.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

**See Exhibit “A” attached hereto and incorporated herein (the “Property”).**

**TO HAVE AND TO HOLD** the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

**GRANTOR HEREBY** reserves for itself, its successor and assigns, a permanent, non-exclusive easement over, under, on, upon, through and across the Property, as necessary, for the purpose of accessing and maintaining the C-108 Canal. Grantee shall have no obligation to maintain the C-108 canal, including but not limited to canal banks, erosion control treatments, headwalls, culverts, and fencing, except to the extent maintenance or repair is required as a result of Grantee’s improvements.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
**Jesus Merejo, City Manager**

\_\_\_\_\_  
Witness #1 Printed Name

Address: 121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

Address: 121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**STATE OF FLORIDA  
COUNTY OF ST. LUCIE**

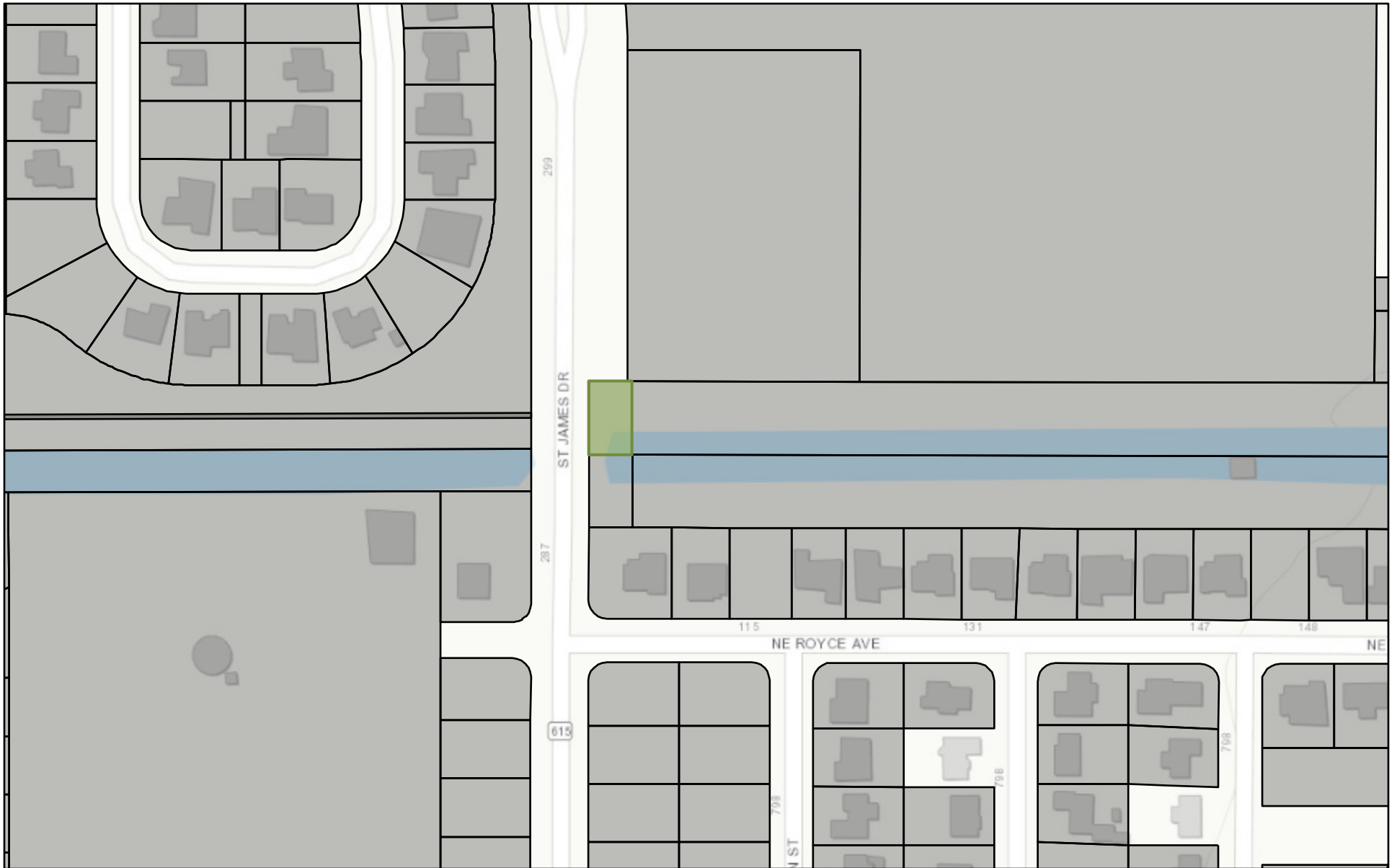
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_ 2026, by **Jesus Merejo, City Manager of the City of Port St. Lucie**, who is [X] personally known to me, or who has [ ] produced the following identification \_\_\_\_\_.

**SEAL**

\_\_\_\_\_  
Notary Signature  
My Commission Expires:

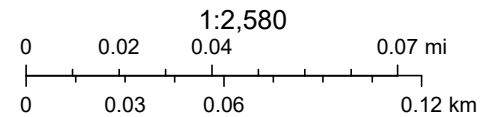
\_\_\_\_\_  
Print Name

# NW St. James Dr. at C-108 Canal



5/6/2026, 6:32:15 AM

 Parcels



SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



**PUBLIC WORKS**  
**Administration Division**  
**MEMORANDUM NO. 26-07M**

**TO:** Mayté Santamaria, Deputy County Administrator II

**THROUGH:** Patrick Dayan, P.E., Public Work Director *pd*

**FROM:** Christopher Lestrage, P.E., Assistant Public Works Director *cl*

**DATE:** April 29, 2026

**SUBJECT:** St. James Drive Interlocal Agreement

St. Lucie County is currently out to bid for construction of a missing link of sidewalk on St. James Drive between Royce Avenue and Lazy River Parkway. The project is funded by a LAP agreement with FDOT. Bid advertisement closes May 13, 2026. The grant's final deadline for completion is December 31, 2027. During the development of the project, the design identified a parcel of land owned by the City of Port St. Lucie that wherein sections of the sidewalk were to be constructed. Staff proposed an ownership transfer of the property from the City to the County along with an easement in favor of the City to continue to convey and maintain drainage on the parcel.

Maintenance of St. James Drive is currently divided between the City of Port St. Lucie and County according to the terms of an existing Interlocal Agreement dated July 1, 1982. The existing agreement includes multiple roadways and does not adequately reflect the growth and expansion that has occurred since 1982. The existing agreement does not accurately describe nor assign maintenance responsibility for all of the infrastructure along the roadway.

Both City and County Public Works Department have agreed to work in good faith to update the agreement to better align with current needs and assign maintenance responsibility where the current agreement is silent. This is intended to occur concurrent with the construction of the St. James Drive sidewalk project.

**PUBLIC WORKS DEPARTMENT**



## Agenda Summary

2026-462

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.b

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-47, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 2085, Port St. Lucie Section Twenty-One, according to the Plat thereof, as Recorded in Plat Book 13, Pages 27, 27A through 27F, 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 owner of 861 SW McCullough Avenue, Port St. Lucie, Florida, is requesting to abandon the ten (10) feet of the existing twenty (20) foot wide rear utility and drainage easement for a pool.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 861 SW McCullough Avenue, Port St. Lucie, Florida.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 861 SW McCullough Avenue, Port St. Lucie, Florida.
2. Move that the Council not approve the abandonment and provide staff direction.

Background: The real property located at 861 SW McCullough Avenue, Port St. Lucie, Florida, was platted with a twenty (20) foot wide rear utility and drainage easement. The owner desires to construct a pool. Prior to construction, a ten (10) foot wide portion of the easement will need to be abandoned. The owner of the property has 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 wide rear utility and drainage easement located at 861 SW McCullough Avenue, 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 861 SW McCullough Avenue, Port St. Lucie, Florida.

Attachments:

- Ordinance
- Exhibit "A" to Ordinance (Boundary Survey)
- 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: 26110-03

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 26-\_\_

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 3, BLOCK 2085, PORT ST. LUCIE SECTION TWENTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 27, 27A THROUGH 27F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

---

**WHEREAS**, the applicant, Luis Angel Velez, requests approval for the abandonment of a portion of a twenty (20) foot wide rear utility and drainage easement affecting Lot 3, Block 2085, Port St. Lucie Section Twenty-One, according to the plat thereof, as recorded in Plat Book 13, Pages 27, 27A through 27F, 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

ORDINANCE 26-\_\_

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 \_\_\_\_\_, 2026.

ATTEST:

CITY COUNCIL  
CITY OF PORT ST. LUCIE

\_\_\_\_\_  
Sally Walsh, City Clerk

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

(ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the North side of Lot 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida, being more particularly described as follows:

The South 10.00 feet of the North 20.00 feet of said Lot 4 in Block 2218, less and except the East and West 6.00 feet thereof. Containing 835 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 SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0405 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 EAST LINE OF LOT 3 BLOCK 2085 AS BEING N23°00'05"W 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 AND EASEMENT ABANDONMENT. 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:

- = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
- FD. = 5/8 IRON REBAR NO CAP
- FD.(#) = 5/8 IRON REBAR WITH CAP #
- R/W = RIGHT OF WAY
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- 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
- ⊞ = ELECTRIC BOX
- ⊙ = FIRE HYDRANT
- ⊞ = FPL TRANSFORMER
- = GUY WIRE
- ⊙ = LIGHT POLE
- ⊗ = WOOD POWER POLE
- ⊞ = SEWER VALVE
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊙ = WELL

DATE OF LAST FIELD DATA ACQUISITION: 3/10/26

SHEET 1 OF 2

**861 SW MCCULLOUGH AVENUE**

**SCALE:** 1"=40'

**DATE:** 4/13/26

**DRAWN:** LW\JC

**2026-0197**

DATE:	REVISIONS
4/17/26	REVISE PER CITY COMMENTS

**Atlantic Land Designs**

of the Treasure Coast, LB7468  
940 NE Jensen Beach Blvd. Jensen Beach, FL 34957

Mailing Address:

P.O. Box 1421 Jensen Beach, FL 34958  
ALD5543@gmail.com (772) 398-4290

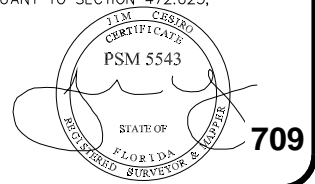
Certified to: VELEZ RESIDENCE

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: 2026.04.17 11:36:07 -04'00'

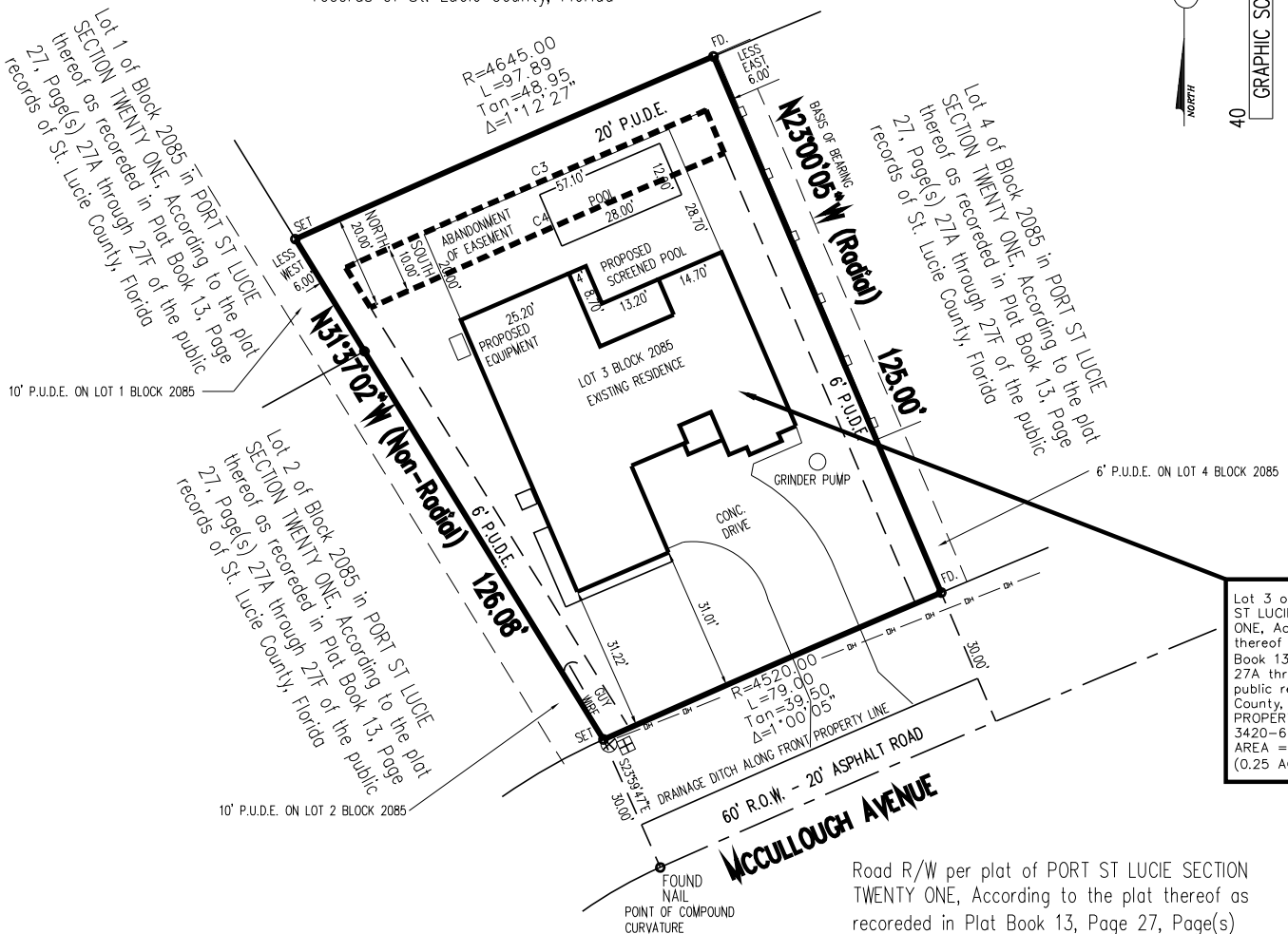
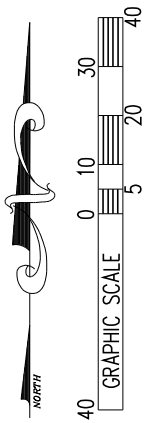


JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5543  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

# BOUNDARY SURVEY

**LEGAL DESCRIPTION:**  
 Lot 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida

DRAINAGE R/W per plat of PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida



Lot 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida  
 PROPERTY ID# 3420-600-0860-000-7  
 AREA = 11,047 SQUARE FEET (0.25 ACRES)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	84.33	4635.00	1°02'33"
C4	82.82	4625.00	1°01'33"

DATE OF LAST FIELD DATA ACQUISITION: 3/10/26

SHEET 2 OF 2

861 SW MCCULLOUGH AVENUE

**SCALE:** 1"=40'

**DATE:** 4/13/26

**DRAWN:** LW\JC

**2026-0197**

DATE: 4/17/26

Atlantic Land Designs

of the Treasure Coast, LB7468  
 940 NE Jensen Beach Blvd. Jensen Beach, FL 34957

Mailing Address:  
 P.O. Box 1421 Jensen Beach, FL 34958  
 ALD5543@gmail.com (772) 398-4290

REVISIONS  
 REVISE PER CITY COMMENTS


Certified to: VELEZ RESIDENCE  
 CITY OF PORT ST. LUCIE FLORIDA

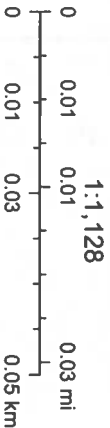
Pools by Vitali  
 (772) 215-6686

# 861 SW McCullough Avenue



4/15/2026, 2:25:32 PM


 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor



## Agenda Summary

2026-479

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.c

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-49, an Ordinance of the City of Port St. Lucie, Florida, Amending Ordinance 05-180, Adopted June 13, 2006 for Property Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (McCarty Road, LLC) to Modify Certain Conditions (P26-058)

Submitted By: Bridget Kean, AICP, Deputy Director Planning and Zoning

Strategic Plan Link: N/A - Development Application

Executive Summary: The City has received an application from Lucido and Associates on behalf of McCarty Road, LLC, property owner, to amend the ordinance that adopted the future land use map amendment for the project known as McCarty Road. Ordinance 05-180 was approved by the City Council in June 2006 that changed the land use for 72 acres, more or less, of property from St. Lucie County Agriculture 2.5 to City of Port St. Lucie Medium Density Residential (RM). The ordinance adopting the future land use amendment included specific conditions of approval for the development of the property.

McCarty Road, LLC, has applied to amend the McCarty Road PUD (P24-179). The proposed PUD amendment changes the name of the project to the Meadows PUD, revises the permitted uses from townhomes to single-family dwelling units, reduces the number of units from 530 multifamily units to 321 single family units, and updates required transportation and infrastructure improvements as well as other changes. Primary access to the property is moved from McCarty Road to E/W 5 along the project's southern boundary. An application to amend the annexation agreement has been submitted and is scheduled for the May 26, 2026 City Council meeting (P26-044).

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Council approve the amendment to Ordinance 05-180.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the amendment to Ordinance 05-180.
2. Move that the Council not approve the ordinance and provide staff direction.

Background: The McCarty Road property was annexed into the City on March 13, 2006 (OR 05-152). An annexation agreement was approved on March 13, 2026.

Issues/Analysis: Both the annexation agreement and the conditions of approval in Ordinance 05-180 anticipated access to the property via Midway Road to McCarty Road. With the development of Wylder to the

east, the proposed PUD amendment depicts primary access at the property's southern border via the extension of E/W 5 from its current terminus in Wylder west to the McCarty/Meadows property. The proposed amendment to the future land use ordinance is to provide consistency with the proposed changes to the annexation agreement (P26-044). The proposed amendment to the annexation agreement was finalized pursuant to the discussions with the applicant and county staff, as applicable.

Financial Information: N/A

Special Consideration: The application for an amendment to the McCarty Road, LLC, annexation agreement (P26-044) and the application for amendment to the McCarty Road PUD (P24-179) are scheduled for the May 26, 2026 City Council meeting.

Location of Project: The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road

Business Impact Statement: N/A

Attachments:

1. Ordinance
2. Staff Report
3. Applicant's Cover Letter
4. Ref: Ordinance 05-180
5. 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: 26134-10

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 26 -

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE 05-180, ADOPTED JUNE 13, 2006 FOR PROPERTY LOCATED EAST OF MCCARTY ROAD AND APPROXIMATELY 1.25 MILES SOUTH OF MIDWAY ROAD (MCCARTY ROAD, LLC) TO MODIFY CERTAIN CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-058).

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**WHEREAS**, the City of Port St. Lucie, Florida, (“City”) has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

**WHEREAS**, the City is committed to planning and managing the growth of the City; and

**WHEREAS**, on June 13, 2006, the City adopted Ordinance 05-180 designating approximately 71.52 acres (Property) owned by MCCARTY ROAD, LLC (“McCarty”) as (RM) Medium Density Residential on the Comprehensive Plan Future Land Use Map (“FLUM Amendment”), subject to specified conditions in Section 1 of Ordinance 05-180 (“Conditions”); and

**WHEREAS**, the Conditions constitute data and analysis of the availability of facilities and services to support the FLUM Amendment, pursuant to Section 163.3177(6)(a)8, F.S.; and

**WHEREAS**, the City and McCarty agree it is appropriate to amend the Conditions within Ordinance 05-180 to reflect updated data and analysis regarding the availability of facilities and services to serve the FLUM Amendment Property based on the Annexation Agreement for the Property and Amendment to the Annexation Agreement (P26-044) (collectively “Annexation Amendment”) this property is subject to that requires McCarty to provide certain facilities;<sup>1</sup> and

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<sup>1</sup> The City reserves the right to impose new or additional conditions on future land use amendments for the Property that may be submitted in the future and

ORDINANCE 26 -

**WHEREAS**, as the Conditions constitute data and analysis, any updates to align Ordinance 05-180 with existing circumstances and commitments are not subject to the comprehensive plan amendment compliance review process under Section 163.3184, F.S.; and

**WHEREAS**, all conditions required for adoption of this Ordinance have been met, including the necessary hearings and public notices.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

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. Amendments. Ordinance 05-180 is hereby modified and amended as follows:

a. Condition 2 is hereby deleted in its entirety.

~~2. ——— McCarty Road LLC agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from 1-95 west to Okeechobee Road and to pay its fair share of the cost of such improvements.~~

b. Condition 3 is replaced in its entirety as follows:

~~3. McCarty Road LLC agrees to pay its fair share costs for the improvements to McCarty Road.~~  
Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD2 northern property line just north of Williams Road south to the proposed secondary emergency access driveway.

c. Condition 6 is hereby amended as follows:

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is not limited the requirements of the Annexation Amendment.

2 The Property is the subject of The Meadows Planned Unit Development (“PUD”) rezoning application which has been filed to modify the McCarty Road PUD approved on August 24, 2009 (Ordinance 09-70)

ORDINANCE 26 -

6. The payment of a fee to the City of Port St. Lucie, ~~in an amount to be determined by the City of Port St. Lucie,~~ in accordance with the City of Port St. Lucie's Cash Contribution in Lieu of Parks requirements and in accordance with the Annexation Amendment, to address the development's impact on the city's park and recreation system.

d. Condition 7 is hereby amended as follows:

7. Dedication to the City of Port St. Lucie of ~~75~~ 120 feet for a public right-of-way running along the southern boundary of the property where it borders the North Pointe Community (LTC Ranch) for a proposed roadway.

Section 4. Conflict. If any ordinances, 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 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 after its final adoption on second reading or after the "Effective Date" of the Annexation Amendment, whichever occurs last.

[This space left intentionally blank.]

ORDINANCE 26 -

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie,  
Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

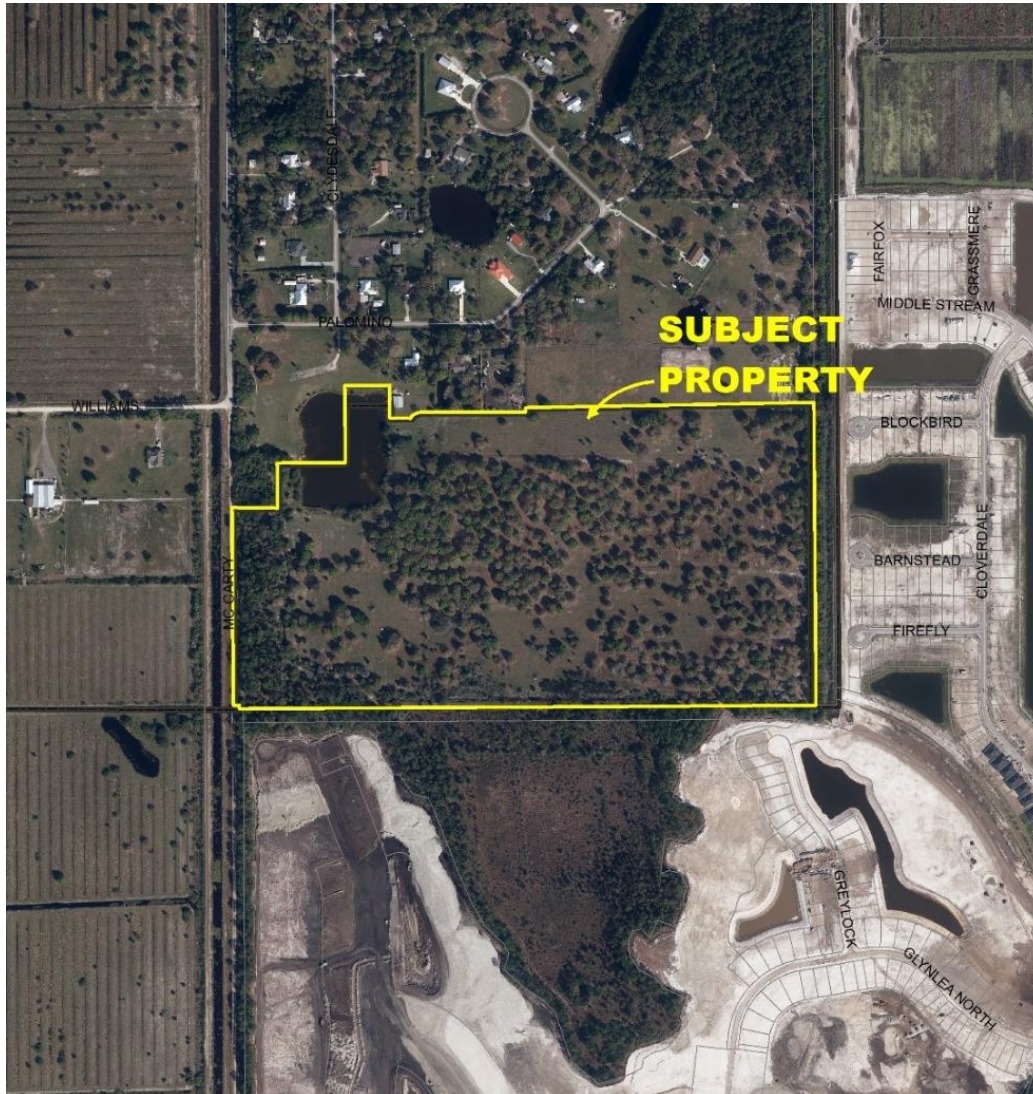
ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard Berrios, City Attorney

**Revised Ordinance for McCarty Road Future Land Use Amendment  
P26-058**



**SUMMARY**

Applicant's Request:	Revised CPA Ordinance McCarty Road, LLC
Agent:	Steve Garrett, Lucido and Associates
Applicant/Property Owner:	McCarty Road, LLC
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Project Planner:	Bridget Kean, AICP, Deputy Director

### **Project Description**

The City has received an application from Lucido and Associates on behalf of McCarty Road, LLC, property owner, to amend the ordinance that adopted the future land use map amendment for the project known as McCarty Road. On March 13, 2006, the City Council adopted Ordinance 05-152 approving the annexation of 72 acres, more or less, of property located south of Midway, east of McCarty Road, immediately south of the Pony Pines subdivision and annexation agreement for McCarty Road, LLC. On June 13, 2006, the City Council adopted Ordinance 05-180 approving a large scale future land use map amendment for the subject property that changed the future land use from St. Lucie County Agricultural 2.5 to City of Port St. Lucie Medium Density Residential (RM). The ordinance adopting the future land use amendment included specific conditions of approval for the development of the property similar to the requirements in the McCarty Road, LLC, annexation agreement.

In 2024, McCarty Road, LLC, applied for an amendment to the McCarty Road PUD (P24-179). The proposed PUD amendment changes the name of the project to the Meadows PUD, revises the permitted uses from townhomes to single-family dwelling units, reduces the number of units from 530 multifamily units to 321 single family units, and updates required transportation and infrastructure improvements as well as other changes. Primary access to the property is moved from McCarty Road to E/W 5 along the project's southern boundary. As a result of the new proposal, both the annexation agreement and ordinance adopting the comprehensive plan future land use map amendment must be revised. The annexation agreement and the conditions of approval in the future land use ordinance anticipated access to the property via Midway Road to McCarty Road. With the development of Wylder to the east, the proposed PUD amendment depicts primary access at the property's southern border via the extension of E/W 5 from its current terminus in Wylder west to the McCarty/Meadows property.

### **Proposed Amendment to Ordinance 05-180**

The proposed amendment to the future land use ordinance removes and/or revises certain conditions of approval as shown below and in the proposed ordinance with additions shown as underlined and deletions shown as ~~strikethrough~~:

1. McCarty Road, LLC, installs or causes to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property.
2. ~~McCarty Road, LLC, agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and to pay its fair share of the cost of such improvements.~~
3. ~~McCarty Road, LLC, agrees to pay its fair share costs for the improvements to McCarty Road.~~ Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway
4. McCarty Road, LLC, agrees, if necessary, to dedicate additional right-of-way along McCarty Road.
5. McCarty Road, LLC, agrees to pay the city \$636,000 as consideration to ensure that public facilities (excluding water, waste water and irrigation) exist to serve the property and to provide concurrency for development of the property pursuant to the proposed land use and potential for development of 530 residential units.
6. The payment of a fee to the City of Port St. Lucie, ~~in an amount to be determined by the City of Port St. Lucie,~~ in accordance with the City of Port St. Lucie's Cash Contribution in Lieu of Parks requirements and in accordance with the Annexation Amendment, to address the development's impact on the city's park and recreation system.
7. Dedication to the City of Port St. Lucie of ~~75~~ 120 feet for a public right-of-way running along the southern boundary of the property where it borders the North Pointe Community (LTC Ranch) for a proposed roadway.

**Staff Analysis**

The proposed amendment to the future land use ordinance is to provide consistency with the proposed changes to the annexation agreement (P26-044). The proposed amendment to the annexation agreement was finalized pursuant to the discussions with the applicant and county staff, as applicable.

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.



April 21, 2026

**VIA DIGITAL DELIVERY**

Bridget Kean  
Planning and Zoning Department  
City of Port Saint Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**Re: The Meadows Comprehensive Plan Text Amendment FKA McCarty / McCarty Choice  
City Project Number: P26-XXX**

Dear Bridget:

Please accept this letter and attached Documents as a request to process a Comprehensive Plan Text Amendment for Ord 05-180. The Meadows (formerly known as McCarty Road) is proposing revisions to the current Comprehensive Plan to incorporate updated text and agreements.

1. Cover Letter
2. Agent Authorization
3. Amended Ordinance

Sincerely,

Derrick Phillips  
Project Manager

P05-326

COUNCIL ITEM 5-J  
DATE 6/13/06

ORDINANCE 05-180

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR MCCARTY ROAD, LLC (P05-326), TO CHANGE THE FUTURE LAND USE DESIGNATION FROM 71.532 ACRES OF AG-2.5 (ST. LUCIE COUNTY AGRICULTURAL 2.5) TO RM (CITY OF PORT ST. LUCIE MEDIUM DENSITY RESIDENTIAL) FOR A PARCEL LEGALLY DESCRIBED AS THE SOUTH 1,290.46 FEET OF THE SOUTHWEST 1/4 LYING SOUTH OF PONY PINES UNIT 1, SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS THE EAST 46 FEET FOR CANAL RIGHT-OF-WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL RIGHT-OF-WAY, ST. LUCIE COUNTY, FLORIDA, LOCATED SOUTH OF MIDWAY ROAD AND EAST OF MCCARTY ROAD BETWEEN PONY PINES AND THE LTC RANCH; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended; and

WHEREAS, the City of Port St. Lucie has received an application from G.T. Kelly (McCarty Road, LLC – P05-326) for a large scale amendment to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, in accordance with Section 163.3187 (1) (c), Florida Statutes, to change approximately 71.532 acres from the future land use designation of AG-2.5 (St. Lucie County Agricultural 2.5) to the future land use classification of RM (City of Port St. Lucie Medium Density Residential), legally described in Exhibit "A" and located south of Midway Road and east of McCarty Road between Pony Pines and the LTC Ranch; and

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE

*Annalisa Phillips*  
CITY CLERK

SEAL  
DATE 6-22-06  
CITY SEAL

**ORDINANCE 05-180**

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174 et. Seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P05-326) to the Comprehensive Plan and submitted its recommendations thereon to the City Council; and

**WHEREAS**, having considered the recommendations of the Planning and Zoning Board, The Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the Department of Community Affairs; and

**WHEREAS**, two (2) public hearings with due notice have been held by the City Council to inform the public and receive comments and objections; and

**WHEREAS**, the Port St. Lucie City Council desires to hereby formally adopt this amendment P05-326 to the City's Comprehensive Plan.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

The Future Land Use Map is hereby amended to designate approximately 71.532 acres of land located south of Midway Road and east of McCarty Road between Pony Pines and the LTC Ranch, and legally described in Exhibit "A" by changing the future land use designation from AG-2.5 (St. Lucie County Agricultural 2.5) to the future land use

**ORDINANCE 05-180**

classification of RM (City of Port St. Lucie Medium Density Residential) subject to the following conditions:

1. McCarty Road LLC installs or causes to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property.
2. McCarty Road LLC agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and to pay its fair share of the cost of such improvements.
3. McCarty Road LLC agrees to pay its fair share costs for the improvements to McCarty Road.
4. McCarty Road LLC agrees, if necessary, to dedicate additional right-of-way along McCarty Road.
5. McCarty Road LLC agrees to pay the city \$636,000 as consideration to insure that public facilities (excluding water, waste water and irrigation) exist to serve the property and to provide concurrency for development of the property pursuant to the proposed land use and potential for development of 530 residential units.
6. The payment of a fee to the City of Port St. Lucie, in an amount to be determined by the City of Port St. Lucie, to address the development's impact on the city's park and recreation system.
7. Dedication to the City of Port St. Lucie of 75 feet for a public right-of-way running along the southern boundary of the property where it borders the North Pointe Community (LTC Ranch) for a proposed roadway.

**ORDINANCE 05-180**

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this comprehensive plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs.

ORDINANCE 05-180

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,  
this 13<sup>th</sup> day of June, 2006.



CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: Robert E. Minsky  
Robert E. Minsky, Mayor

ATTEST:

Karen A. Phillips  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: Roger G. Orr  
Roger G. Orr, City Attorney

## ORDINANCE 05-180

## EXHIBIT "A"

LEGAL DESCRIPTION

The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1, Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

PROPERTY ACREAGE

71.532 Acres, more or less.



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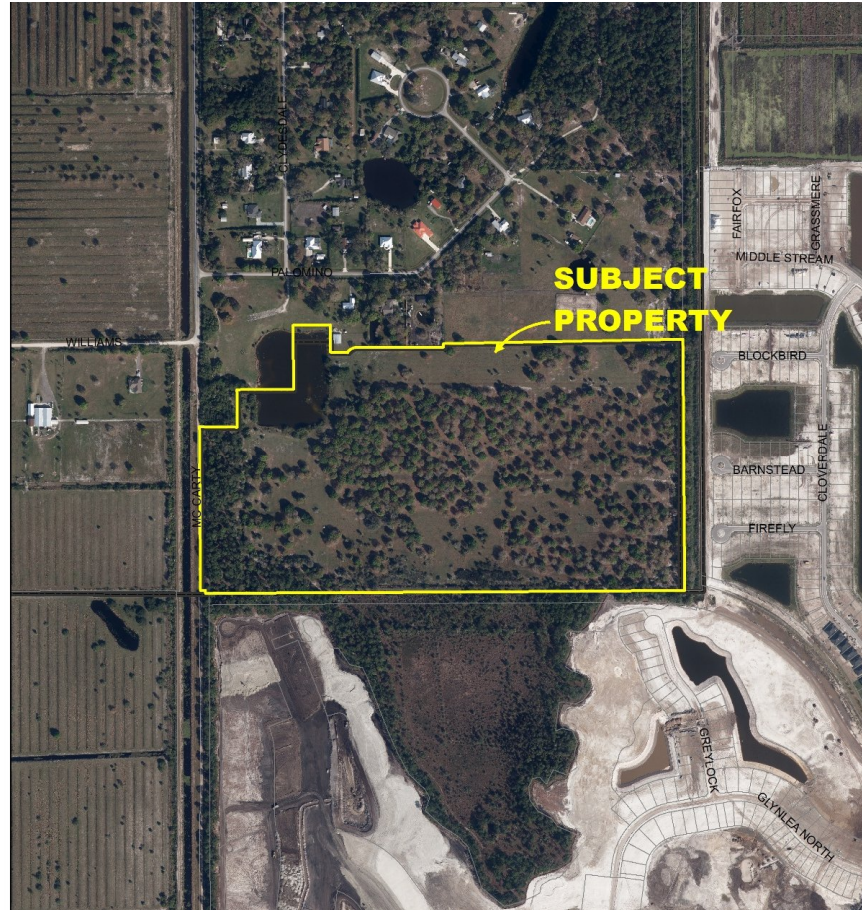
Revised Ordinance for McCarty Road Future Land Use Amendment  
P26-058

City Council Meetings  
May 26, 2026 and June 8, 2026

# Request Summary

Owner:	McCarty Road, LLC
Applicant:	Lucido and Associates
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Request:	Amend the ordinance that adopted the future land use map amendment for McCarty Road.

# Location Map



# Project Background

- On March 13, 2006, the City Council adopted Ordinance 05-152 approving the annexation of 72 acres, more or less, of property located south of Midway, east of McCarty Road, immediately south of the Pony Pines subdivision and an annexation agreement for a project known as McCarty Road, LLC.
- On June 13, 2006, the City Council adopted Ordinance 05-180 approving a large future land use map amendment for the property that changed the land use from St. Lucie County Agricultural 2.5 to City Medium Density Residential (RM).
- The ordinance adopting the future land use amendment included specific conditions of approval for the development of the property.

# New Applications

- McCarty Road, LLC, has applied for an amendment to the McCarty Road PUD (P24-179) that revises the project to single-family units, reduces the development intensity, and updates required transportation and infrastructure improvements and other changes.
- Primary access to the property is moved from McCarty Road to E/W 5 along the project's southern boundary via the extension of E/W 5 from its current terminus in Wylder west to the McCarty/Meadows property.
- The proposed changes require an amendment to the annexation agreement (P26-044). The original agreement anticipated access to the property via Midway Road to McCarty Road.

# Proposed Changes to the Future Land Use Ordinance

- The proposed amendment to the future land use ordinance (OR 05-180) removes the requirement for the property owner to participate in a special assessment district or other similar funding mechanism for improvements to Midway Road.
- It replaces the requirement for funding improvements to McCarty Road with a requirement for a portion of McCarty Road to be chipped and sealed from the currently stabilized section of the roadway to the proposed secondary emergency access driveway for the Meadows PUD.
- The proposed amendment identifies that the required payment of a fee for the development's impact on the city's park and recreation system is addressed in the amendment to the annexation agreement.

# Staff Analysis

- The proposed amendment to the future land use ordinance is to provide consistency with the proposed changes to the annexation agreement (P26-044).
- The proposed amendment to the annexation agreement was finalized pursuant to the discussions with the applicant and county staff, as applicable.

# Recommendation

- The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.



## Agenda Summary

2026-463

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.d

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-50, an Ordinance Providing for the First Amendment to the Planned Unit Development Conceptual Development Plan and Zoning District and Regulations for McCarty Road PUD Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (P24-179).

Submitted By: Cody Sisk, Planner III

Strategic Plan Link: N/A - Development Application

Executive Summary (General Business): The City has received a request for the first amendment to the McCarty Road Planned Unit Development (PUD), submitted by Lucido and Associates, the applicant, for the property owner McCarty Road LLC. The subject property is located east of McCarty Road and approximately 1.25 miles south of Midway Road and consists of approximately 72.02 acres. The Future Land Use designation is Multifamily Residential (RM), and the zoning district is PUD zoning. The request is to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, reduce the number of units from 530 multifamily units to 321 single family units, establish development standards for the dwelling units, revise the concept plan, update the transportation improvements and other miscellaneous changes.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Council approve the PUD amendment as recommended by the Planning and Zoning Board.

Alternate Recommendations:

1. Move that the Council amend the recommendation and adopt the Ordinance
2. Move that the Council not adopt the Ordinance and provide staff direction.

Background: The Planning and Zoning Board recommended approval of the proposed PUD amendment and concept plan at their May 5, 2026 meeting.

Issues/Analysis: The proposed PUD is attached as Exhibit "A" of the staff report. The changes are included in the PUD document and are shown as ~~strike through~~ and underlined. This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

Financial Information: N/A

Special Consideration: N/A

Location of Project: The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road.

Business Impact Statement: N/A

Attachments:

1. Ordinance
2. Staff Report
3. Exhibit "A"
4. Public Works Traffic Memo
5. 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: 24324-03

Legal Sufficiency Review:

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

**ORDINANCE 26-XX**

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT CONCEPTUAL DEVELOPMENT PLAN AND ZONING DISTRICT AND REGULATIONS FOR MCCARTY ROAD PUD LOCATED EAST OF MCCARTY ROAD AND APPROXIMATELY 1.25 MILES SOUTH OF MIDWAY ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P24-179).

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**WHEREAS**, Lucido and Associates, (the “Applicant”) has applied to amend the McCarty Road Planned Unit Development Conceptual Development Plan and Zoning District and Regulations (P24-179) (“McCarty Road PUD”); and

**WHEREAS**, the McCarty Road PUD is east of McCarty Road and approximately 1.25 miles south of Midway Road and more particularly described in Exhibit 7 of attached composite Exhibit “A”; and

**WHEREAS**, the McCarty Road PUD was originally approved by Ordinance 09-70; and

**WHEREAS**, the Applicant seeks to amend the McCarty Road PUD Conceptual Development Plan and Zoning District and Regulations as depicted in Composite Exhibit “A” to this Ordinance (“Amended PUD Document”); and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 5, 2026, to consider the proposed Amended PUD Document, notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on May 26, 2026, to consider the Amended PUD Document, advertising of the public hearing having been made; and

**WHEREAS**, based on substantial and competent evidence, including but not limited

**ORDINANCE 26-XX**

to, staff recommendations and materials, the Site Plan Review Committee recommendations, the Planning and Zoning Board recommendations, comments made at the public hearing, and careful consideration of the issues and evidence, the City Council finds that the proposed Amended PUD Document is consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

Section 1. Ratifications 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 Ordinance.

Section 2. That the McCarty Road PUD Conceptual Development Plan and Zoning District and Regulations is amended as depicted in the Amended PUD Document and attached as Composite Exhibit “A”, subject to the following condition.

1. The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for proposed PUD amendment.

Section 3. The Amended PUD Document shall be the internal PUD design standard.

Section 4. Conflict. If any ordinances, 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 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 after its final adoption.

**ORDINANCE 26-XX**

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**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie,  
Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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

# THE MEADOWS

Planned Unit Development PUD

APPLICATION FOR PUD  
AMENDMENT #1

City Project Number: P24-179  
Ordinance - \_\_\_\_\_  
PSLUD Project No: 11-992-00

Prepared for:

McCarty Road, LLC  
8144 Okeechobee Blvd, Suite B  
West Palm Beach, FL 33411

Prepared by:  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

April 28, 2026

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## PROJECT TEAM

### PROPERTY OWNER/APPLICANT

McCarty Road, LLC  
8144 Okeechobee Blvd, Suite B  
West Palm Beach, FL 33411

### APPLICANT

Berry Development USA, LLC  
3801 PGA Blvd, Suite 806  
Palm Beach Gardens, FL 33410

### AGENT/LAND PLANNER

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

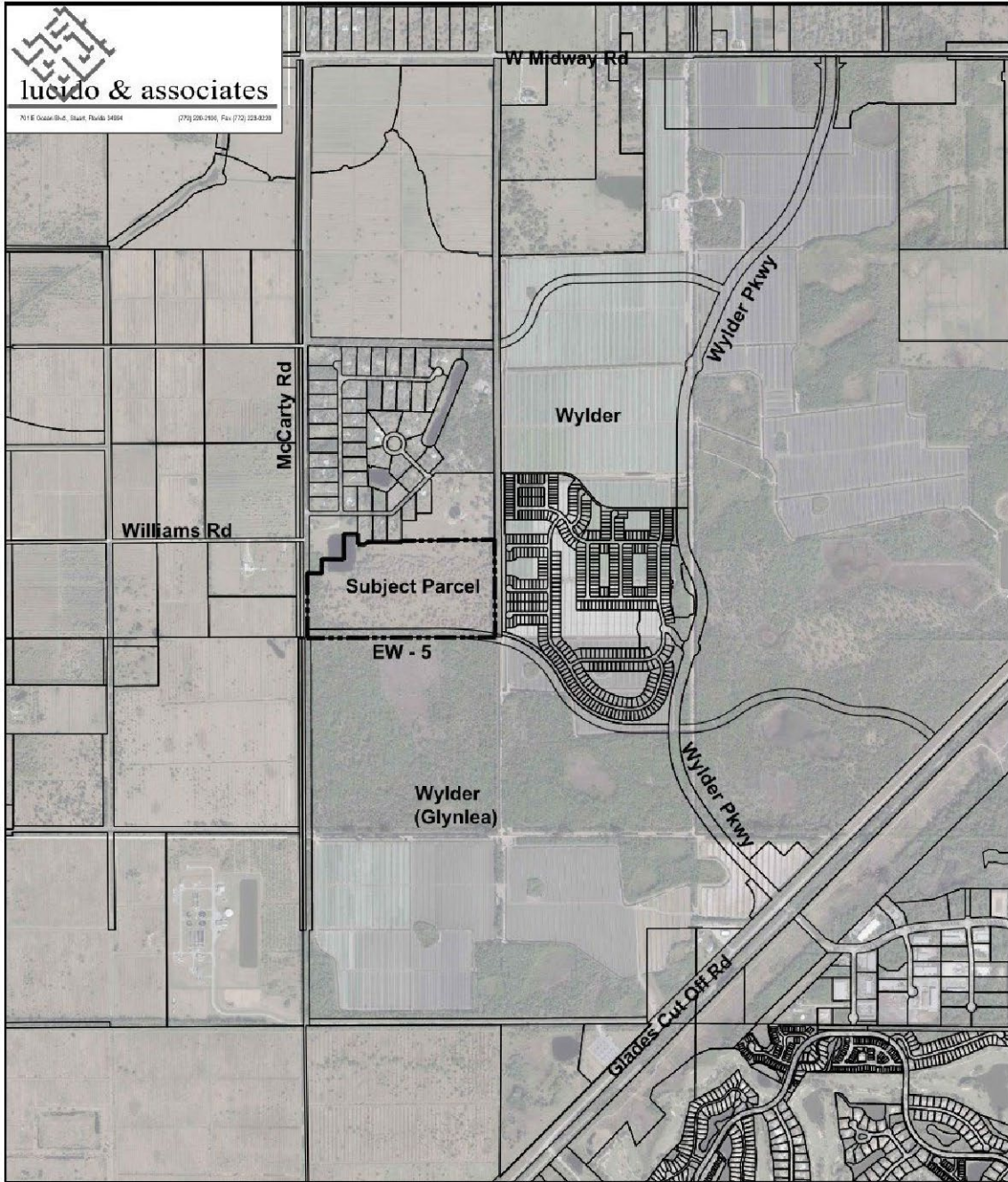
### ENGINEER

Kimley-Horn  
445 24<sup>th</sup> St, Suite 200  
Vero Beach, FL 32960

## INTRODUCTION

The Meadows PUD proposed development area is approximately 71.532 acres located in the northern portion of the City of Port St. Lucie's Western Annexation Area south of Midway Road, just east of McCarty Road. The intent of this PUD is to amend the existing PUD Ordinance containing Residential and Open Space areas consistent with Policy 1.1.4.1.b; Medium density Residential (RM). While the underlying future land use district yields a maximum density of 11.00 DU's per gross acre, the proposed development is currently limited to 4.46 du/ac. [321 units/72.02 acres]

# LOCATION MAP



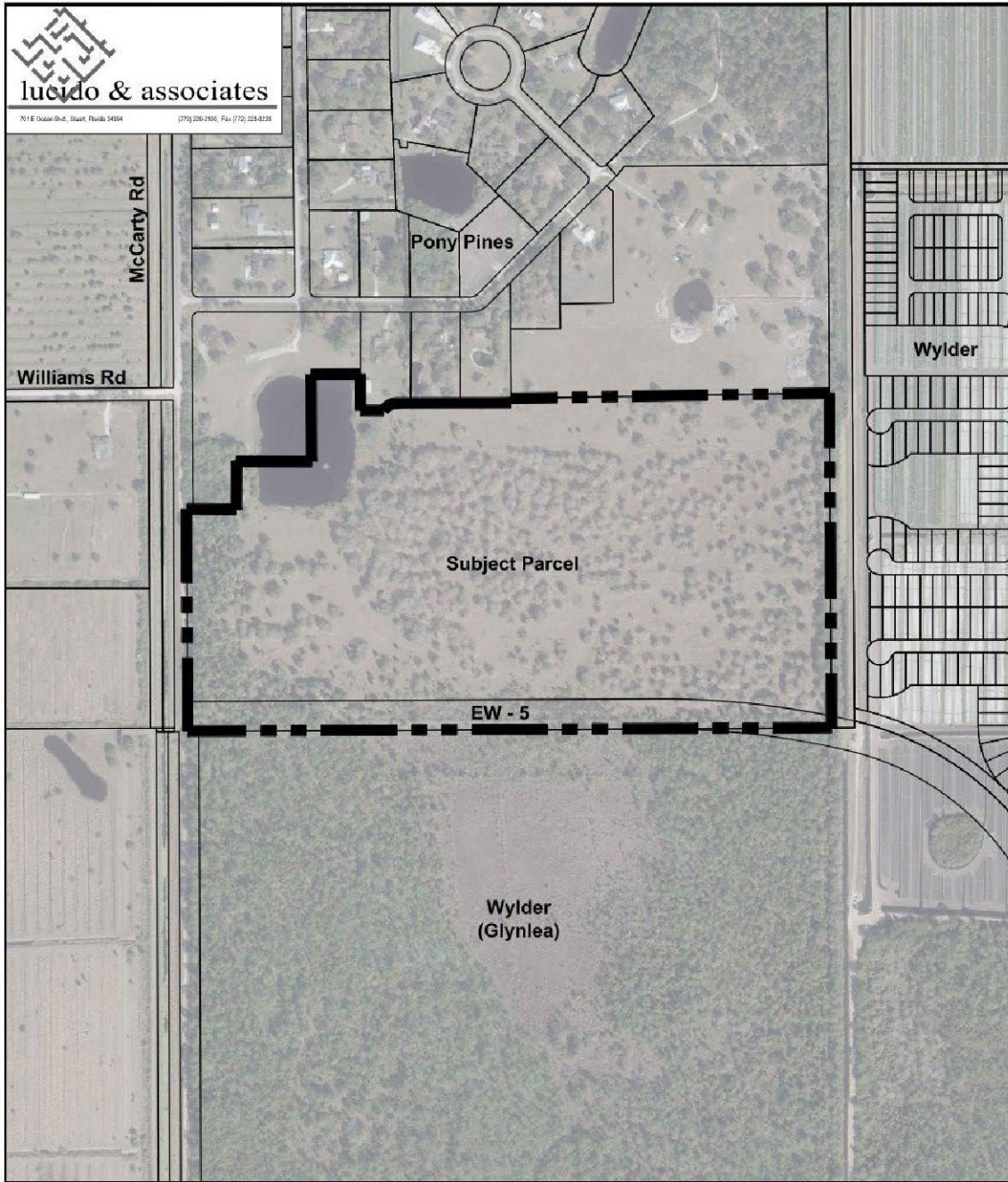
Computer File: McCarty PUD - PUD Exhibits.dwg  
Project Number: 23-340  
Scale: 1" = NTS



## The Meadows PUD - Location Map

Port St. Lucie, Florida

# AERIAL MAP



Computer File: McCarty PUD - PUD Exhibits.dwg

Project Number: 23-340

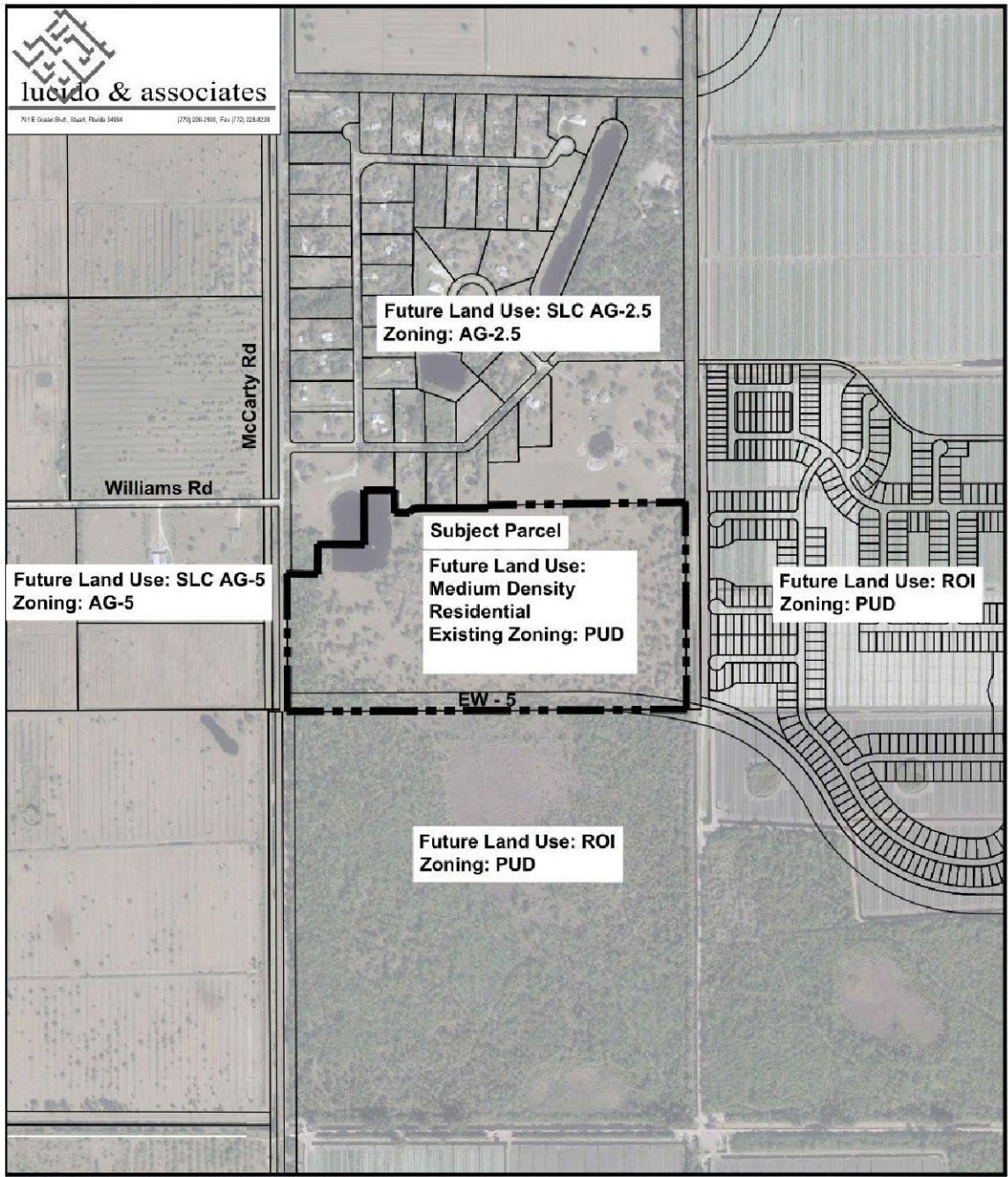
Scale: 1" = 500'



## The Meadows PUD - Aerial Map

Port St. Lucie, Florida

# LAND USE and ZONING MAP



Computer File: McCarty PUD - PUD Exhibits.dwg

Project Number: 23-340

Scale: 1" = 800'



## **The Meadows PUD - Land Use and Zoning Map**

Port St. Lucie, Florida

# EXHIBIT 1

## PUD AMENDMENT 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 deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** Lucido and Associates - Derrick Phillips dphillips@lucidodesign.com

**PROPERTY OWNER:** \_\_\_\_\_

Name: McCarty Road LLC

Address: 8144 Okeechobee Blvd, Suite B, West Palm Beach, FL 33411

Telephone No. 561.743.7381 Email \_\_\_\_\_

### AGENT OF OWNER (if any)

Name: Lucido and Associates - Derrick E Phillips Jr

Address: 701 SE Ocean Blvd, Stuart, FL 34994

Telephone No. 772.220.2100 Email dphillips@lucidodesign.com

### PROPERTY INFORMATION

Legal Description: See Legal Description Attached  
(Include Plat Book and Page)

Parcel I.D. Number: 3309-323-0001-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: Residential Medium (RM) Acreage of Property: \_\_\_\_\_

Reason for amendment request: Please See Cover Letter Attached.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a strikethrough.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

  
Signature of Owner

Derrick E Phillips Jr.  
Hand Print Name

10.1.24  
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.

## EXHIBIT 2

### PUD AMENDMENT No. 1 SUMMARY

1. Owner/Agent Authorization of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. The Meadows PUD is a proposed community designed to encompass medium density residential opportunities.
3. The Conceptual Plan for The Meadows PUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this PUD. Development uses and standards are enclosed in Exhibit 6.
5. Site development data updated from Multi-Family to Single-Family regulations.

**EXHIBIT 3**

*McCarty Road LLC*

September 26, 2024

City of Port St. Lucie  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: McCarty Road LLC – (LA Ref. #23-341)**

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Steven Garrett and Derrick E Phillips, Jr of Lucido & Associates (Agent)** to represent **McCarty Road LLC (Owner/Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

*Will Lucido* GP  
McCarty Road LLC

STATE OF TN  
COUNTY OF Davidson

The foregoing was acknowledged before me this 30 day of Sept, 2024, by David B Driver of First Horizon Bank. He/She [ ] is personally known to me or [ ] has produced DL FL S235891-541390 as identification.

*David B Driver*  
(Print Name) David B Driver  
NOTARY PUBLIC

(Notarial Seal)

My Commission Expires:  
3/6/2026



## EXHIBIT 4

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

#### Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Meadows PUD property is approximately 72.02 acres. The proposed development is consistent with Objective 1.1.4.1.b Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre; (Proposed 4.48 DUs per gross acre) to facilitate the development of a Medium Density Residential Community.

Relation to Major Transportation Facilities: The Meadows PUD property is located in the City's Northwest Annexation Area. The roadways needed to serve this property are depicted on the Northwest Annexation Area Right-of-Way Network Map (NWAA ROW Map) and are included in the City's 6 to 25 Year Comprehensive Plan. Primary access will be provided from E/W #5 at the southern boundary. Emergency access will be provided from McCarty Road. Internal private roads will be maintained by CDD/HOA.

The applicant agrees to construct the following roadways as outlined in the Land Development Regulations of the PUD document:

1. Permit, Construct and open to the public E/W 5 two (2) on-site travel lanes from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance as depicted in Exhibit 12 (the "Additional Right-Of-Way Dedication Exhibit prior to issuance of any residential plot permits,") prior to issuance of any residential plot permits, to provide site related access to future uses within the development, and convey to the City the portion of roadway crossing the North St. Lucie River Water Control District Canal No. 91 right-of-way.
2. Convey to the City 120 feet of right-of-way (±281,818 square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD, as depicted in the Additional Right-Of-Way Dedication Exhibit 12, prior to the platting of any portion of the Property. Concurrent with conveyance of this segment of right-of-way, a 10' public utility easement will be conveyed on both sides of the right-of-way in a form agreeable to the City; and
3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway, as depicted on the Additional Right-Of-Way Dedication Exhibit 12, prior to the issuance of the 100th residential plot permit for the Property ; and
4. Convey to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entirety of The Property's western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit, prior to the platting of any portion of the Property. Dedication of right-of-way shall occur in the manner outlined in Section 24-264 and Section 24-267 of the St. Lucie County Code of Ordinances. Within two hundred and forty (240) days of the Effective Date convey a 20'

City Utility easement on the east side of the foregoing right-of-way, in a form agreeable to the City of Port St. Lucie attached as Exhibit 12.

**Relation to Utilities, Public Facilities and services:** The Meadows PUD shall be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will comply with all applicable city ordinances, policies, specifications, and regulatory agencies governing such services. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

**Physical Character of the Site:** The site is vacant, contains no wetlands, and also contains a portion of an existing lake.

**Consistency with the City's Comprehensive Plan:** The Meadows PUD is consistent with the City's Comprehensive Plan. Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:

Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre;

Additionally, the development will provide open space areas for active and passive recreational use.

**Proposed Land Development Regulations  
(Per Section 158.175(A)(4))**

The proposed development is consistent with the requirements set forth in Section 158.174 of the City of Port St. Lucie Land Development Regulations for Rezoning Approval.

- A) Purpose: The purpose of this PUD is to establish an area of integrated and compatible land uses and services. The following standards shall be met in developing the PUD.
- B) Access: The proposed development is three hundred and twenty-one (321) single family lots with a permanent primary access point from E/W #5 and one emergency access from McCarty Road. ~~will have a minimum of two (2) access points, a except for phase 1 where there will only be one entrance off of McCarty Road because phase 1 only consists of two model buildings. The permanent main access point will be provided from E/W #5 at the southern boundary of the property prior to recording the Final Plat for Phase 3 or, in the event the improvements for Phase 3 are bonded and the Phase 3 Final Plat is recorded, the issuance of the first building permit for Phase 3.. The entrance off of McCarty Road will provide a secondary access point. The vehicular access points will be gated and will meet the setback requirements. Prior to the construction of Phase 2, there will be 1 access point on McCarty Road. The southerly access from McCarty Road will be a permanent gated emergency access only.~~
- C) **Internal Lots and Frontage:**
- ~~Minimum Lot Requirements: 1,500 square feet and width of 18 feet.~~
  - ~~Maximum Building Coverage: 65%, provided that the maximum impervious does not exceed 85%.~~
  - ~~Minimum Building Size: Townhome dwelling 1,200 square feet consisting of two (2) stories.~~
- C. ~~(D)~~ Minimum Living Area: 1,200 square feet.
- D) ~~(E)~~ Maximum Building Height: The maximum building height shall be 35 feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.
- E) ~~(F)~~ Building Separation Required: ~~12~~ 10 feet minimum between buildings.
- F) ~~(G)~~ Minimum Open Space: 50 percent. of the lot area entire PUD will be open space.
- G) ~~(H)~~ Maximum Dwelling Units Per Acre: ~~Approximately 7.4~~ Proposed density is approximately 4.48 dwelling units per acre.

H) ~~(H)~~ Provision for Vehicular and Pedestrian Circulation: ~~All of the townhome units will have access to a private internal road, maintained by the Homeowner's Association. The proposed development will contain several different right of ways (ROW). The main entrance into the proposed development, provided from the southern boundary of the property, which will consist of a ninety two (92) foot ROW. The ninety two (92) foot ROW cross section contains a seven (7) foot multi use path on one side and a five (5) foot sidewalk on the other side of the vehicle travel lanes. A secondary access, provided from McCarty Road, consists of a thirty six (36) foot ROW cross section which includes a seven (7) foot multi use path on one side of the vehicle travel lanes. Additionally, a thirty five (35) foot internal roadway network will be provided to connect each pod of the development. The internal thirty five (35) foot right of way will contain a six (6) foot path on one side of the vehicle travel lanes. All of the roadways will be linked together through the internal roadway network. The internal spine road directs the residents to ingress and egress points on the site. The roadways will be designed in accordance to City standards. Sidewalks for the residents' internal use bound the roadways. These sidewalks connect to other pedestrian systems along the road. The primary entrance to the proposed development will be located at the southernmost portion of the site, providing access from E/W 5. The internal street running from the entrance of The Meadows to the east and the rest of the development will be a fifty (50) foot ROW and will provide a five (5) foot walkway path to accommodate pedestrians.~~

~~J) Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. Walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted. The main entrance right of way (ROW) from road E/W 5 will be a total of ninety two (92) feet with a five (5) foot side walk and a seven (7) foot multi use path. The internal street running from the entrance of McCarty Road to the east will be a thirty six (36) foot ROW and will provide a seven (7) foot multi use path to accommodate both pedestrians and bicyclists. The rest of the development will consist of local neighborhood streets totaling thirty five (35) foot of ROW and will provide a six (6) foot multi use path to accommodate both pedestrians and bicyclists. The multi use path fronting the townhouses within the thirty five (35) and thirty six (36) foot ROW's will be constructed as each building is completed.~~

~~K) Off Street Parking and Off Street Loading Requirements: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

~~L) Guest Parking Requirements and Location: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

I) ~~(M)~~ Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Commission.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

J) ~~(N)~~ Underground Utilities: All utility lines will be installed underground.

K) ~~(O)~~ Stormwater Systems: The post-development stormwater system will

resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

- L) ~~(P)~~ Irrigation: The irrigation water will be withdrawn from proposed lakes, which are completely contained within the property lines of The Meadows PUD.
- M) ~~(Q)~~ Protection of Natural Features: The PUD will comply with Chapter 157 of the Land Development Regulations for natural resources protection and Chapter 152 of the City Code of Ordinances for Floodplain Regulations. ~~In reference to the “numerous native trees” the applicant is not required as per code to preserve any trees, however the existing native trees with a minimum dbh of 4 inches and of good health will be preserved where possible, or removed if relocation is not feasible.~~
- N) ~~(R)~~ Yard Requirements and Perimeter Buffering:
- ~~1. Front setback— Each lot shall have a front yard with a building setback line with a minimum of 20 18 feet from the street ROW line.~~
  - ~~2. Side setback: Each connected unit will have a zero (0) foot side setback 12 10 feet between buildings minimum). Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~
  - ~~3. Rear setback— Each lot shall have a rear yard with a minimum building setback line of 10 feet.~~
  - ~~4. Building Separation— All buildings will be separated a minimum of 12 10 feet apart. Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~
1. ~~5.~~ Perimeter Buffering — Landscape buffers around the property perimeter will be at a minimum:
- a. ~~20~~ 10 feet along the rear (north property line) of the property.
  - b. ~~20~~ 10 feet along the front (south property line) of the property.
  - c. ~~20~~ 10 feet along the side abutting a right-of-way (west property line).
  - d. 10 feet along the side abutting a drainage canal right-of-way (east property line).
- O) ~~(S)~~ Commercial & Industrial Development: The applicant is not proposing any commercial or industrial uses.
- P) ~~(T)~~ Subdivision and Street Design Standards (typical sections for roadway): Standards will comply with Section 158.174 (F) (1) of the Land Development Regulations (see attached typical sections).
- Q) ~~(U)~~ Roadways: The developer shall construct ~~the following~~ roadways in accordance with the schedule set forth ~~herein~~ in Exhibit 4 of this document.
- ~~1. McCarty Road, LLC. agrees to participate in a special assessment district or other similar funding mechanism for the improvements of Midway Road from I-95 west to Okeechobee Road and to pay its fair share of cost of such improvements.~~

- ~~2. At the time of the first subdivision plat, the developer shall dedicate the right-of-way needed for McCarty Road and E/W 5. Design and construction of these roadways will be phased along with the development as identified in the following paragraphs.~~
- ~~3. Developer agrees that concurrent with the development of the property and prior to issuance of the first Certificate of Occupancy for the Model Center or Temporary Sales Trailer in Phase 1, if needed, design and construction of McCarty Road from the intersection of McCarty Road and E/W 5 to the intersection of McCarty Road and Newell Road.~~
- ~~4. In the event McCarty Road between Newell Road and Midway Road is not reconstructed prior to commencement of construction of this project, the Developer agrees to design and reconstruct McCarty Road between Newell Road and Midway Road concurrent with the development of the property and prior to issuance of a building permit in Phase 2.~~
- ~~5. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the intersection of McCarty Road to the project entrance on road E/W~~
- ~~6. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the project's entrance on road E/W 5 to the project's easterly boundary. Such construction shall not include crossing the canal right of way that runs along the project's east boundary.~~
- ~~7. The Developer may seek impact fee credits from the City or County, as applicable and as allowed in accordance with the municipalities' rules and practices. Additionally, the developer may seek to enter into future financial agreements with the City, County or other developers regarding the design and construction of McCarty Road or E/W 5.~~

R) ~~(V)~~ Permitted Principal Uses:

- ~~1. Park, playground, or other public recreation~~
- ~~2. Townhouse dwelling, as part of a planned complex~~
- ~~3. Temporary Sales Trailer: Allowed in all phase of the McCarty Road PUD~~
- ~~4. Model Home Center: Allowed in all phases of the McCarty Road PUD~~

S) ~~(W)~~ Accessory Uses: Residential Accessory Uses are as per Section 158.217, unless otherwise specified within this PUD Document.

- ~~1. Fences or Walls — Shall be a minimum of ~~five~~ six feet high and a maximum of eight feet high. All fences shall be reinforced vinyl or aluminum and are to be used for the purposes of screening or privacy. Walls are to be a concrete, column and panel system, on reinforced masonry.
 
  - ~~• Front Loaded Residential: Fences are permitted in the side and rear of the property, but are not permitted to extend past the front elevation of the building.~~~~
- ~~2. Swimming pools and related spas, decks, patios, and screen enclosures~~
- ~~3. Children's playground equipment~~

~~4. Public Community Garden~~

~~5. Utility structure~~

~~X) Fences or Walls: In lieu of a fence or wall, a continuous berm and hedge may be installed within the landscape buffer at a minimum of 2.5 feet in height, then maintained at a total of 6 feet including berm. The hedge will comply with Section 153.04(C)(5).~~

~~Y) Design Standards: Townhome units will conform to the City of Port St. Lucie Design Standards and those regulations found in Section 158.218 Townhouse Development Requirements.~~

- T) ~~Z)~~ Signs: All signs will be designated with a unified design theme for the PUD and will comply with the sign standards set forth in Chapter 155 of the Land Development Regulations for the City of Port St. Lucie

~~Special Exception Uses: None.~~

~~AA) Special Exception Uses: None~~

~~BB) Parks: PUD will provide 8 acres of private parks and recreational space. The master site plan has been revised to reflect this provision.~~

~~CC) is donating seventy five (75) feet for public right-of-way for road E/W 5 and seventy (70) feet for public right-of-way for McCarty Road.~~

- U) ~~(DD)~~ The subject property is located within the North St. Lucie River Water Control District (NSLRWCD). The NSLRWCD Canal No. 90 runs parallel to McCarty Road to the west of the property and on the eastern border is the NSLRWCD Canal No. 91. Currently, there are agriculture ditches bisecting the property with outfall to a perimeter ditch. The post-development storm water system would resemble the pre-development drainage pattern with discharge to Canal No. 90 and would require a detention area designed to adhere to SFWMD and NSLRWCD requirements for the quality and quantity of storm water discharge, the most stringent requirements shall apply.
- V) ~~(EE)~~ The base flood elevation will be determined for this development, should it be required by any of the permitting agencies (SFWMD, ACOE, City of Port St. Lucie, and NSLWRCDD).

~~(FF) Home Occupation. A home occupation as defined herein shall be permitted within the PUD, subject to the following provisions:~~

- ~~1. The holder of the home occupation may have employees engaged in business provided said employees, except those who reside in the home, do not report to or from work at the site of the home occupation.~~
- ~~2. The home occupation shall use no more than 200 square feet of total floor area.~~
- ~~3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock or sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home occupation. The~~

~~manufacturing of a product resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.~~

- ~~4. Any use of dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.~~
- ~~5. Any individual who promotes or solicits a home occupation by displaying, advertising, or using in any fashion, his home address or telephone; who provides or conducts a home occupation as defined herein; or who proffers home occupation services as defined herein, shall be required to obtain an occupational license therefore. The offering of articles for sale in isolated situations shall not be considered as a home occupation or require permit and license.~~
- ~~6. Application for home occupation license shall be made to the city, setting forth the address, of the subject premises, the type of home occupation desired, and the area of the dwelling to be utilized for same. The city may inspect the subject premises to verify full compliance of the proposed home occupation usage with the provisions of the ordinance. Upon approval of the application, the city shall issue a license for the home occupation.~~

**Townhouse  
Development  
Requirements (Per  
Section 158. 218)**

- ~~(A) The townhouse units will be sold and platted fee simple.~~
- ~~(B) Each townhouse dwelling shall have a minimum lot area of 1,500 2,000 square feet of usable land and a minimum width of eighteen (18) feet. Twenty (20) feet.~~
- ~~(C) Each townhouse dwelling shall have a front yard with a minimum depth of twenty (20) feet and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of three (3) feet from the rear property line. This only applies to enclosures with screened roofs, solid roof enclosures would require ten (10) foot setback.~~
- ~~(D) No less than four (4) three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No more than two (2) contiguous townhouse dwellings shall be built in a row with a common front building line, and the minimum difference in the building line setback to provide variation shall be three (3) feet. No contiguous groups of dwellings shall exceed 240 feet in length.~~
- ~~(E) No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twelve (12) fifteen (15) feet to any portion of a townhouse or accessory structure related to another group or shall be closer than six (6) feet to a property line adjoining the side yard of an adjacent lot not included within the townhouse development. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right of way.~~
- ~~(F) Townhouse developments shall have a common open area within the private community suitably developed for recreation purposes equal to 500 square feet or greater of open area per dwelling unit. Satisfactory provision for the development and perpetual maintenance of that open area shall be submitted to and approved by the Planning and Zoning Board.~~

## EXHIBIT 5

### SITE INFORMATION

(A) Total Acreage:

Land Uses included within this PUD and approximate area:

- Residential	51.93 acres
- Lake Area	12.24 acres
- ROW	7.85 acres
<hr/>	
TOTAL	72.02 acres

See Exhibit 8 for PUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The Planned Unit Development (PUD) walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted.

(C) Density:

Residential Density: (approx. 72.02 ac) 321 du's (4.48 du's / ac)

## EXHIBIT 6

### DEVELOPMENT USES AND STANDARDS

#### SECTION 1: RESIDENTIAL AREA

(A) Purpose. The purpose of the residential area shall be to establish a neighborhood within the PUD District which is deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment.

(B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.

1) Single-Family dwelling;

2) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

(C) Accessory Uses. As set forth within Section 2 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density.

(C)

1) Single-Family dwelling Lot: Three thousand-three hundred (3,300) square feet and a width of thirty (30) feet , with a maximum gross project density of eleven (11) dwelling units per acre.

<u>TYPE</u>	<u>SIZE</u>
<u>SINGLE FAMILY LOT</u>	<u>30 X 110 = 3,300 SF</u>
<u>SINGLE FAMILY LOT</u>	<u>40 X 110 = 4,400 SF</u>
<u>SINGLE FAMILY LOT</u>	<u>50 X 110 = 5,500 SF</u>

(D) Maximum Building Coverage. Fifty (50) percent.

(E) Minimum Open Space. Fifty (50) percent of gross PUD area shall be designated as Open Space.

(F) Maximum Building Height. Thirty-five (35) feet

(G) Minimum Living Area.

- 1) Single-Family dwellings: 1200 Square Feet

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of The Meadows PUD.

1) Single-Family dwelling:

- Front yard. Load garage setback line of eighteen (18) feet.
- Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.
- Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2) All other permitted uses:

- Setback requirements shall be twenty (20) feet for front yards; twenty (20) feet for both public and private rights-of-way; ten (10) feet from side and rear property lines.

3) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

Off-Street Parking and Service Requirements. As set forth in Section 3 hereof.

(J) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual subdivision plan. Conceptual Subdivision Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual subdivision plans shall include adequate information to determine compliance with the required design standards set forth above, including, but not limited to, lot sizes and setbacks, general street network, dwelling unit types and lot types, number of units, conceptual drainage, pedestrian & bike paths, preservation areas, and minimum open space.

(M) Access. Per adopted City of Port St. Lucie Access Standards – residential development under 600 units will be required (1) permanent resident full access/entry and (1) emergency access.

## SECTION 2: ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Single-Family dwelling or accessory structure related to another.
  - Rear Property Line Setback: Five (5) feet
  - Side Property Line Setback: Five (5) feet
  - Side Property Line Setback adjacent to a right of way: Fourteen (14) feet

- (C) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

### SECTION 3: PARKING AND PEDESTRIAN REQUIREMENTS

- (A) Parking Requirements: Each building, use, or structure shall be provided with on-street and / or off- street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Request for deviation from parking requirements may be reviewed and recommended for approval by the Site Plan Review Committee when supplemented by a parking justification calculation at the time of Site Plan Review. Driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers. Dwelling units with attached or detached garage spaces may include the garage spaces for purposes of determining parking requirement calculations.

1. Residential (Single-Family): 2 spaces per dwelling unit (Garage counts as a space)
2. Amenity Center Parking: No minimum number of spaces given the amenity is a private recreational element.

(B) Pedestrian Access:

1. Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. The internal street network will be a fifty (50) foot ROW and will provide a five (5) foot walkways to accommodate both pedestrians and bicyclists.

### SECTION 4: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than seventy-five (75) percent of the required trees shall be palm species.
5. No less than fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall

not be planted within ten (10) feet of any utilities; including reclaimed water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be one (1) tree.

(D) Perimeter landscape requirements:

1. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all public rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(l)5. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.
2. Landscaping adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscaping design adjacent to the lake. Native trees, supplemental landscaping, and amenities may be provided to further enhance landscaping in these areas.
3. One tree shall be provided for each 30 linear feet of public right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.

## SECTION 5: UTILITIES

Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Council.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

The estimates for the anticipated average daily flows for both potable and wastewater will be 250 GPD for each equivalent residential connection (ERC) and an estimated 2000 GPD for the amenity center. This equates to 82250 GPD for both potable water and wastewater over the 321 lots and amenity center. The corresponding peak hour flow is 220 GPM.

Waste Water: The wastewater collection system consists of gravity sanitary sewer. A single pump station will be utilized for the entire site. The pump station is proposed to be located at the southwest corner of the subject site and has an offsite force main connection to the adjacent future McCarty Road utility improvements. This pump station will require a fiber optic connection to the existing fiber optic line running along the south side of the East-West 5 roadway extension.

Water: The onsite potable water system will have multiple connections to existing water mains, such

as the water main running along the north side of the East-West 5 roadway extension and future connections to the adjacent McCarty Road utility improvements. The proposed extension limits of the water main within the East-West 5 ROW will begin at the eastern property boundary of The Meadows and extend to the intersection of McCarty Road and East-West 5. The water main running within the E/W-5 right-of-way will be 16" to provide the necessary flow to service the site by connecting to the onsite 8" water main. There are two proposed connection points to create a looped system (southeast and southwest).

Underground Utilities: All utility lines will be installed underground.

Stormwater Systems: The post-development stormwater system will resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

Irrigation: The irrigation water will be withdrawn from the proposed lakes, which are completely contained within the property lines of The Meadows PUD. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

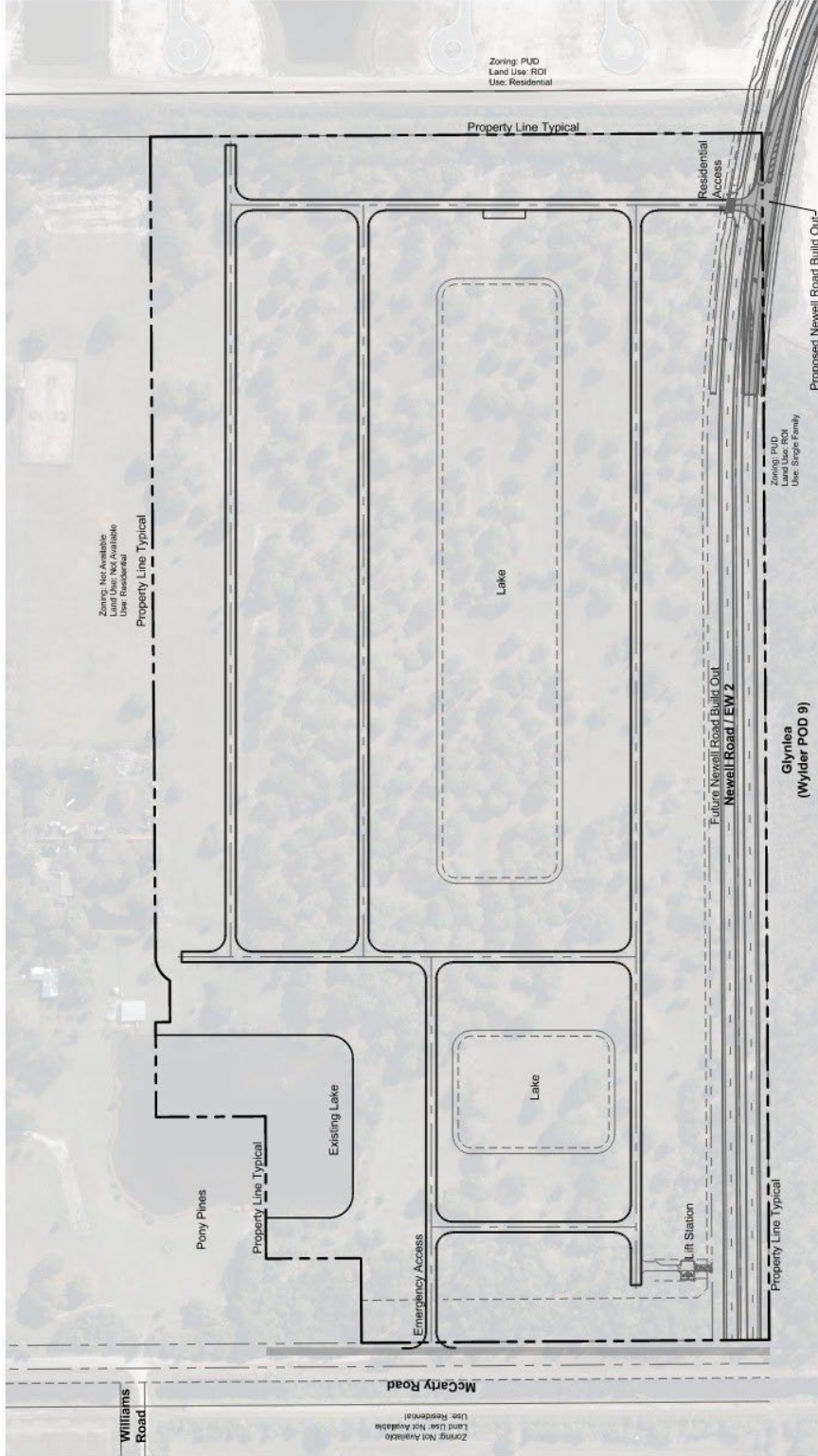
## EXHIBIT 7

**LEGAL DESCRIPTION**  
PID: 3309-323-0001-000-6

The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1, Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

Overall parcel contains 71.532 Acres, more or less.

## EXHIBIT 8 CONCEPTUAL PLAN



Site Data	RM	PUD
Future Land Use:		72.02 ac.
Zoning:		51.93 ac.
Total Area:		7.65 ac.
Residential		12.24 ac.
Right of Ways		
Lakes		

Project Number 23-341  
Scale: 1" = 300'



J:\Projects\Active\23-341 McCarty PUD - Planning and Entitlement\Graphics\PUD\_GRAFHQS\The Meadows PUD\_Graphic.dwg

# The Meadows - PUD

Port St. Lucie, Florida

## EXHIBIT 9

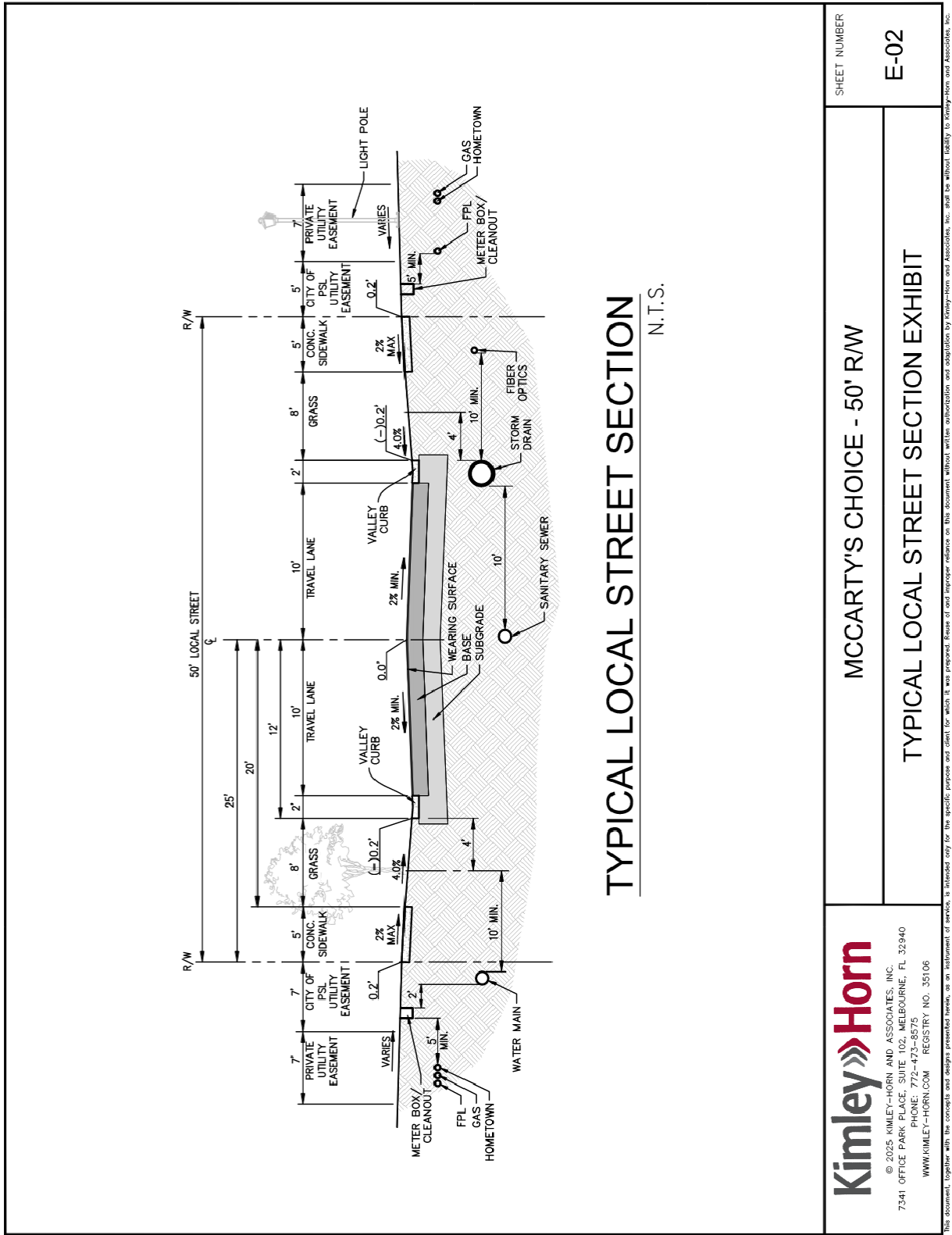
<u>LAND USE DEVELOPMENT PROGRAM</u>		
<u>USE</u>	<u>ACREAGE</u>	<u>YIELD</u>
<u>RESIDENTIAL</u>	<u>72.02</u>	<u>321 UNITS</u>

Residential (approx 72.02 ac)

A residential subdivision with primary access via E/W 5. Typical cross section details included with this document represent the types of sections that will be developed



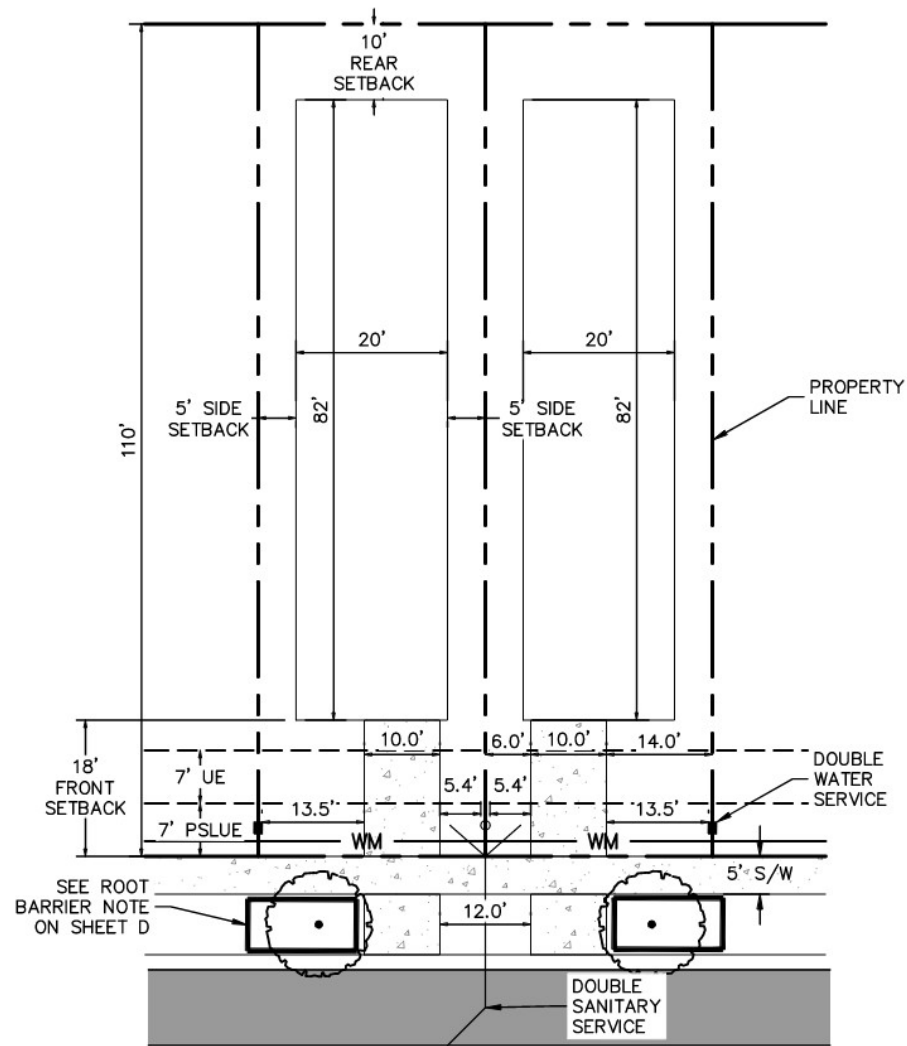
Proposed Cross Section 50'



<p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC.          7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940          PHONE: 772-473-8575          WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106</p>	<p>MCCARTY'S CHOICE - 50' R/W</p>		<p>SHEET NUMBER</p>
	<p>TYPICAL LOCAL STREET SECTION EXHIBIT</p>		<p>E-02</p>

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Plotted By: Nicholas, Jacob Sheet Set: KHA Layout: 30' May 14, 2026 11:15:16am K:\VRB\_LDEV\Mccarty\_PUD\CAD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30'-40'-50' Lot Detail.dwg  
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**TYPICAL UTILITY SERVICE 30' LOT DETAIL**

**NOTES:**

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
4. DRIVEWAY WIDTHS NOT TO EXCEED 10' MAXIMUM.
5. ALL STREET TREES TO BE LOCATED AT MIN. 5' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

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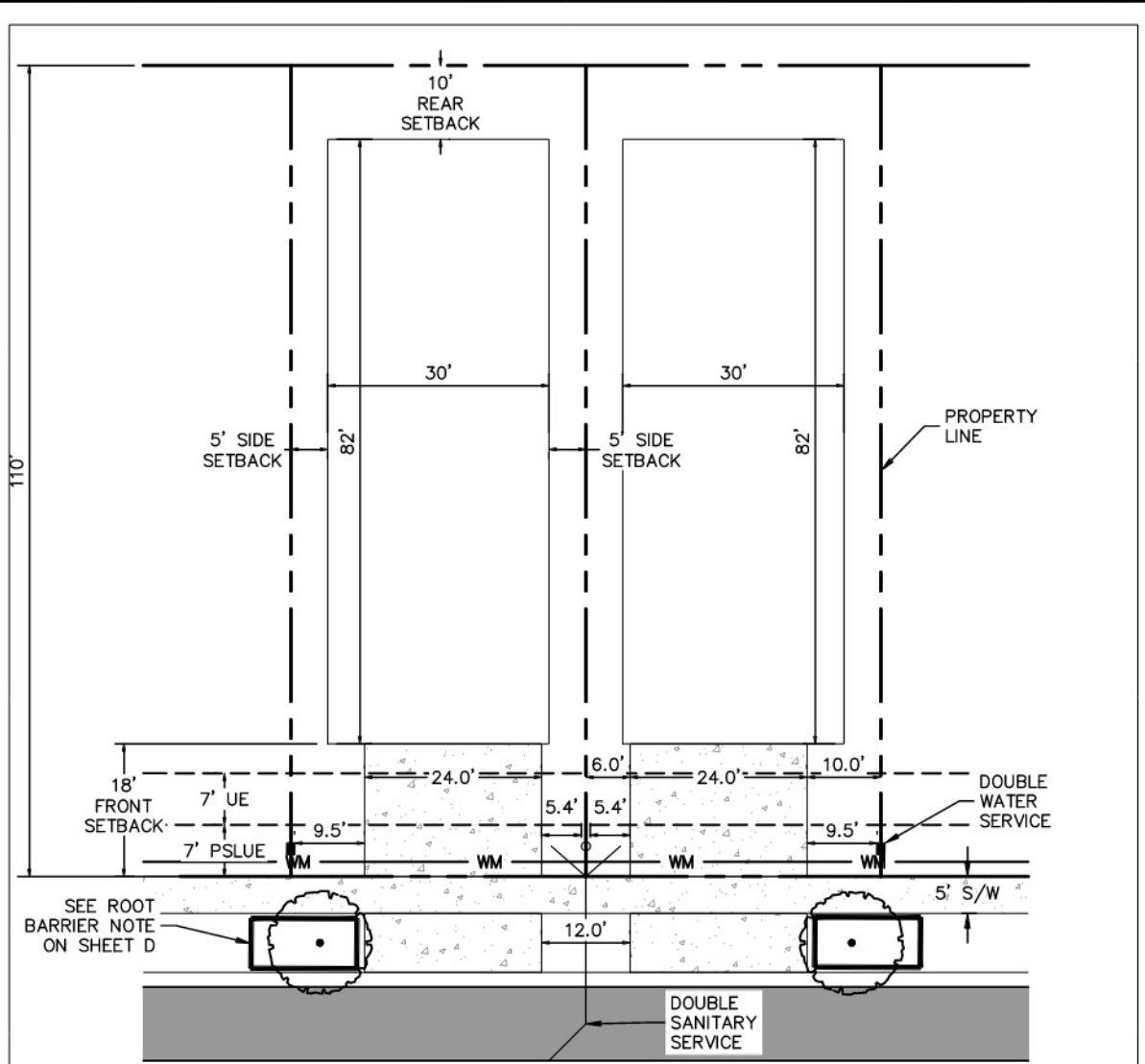
THE MEADOWS

TYPICAL 30' LOT DRIVEWAY EXHIBIT

SHEET NUMBER

A

Plotted By: Nicholas, Jacob Sheet Set: KHA Layout: 40' May 14, 2026 11:15:16am K:\VRB\_LDEV\McCarthy\_PUD\CAD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30-40-50 Lot Detail.dwg  
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**TYPICAL UTILITY SERVICE 40' LOT DETAIL**

- NOTES:**
1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
  2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
  3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
  4. DRIVEWAY WIDTHS NOT TO EXCEED 24' MAXIMUM.
  5. ALL STREET TREES TO BE LOCATED AT MIN. 5' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

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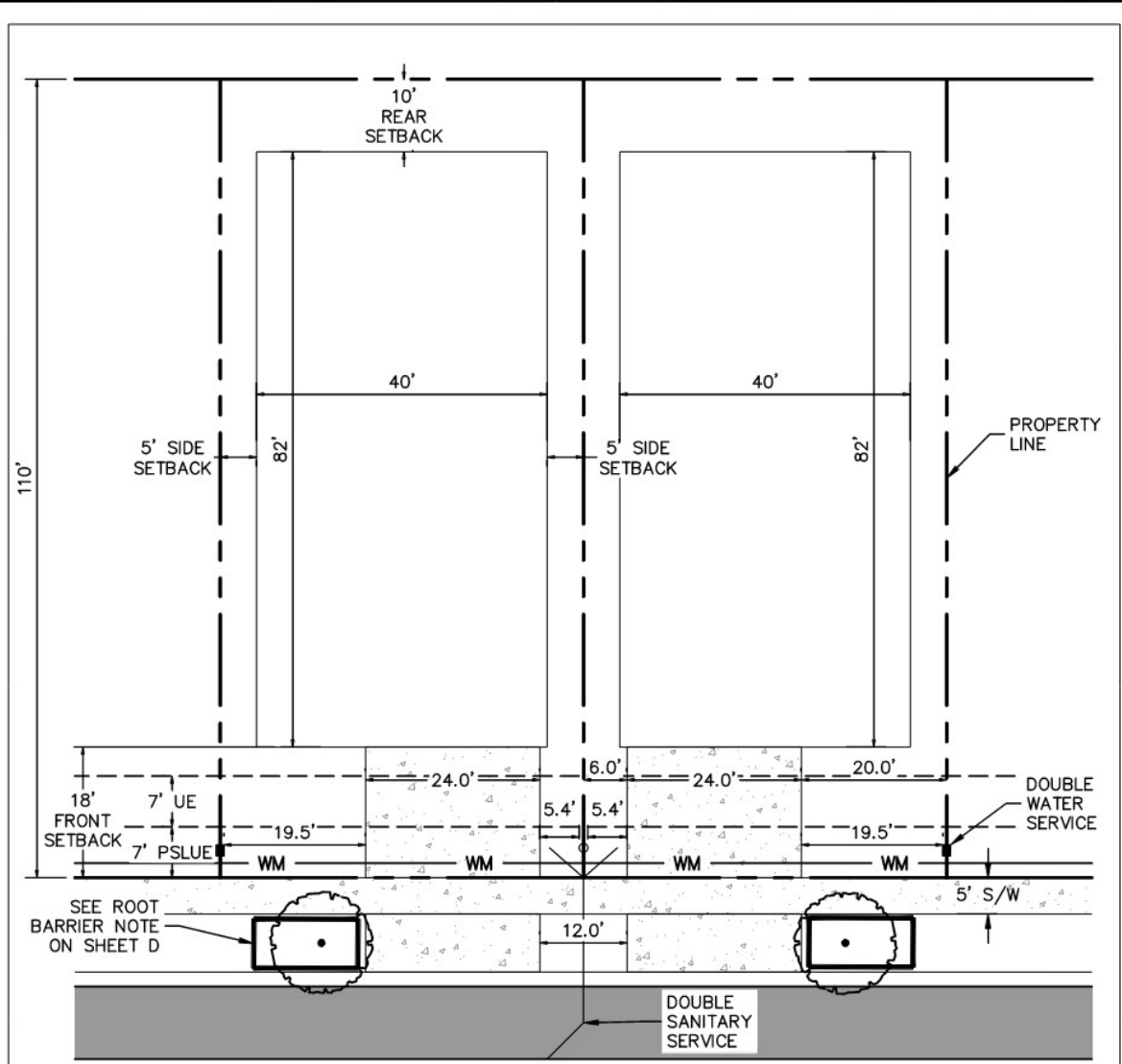
THE MEADOWS

TYPICAL 40' LOT DRIVEWAY EXHIBIT

SHEET NUMBER

B

Plotted By: Nicholas, Jacob Sheet Set: KHA Layout: 50' May 14, 2026 11:15:19am K:\VRB\_LDEV\McCarty PUD\CAD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30-40-50 Lot Detail.dwg  
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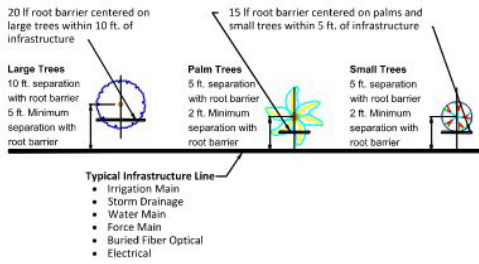
**TYPICAL UTILITY SERVICE 50' LOT DETAIL**

- NOTES:**
1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
  2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
  3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
  4. DRIVEWAY WIDTHS NOT TO EXCEED 24' MAXIMUM.
  5. ALL STREET TREES TO BE LOCATED AT MIN. 5' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

<p style="font-size: 24pt; font-weight: bold; margin: 0;">Kimley»Horn</p> <p style="font-size: 10pt; margin: 0;">© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 772-473-8575 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	<p style="font-size: 18pt; margin: 0;">THE MEADOWS</p>	<p style="font-size: 10pt; margin: 0;">SHEET NUMBER</p>
	<p style="font-size: 18pt; margin: 0;">TYPICAL 50' LOT DRIVEWAY EXHIBIT</p>	

Plotted By: Nicholas, Jacob. Sheet Set: Kha. Layout: Root barrier note. May 14, 2026. 11:15:19am. K:\VRB\_LDEV\McCorty PUD\CAD\Exhibits\30' Lot Exhibit\The Meadows - Typical\_30-40-50 Lot\_Detail.dwg  
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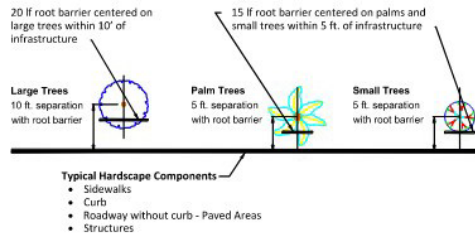
### Root Barrier at Infrastructure



#### Root Barrier at Infrastructure Notes

- 24 inch min. deep Bio-Barrier (City required root barrier)
- 20 ft root barrier centered on large trees within 10 ft. of infrastructure
- 15 ft root barrier centered on palms and small trees within 5 ft. of infrastructure
- 2 ft. min. distance from infrastructure for small trees and palms
- Keep the larger trees at least 5 ft. with root barrier from the infrastructure lines

### Root Barrier at Hardscape



#### Root Barrier at Hardscape

- 24 inch min. deep Bio-Barrier (City required root barrier)
- 20 ft root barrier centered on large trees within 5 ft. of hardscape
- 15 ft root barrier centered on palms and small trees within 5 ft. of hardscape
- 2 ft. min. distance from hardscape for small trees and palms
- Keep the larger trees at least 5 ft. with root barrier from hardscape

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THE MEADOWS

ROOT BARRIER DETAIL

SHEET NUMBER

D

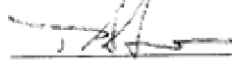
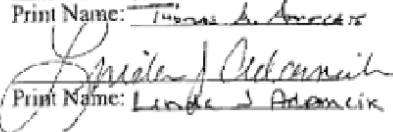
**EXHIBIT 11**

**BINDING P.U.D. AGREEMENT**

The property described in Exhibit H of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning of the land to P.U.D. and (2) provide such agreements, contracts, deed restrictions and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The Petitioner further agrees to bind all successors in title to the commitments made herein.

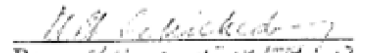
IN WITNESS WHEREOF, we have hereunto set our hands and seal this 6<sup>th</sup> day of Feb., 2007.

WITNESSES:

  
Print Name: Thomas A. Amore  
  
Print Name: Linda J. Adamcik

PETITIONER

McCARTY ROAD, LLC, a Florida  
limited liability company

  
By: W. J. Smith  
Its: Co-Manager

(COMPANY SEAL)

**City of Port St. Lucie**  
121 SW Port St.  
Lucie Blvd. Port St.  
Lucie, FL 34984

**STATEMENT OF UNIFIED CONTROL & RENEWED BINDING AGREEMENT**

---

**Project Name(s):** P24-179 the Meadows PUD – PUD Amendment # 1

The property described on Exhibit “7” of the application package for the Meadows PUD (formerly known as the McCarty Road PUD) Amendment #1, more specifically described as Parcel ID 3309-323-00001-000-6 (the “Property”) is under unified control due to all the property within the PUD being under the same ownership of McCarty Road, LLC. Pursuant to 158.192, Changes in Conceptual Master Plans, City Code of Ordinances ("City Code"), major changes in a conceptual plan require "[a]n up-to-date statement presenting evidence of unified control of the entire area within the MPUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1) and affected by the proposed changes."

All the property within the Meadows PUD remain subject to the development according to the regulations and conditions contained in the Meadows PUD Conceptual Plan and General Standards, and current and subsequent amendments, including the Binding P.U.D Agreement, Exhibit 11 of the Second Amendment of McCarty Road PUD Rezoning, executed in 2007, which remains in full effect and is neither affected nor invalidated by execution of this statement and agreement.

**[SIGNATURES TO FOLLOW]**

McCarty Road, LLC

Wm. McCarty, Mgr \_\_\_\_\_ 1/20/2  
Signature Title Date

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or O  
online notarization, this 2 day of MDJ, 2026, by \_\_\_\_\_, who is personally known  
to me.

•'»c\*znxx-m:•iicr«edN»

Paul Vera  
Signature of Notary Public



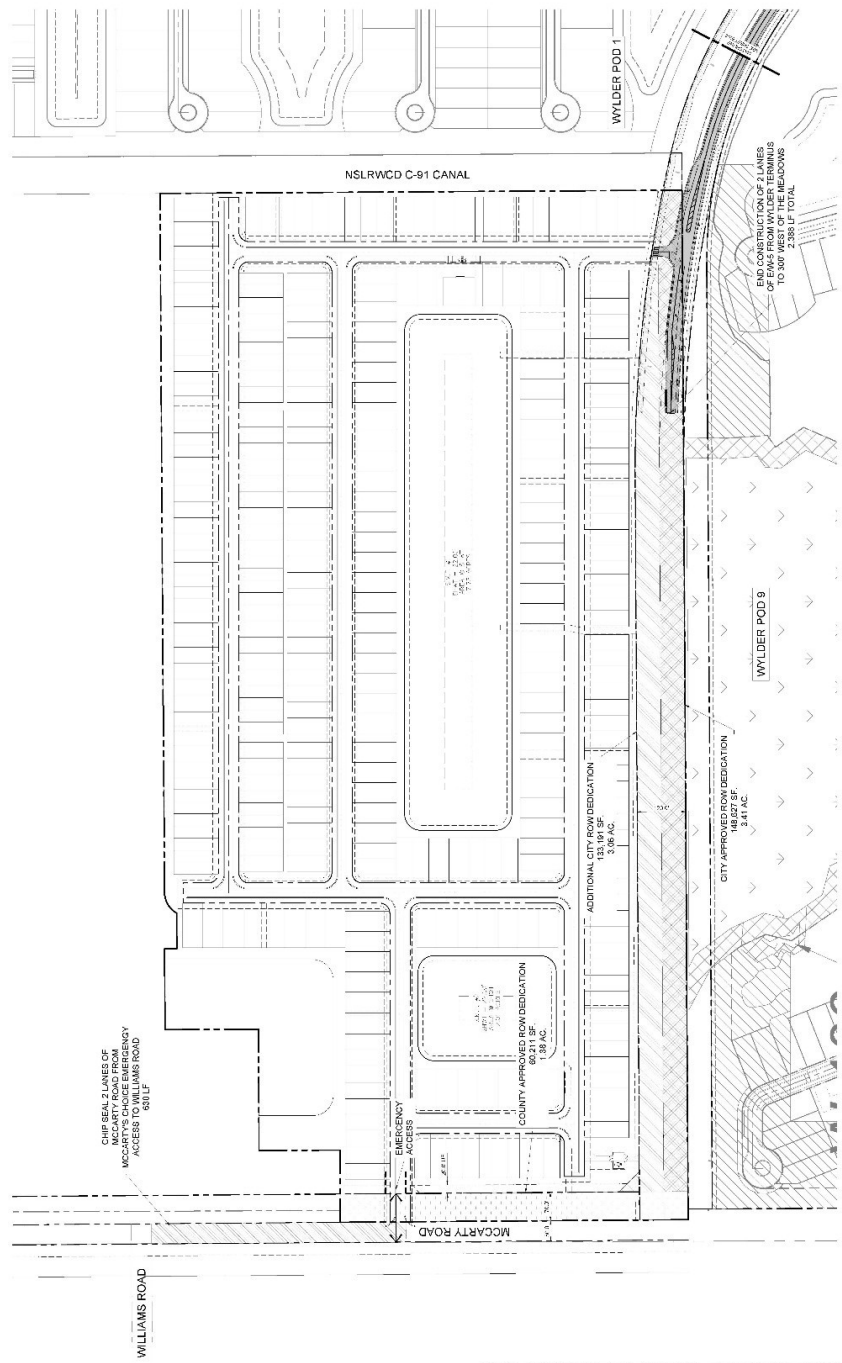
POLLAJAK VERAWETWATAJJA  
Gommibn#HH296672  
Expires August 3, 2026

NOTARY SEAL/STAMP

osam C€ XfTX8Tpr•6  
Print Name of Notary Public  
Notary Public, State of Florida  
My Commission expires

# EXHIBIT 12

## Additional Right-of-Way Dedication



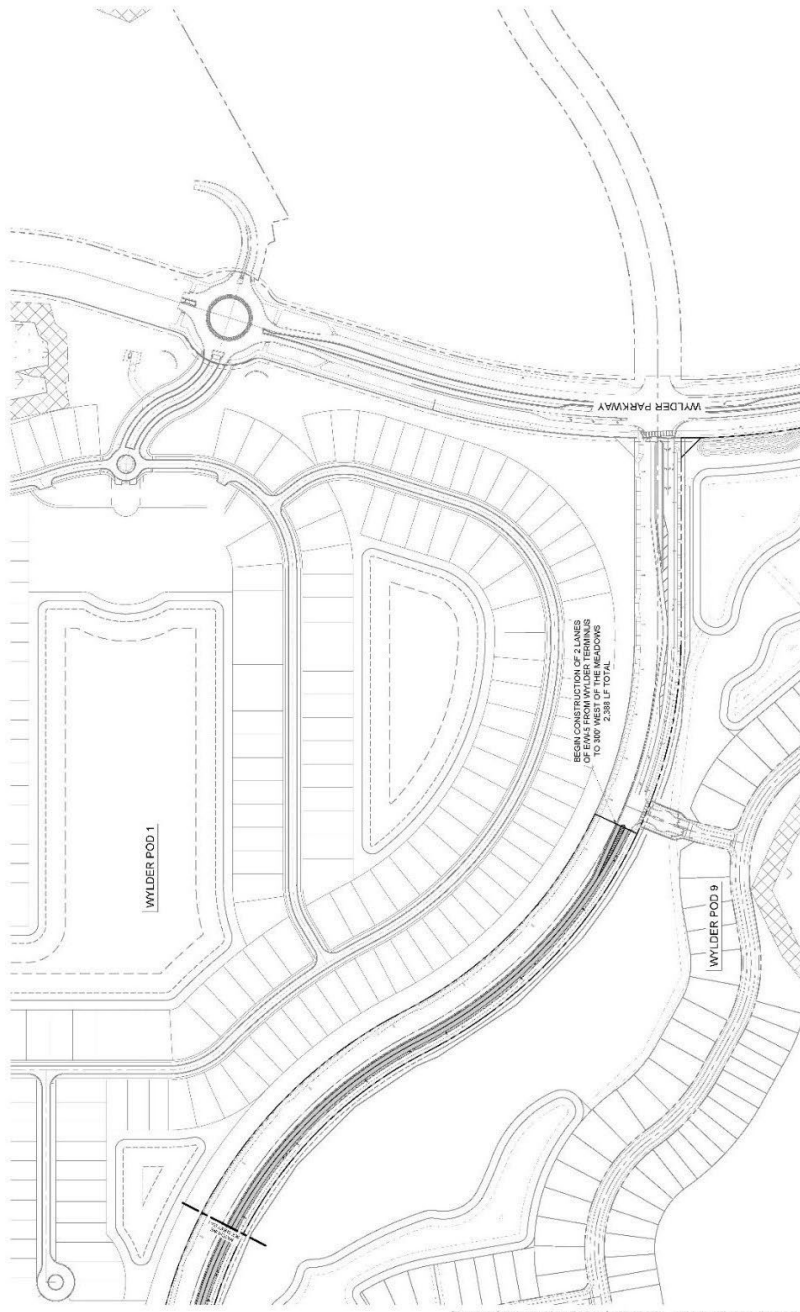
**EX-1**

PORT ST LUCIE

**THE MEADOWS**

4246209 - CONTACT: (321) 496-1188

**ADDITIONAL RIGHT-OF-WAY DEDICATION EXHIBIT**



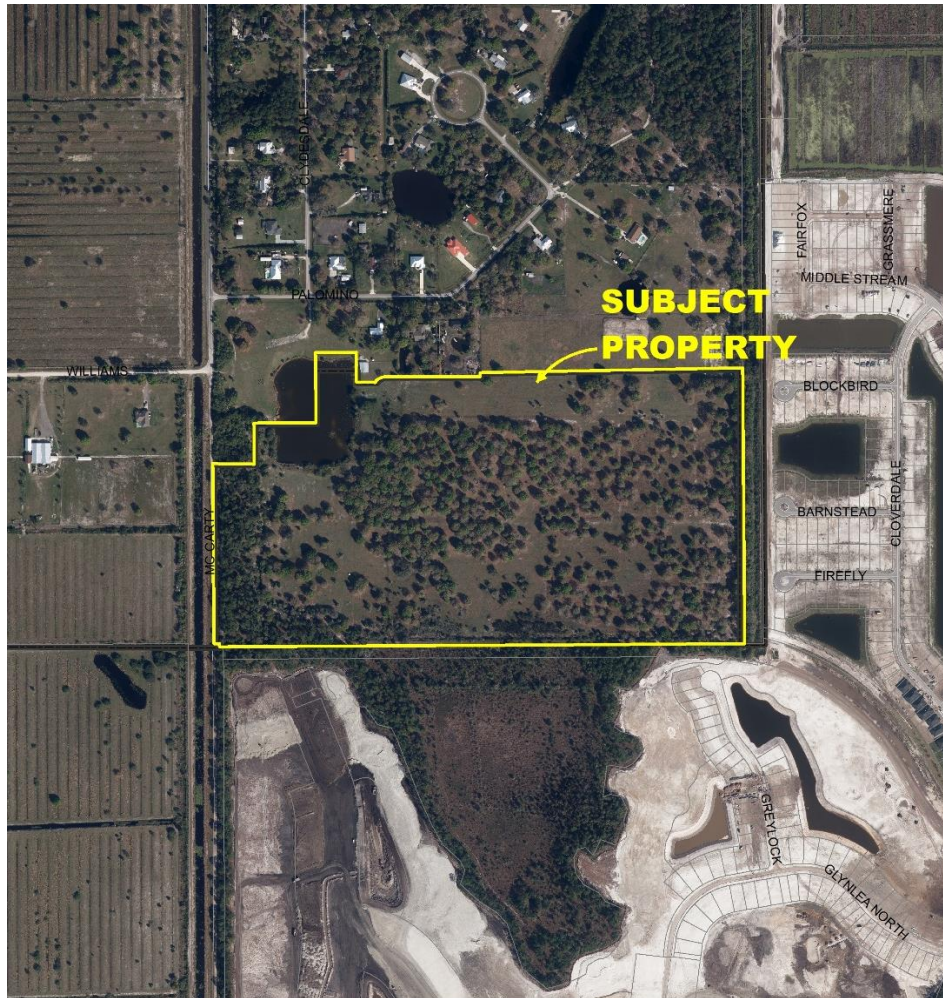
**ADDITIONAL RIGHT-OF-WAY DEDICATION EXHIBIT**

4/24/2025 - CONTACT: (321) 430-1138

THE MEADOWS  
PORT ST LUCIE

**EX-2**

**McCarty Road PUD Amendment No. 1  
Planned Unit Development Amendment  
P24-179**



**Project Location Map**

**SUMMARY**

Applicant's Request:	An application for the 1 <sup>st</sup> Amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.
Agent(s):	Lucido and Associates
Applicant/ Property Owner:	McCarty Road, LLC

Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Project Planner:	Cody Sisk, Planner III

**Project Description and Background**

The City of Port St. Lucie has received a request from Lucido and Associates, acting the agent(s), for McCarty Road, LLC, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for McCarty Road PUD. The property is approximately 72.02 acres and is located approximately 1.25 miles south of Midway Road, east of McCarty Road. The McCarty Road PUD was first approved in 2009 (P07-040) for 530 multifamily townhouse units. The request is to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, reduce the number of units from 530 multifamily units to 321 single family units, establish development standards for the dwelling units, revise the concept plan, update the transportation improvements and other miscellaneous changes. The Future Land Use designation is Multifamily Residential (RM) and the zoning district is PUD.

The 72.02 acre McCarty Road property was annexed into the City in 2005 and is subject to an annexation agreement between the property owner and the City of Port St. Lucie. A comprehensive plan amendment was approved that revised the land use from St. Lucie County Agricultural 2.5 units per acre to City of Port St. Lucie Medium Density Residential with a maximum density of 11 DUs per gross acre. The ordinance adopting the comprehensive plan amendment (05-180) did contain certain conditions of approval. The applicant has submitted an application to amend Ordinance 05-180 (P26-058) and an application to amend the McCarty Road annexation agreement (P26-044). The proposed changes have been incorporated into the PUD and the revised annexation agreement and include the following:

1. Reduces the number of units from 530 multi-family to 321 single-family units
2. Permit, Construct and open to the public E/W 5 two (2) on-site travel lanes from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance prior to issuance of any residential plot permits, to provide site related access to future uses within the development, and convey to the City the portion of roadway crossing the North St. Lucie River Water Control District Canal No. 91 right-of-way.
  - a. Convey to the City 120 feet of right-of-way (±281,818 square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD prior to the platting of any portion of the Property. Concurrent with conveyance of this segment of right-of-way, a 10’ public utility easement will be conveyed on both sides of the right-of-way in a form agreeable to the City.
  - b. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway prior to the issuance of the 100th residential plot permit for the Property
  - c. Convey to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entirety of The Property’s western property line, prior to the platting of any portion of the Property. Dedication of right-of-way shall occur in the manner outlined in Section 24-264 and Section 24-267 of the St. Lucie County Code of Ordinances. Within two hundred and forty (240) days of the Effective Date convey a 20’ City Utility easement on the east side of the foregoing right-of-way, in a form agreeable to the City of Port St. Lucie.

As a result of these changes, the main access to the project will be along the southeast corner of E/W 5. Access to the project is dependent on the construction of E/W 5 from Wylder Parkway to the entrance to the Meadows PUD that is shown on the PUD concept plan. At this time, Wylder is only constructing E/W 5 to the northern entrance of POD 9 extension (NW Sentry Lane) of the LTC Ranch development. The construction of E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance is identified as a required

improvement in the proposed amendment to the McCarty Road annexation agreement as depicted in the Additional Right-Of-Way Dedication. Emergency access will be provided along McCarty Road.

The application to amend the annexation agreement is under review and will be scheduled for the same City Council meeting as the adoption of the PUD.

A list of the proposed changes is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on April 22, 2026.

**Public Outreach**

The applicant held one public outreach meeting with neighboring residents at Pony Pines.

**Public Notice Requirements**

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the January 6, 2026, Planning & Zoning Board meeting.

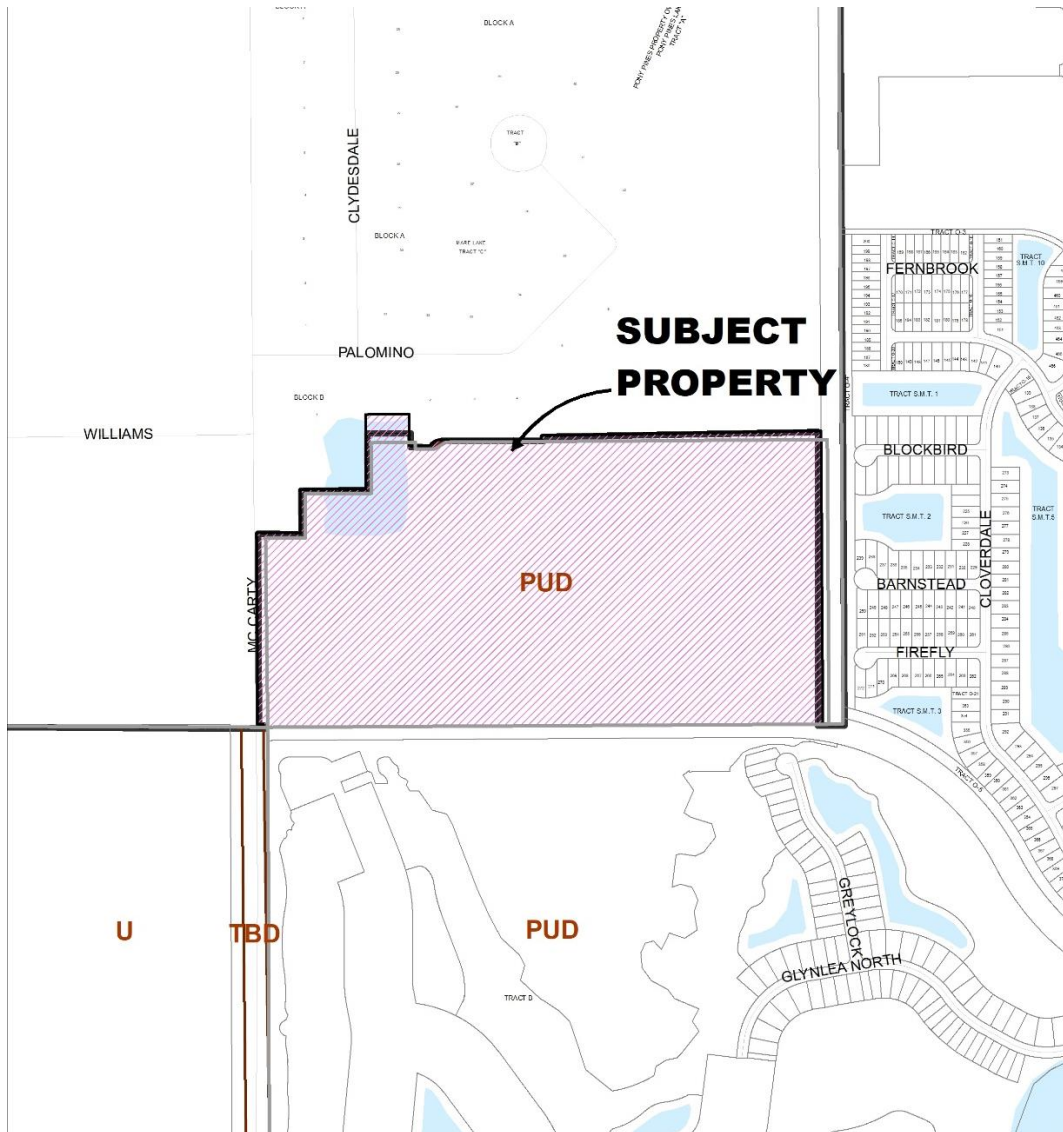
**Location and Site Information**

Parcel ID No(s).	3309-323-0001-000-6
Property Size:	72.02 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Existing Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

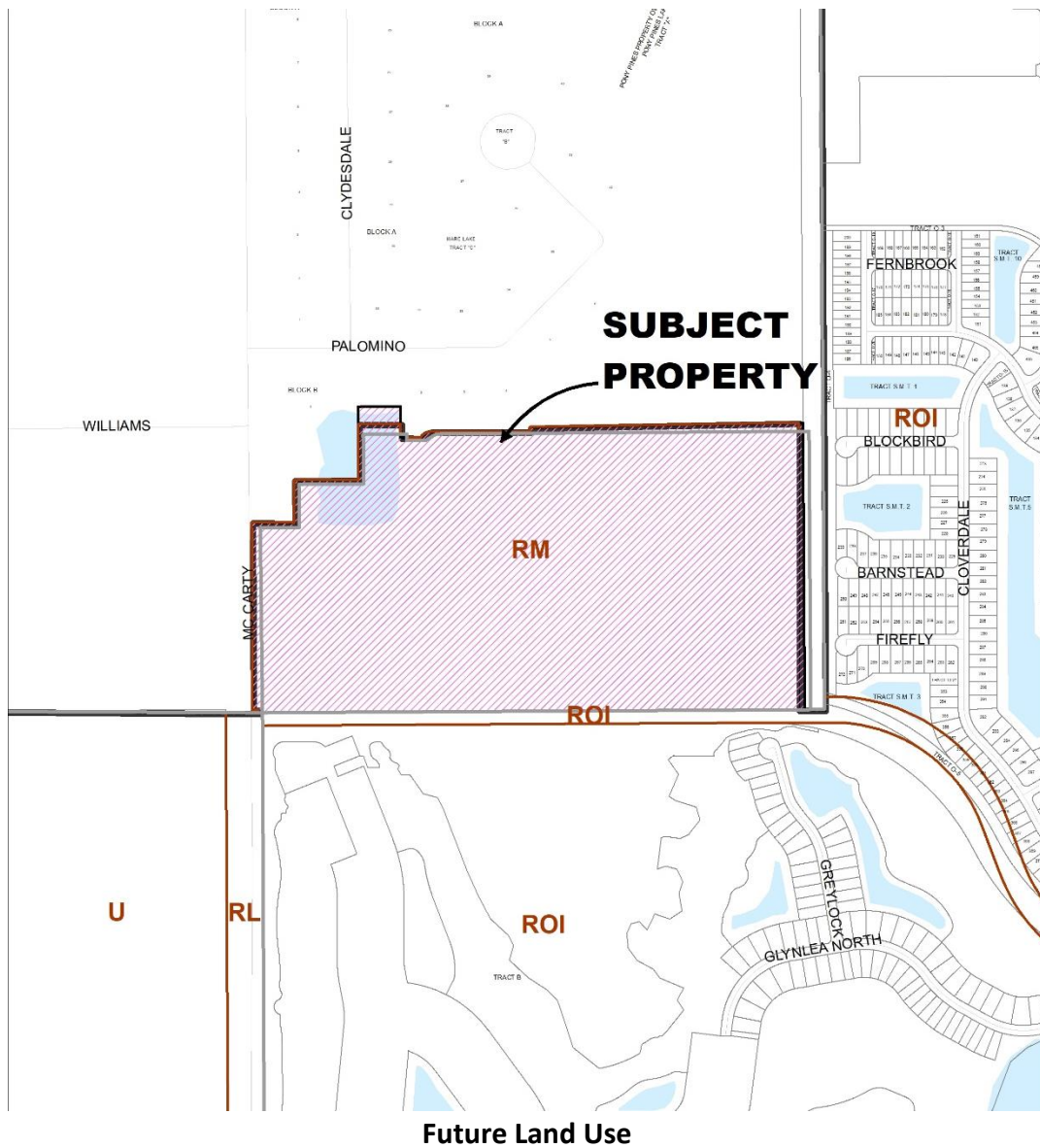
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	Pony Pines
South	ROI	PUD	PUD Development
East	ROI	PUD	PUD Development
West	SLC	SLC	Vacant land

PUD- Planned Unit Development, ROI- Residential, Office, Institutional, SLC- Saint Lucie County



Zoning Map



**IMPACTS AND FINDINGS**

**COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS**

**Land Use Consistency:**

Per Objective 1.1.4: Future Land Use Element, Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.

Per Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects

and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.

The subject property is located in the City’s northwest annexation area and within the City’s utility service area. Per the annexation agreement, the developer is required to install or cause to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property. In addition, the proposed PUD expands on the required water and sewer improvements to serve the property. The PUD amendment also includes the revised transportation improvements that are included in the amendment to the annexation agreement.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the April 22, 2026 Site Plan Review Committee meeting. 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 with the following condition:

1. The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for the proposed PUD amendment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: April 28, 2026

SUBJECT: P24-179 McCarty Road, LLC PUD Amendment  
Traffic Generation & Circulation Approval

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This application and Traffic Report prepared by Traffic & Mobility Consultants dated April 21, 2026 is under review by the Public Works Department and our 3<sup>rd</sup> party traffic consultant, Kok Wan Mah, P.E. of Kittelson and Associates. We will be determining if the transportation elements of the project are in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project of 321 single family homes is anticipated to generate 2,856 Average Daily, 221 AM Peak Hour and 281 PM Peak Hour driveway trips for the development. The development is proposing only one access point connecting to E/W 5 with an emergency only access point on McCarty Road.

With the approval of this Planned Unit Development, the developer is obligated to make the following roadway improvement:

- Construct 2 lanes of E/W 5 from the current terminus west to 300 feet west of The Meadows PUD entrance.
- Dedicate to the City 120 feet of the entire south boundary of The Meadows PUD for the future extension of E/W 5 to McCarty Road.
- Construct McCarty Road as a stabilized chip seal surface to connect from the current terminus of the surface south to the emergency access driveway for The Meadows PUD.
- Dedicate to St. Lucie County, 70 feet of land along the entire western boundary of The Meadows PUD for future widening of McCarty Road.

The timing for the above required improvements will be addressed through the Annexation Agreement that will be going forward to City Council prior to this PUD Amendment.

Public Works would like to recommend a condition of approval to include:

- All remaining comments from all departments including our 3<sup>rd</sup> party traffic consultant must be satisfactorily addressed prior to this PUD going forward to City Council.



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McCarty Road PUD Amendment No. 1  
P24-179

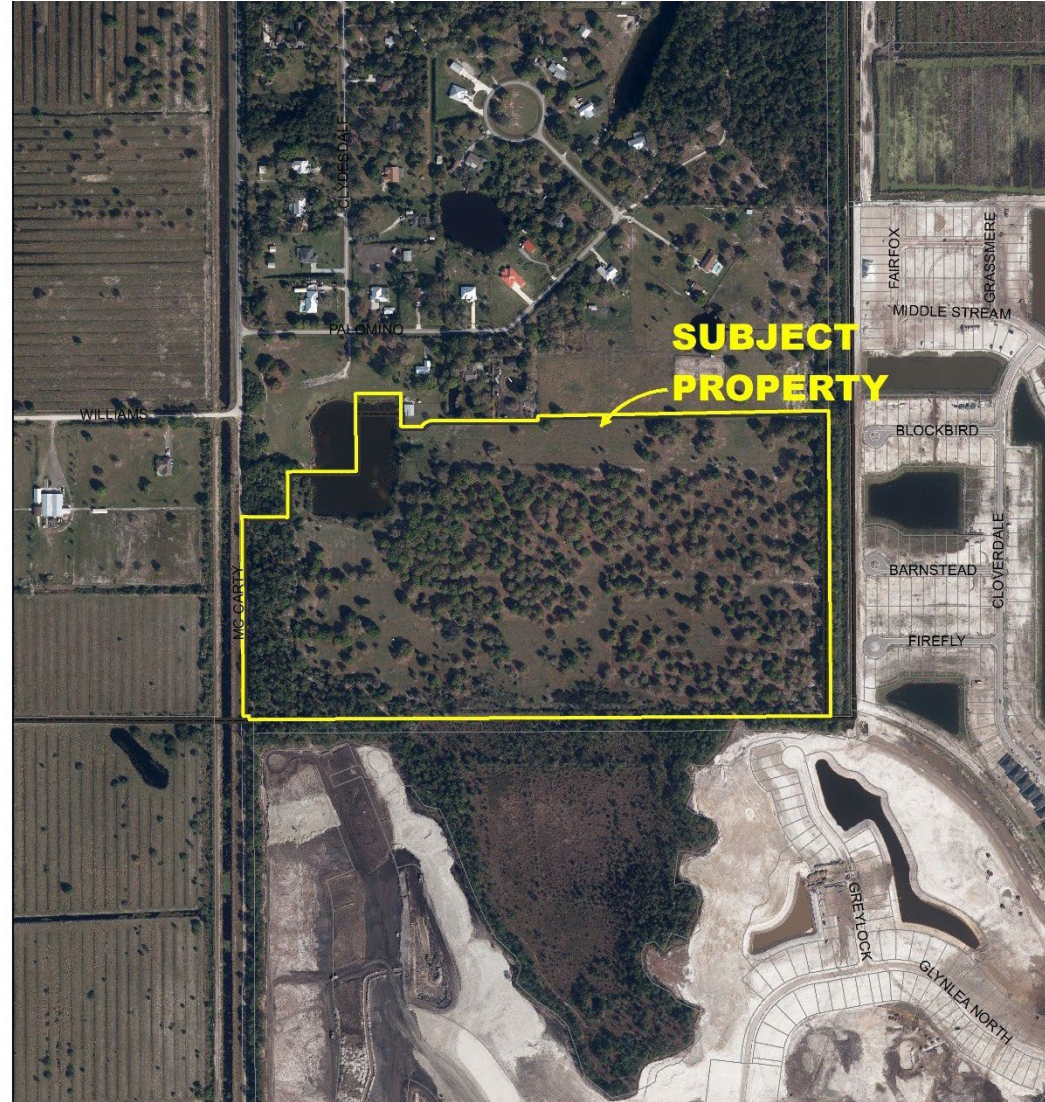
City Council Meetings  
May 26, 2026 and June 8, 2026

# Request Summary

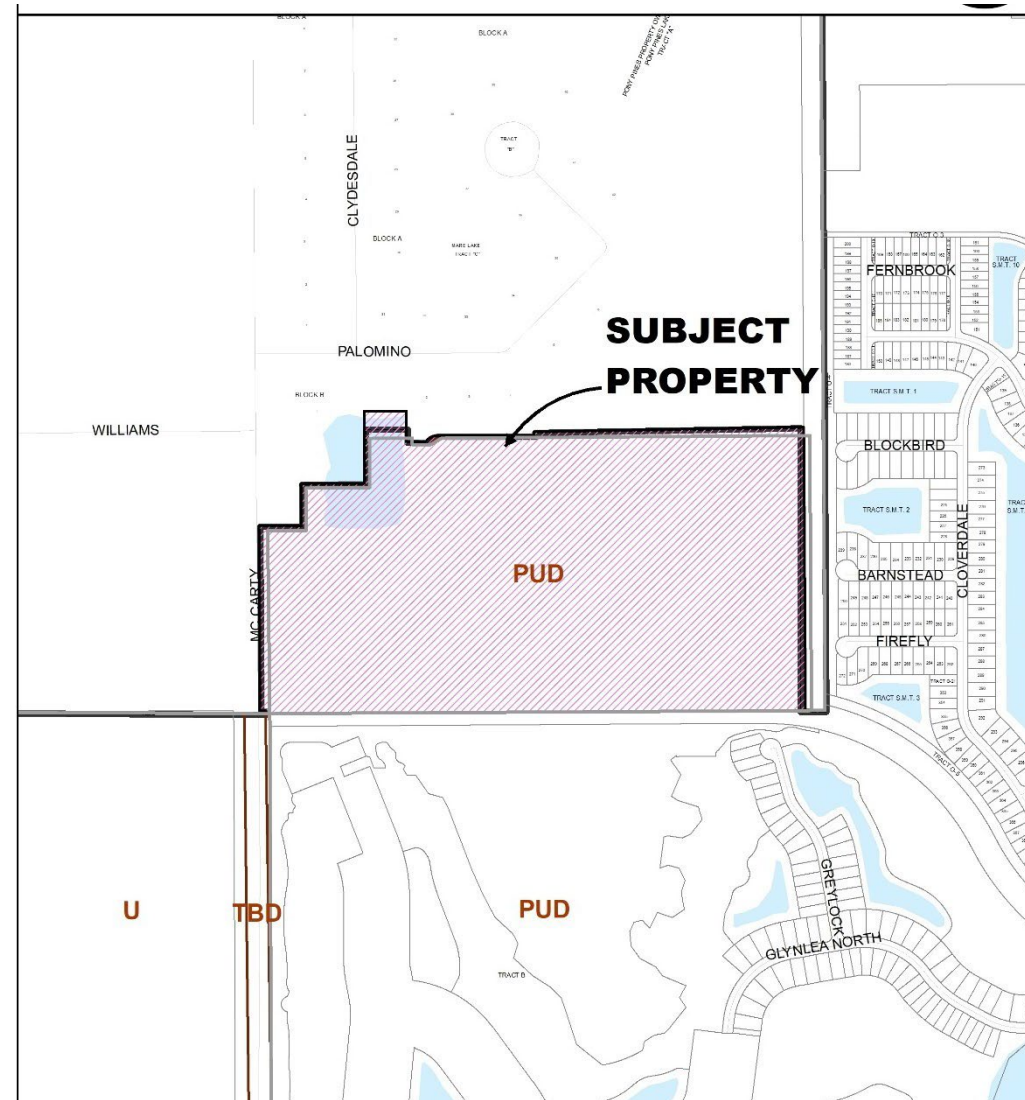
Owner:	McCarty Road, LLC
Applicant:	Lucido and Associates
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Request:	A request to amend the McCarty Road PUD



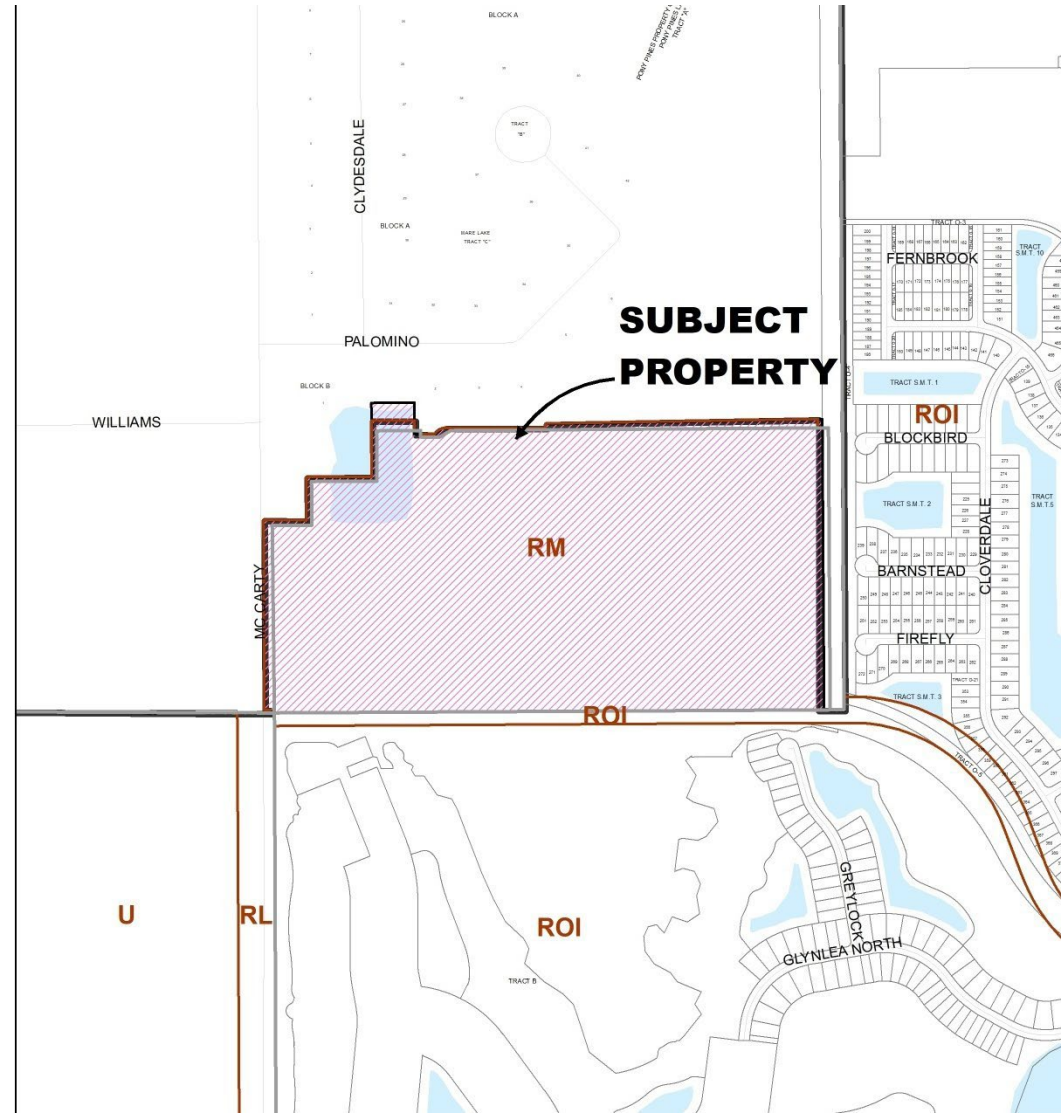
# Location Map



# Zoning



# Future Land Use Map



# Project Background

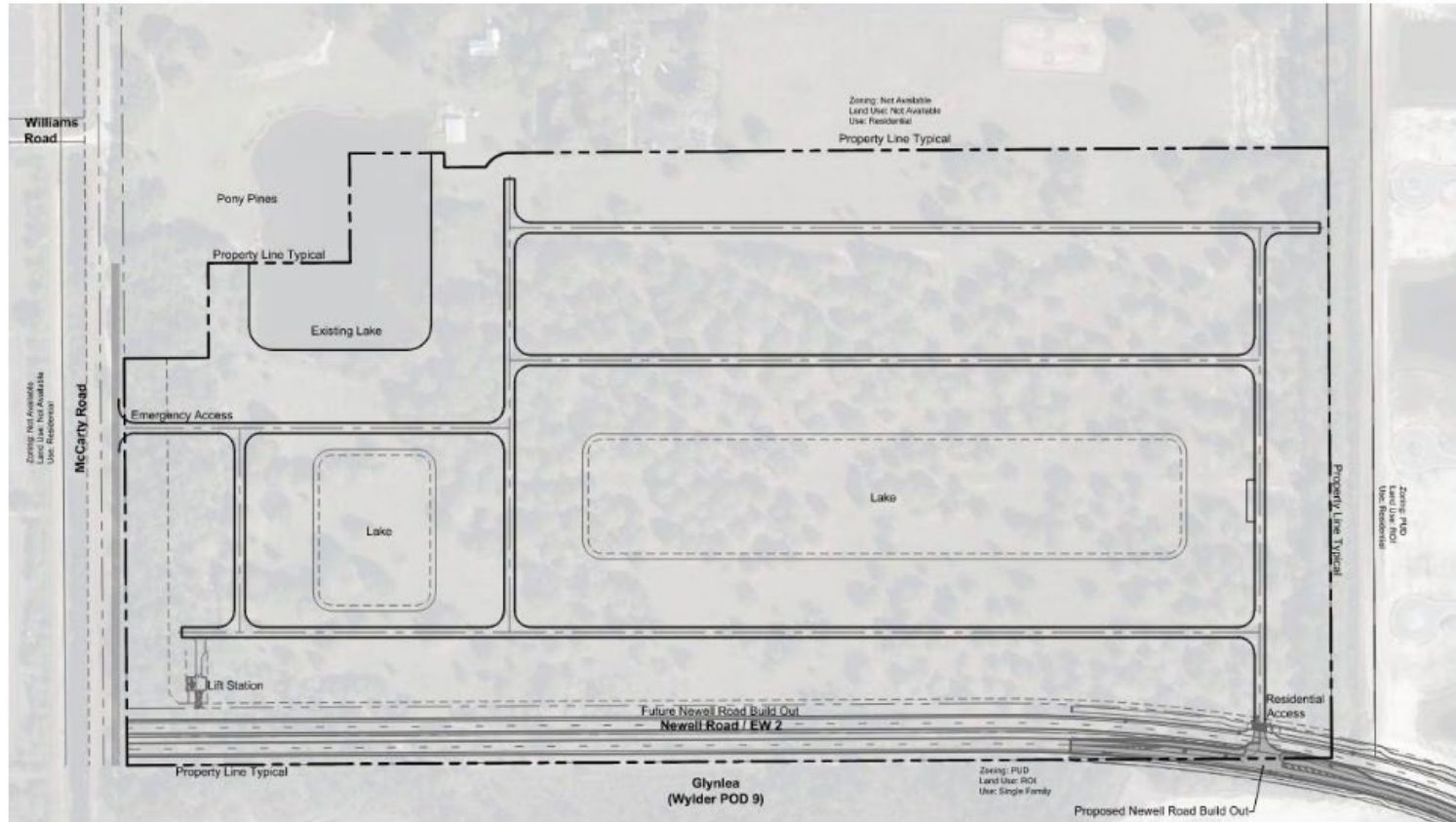
- The McCarty Road PUD is approximately 72.02 acres in size. The PUD was approved in October 2009.
- The McCarty Road PUD is approved for multi-family development.



# Proposed Project

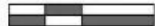
- This application is the first amendment to the PUD.
- Revise the project name from McCarty Road PUD to the Meadows.
- Change the permitted uses from townhomes to single-family dwelling units and reduce the number of units from 530 multifamily units to 321 single family units.
- It updates the concept plan, updates the transportation improvements and other miscellaneous changes.





Site Data	
Future Land Use:	RM
Zoning:	PUD
Total Area: 72.02 ac.	
Residential	51.93 ac.
Right of Ways	7.85 ac.
Lakes	12.24 ac.

Project Number 23-341  
Scale: 1" = 300'



## The Meadows - PUD

Port St. Lucie, Florida

J:\Projects\Active\23-341 McCarty PUD - Planning and Entitlement\Graphics\PUD GRAPHICS\The Meadows PUD Graphic.dwg

# Land Use Consistency

- Per Objective 1.1.4: Future Land Use Element, Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.
- Per Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.
- The subject property is located in the City's northwest annexation area and within the City's utility service area. Per the annexation agreement, the developer is required to install or cause to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property. In addition, the proposed PUD expands on the required water and sewer improvements to serve the property. The PUD amendment also includes the revised transportation improvements that are included in the amendment to the annexation agreement.



# Traffic Improvements

1. Permit, Construct and open to the public E/W 5 two (2) on-site travel lanes from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance prior to issuance of any residential plot permits, to provide site related access to future uses within the development, and convey to the City the portion of roadway crossing the North St. Lucie River Water Control District Canal No. 91 right-of-way.
2. Convey to the City 120 feet of right-of-way ( $\pm 281,818$  square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD prior to the platting of any portion of the Property. Concurrent with conveyance of this segment of right-of-way, a 10' public utility easement will be conveyed on both sides of the right-of-way in a form agreeable to the City.

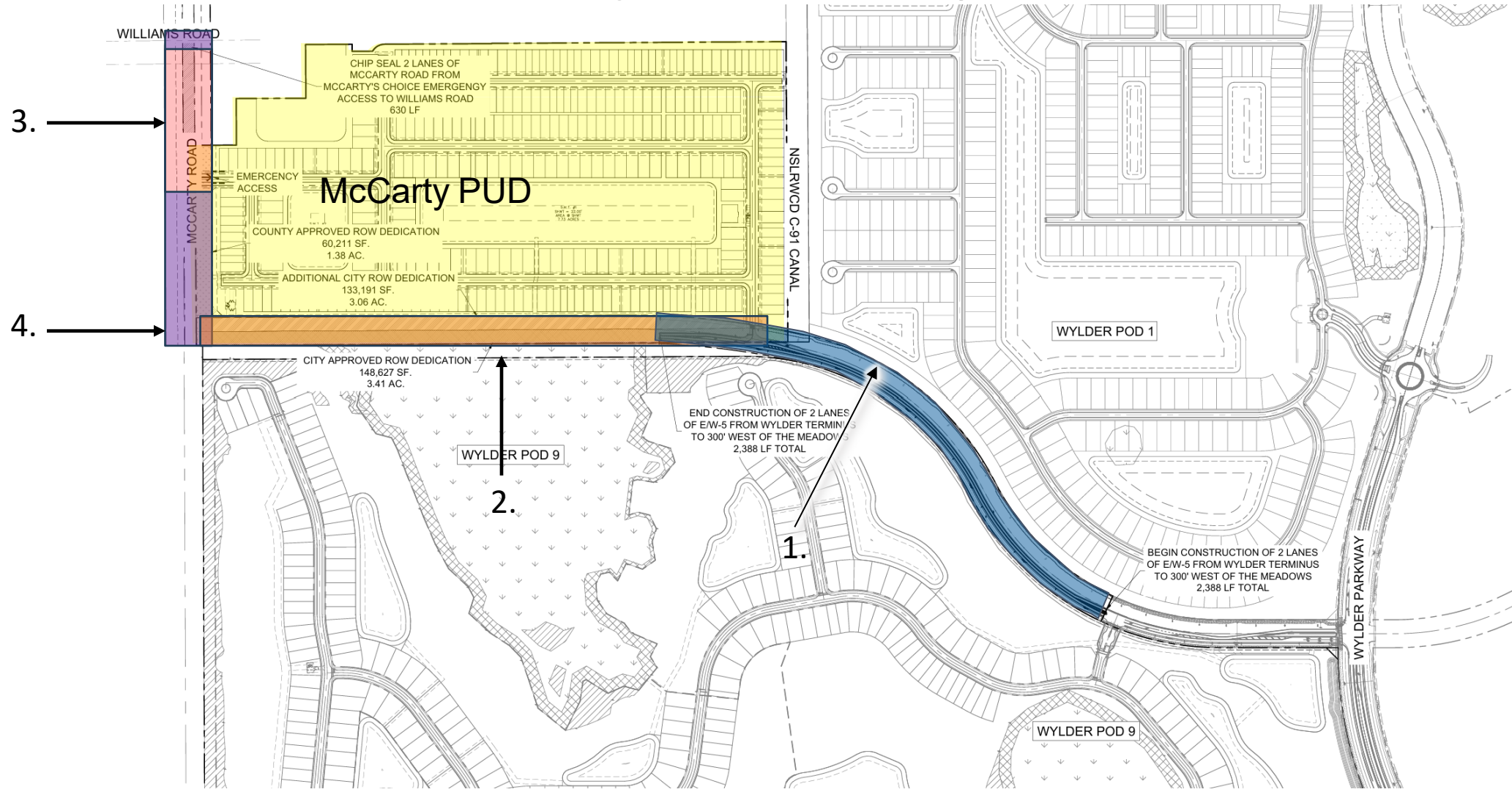


# Traffic Improvements

3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway, prior to the issuance of the 100th residential plot permit for the Property;
4. Convey to St. Lucie County 70 feet of right-of-way ( $\pm 60,211$  square feet/1.38 acres) along McCarty Road extending along the entirety of The Property's western property line, prior to the platting of any portion of the Property. Dedication of right-of-way shall occur in the manner outlined in Section 24-264 and Section 24-267 of the St. Lucie County Code of Ordinances. Within two hundred and forty (240) days of the Effective Date convey a 20' City Utility easement on the east side of the foregoing right-of-way, in a form agreeable to the City of Port St. Lucie.



# Proposed Project



# Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the April 22, 2026, Site Plan Review Committee meeting.

The Planning and Zoning Board recommended approval of the proposed PUD rezoning at the May 5, 2026, public hearing.





## Agenda Summary

2026-465

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.e

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-51, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for Wilson Groves Parcel A (P25-178).

Submitted By: Daniel Robinson, Planner III

Strategic Plan Link: N/A - Development Application

Executive Summary (General Business): Sundance PSL I, LLC, has applied to amend the Wilson Groves - Parcel A Master Planned Unit Development. Parcel A consists of approximately 390.375 acres of property located within the Wilson Groves DRI north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B. This application is to reference independent design standards for this MPUD. Section 2.1.1 of The Citywide Design Standards allows exception for MPUD zoning that provides independent design standards and has the exception approved as part of the MPUD approval.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Council adopt the ordinance as recommended by the Planning Board.

Alternate Recommendations:

1. Move that the Council amend the recommendation and adopt the ordinance.
2. Move that the Council deny the ordinance and provide direction.

Background: The Planning and Zoning Board recommended approval of the MPUD amendment at their May 5, 2026, meeting.

Issues/Analysis: The proposed MPUD is attached as Exhibit "A". The proposed changes are included in the MPUD document and are shown as ~~strike through~~ and underlined. An application to update the MPUD to provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards. No entitlements in the MPUD are being changed.

Financial Information: N/A

Special Consideration: N/A

Location of Project: Located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Business Impact Statement: N/A

Attachments:

1. Ordinance
2. Exhibit "A"
3. Staff Report
4. Application
5. 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: 25290-05

Legal Sufficiency Review:

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

## **ORDINANCE 26-**

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT (MPUD) REGULATION BOOK FOR WILSON GROVES PARCEL A MPUD LOCATED NORTH OF BECKER ROAD, WEST OF FUTURE ROADWAY N/S B, EAST OF FUTURE ROADWAY N/S A AND SOUTH OF FUTURE EXTENSION OF SW HEGNER DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P25-178).

---

**WHEREAS**, Cotleur and Hearing, Inc., acting as agent for Sundance PSL I, LLC, the owner, seeks to amend the Wilson Groves Parcel A Master Planned Unit Development (MPUD) Regulation Book for 390.375 acres of property, located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive; and

**WHEREAS**, by Ordinance #24-13, of the City of Port St. Lucie, the City of Port St. Lucie City Council approved a MPUD Conceptual Master Plan and Regulation Book for Wilson Groves Parcel A MPUD (P21-148), a development located in a Master Planned Unit Development Zoning District, and

**WHEREAS**, Cotleur and Hearing, Inc., has submitted an amendment to the Wilson Groves Parcel A MPUD Regulation Book to the City; and

**WHEREAS**, the proposed amended MPUD Regulation Book Plan is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the

**ORDINANCE 26-**

City’s Code of Ordinances, including Section 158.170, et seq.; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 5, 2026, to consider the MPUD Amendment application (P25-178), 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 May 26, 2026, to consider the MPUD Amendment application (P25-178), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the application (P25-178) and based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, the City Council has determined to approve the Wilson Groves Parcel A MPUD Conceptual Master Plan and Regulation Book, attached as composite Exhibit “A”.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

Section 1. Ratifications 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 Wilson Groves Parcel A MPUD Conceptual Master Plan and Regulation Book are amended as described in the Wilson Groves Parcel A MPUD

## **ORDINANCE 26-**

Amendment document which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Wilson Groves Parcel A MPUD document shall be the internal MPUD standards for the subject property.

Section 4. Conflict. If any ordinances, 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 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 ten (10) days after its final adoption.

[This space left intentionally blank.]

**ORDINANCE 26-**

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie,  
Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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

# Exhibit A

*Presented to:*  
*City of Port St. Lucie Planning and Zoning Department*  
*121 SW Port St. Lucie Blvd.*  
*Port St. Lucie, Florida 34984*

## **REZONING AND MASTER PLANNED UNIT DEVELOPMENT**

### **WILSON GROVES – PARCEL A**

Revised ~~March 12, 2025~~ April 8, 2026

City of Port St. Lucie Project No.: ~~P25-048~~ P25-178

PSLUSD #11-681-A

	Approval Date	PSL Project No:	Ord No:
Original Base	April 8, 2024	P21-148	Ordinance 24-13
Amendment #1	March 14, 2025	P25-048	N/A
<u>Amendment #2</u>	<u>TBD</u>	P25-178	<u>TBD</u>

*Prepared by:*  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Ph. 561-747-6336

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**EXHIBIT 2**  
**LIST OF PROJECT PROFESSIONALS**

LANDOWNER: SUNDANCE PSL I, LLC  
Alexander Akel, Manager  
7111 Fairway Drive, Suite 210  
Palm Beach Gardens, FL 33418  
T: (561) 359-3049  
[alex@akelhomes.com](mailto:alex@akelhomes.com)

DEVELOPER: SUNDANCE PSL I, LLC-  
Alexander Akel, Manager  
7111 Fairway Drive, Suite 210  
Palm Beach Gardens, FL 33418  
T: (561) 359-3049  
[alex@akelhomes.com](mailto:alex@akelhomes.com)

PLANNER/CONSULTANT: COTLEUR & HEARING  
George Missimer, Partner  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
T : (561) 406-1012  
F: (561) 747-1377  
[Gmissimer@cotleur-hearing.com](mailto:Gmissimer@cotleur-hearing.com)

LEGAL COUNSEL: LEWIS LONGMAN WALKER  
Tara W. Duhy, Executive Shareholder  
360 South Rosemary Avenue, Suite 1100  
West Palm Beach, FL 33401  
T: (561) 640-0820  
[tduhy@llw-law.com](mailto:tduhy@llw-law.com)

## **EXHIBIT 3**

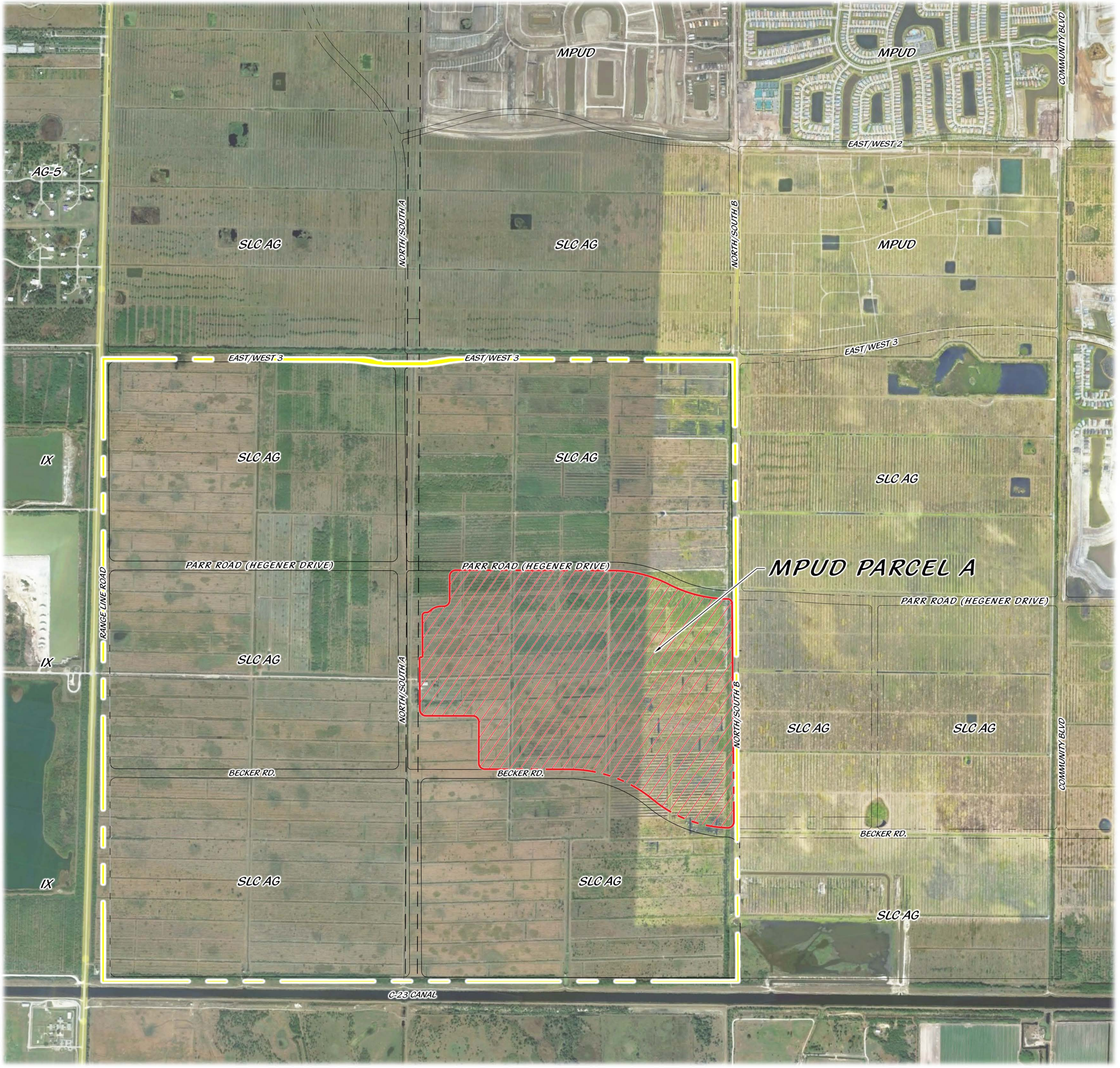
### **INTRODUCTION**

The comprehensive area of the Parcel A MPUD for Wilson Groves (a/k/a Sundance MPUD) is 390.3748 acres included as part of the Wilson Groves Development of Regional Impact (Wilson Groves DRI). The Parcel A MPUD is a proposed residential development within Wilson Groves that is generally located north of Becker Road and west of North/South B (N/S B) Road. The sole land use sub-district included within this Parcel A MPUD is residential.

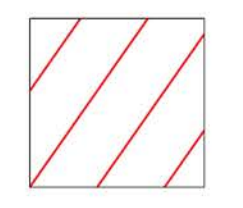
The Wilson Groves Parcel A MPUD will consist of approximately 390 acres of residential land use. The residential area may consist of neighborhoods of housing, Recreation Center, schools, parks, places of worship and civic facilities essential to the daily life of the residents. This Parcel A MPUD is set to ensure the development has consistent standards and regulations to meet the developer's needs and City's expectations. The area will be supplied with water and wastewater service by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The primary access point will come from Becker Road, the secondary access point will come from North/South A road, and the designated EMS-only access point will come from N/S B.

**EXHIBIT 4**  
**SITE LOCATION MAP**

**(See next page)**

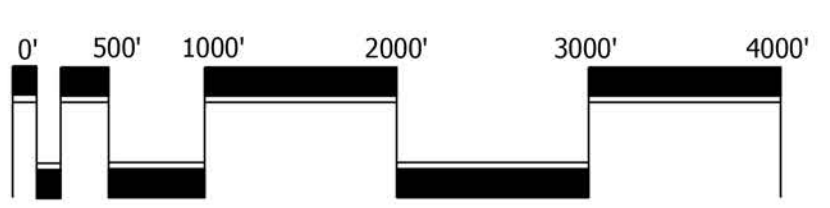


**LEGEND**

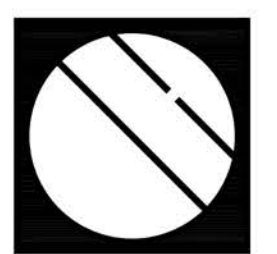


**MPUD PARCEL A**

PSL PROJ# P25-178  
 PSLUSD# 11-681-00  
 PSL# P21-148  
**EXISTING ZONING MAP**



Scale: 1" = 500'



**Cotleur & Hearing**

Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

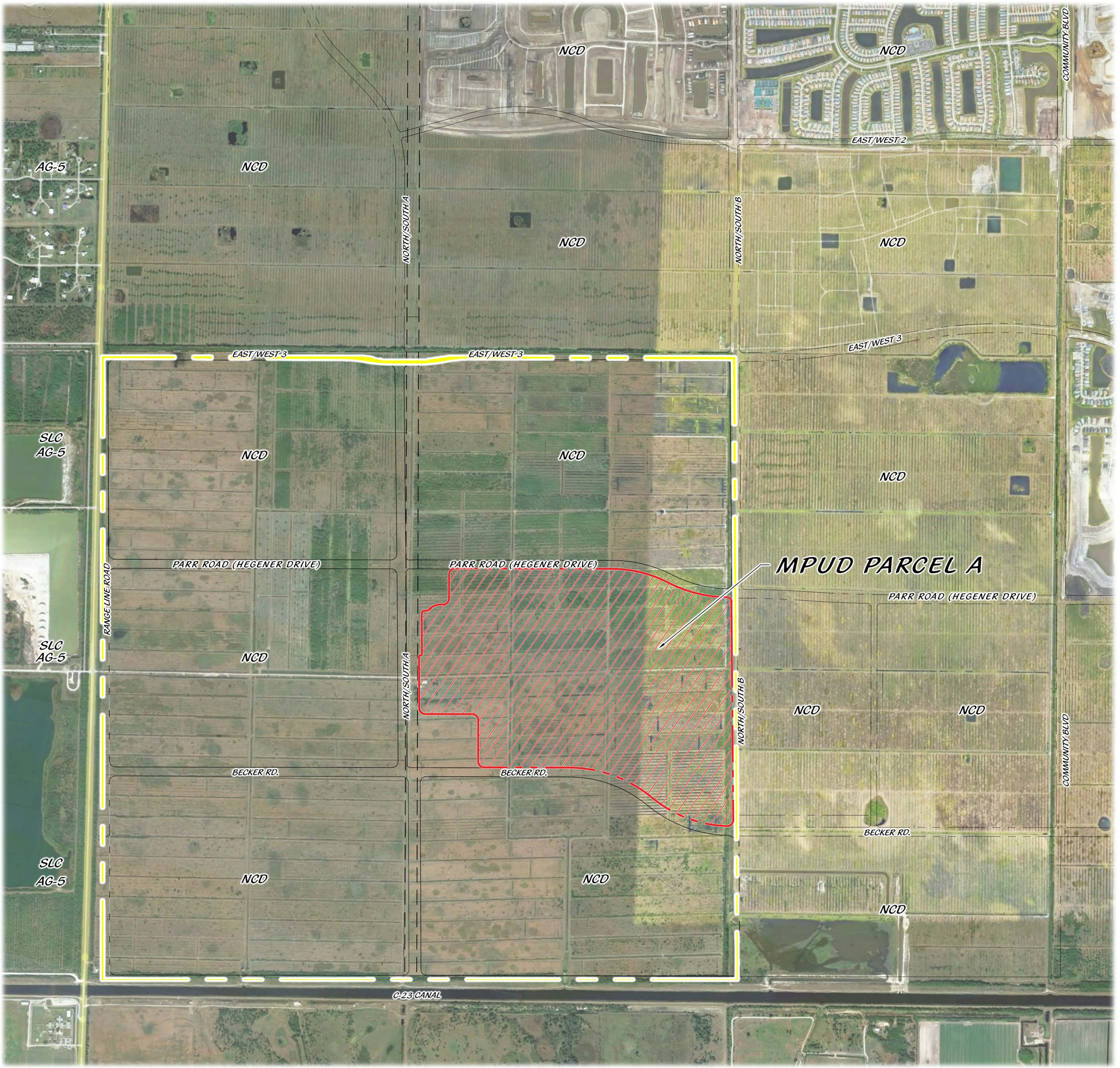
DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

December 18, 2023  
 Drawing: 20-0518\_PUD MASTER PLAN\_12-18-23.DWG

SHEET 1 OF 1  
 © COTLEUR & HEARING, INC.  
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**EXHIBIT 5**  
**FUTURE LAND USE CONTEXT MAP**

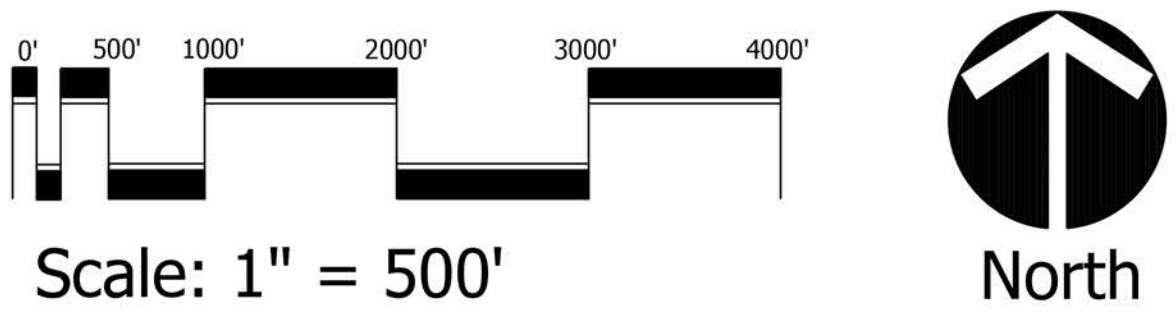
**(See next page)**



**LEGEND**

 **MPUD PARCEL A**

PSL PROJ# P25-178  
 PSLUSD# 11-681-00  
 PSL# P21-148  
**EXISTING FUTURE  
 LAND USE MAP**



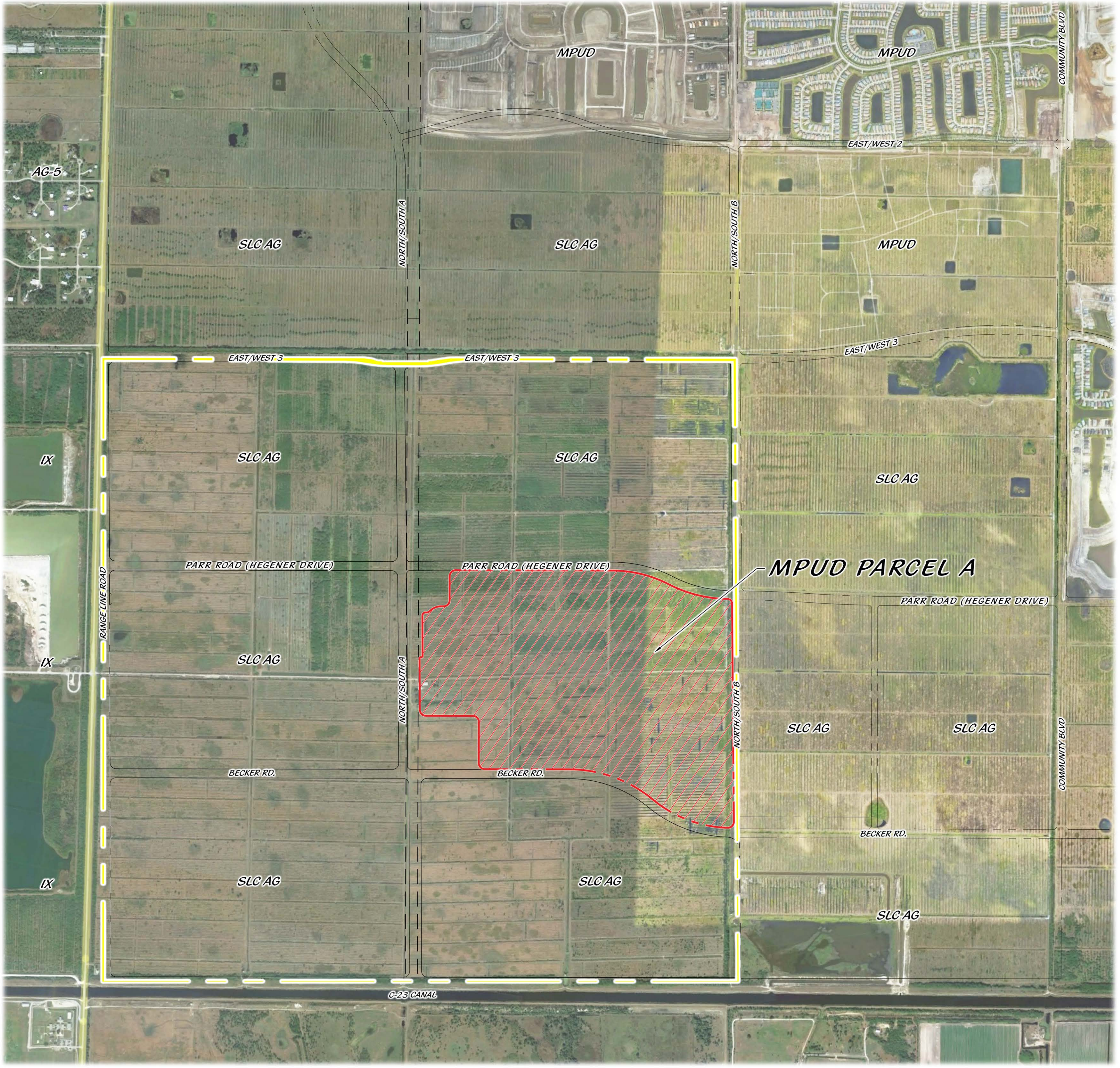

**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-C000239

**MPUD PARCEL A**  
 Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

**EXHIBIT 6**  
**ZONING CONTEXT MAP**

**(See next page)**

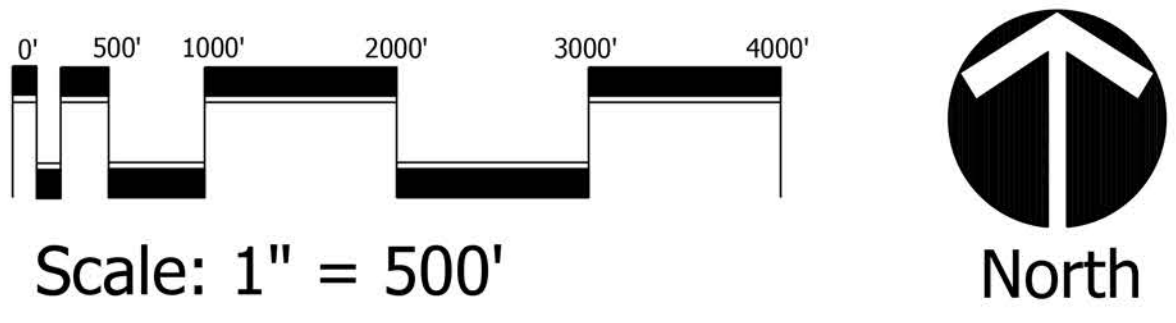


**LEGEND**



**MPUD PARCEL A**

PSL PROJ# P25-178  
 PSLUSD# 11-681-00  
 PSL# P21-148  
**EXISTING  
 ZONING MAP**



**Cotleur & Hearing**

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 Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

December 18, 2023  
 Drawing: 20-0518\_PUD MASTER PLAN\_12-18-23.DWG

SHEET 1 OF 1  
 © COTLEUR & HEARING, INC.  
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

**EXHIBIT 7**  
**MPUD REZONING APPLICATION**

**(See next page)**

**PUD AMENDMENT 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 deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** Gmissimer@coteleur-hearing.com

**PROPERTY OWNER:** Sundance PSL I LLC

Name: Alex Akel

Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3050 Email Alex@akelhomes.com

**AGENT OF OWNER** (if any)

Name: George Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1008 Email Gmissimer@coteleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: Please see attached Legal Description.  
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: The reason for the minor MPUD amendment request is to allow for a deviation from the City's Design Standards and approve the 12" roof overhang for all residential structures - see page 25.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strikethrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

George Missimer  
Signature of Owner

George Missimer  
Hand Print Name

3/6/2025  
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.

**PUD AMENDMENT 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 deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** Gmissimer@cotleur-hearing.com

**PROPERTY OWNER:** Sundance PSL I LLC

Name: Alex Akel

Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3050 Email Alex@akelhomes.com

**AGENT OF OWNER** (if any)

Name: George Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1027 Email Gmissimer@cotleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: Please see attached Legal Description  
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: Please refer to the attached Cover Letter.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

George missimer  
Signature of Owner

George Missimer  
Hand Print Name

10/10/2025  
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.

**EXHIBIT 8**  
**AUTHORIZATION LETTER**

**(See next page)**

February 1, 2024

City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

RE: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by ACR Acquisition, LLC in the Wilson Grove project, located at the intersection on North East Becker Road and Range Line Road in the Western Annexation Area of the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding Development Order Amendment, MPUD, Comprehensive Plan, and other similarly related applications.



\_\_\_\_\_  
AUTHORIZED SIGNATORY FOR ACR ACQUISITION, LLC

Alexander Akel

\_\_\_\_\_  
PRINTED NAME

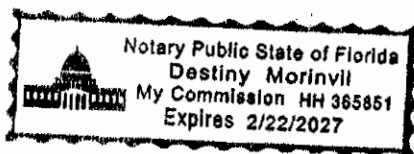
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledge before me by means of  physical presence or  online notarization this 1<sup>st</sup> day of February, 2024 by Alexander Akel who is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARIAL  
SEAL]



\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

**EXHIBIT 9**  
**MPUD APPLICATION CHECKLIST**

1. Letter of Unified Control of the entire area within the MPUD is enclosed as Exhibit 10.
2. Wilson Groves – Parcel A is to be an MPUD approved residential community consisting of 1,180 residential units for a density of approximately 3.0 dwelling units per acre.
3. The Conceptual Plan for Wilson Groves Parcel A MPUD is attached as Exhibit 16A for this submittal package.
4. Please see Exhibit 11 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 13.



**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
*Revised September, 2011*

Project Name: Wilson Groves Parcel A MPUD

Project Number: P21-148 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
	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
	<b>Application Fees:</b> Refer to each department's fee schedule.			
	<b>Proof of Ownership:</b>			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
	<b>PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):</b>			
	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			
	<b>LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):</b>			
	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			
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST  
Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P 21-148 New Submittal \_\_\_\_\_ or Resubmittal X (Check One)

Applicant Certification

I, George Missimer (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.

[Handwritten Signature]

(Signature of Applicant)

3-14-25

(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)

**EXHIBIT 10**  
**LETTER OF UNIFIED CONTROL**

**(See next page)**

March 12, 2025

Teresa Lamar-Sarno  
Deputy City Manager  
Planning & Zoning  
City of Port St. Lucie  
772-873-6379

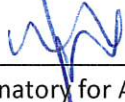
RE: Wilson Groves MRUD  
City of Port St. Lucie

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Requirements. **Sundance PSL I, LLC** is the owner of record of the subject property. Please feel free to contact this office if you have any questions.

Sincerely,

By: Sundance PSL I, LLC.



\_\_\_\_\_  
Authorized Signatory for ACR Acquisition, LLC



\_\_\_\_\_  
Printed Name

**City of Port St. Lucie**  
121 SW Port St.  
Lucie Blvd. Port St.  
Lucie, FL 34984

**STATEMENT OF UNIFIED CONTROL**

---

**Project Name(s): P25-178 – Wilson Groves Parcel A MPUD Amendment**

The property described on Exhibit “14” of the application package for the Wilson Groves Parcel A MPUD (the “Property”) is under unified control due to all property owners being subject to the Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Book 5302, Page 1823 of the Public Records of St. Lucie County, Florida. All property owners are subject to the regulations contained in the Wilson Groves Parcel A MPUD conceptual plan and Development Uses and Standards, and any subsequent amendments, including the Binding P.U.D Agreement, Exhibit 15 of the Wilson Groves Parcel A PUD Rezoning, executed in 2024.

**[SIGNATURES TO FOLLOW]**

Sundance PSL I, LLC

<u>Axe</u>	Manager	11-18-25
Signature	Title	Date

Alexander Akel  
 Print Name

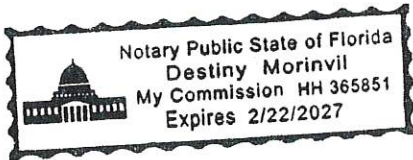
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of**  **physical presence or**  **online notarization**, this 18<sup>th</sup> day of Nov, 2025, by Alex Akel, who is personally known to me.

[Signature]  
 Signature of Notary Public

Destiny Morinvil  
 Print Name of Notary Public  
 Notary Public, State of Florida  
 My Commission expires 02/22/2027

NOTARY SEAL/STAMP





# EXHIBIT 11

## GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

### **Pursuant to Section 158.172:**

**Area Requirements:** The Wilson Groves Parcel A MPUD is 390.3748 acres consisting of a Residential sub-district containing 390.3748 acres, which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

**Relation to Major Transportation Facilities/ Location of Parcel A:** The Wilson Groves Parcel A MPUD is located on the north side of Becker Road, east of North/South A, west of North/South B, and south of Paar Drive (a/k/a Hegener Drive). Main access to the property will be along Becker Road. The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to the first non-model residential building permit in Parcel A, the contracts will be let for the construction of a stabilized section of Farm Road A to the emergency access ingress/egress located off Range Line Road. This stabilized section of Farm Road A being utilized for emergency ingress/egress to Parcel A shall remain open until such time as the project's secondary entry on North/South A is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. Emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized section of Farm Road A.

Per the NFPA 1141 (2017) Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas and as required by Section 158.187(B) City of Port St. Lucie Code of Ordinances, Wilson Groves is providing two full access points and one emergency-only access, as shown on the conceptual plan in Exhibit 16A, to facilitate use during the event of an emergency. The second, paved, resident full access connecting to N/S A and continuing south to Becker Road shall be submitted to the City for review with the plat that includes the 600th dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit. The EMS access shown on Exhibit 16A will be provided with the development of the phase in which the access is located and shall be available upon removal of the other emergency accesses along N/S A or Farm Road A. EMS access shall be gated and locked at all times except when required for use by the St. Lucie County Fire District (SLCFD) or other emergency services personnel. SLCFD shall have the right to open this gated access through means of digital key, Knox Lock, or other similar devices as SLCFD deems appropriate. N/S B is only required to be stabilized up to the EMS-only access point to provide EMS personnel with the ability to utilize the EMS access.

**Consistency with the City’s Comprehensive Plan:** The Wilson Groves Parcel A MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the Residential sub-area to be a minimum size of 10 acres and a maximum size of 750 acres. Parcel A is approximately 390 acres and is within two (2) miles of existing and planned shops, services, and other activities, providing consistency with Policy 1.2.2.3.b of the City’s Comprehensive Plan. Access to the community will be provided by Becker Road.

**Relation to Utilities, Public Facilities and Services:** The Wilson Groves Parcel A MPUD parcel will be served by Port St. Lucie Utility Systems Department for water and wastewater, a public service provider acceptable to the city for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

PSL Utility Systems Department will be in City right-of-way or utility easements. All City utility communications are by private fiber optic systems. No radio communication or shared fiber is permitted.

PSL Utility Systems Department may require the developer to pay the city for reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project within one year of written notice from the City of reclaimed water being considered available to the Project.

**Physical Character of the Site:** The Parcel A MPUD is located within the Wilson Groves Development of Regional Impact (DRI). The current use of this site is agriculture.

## **EXHIBIT 12**

### **SITE INFORMATION**

#### **(A) TOTAL ACREAGE:**

Development areas included within this MPUD:

- Residential 390.3748 acres

See graphic Exhibit 16A for MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

#### **(B) MODEL AREA**

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner. These shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Wilson Groves DRI; therefore, there shall be no limitation of the maximum duration of time the model and sales area may be utilized for a sales and model area of the Wilson Groves DRI. The primary access point off Becker Road to the Parcel A MPUD community shall also serve as the model row access for the Parcel A MPUD. This primary access shall remain in its constructed location even if model row is no longer used as a sales and model area. Fences may be located in private road rights of ways, lake maintenance easements, and cross property line for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, streetlights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

#### **(C) PEDESTRIAN WAYS:**

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Each proposed private roadway shall provide sidewalks consistent with Exhibits 18A and 18B. Exhibit 18A provides a typical 50-foot right-of-way section with one sidewalk on one side of the street. Exhibit 18B provides a typical 80-foot right-of-way section that depicts two sidewalks (one on each side of the street).

## **EXHIBIT 13**

### **DEVELOPMENT USES AND STANDARDS**

#### **SECTION 1 – RESIDENTIAL AREA**

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).
2. Villa dwelling. A villa dwelling is defined as two single-family residential units sharing a common wall along a common property line.
3. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development.
4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/or bicycle trails; golf cart pathways; nature study areas and boardwalks; and picnic areas).
5. Temporary sales trailers, temporary sales & design buildings, and model home centers located upon the parcels for which sales activities are to be conducted. Temporary sales trailers, and sales & design buildings shall comply with all applicable Florida Building Code standards and City code. Model home centers shall comply with all development standards and criteria outlined in this MPUD. Temporary sales & design centers are allowed to be located upon and cross multiple lot lines and shall be subject to a demolition permit.
6. Temporary construction trailers to be reviewed or renewed every six (6) months. Temporary construction trailers shall be approved by the Public Works Department via a site exhibit and are not required to meet the development standards table in this exhibit.
7. Homes for use as construction offices. Homes for use as construction offices shall meet all development standards and criteria within this MPUD, and paved parking shall be provided if more than two (2) driveway spaces are required.

8. Temporary and permanent mail kiosks/cluster mailbox areas for mail delivery with paved parking lots.
9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.
10. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosks/cluster mailbox area for mail delivery.
11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements:

1. Single-family dwelling: Three thousand one hundred fifty (3,150) square feet and width of thirty-five (35) feet.
2. Villa dwelling: One thousand eight hundred (1,800) square feet and width of twenty (20) feet.
3. Townhouse dwelling: One thousand four hundred forty (1,440) square feet and a width of sixteen (16) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
2. Villa dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
3. Townhouse dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.
4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent shall be provided in the overall residential area. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational

use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.
2. Villa dwelling: One thousand (1,000) square feet.
3. Townhouse dwelling: Studio, six hundred (600) square feet; one (1) bedroom, seven hundred (700) square feet; two bedroom, eight hundred (800) square feet; and three (3) bedroom, nine hundred (900) square feet.

(H) Minimum Roof Overhang: The minimum building roof overhang for all residential structures shall be 12 inches with a minimum fascia depth of 6 inches.

(I) Reserved

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below also indicated on Exhibit 17A, 17B, 17C, and Table 1 of the Parcel A MPUD.

1. Single-family dwelling:

Front Yard: Front yard building setback of thirteen (13) feet, side loaded garage setback of thirteen (13) feet, and a front load garage setback of eighteen (18) feet.

Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side setback of ten (10) feet shall be provided adjacent to rights-of-way. A side setback of five (5) feet shall be provided adjacent to open space.

Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

Side Yard: Villas (each building containing two dwelling units) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

Side Yard: No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of townhouse or accessory structure related to another group. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

Rear Yard: Each townhouse dwelling shall have a rear yard with a building setback line of ten (10) feet.

No less than three (3) townhouse dwellings and no more than seven (7) townhouse dwellings shall be contiguous.

4. Permitted uses and structures listed in Sections 1. (A).4, 7, 8, 9, and 10:

Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

5. Buffering:

Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. Setback requirements shall be twenty-five (25) feet for front yards and from public rights-of-way.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance. If utilities are provided in the areas beyond the gate, PSLUSD may be granted access and/or provided gate codes to have access for maintenance purposes.

- (L) Further Approvals: Concurrent with any subdivision plats, a conceptual plan meeting the criteria set forth herein shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths. A conceptual site plan and phasing plan shall be submitted with each subdivision application for townhomes.
- (M) Dead End Streets / Cul-de-Sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand (1,000) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac. There shall be up to two (2) cul-de-sacs within the Parcel A MPUD that may exceed one thousand (1,000) feet in length but shall not be greater than one thousand two hundred (1,200) feet in length. Cul-de-sacs shall comply with all applicable Fire District standards and cul-de-sacs exceeding one thousand (1,000) feet in length shall be in accordance with Section 156.098 of the City of Port St. Lucie Code of Ordinances.
- (N) Building Design Guidelines: The property included in the Parcel A MPUD is subject to the Amended Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Official Records Book 5302, Page 1823, of the Public Records of St. Lucie County, Florida (the "Declaration"), and shall continue to be subject to the Declaration. Article VIII of the Declaration creates an Architectural Review Committee (ARC) that is responsible for implementing and upholding the community design standards and guidelines. The City has been provided a copy of the current community design standards and guidelines, which may be amended from time to time. The ARC ensures that all proposed improvements, modifications, and new construction within the community are consistent with the established design vision, aesthetic harmony, and quality standards of the community. Through its review and approval process, the ARC helps preserve the community's character, promote cohesive architectural design, and maintain long-term property values. The ARC, and its community design standards and guidelines, satisfies section 2.1.1(3) of the Citywide Design Standards (CDS) providing that property with an NCD (New Community District) future land use designation may be exempt from the CDS with the adoption of independent design standards. The ARC is responsible for enforcement of its design standards and guidelines.

## SECTION 2 – ACCESSORY USES & STRUCTURES

- (A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and MPUD or land development code requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be two (2) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.
  
1. The following accessory uses are allowed in the residential areas:
  - a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children’s playground equipment, and other similar equipment.
  - b. Driveways serving the residential units. The separation from edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3. (A).1-3.
  - c. Swimming pools and related decks, patios, and screen enclosures. Maximum size based on allowable setbacks.
  - d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.
  - e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.
  - f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.
  - g. Fences or screening walls: Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Code. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply. Chicken wire or barbed wire fences in residential areas are not permitted. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

- h. Garages. Garages shall conform in appearance, materials, and design to the principal's structure (house). Only one detached garage per lot is permitted.
- i. Solar collection systems, windmills, and other energy devices based on renewable resources.
- j. Outdoor fireplaces, barbeque pits and so-called summer kitchens.
- k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.
- l. Noncommercial greenhouses.
- m. Dish antennas.
- n. Any other accessory use not listed herein under Section 2. (B).2. of the MPUD that are permitted by Section 158.217 (Accessory Uses and Structures) of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of a Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited unless any vehicle or equipment is placed within a fully enclosed building or structure.

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and like. Storage of major recreational equipment in a residential area is prohibited unless any vehicle or equipment is placed within a fully enclosed building or structure.

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

<b>Table 1. DEVELOPMENT USES AND STANDARDS</b>				
<b>DEVELOPMENT STANDARD</b>	<b>SINGLE-FAMILY</b>	<b>TOWNHOMES</b>	<b>VILLAS</b>	<b>MODEL HOMES/SALES OFFICE</b>
<b>PRIMARY STRUCTURE</b>				
Minimum Lot Width	35'	16'	20'	35'
Minimum Lot Depth	90'	90'	90'	90'
Maximum Building Lot Coverage	60%	60%	60%	60%
Maximum Impervious Lot Coverage	80%	80%	80%	80%
Minimum Front Setback (To Structure)	13'	13'	13'	13'
Minimum Front Setback (Front Loaded)	18'	18'	18'	18'
Minimum Front Setback (Side Loaded)	13'	-	-	13'
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 15' is maintained between townhome buildings)	-	0'/5'	0'/5'	-
Minimum Side Setback (Side-Entry)	-	5'	5'	-
Minimum Side Setback (Front-Entry)	5'	5'	5'	5'
Minimum Side Setback (Corner Lot)	10'	15'	10'	10'
*If adjacent to open space tract measuring at least 10'	5'	5'	5'	5'
*If adjacent to ROW tract	10'	15'	10'	10'
Minimum Rear Setback (Corner Lot)	10'	10'	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'	10'	10'
<b>ACCESSORY STRUCTURES</b>				
Minimum Rear Setback	2'	2'	2'	2'
*If adjacent to open space or common area tract 20' or wider	0'	0'	0'	0'
Minimum Side Setback (Internal Lot)	-	2'	2'	2'
Minimum Side Setback (Corner Lot)	10'	10'	10'	10'

### SECTION 3 – PARKING, PEDESTRIAN, AND GOLF CART REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from the edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 17A, 17B, and 17C. Dwelling units with attached or detached garages may include garage spaces for purposes of determining parking requirement calculations.

1. Residential Single Family: Two (2) spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two (2) required parking spaces per single family residential unit shall be provided. The minimum driveway width from the street to the one required enclosed garage space shall be a minimum of ten (10) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. For driveways with a two-car garage, the minimum driveway width from the street to the two car garage shall be sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.
2. Villa: Two (2) spaces per dwelling unit. Each villa lot shall provide one (1) exterior space (in addition to the 1 garage space) in the driveway to accommodate guest parking. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for a one car garage, and sixteen (16) feet for a two-car garage.
3. Townhouse dwelling: Two (2) spaces per dwelling unit. Each townhome lot shall provide one (1) interior space (in a garage) in addition to one (1) exterior space. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units.
4. Parks and Recreation & Community Garden/Community Greenhouse
  - a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.
  - b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers or two or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced and be at least five (5) feet wide.

(D) Golf Cart Access:

1. Golf cart and low speed vehicles on private streets within gated communities are not a prohibited use. Any regulation of golf cart use within the gated community is subject to Homeowners Association documentation.

(E) Mass Transit:

1. Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10' x 30' will be provided in these locations on the plat denoting same as a future mass transit stop.

## **SECTION 4 – LANDSCAPING**

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot to five (5) foot crown spread

and caliper of at least 2.5 inches, subject to nursery availability, in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criterion shall not apply to required street trees.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

- a. Lots up to 2,500 sq. ft. shall provide one (1) tree.
- b. Lots up to 5,000 sq. ft. shall provide two (2) trees.
- c. Lots up to 7,500 sq. ft. shall provide three (3) trees.
- d. Lots up to 10,000 sq. ft. shall provide four (4) trees.
- e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake. Landscape buffers adjacent to City rights-of-way will meet the minimum City landscape code.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway consistent with City Code of Ordinances Section 156.121 (refer to Exhibit 18A). Due to the separation restrictions from utilities and driveways on differing lot widths, one canopy tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect.

2. Eighty (80) foot right-of-way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 18B).
3. Project Entry's: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees may be planted within the adjacent open space tracts provided equal or greater quantities of street trees is provided Open space tracts shall not exceed seventy five (75) feet from the right-of-way where street trees are permissibly located. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 18B.

## **SECTION 5 – WETLANDS**

- (A) The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District. Any wetland permit issued by the South Florida Water Management District and the U.S. Army Corps of Engineers for all or any portions of the Wilson Groves DRI Property shall satisfy all City rules, regulations, codes, permitting and other requirements pertaining to wetlands and littoral plantings for the portion or portions of the Wilson Groves DRI Property subject to any such permits.

**EXHIBIT 14**  
**LEGAL DESCRIPTION**

WILSON GROVES MPUD – PARCEL A

A PORTION OF ALAN WILSON GROVE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°17'58" WEST ALONG THE WEST LINE OF BLOCK 3, AS SHOWN ON SAID PLAT, A DISTANCE OF 389.69 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 00°15'25" WEST, A DISTANCE OF 694.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.96 FEET AND A CENTRAL ANGLE OF 95°53'04"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 86.96 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 50°22'04"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 70.33 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 44°44'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 218.66 FEET; THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 137.26 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 603.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PAAR ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 566 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°52'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,722.38 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 27°10'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC A DISTANCE OF 975.17 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 27°20'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 1,052.73 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 45°15'27" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 00°28'37" EAST ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,126.98 FEET; THENCE SOUTH 00°28'07" EAST CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 2,611.01 FEET; THENCE SOUTH 44°48'41" WEST, A DISTANCE OF 63.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 00°05'29" EAST, A RADIAL DISTANCE OF 2,056.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°31'35", A DISTANCE OF 1,418.36 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 39°29'21"; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-

WAY LINE AND ALONG THE ARC, A DISTANCE OF 1,520.41 FEET; THENCE NORTH 89°52'17" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,510.18 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 889.71 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 986.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 6, TRACT 2, AS SHOWN ON SAID PLAT; THENCE NORTH 00°12'47" WEST ALONG SAID WEST LINE AND THE WEST LINE OF TRACT 1, BLOCK 6, AS SHOWN ON SAID PLAT , A DISTANCE OF 590.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,004,726 SQUARE FEET OR 390.3748 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

**EXHIBIT 15**  
**BINDING MPUD AGREEMENT**

**(See next page)**

**BINDING MPUD AGREEMENT**

The undersigned acknowledges that the area of the Wilson Groves Parcel A MPUD, described as follows:

*See Attached*

Is subject to an existing Master Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions, and facilities until such time as a private property owners association, Community Development District, or similar entity agrees to accept the same responsibilities. The petitioner further agrees to bind all successors in title to the commitments herein this paragraph made.

IN WITNESS WHEREOF, we have hereunto set out hands and seal this 19<sup>th</sup> day of February 2024.

WITNESS:

ACR Acquisition, LLC

By: [Signature]

By: [Signature]

Destiny Morinvil  
Printed Name

STATE OF FLORIDA

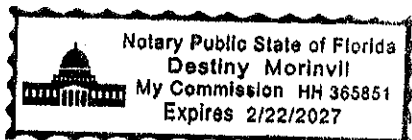
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this 19<sup>th</sup> day of February, 2024, by

Alexander Akel who  is personally known to me, or  has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

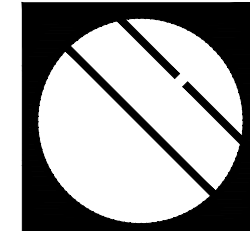


[Signature]  
NOTARY PUBLIC, State of Florida

Print Name: Destiny Morinvil

**EXHIBIT 16A**  
**CONCEPTUAL PLAN**

**(See next page)**



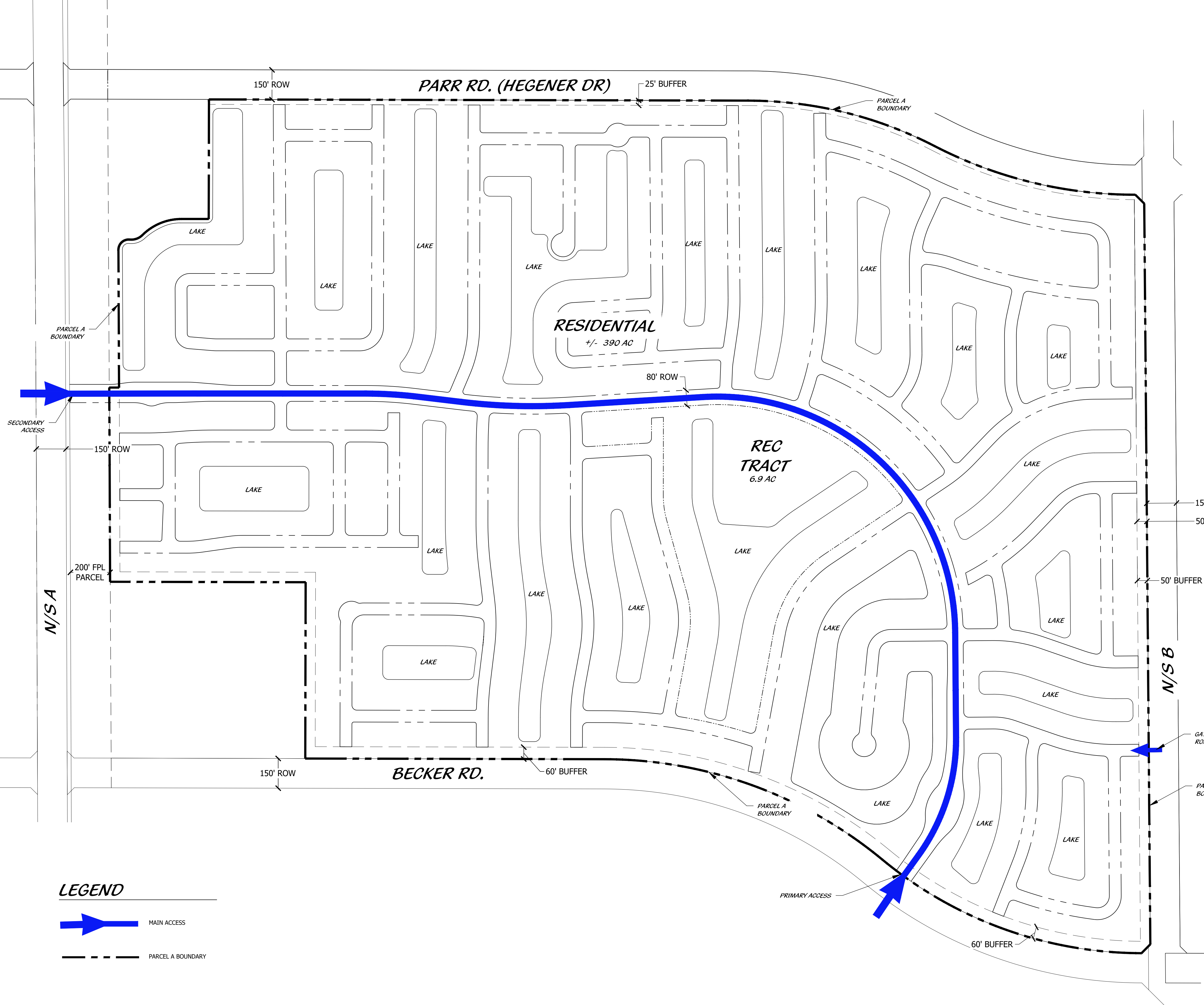
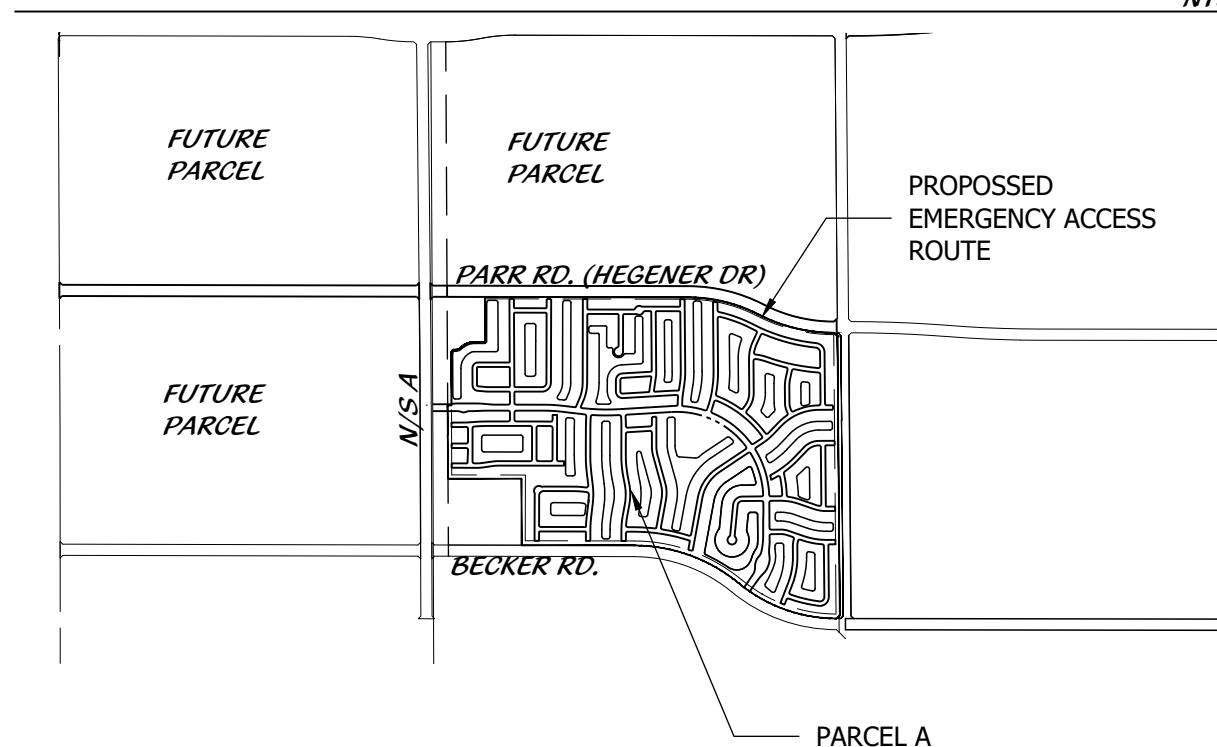
# Cotleur & Hearing

Landscape Architects  
Land Planners  
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1934 Commerce Lane  
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Jupiter, Florida 33458  
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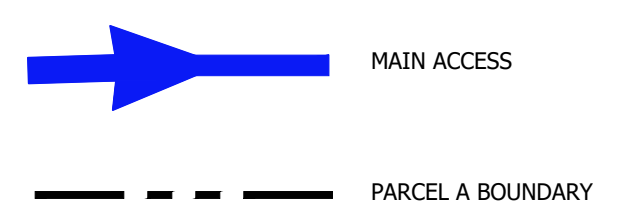
# MPUD PARCEL A

Port St. Lucie, Florida

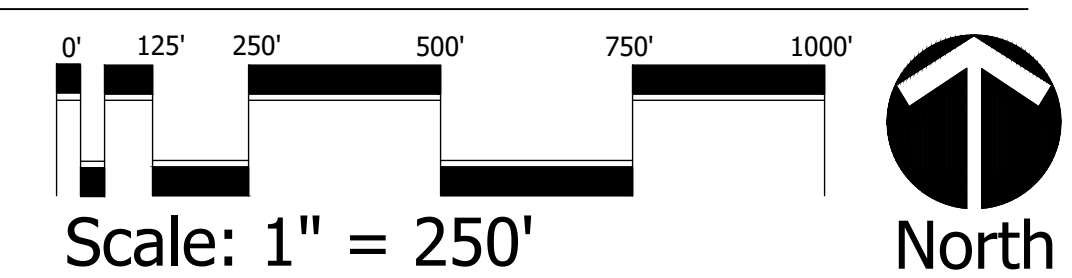
### LOCATION MAP



### LEGEND



PSL PROJ# P25-178  
**PSLUSD #11-681-00**  
PSL PROJ# P21-148  
**MPUD PARCEL A**

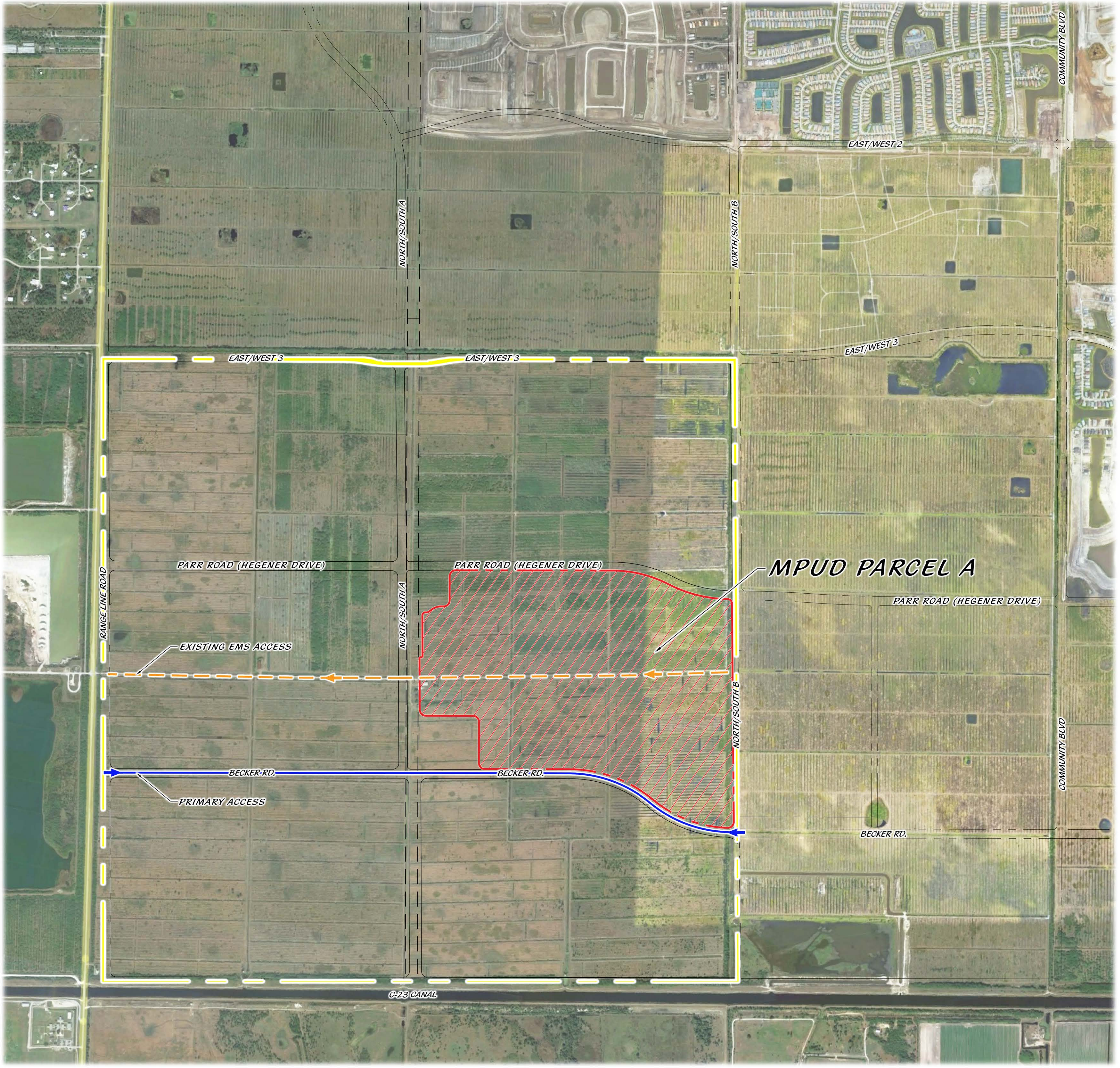


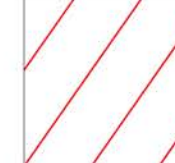


DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	02-05-24
REVISIONS	

SHEET 1 OF 1  
© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

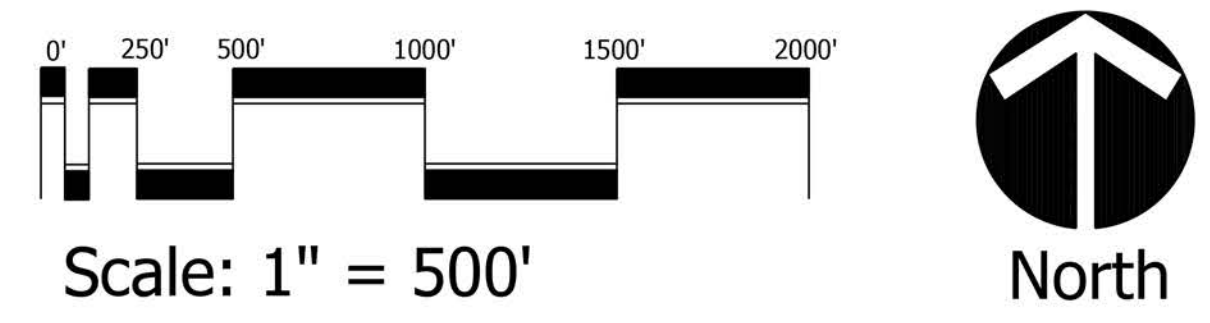
**EXHIBIT 16B**  
**EXISTING EMS ACCESS EXHIBIT**

**(See next page)**



- LEGEND**
-  **MPUD PARCEL A**
  -  **EXISTING EMS ACCESS**
  -  **PRIMARY ACCESS**

PSL PROJ# P25-178  
 PSLUSD# 11-681-00  
 PSL# P21-148  
**EXISTING EMS  
 ACCESS EXHIBIT**

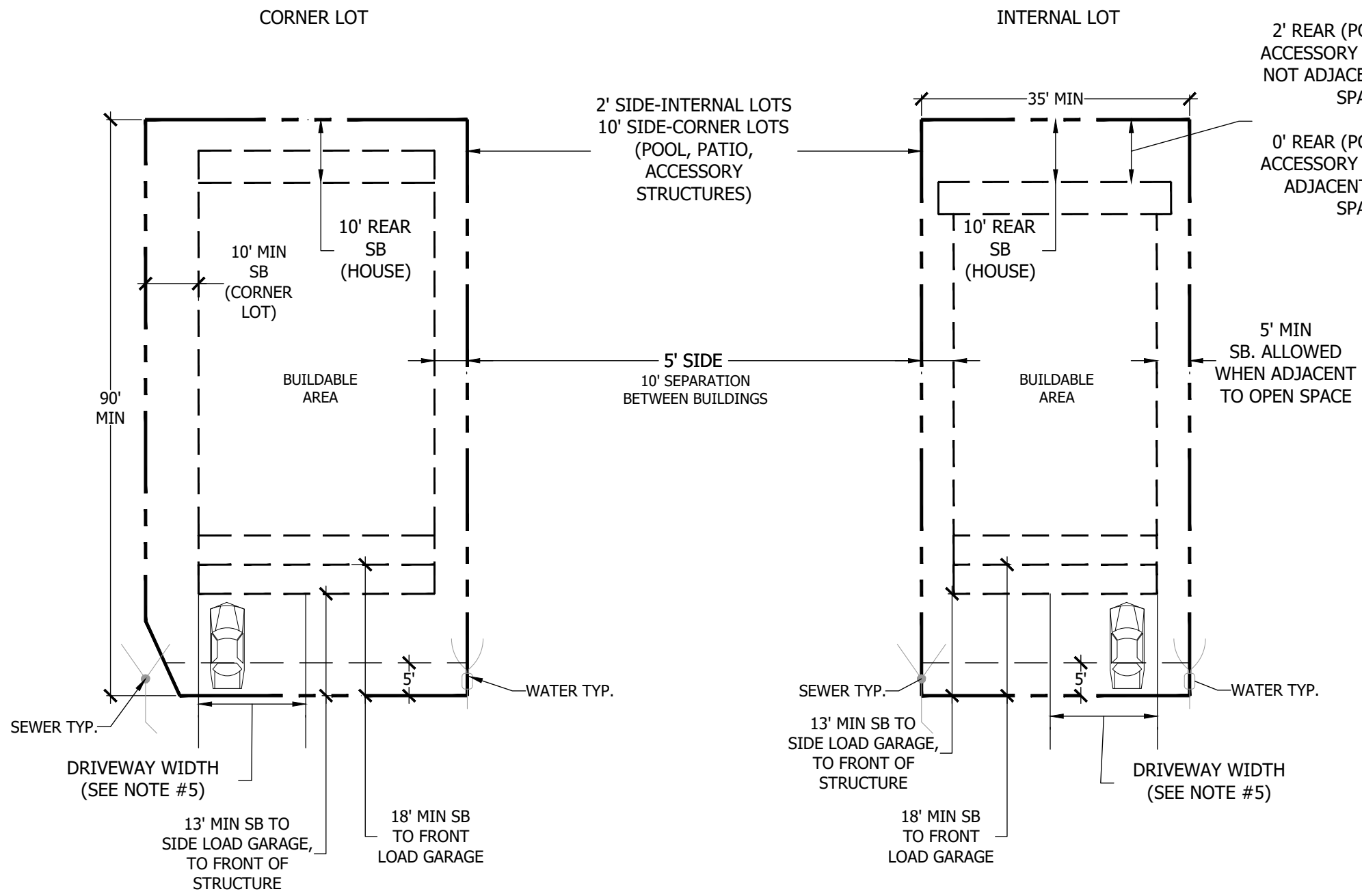


**MPUD PARCEL A**  
 Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

**EXHIBIT 17A**  
**TYPICAL SINGLE FAMILY**

**(See next page)**



**NOTES:**

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET ARE 10'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET.
8. HVAC/POOL EQUIPMENT SHALL BE SCREENED FROM R-O-W.

PSL PROJ# P25-178  
 PSLUSD #11-681-00  
~~PSL PROJ #P21-148~~  
**TYPICAL SINGLE  
 FAMILY LOT**  
 NOT TO SCALE



**Cotleur & Hearing**

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 Land Planners  
 Environmental Consultants  
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 www.cotleurhearing.com  
 Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

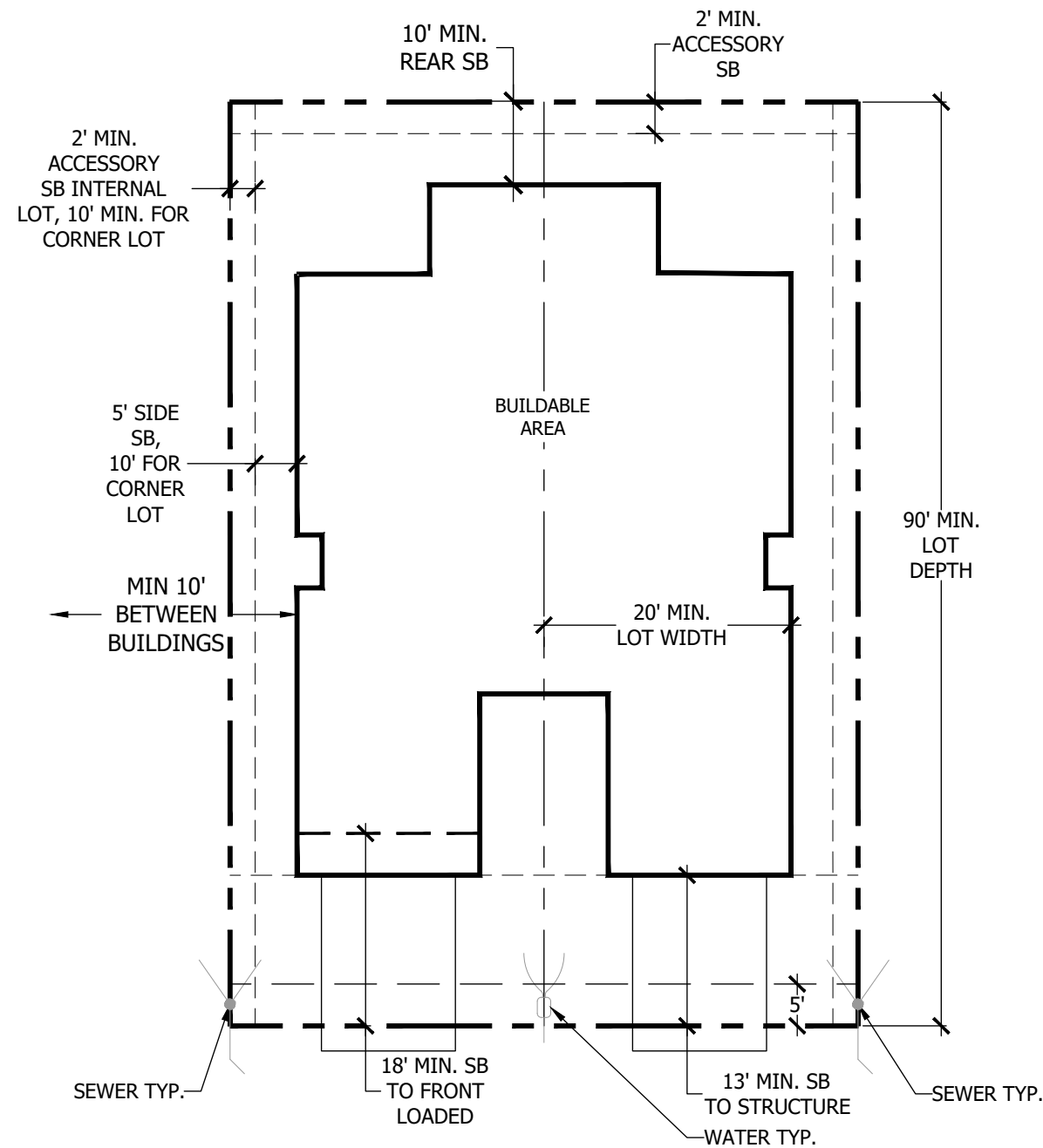
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 20-0518\_MPUD PARCEL A\_02-16-24.DWG

SHEET 1 OF 1

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**EXHIBIT 17B**  
**TYPICAL VILLA LOT**

**(See next page)**



**NOTES:**

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 20 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178  
 PSLUSD #11-681-00  
~~PSL PROJ# P21-148~~  
**TYPICAL VILLA LOT**

NOT TO SCALE



**Cotleur & Hearing**

Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida

DESIGNED \_\_\_\_\_ DTS  
 DRAWN \_\_\_\_\_ PRP/SCR  
 APPROVED \_\_\_\_\_ DTS  
 JOB NUMBER \_\_\_\_\_ 20-0518  
 DATE \_\_\_\_\_ 10-20-21  
 REVISIONS \_\_\_\_\_ 02-16-24

February 16, 2024 10:55:47 a.m.  
 20-0518\_MPUD PARCEL A\_02-16-24.DWG

SHEET 1 OF 1

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**EXHIBIT 17C**  
**TYPICAL TOWNHOME LOT**

**(See next page)**

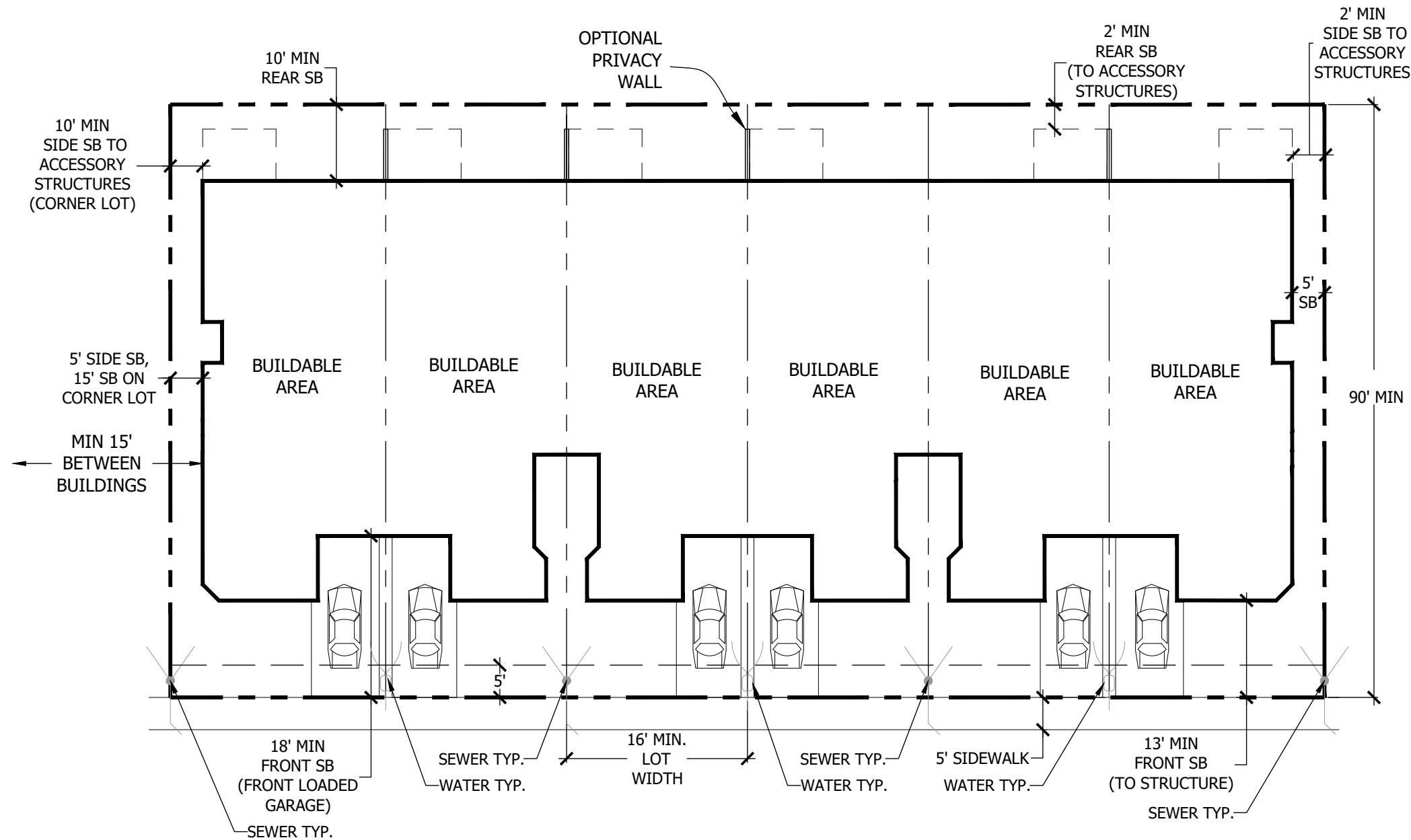


**Cotleur & Hearing**

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561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida



**NOTES:**

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

**TYPICAL 1-CAR  
TOWNHOME LOT**

NOT TO SCALE

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

February 16, 2024 10:55:47 a.m.  
20-0518\_MPUD PARCEL A\_02-16-24.DWG

SHEET 1 OF 1

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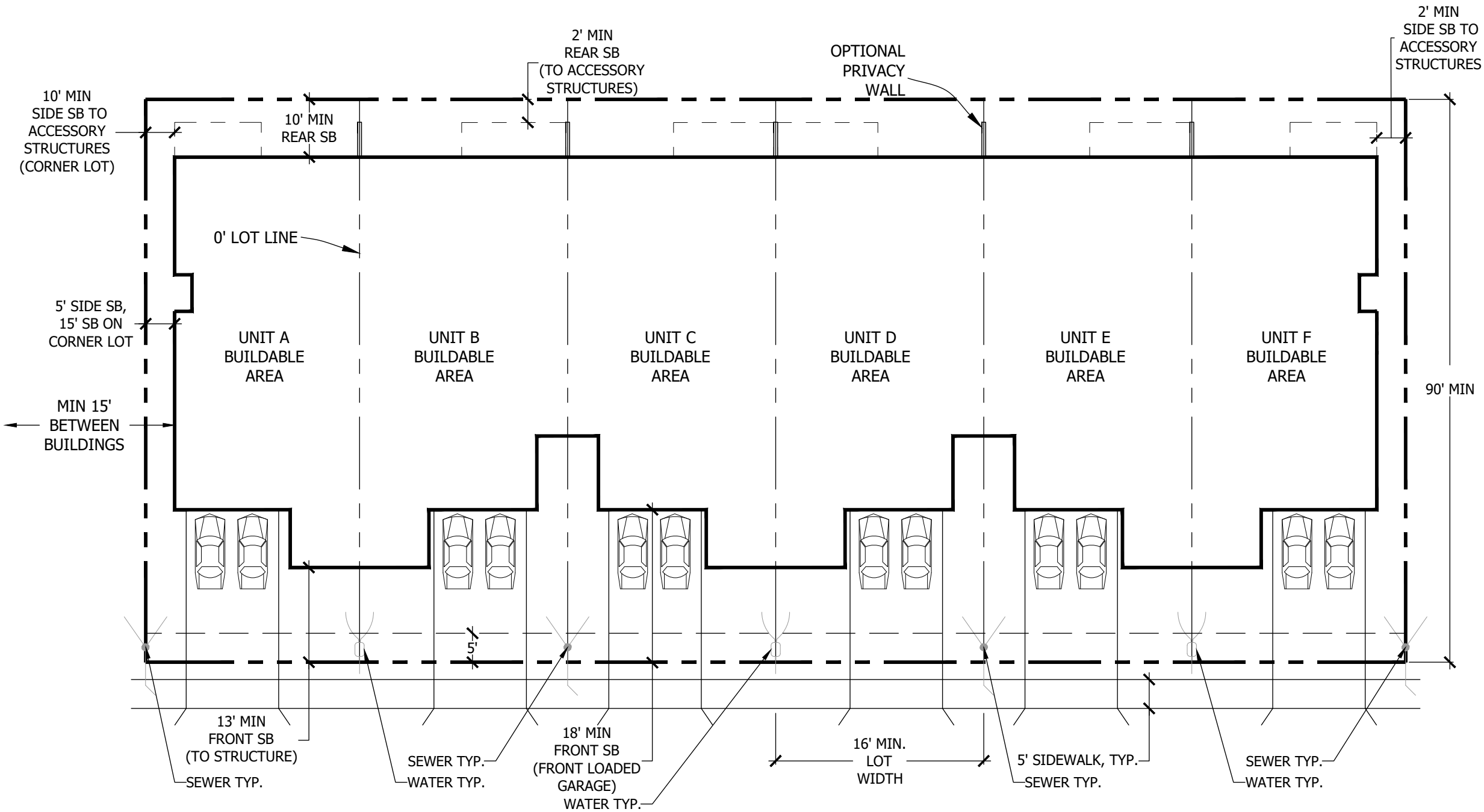


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Lic# LC-C000239

# MPUD PARCEL A

Port St. Lucie, Florida



**NOTES:**

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

**PSL PROJ# P25-178**

**PSLUSD #11-681-00**

**PSL PROJ# P21-148**

## TYPICAL 2-CAR TOWNHOME LOT

NOT TO SCALE

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

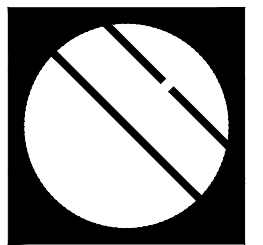
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SHEET 1 OF 1

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**EXHIBIT 18A**  
**TYPICAL 50' ROADWAY SECTION**

**(See next page)**

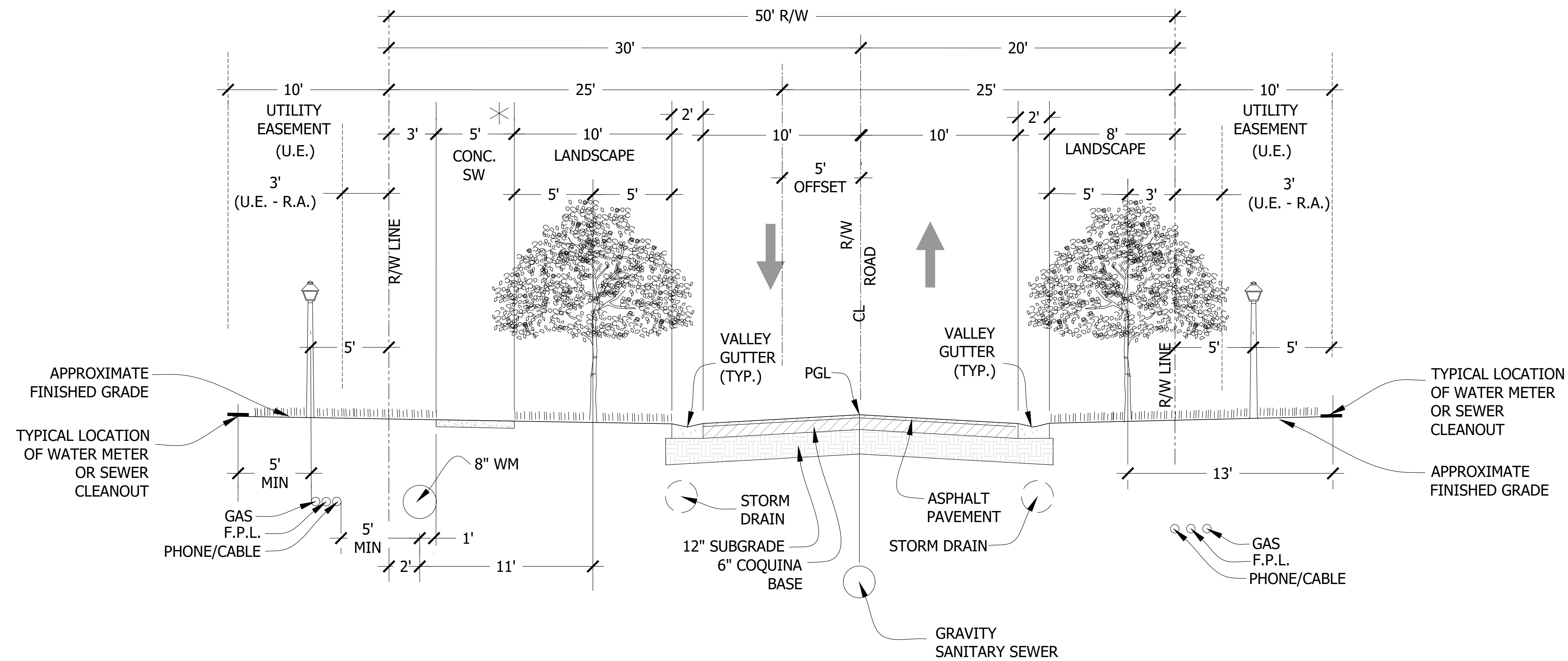


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Jupiter, Florida 33458  
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www.cotleurhearing.com  
Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida



**50' RIGHT-OF-WAY  
TYPICAL SECTION**

POSTED SPEED 25 MPH

\* NOTE:

3' SIDEWALK OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.  
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.  
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.  
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.  
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE REQUIRED ONLY ON ONE SIDE OF THE ROADWAY.  
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSL PROJ# P25-178  
~~PSLUSD # 11-681-00~~  
~~PSL PROJ# P21-148~~  
**50' ROW SECTION**

NOT TO SCALE

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-12-24

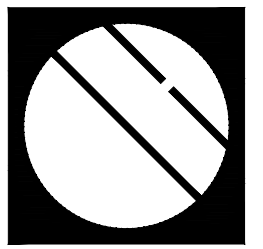
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SHEET 1 OF 1

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**EXHIBIT 18B**  
**TYPICAL 80' ROADWAY SECTION**

**(See next page)**

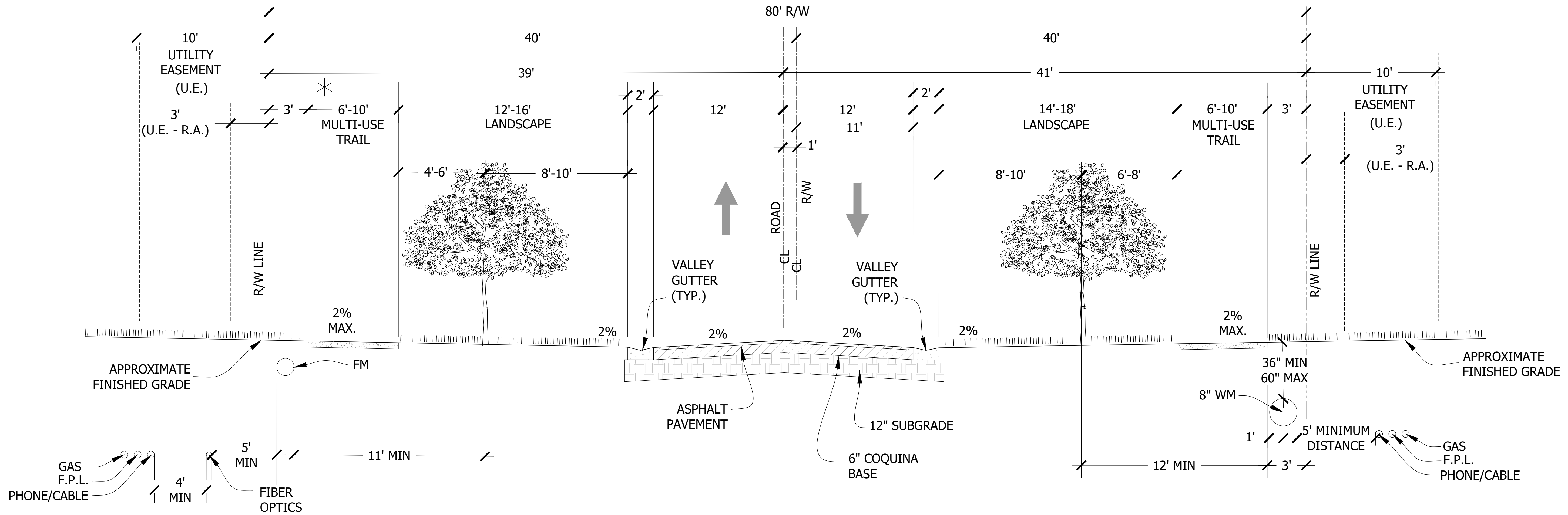


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www.cotleurhearing.com  
Lic# LC-C000239

**MPUD PARCEL A**

Port St. Lucie, Florida



**80' RIGHT-OF-WAY  
TYPICAL SECTION**

\* NOTE:  
3' MULTI-USE TRAIL OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.  
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED. ONE SIDE OF ROAD MAY HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.  
LOCATION OF SIDEWALKS MAY VARY.  
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSL PROJ# P25-178  
~~PSLUSD # 11-681-00~~  
~~PSL PROJ# P21-148~~  
**80' ROW SECTION**

NOT TO SCALE

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-08-24

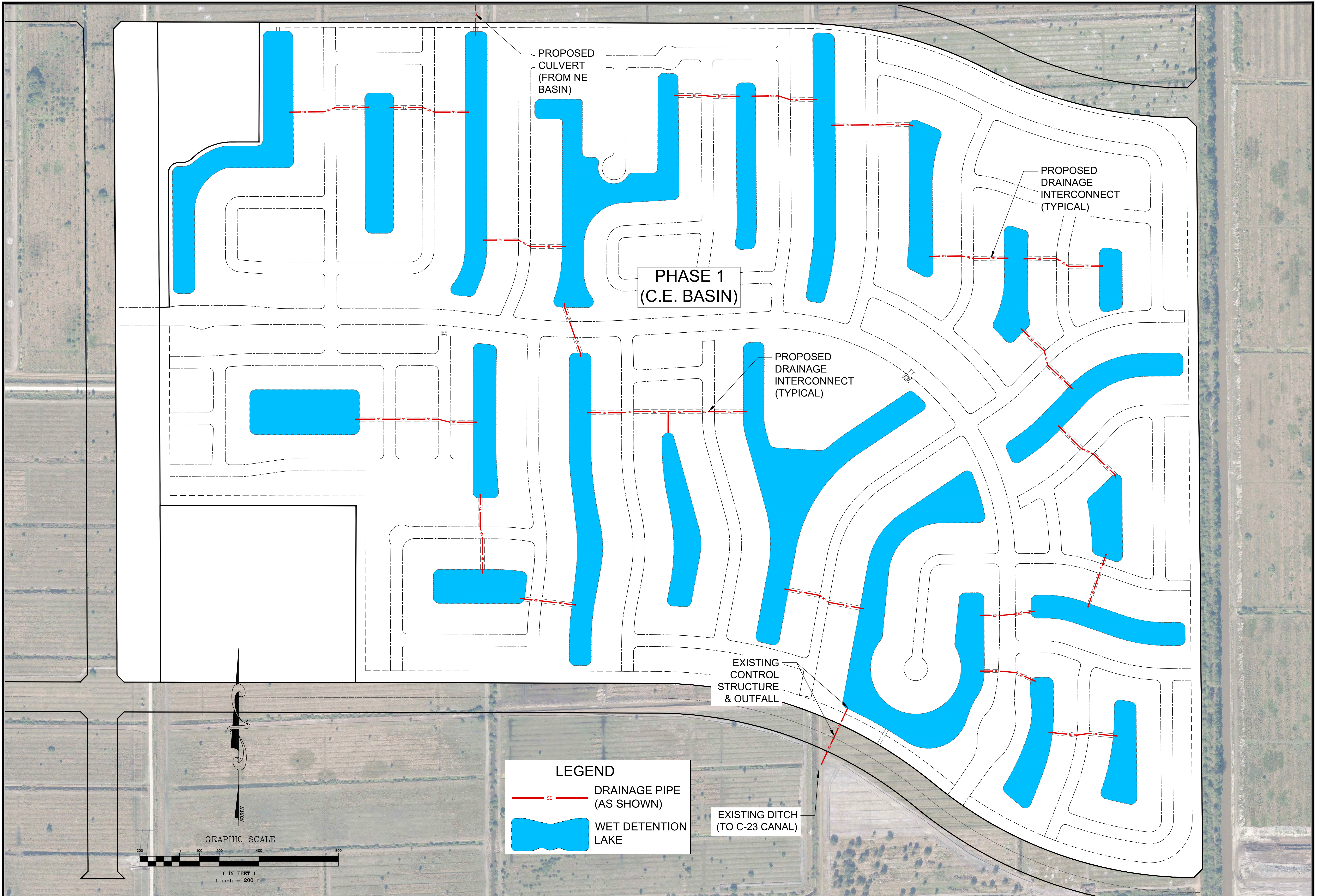
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Drawing: 20-0518\_PUD MASTER PLAN\_01-11-24.DWG

SHEET **1** OF **1**  
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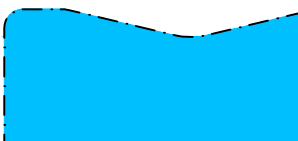
**EXHIBIT 19**  
**TRAFFIC GENERATION STATEMENT**

**(See Traffic Exhibit 1)**

**EXHIBIT 20**  
**WATER/WASTEWATER PLANS**  
**(See next page)**



**LEGEND**

-  DRAINAGE PIPE (AS SHOWN)
-  WET DETENTION LAKE

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft

REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

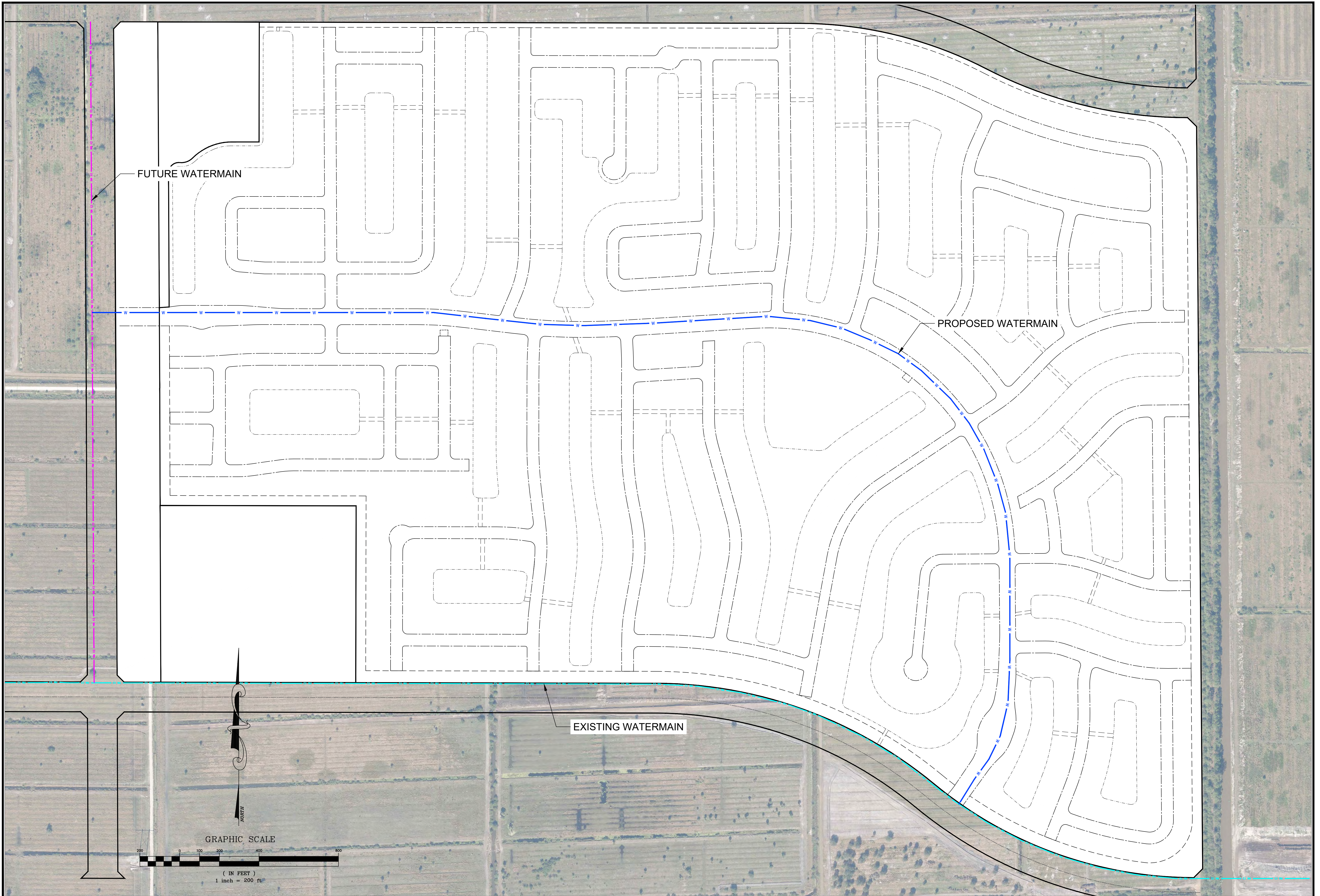


**WILSON GROVES MPUD - PARCEL A**  
 CONCEPTUAL STORMWATER  
 MANAGEMENT PLAN  
 ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021  
 DRAWN BY RHT  
 F.B./ PG. N/A  
 SCALE 1"=200'

RYAN D. WHEELER  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71477  
 STATE OF FLORIDA  
 FOR THE FIRM  
 DATE

JOB # 4371  
 SHT. NO.  
**SD-01**  
 OF 1 SHEETS



REVISIONS	DATE	BY
FILE NAME: 4371PG-PH1 PRELIM.DWG		

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

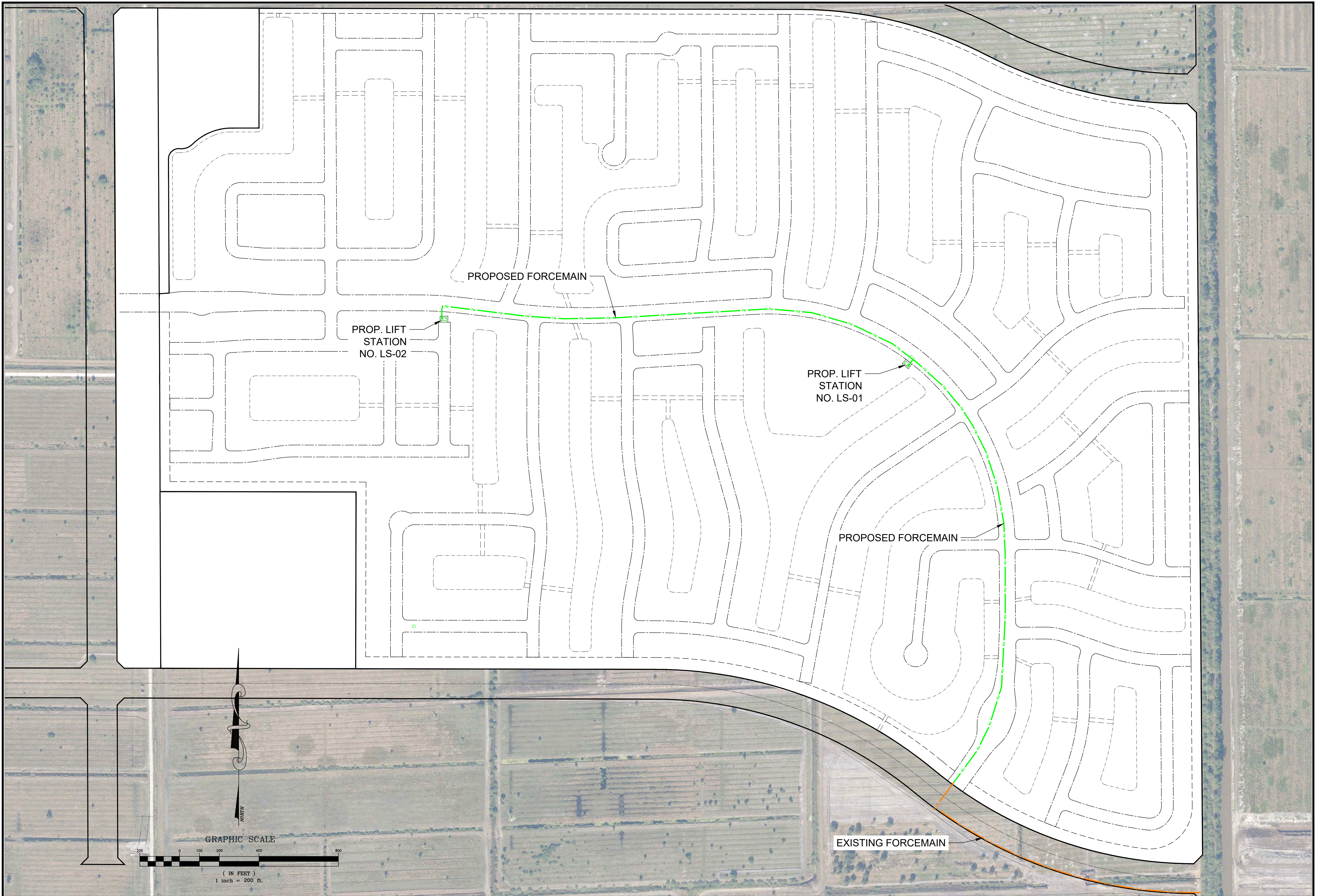


**WILSON GROVES MPUD - PARCEL A**  
 CONCEPTUAL POTABLE  
 WATER DISTRIBUTION PLAN  
 ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021  
 DRAWN BY RHT  
 F.B./ PG. N/A  
 SCALE 1"=200'

RYAN D. WHEELER  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71477  
 STATE OF FLORIDA  
 FOR THE FIRM  
 DATE

JOB # 4371  
 SHT. NO.  
**PW-01**  
 OF 1 SHEETS



REVISIONS	DATE	BY
FILE NAME: 437103-FM PRELIM.DWG		

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452



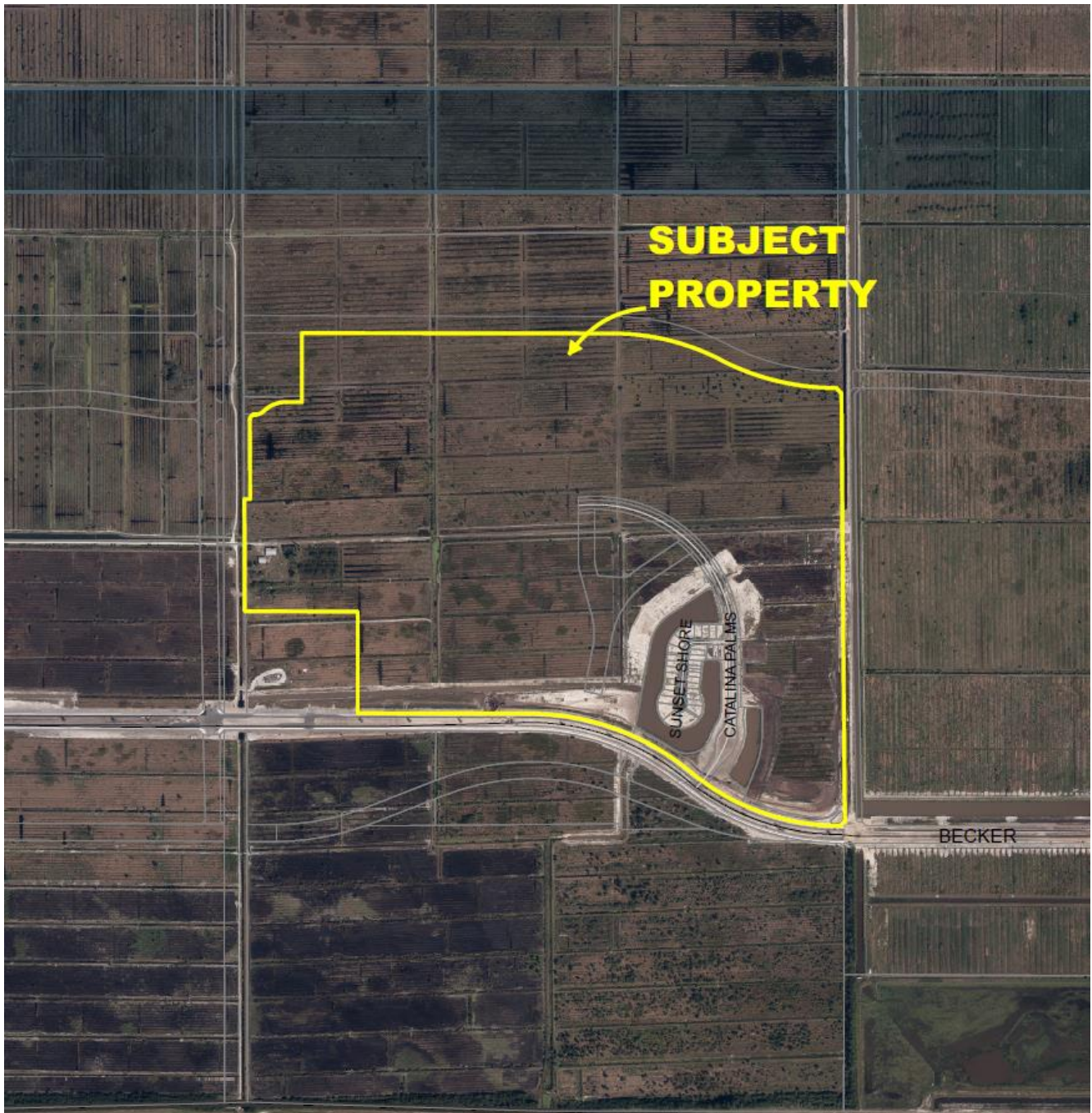
**WILSON GROVES MPUD - PARCEL A**  
 CONCEPTUAL WASTEWATER  
 DISTRIBUTION PLAN  
 ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021  
 DRAWN BY RHT  
 F.B./ PG. N/A  
 SCALE 1"=200'

RYAN D. WHEELER  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71477  
 STATE OF FLORIDA  
 FOR THE FIRM  
 DATE

JOB # 4371  
 SH.T. NO.  
**WW-01**  
 OF 1 SHEETS

**Wilson Groves – Parcel A MPUD Amendment No. 2**  
**Master Planned Unit Development Major Amendment Application**  
**P25-178**



Project Location Map

**SUMMARY**

Applicant’s Request:	An application for a major amendment to the Wilson – Parcel A MPUD regulation book.
Agent:	Cotleur and Hearing, Inc.
Property Owner:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

**Project Description**

Sundance PSL I, LLC, has applied to amend the Wilson Groves – Parcel A Master Planned Unit Development. Parcel A consists of approximately 390.375 acres of property located within the Wilson Groves DRI north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B. This application is to reference independent design standards for this MPUD. Section 2.1.1 of The Citywide Design Standards allows exception for MPUD zoning that provides independent design standards and has the exception approved as part of the MPUD approval.

The proposed MPUD is attached as Exhibit “A” of the staff report. A complete list of the proposed changes is included in the MPUD document, and the changes are shown as ~~strike through~~ and underlined.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting.

**Public Notice Requirements**

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

**Location and Site Information**

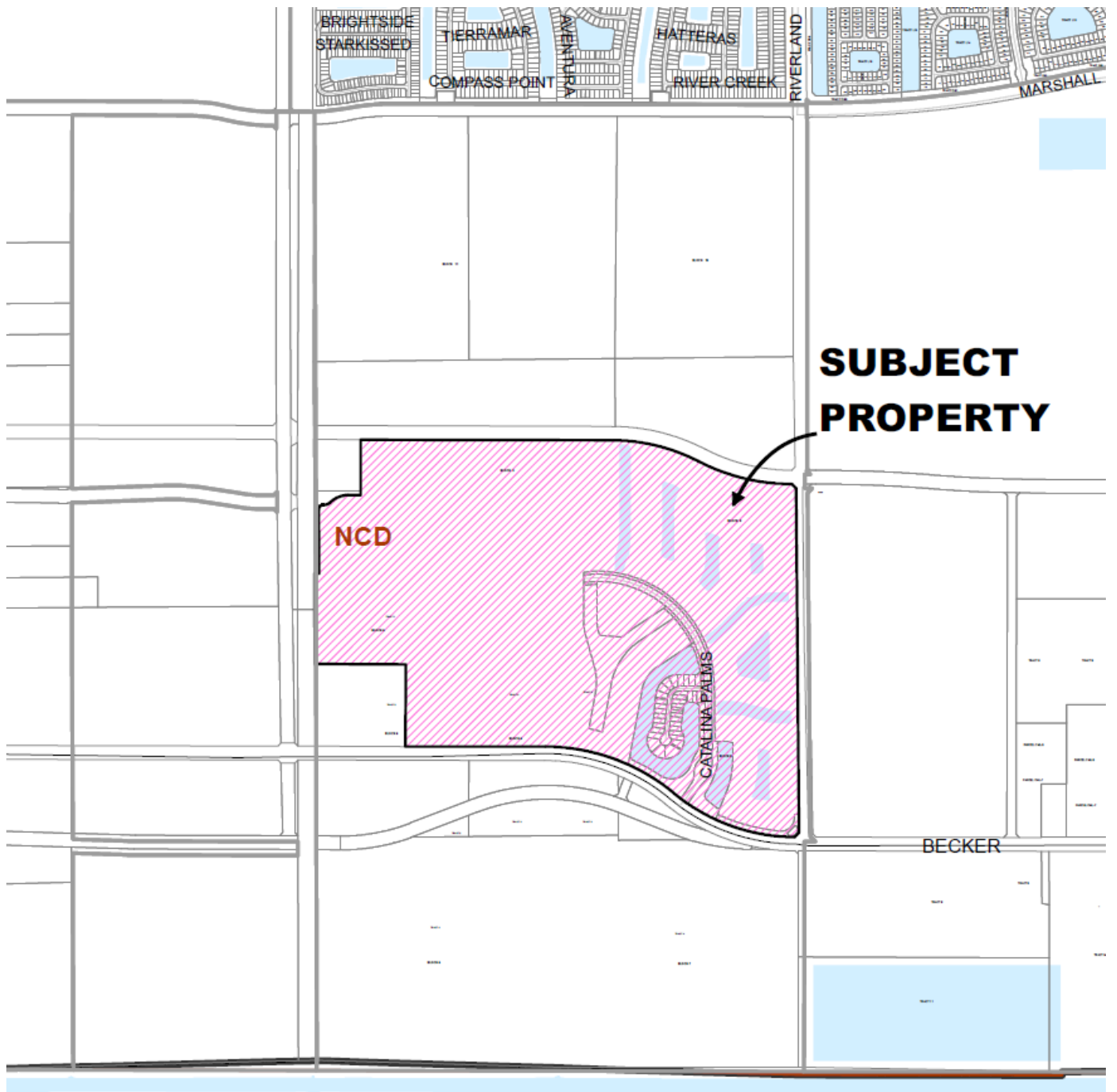
Property Size:	Approximately 390.375 acres
Legal Description:	A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14. together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Wilson Groves Residential Development

**Surrounding Uses**

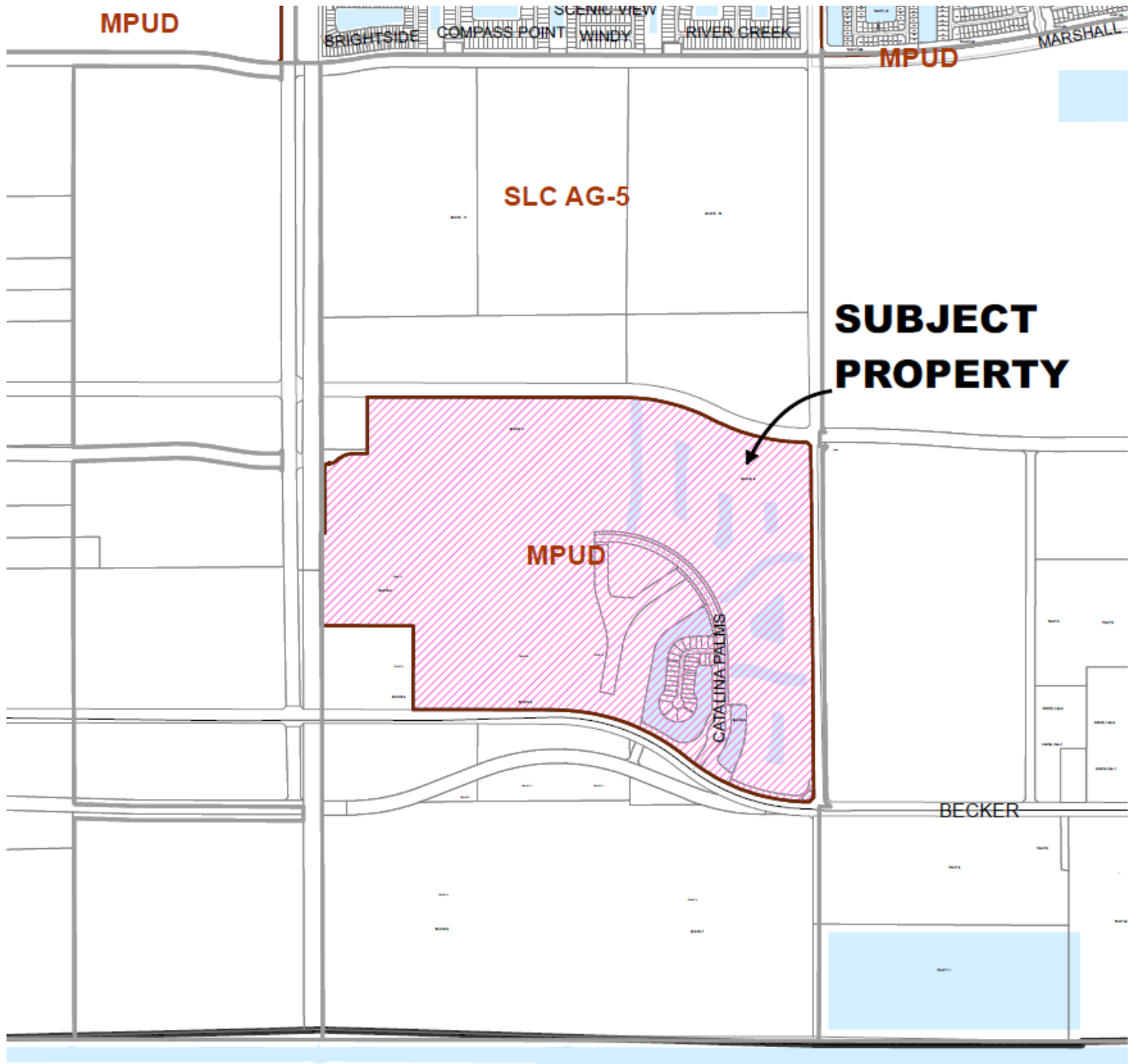
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
West	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI

NCD – New Community Development District

SLC AG-5 – St. Lucie County AG-5 (1 dwelling unit per 5 acres)



**Future Land Use**



**Zoning Designation**

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

#### Land Use Consistency and Analysis:

The proposed amendment is consistent with the following policies of the City's Comprehensive Plan:

Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better intergrade mixed uses into neighborhoods.

Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Independent design standards are proposed to be used for all of the Wilson Grove DRI. Each Wilson Grove MPUD moving forward may provide language indicating the use of independent design standards to regulate the design standards for each development. Declarations for the Sundance Master Property Owners Association have been recorded that establish the authority and responsibilities of the community's Architectural Review Committee (ARC), which will administer the design guidelines. Parcel A consists of only residential development. In consideration of the guidelines proposed for all of the Wilson Grove DRI and the DRI including both residential and non-residential, the document includes standards for both. If the developer chooses not to utilize their design standards for a particular MPUD, then the Citywide Design Standards shall apply.

#### Related Projects

P21-148 Wilson Groves Parcel A MPUD

P25-048 Wilson Groves Parcel A MPUD- Administrative Amendment

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting. 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 approval to the City Council with conditions
- 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.

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>
PA	CUSTOMER RESPONDED	

**ASSIGNED TO**

Daniel Robinson; Public Works Engineering; Matthew Reaver; James Graham; Evan Delgado

**ADDRESS**

<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>
	WilsonGrove	Parcel "A"

**LEGAL DESCRIPTION**

Please see the attached Legal Description.

**SITE LOCATION**

North of Becker Road in Wilson Groves

**PARCEL #**

4329-501-0020-000-6

<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>

<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>	<b>NO. OF RESIDENTIAL UNITS</b>
390.3748		

<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>
0	0

**UTILITY PROVIDER**

CITY OF PORT ST. LUCIE

**DESCRIBE REQUEST**

Wilson Groves Parcel A MPUD Amendment No. 2 to introduce an internal review process overseen by the Sundance Architectural Review Committee.

**Primary Contact Email**

Clane@cotleur-hearing.com

**AGENT/APPLICANT**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Cristina	Lane

**Business Name**

Cotleur & Hearing

**ADDRESS**

1934 Commerce Lane, Suite 1

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Jupiter	FL	33458

<b>EMAIL</b>	<b>PHONE</b>
Clane@cotleur-hearing.com	5614061027

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>

**ADDRESS**

---

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
-------------	--------------	------------

---

<b>EMAIL</b>	<b>PHONE</b>
--------------	--------------

---

**PROJECT ARCHITECT/ENGINEER**

---

<b>FIRST NAME</b>	<b>LAST NAME</b>
-------------------	------------------

---

**Business Name**

---

**ADDRESS**

---

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
-------------	--------------	------------

---

<b>EMAIL</b>	<b>PHONE</b>
--------------	--------------

---

**PROPERTY OWNER**

---

**Business Name**

Sundance PSL I LLC

---

**ADDRESS**

7111 Fairway Drive, Suite 210

---

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
-------------	--------------	------------

Palm Beach Gardens FL 33418

---

<b>EMAIL</b>	<b>PHONE</b>
--------------	--------------

Alex@akelhomes.com (561) 359-3050

---

**FINAL PERMIT INSPECTION REQUIRED BY:**

Planning & Zoning NO



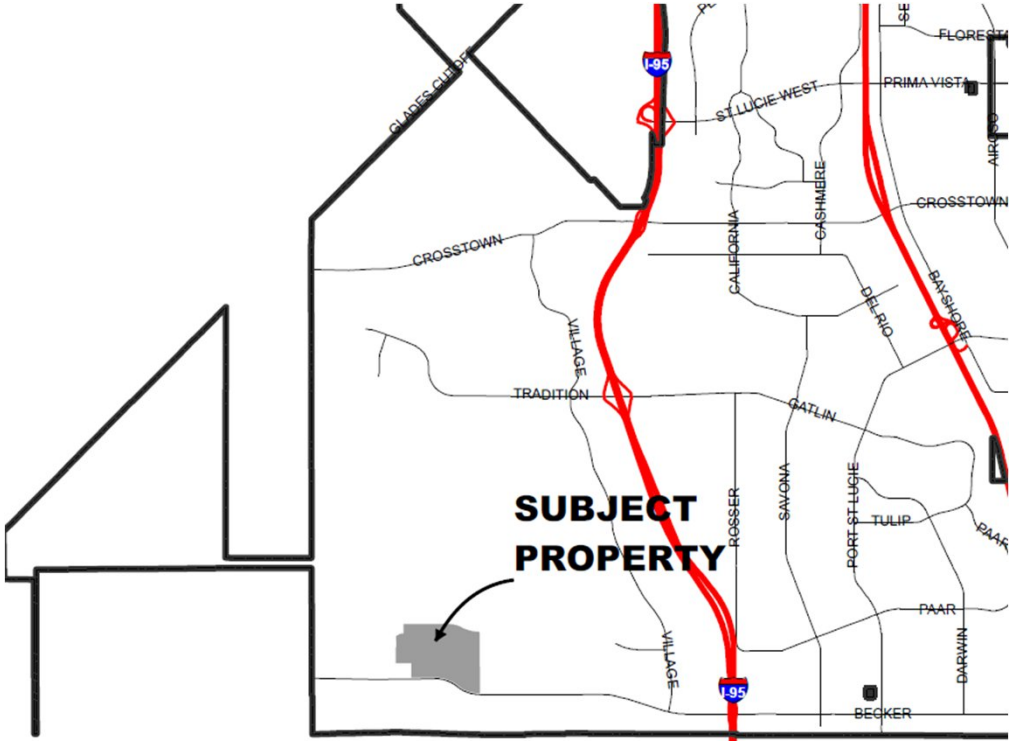
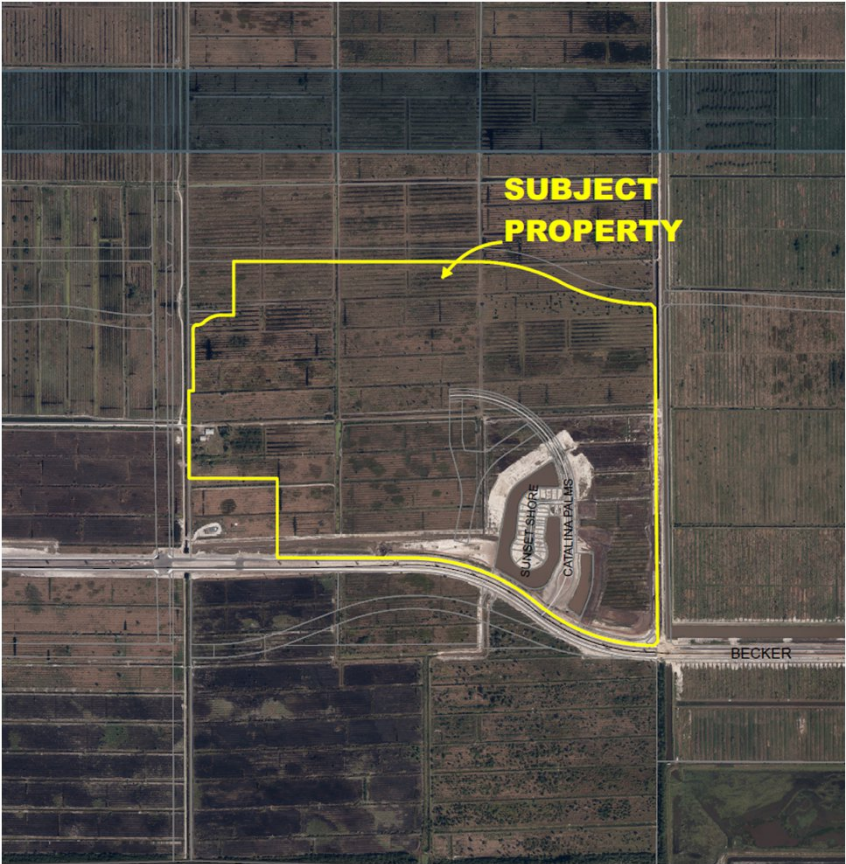
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Wilson Groves Parcel A MPUD 2<sup>nd</sup> Amendment  
P25-178  
City Council Meetings  
May 26, 2026, and June 8, 2026

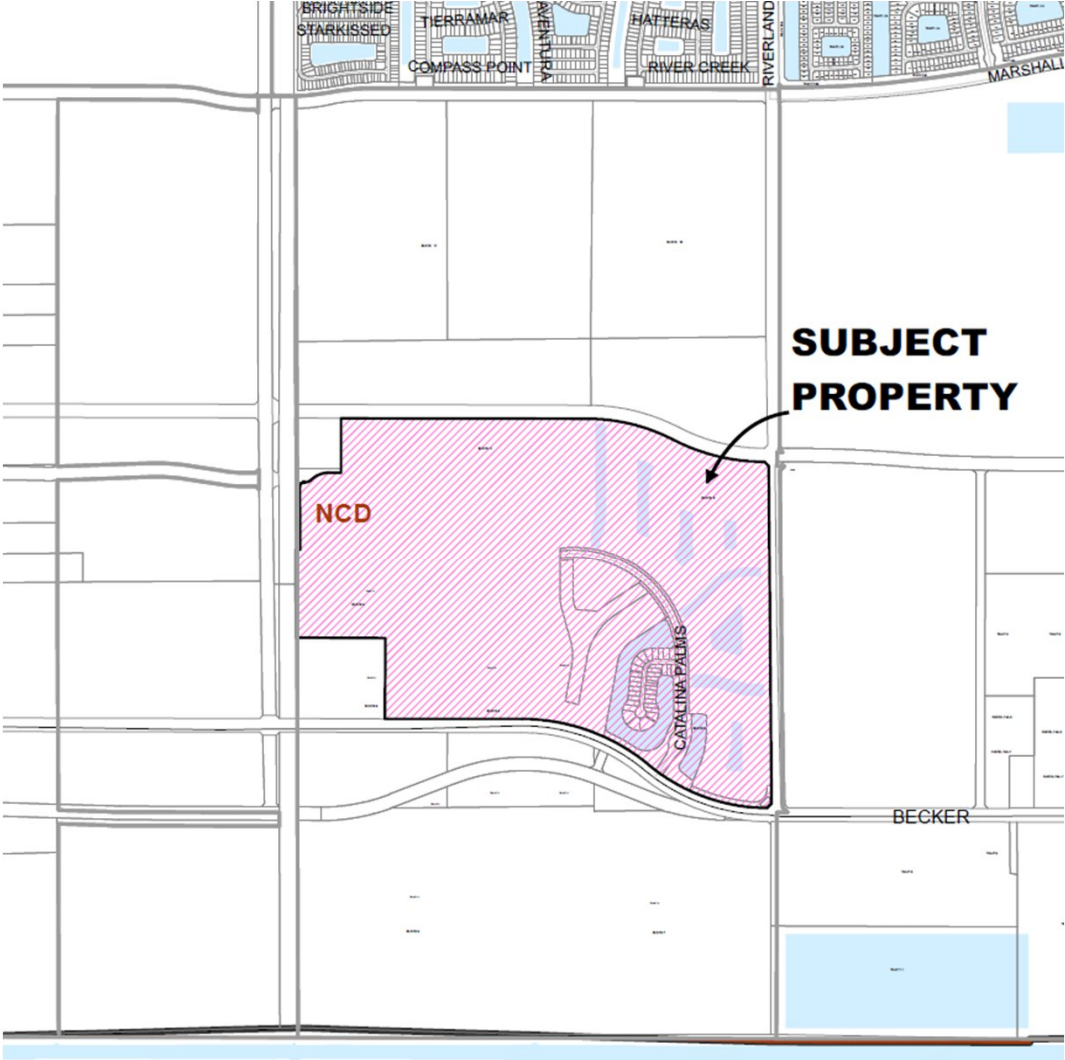
# Request Summary

Applicant's Request:	A request for a major amendment (2 <sup>nd</sup> Amendment) to the MPUD zoning regulation book for Wilson Groves Parcel A MPUD.
Agent:	Cotleur and Hearing, Inc.
Applicants:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

# Location Map



# Future Land Use Map



# Project Background

- Second Amendment to the Wilson Groves Parcel A MPUD
- Wilson Groves Parcel A MPUD is located within the Wilson Groves DRI and was first approved in 2006.
- The MPUD is approx. 390.375 acres in size and has been amended.
- The land is within a Residential sub-district.

# Proposed Project

- This application is to provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards.
- The applicant has provided proof of a review board (architectural review committee) that will administer their standards .
- Evidence of building elevation approval from the architectural review committee will be provided during the Site Plan Review Board review process.
- The applicant intends to have the proposed design standards and guidelines apply to the overall Wilson Groves DRI.

# Sundance Community Standards and Archtectural Design Guidelines



# Comprehensive Plan Consistency

- Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods.
- Policy 1.1.7.3: Encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

# Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the January 28, 2026, Site Plan Review Committee meeting.
- The Planning and Zoning Board recommended approval at their meeting of May 5, 2026.



## Agenda Summary

2026-468

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 8.f

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Placement: Second Reading of Ordinances

Action Requested: Motion / Vote

Ordinance 26-52, an Ordinance Amending Chapter 158, Zoning Code, by Amending Section 158.225 - Outdoor Sales and Special Events (P26-042)

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

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

Executive Summary (General Business): This application is a city-initiated text amendment to amend the Zoning Code (Section 158.225) of the City of Port St. Lucie Code of Ordinances. The text amendment will retitle Section 158.225 from "Outdoor Sales and Special Events" to "Temporary Outdoor Sales and Events", include definitions for "Temporary Outdoor Sales" and "Temporary Outdoor Events", remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Council adopt the ordinance as recommended by the Planning and Zoning Board at their May 5<sup>th</sup> meeting.

Alternate Recommendations:

1. Move that the Council amend the recommendation and adopt the ordinance.
2. Move that the Council deny the ordinance and provide direction.

Background: This amendment will retitle Section 158.225 and provide definitions for the type of events covered. The primary intent of the amendment is to streamline the application process and make it more efficient for applicants. The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional and PUD. Applications for outdoor sales and events are processed through the Neighborhood Services Division. Events on City-owned parcels are coordinated through the Special Events Division.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: Yes

Attachments: 1. Ordinance, 2. Staff Report. 3. Exhibit 1, 4. 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: 26071-05

Legal Sufficiency Review:

Reviewed by KeAndrea Davis, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING CHAPTER 158, ZONING CODE, BY AMENDING SECTION 158.225 – OUTDOOR SALES AND SPECIAL EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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**WHEREAS**, the City of Port St. Lucie, Florida (“City”) desires to update Chapter 158 of the Port St. Lucie Code of Ordinances (“Code”) by amending Section 158.225 to provide clear definitions for temporary outdoor sales and temporary outdoor events, to establish a formal policy framework for the permitting of temporary sales and events, and authorizing the City Manager, or their designee(s), to promulgate additional rules and regulations for their operation.

**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. Title XV, Land Usage, Chapter 158, Zoning Code, Section 158.225 is hereby amended as follows:

**Sec. 158.225. Temporary Outdoor Sales and Special Events.**

An event which would require a permit under this section is any temporary outdoor ~~special event sale or temporary outdoor sale event~~, which is not one of the permitted uses of a property or indicated on a site plan, and not included as a customary primary or ancillary use. Any use of the property already included in the business tax receipt as a use for a property will not require a separate temporary event permit. ~~Except where noted, outdoor special events and temporary outdoor sales events under this section require a special event permit. Permits are not required for church festivities when held on church property, for events held at City parks or recreation facilities, for the display of merchandise at the entry to retail establishments as set forth in § 158.225(A)(2)(b), or for community days annual events as set forth in § 158.225(A)(2)(g).~~

(A) ~~Temporary Outdoor Sales~~The applicant applying to the Code Compliance Division of the Building Department for such outdoor or temporary event permit in the City shall be the owner or its agent of the land upon which the event is intended to be held. Applications must be complete and submitted with the following documentation, to be processed:

- (1) ~~The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty four (24) hours after the close of the event. A refundable security deposit in the amount of five hundred dollars (\$500.00) plus one hundred dollars (\$100.00) for each day of the event payable in advance, shall be required as security to guarantee that the premises will be cleaned of all rubbish and debris after use by the applicant. Covered dumpsters and trash containers must be provided on the event site and emptied daily.~~“Temporary outdoor sales” shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor, that is to occur on private property. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.
- (2) ~~A written statement from the St. Lucie County Fire District that the tents or temporary structures under which the event is to be held are of fireproof material and will not constitute a fire or egress hazard.~~A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (1/2) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.
- (3) ~~Police services will review the application to determine if off-duty officers are required for traffic/crowd control or for security at the event site. If off-duty police officers are required/requested, payment for their services must be made at least fifteen (15) days prior to the first day of the event.~~
- (4) ~~The owner shall provide a list of all employees, which shall include names, and dates of birth.~~
- (5) ~~A copy of the inspection report from the Department of Agriculture for mechanical rides, prior to opening.~~

Additions to text are indicated by underline; ~~strikethrough~~ indicates deletion

- ~~(6) If food is being prepared and/or sold on the site, or if any sanitary facilities and/or sewage disposal is involved, the applicant must contact St. Lucie County Health Department to determine if an inspection is required. The food safety inspection report must be submitted prior to opening.~~
- ~~(7) The City reserves the right to request indemnification and insurance be provided to protect the City for any event using public property.~~
- ~~(8) A concept plan showing the location of the special event, all structures to be utilized in the event including tents, booths, exhibits, width of aisles, means of ingress and egress, concession areas, waste removal facilities, sanitary facilities, and utilities such as electrical and telephone facilities.~~
- (B) An application shall be denied if: Temporary Outdoor Events
- (1) ~~The applicant has made any misrepresentations in the application.~~ “Temporary outdoor events” shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:
- (a) Require street closings or detours such that the usual flow of pedestrians or vehicular traffic is inhibited; or
- (b) Are intended to or likely to attract substantial crowds; or
- (c) Are not consistent with the permitted or approved uses typically associated with the property; or
- (d) Require the use of City resources, financial or otherwise, in excess of the City's normal day-to-day operations; or
- (e) Any additional criteria as deemed by the City Manager, or their designee(s)
- ~~(2) The applicant fails to provide any of the items or information required.~~
- ~~(3) The special event will substantially interfere with any other special event for which a permit has already been granted or with the~~

Additions to text are indicated by underline; ~~strikethrough~~ indicates deletion

~~provision of public safety or other city services needed to support of such other previously scheduled events.~~

~~(4) The special event will have an un-mitigatable adverse impact upon residential or business access and traffic circulation in the area in which it is to be conducted.~~

(C) Outdoor Special Events.~~No person shall conduct temporary outdoor sales or temporary outdoor events, unless a permit has been obtained in accordance with the City's Temporary Outdoor Sales Policy or Temporary Outdoor Events Policy.~~

~~(1) Outdoor events under this section, include but are not limited to circuses, carnivals, tent revivals, outdoor exhibitions, road festivals, and organized competitive events, which shall be permitted on developed property zoned open space recreation, institutional, general commercial and planned unit development/master planned unit development. The event shall not be permitted to exceed seven (7) consecutive days and no more than four (4) such events per year shall be permitted on the same property. The limitation of four (4) events per year may be waived by affirmative vote of the City Council.~~

~~(2) The fees for outdoor events are as follows: A one hundred dollar (\$100.00) non-refundable application fee; two hundred dollars (\$200.00) for the first day, one hundred fifty dollars (\$150.00) for each succeeding day, and twenty dollars (\$20.00) per day, per concession stand, booth, or individuals carrying items on their person for the purposes of sale. The fee(s) shall be paid in full before any equipment is brought upon the location where the outdoor event will take place.~~

~~(3) All events containing an animal show shall make application with, and receive approval from, the City's animal control division before a permit will be issued.~~

~~(4) All events requiring public street closures shall make application for a street closure permit per Chapter 99 of the City of Port St. Lucie Code of Ordinances with the City's Police Department prior to issuance of a permit.~~

Additions to text are indicated by underline; ~~strikethrough~~ indicates deletion

- ~~(5) The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty four (24) hours after the close of the event.~~
- (D) Temporary outdoor sales. The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of temporary outdoor sales or temporary outdoor events.
- ~~(1) Recreational vehicles and boat sales. The sales of recreational vehicles and boats shall be permitted on developed property zoned general commercial, open space recreation, and planned unit development/master planned unit development. The sale shall not be permitted to exceed seven (7) days. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces of the project. Only one (1) applicant may apply per site at any time. A temporary sales permit shall be required for each event with a cost of one hundred dollars (\$100.00) for the first day, fifty dollars (\$50.00) each additional day. A letter from the property owner or its agent stating its consent shall be provided at the time of application. Temporary tent and parking lot sales of automobiles are prohibited except on property licensed and zoned for the use.~~
- ~~(2) A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (1/2) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.~~
- ~~(3) Temporary tent and parking lot sales. The outdoor sales of merchandise other than automobiles, RV's, motorized vehicles and boats shall be permitted on developed property zoned institutional, open space recreation, general commercial, and planned unit development/master planned unit development. The temporary outdoor sales event shall be limited to two (2) one week sales events per calendar year, either by a locally licensed business or sponsored~~

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by a locally licensed business on the same property. The limitation to ~~two (2)~~ one week sales events per calendar year shall apply unless otherwise specified in this chapter. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces, as defined by its site plan. A temporary sales permit shall be required for each event with a fee of two hundred dollars (\$200.00). Only one (1) applicant may apply per site at any given time.

- ~~(4) Crafter/vendor annual permit. The outdoor sales of merchandise shall be permitted on developed property zoned open space recreation, institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twelve (12) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars (\$500.00) is required for a crafter/vendor annual permit. Only one (1) applicant may apply per site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~
- ~~(5) Christmas tree sales. The sale of Christmas trees shall be permitted on property zoned institutional, general commercial, and planned unit development/master planned unit development for a maximum of forty five (45) days. A temporary sales permit shall be required with a fee of twenty dollars (\$20.00) per day, up to a maximum fee of two hundred dollars (\$200.00).~~
- ~~(6) Farmer's market annual permit. Outdoor farmer's markets shall be permitted on developed property zoned institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twenty four (24) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars (\$500.00) is required for a farmer's market annual permit. Only one (1) applicant may apply per~~

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~~site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~

~~(7) An annual event, Community Days, held on Veteran's Day weekend allowing that local businesses, holding a current business tax receipt, in a commercially zoned location, may engage in a three-day special event. One professionally made banner may be placed on the building as regulated by section 155.07(F). Said event shall not count as part of the aforementioned limit of two one-week sales events per calendar year. There are no permit fees for the event or banner. All event activity shall be in compliance with Chapter 155 and this chapter.~~

~~(E) Any violation of any city ordinance shall result in the permit being revoked immediately and the violator being banned from holding an event in the city for a period of not less than twenty-four (24) months.~~

~~(F) Fee Exemption:~~

~~(1) Legally recognized 501(C)(3) non-profit and charitable organizations sponsored by a local business having a current business tax receipt are exempt from the fees. The non-profit or charitable organization must; however, provide proof of non-profit/charitable status and shall obtain a permit under the above mentioned regulations.~~

~~(2) Requests for exemption from fees must be made in writing to the City Manager's office to be placed on a City Council agenda~~

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.

Additions to text are indicated by underline; ~~strikethrough~~ indicates deletion

Section 5. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word “ordinance” may be changed to “section” or other appropriate word as may be necessary.

Section 6. 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 \_\_\_\_\_, 2026.

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

Additions to text are indicated by underline; ~~striketrough~~ indicates deletion



**City of Port St. Lucie Text Amendment**  
**Section 158.225: Zoning Code**  
**P26-042**

**SUMMARY**

<b>Applicant’s Request:</b>	A City initiated text amendment to Section 158.225. Outdoor Sales and Special Events
<b>Applicant:</b>	City of Port St. Lucie
<b>Project Planner:</b>	Marissa Da Breo-Latchman, Environmental Planner II

**Project Description and Analysis**

This application is a city-initiated text amendment to amend the Zoning Code (Section 158.225) of the City of Port St. Lucie Code of Ordinances. The text amendment will retitle Section 158.225 from “Outdoor Sales and Special Events to “Temporary Outdoor Sales and Events”, include definitions for “Temporary Outdoor Sales” and “Temporary Outdoor Events”, remove the application and permitting process details from the section, and allow for those details to be established in a separate policy. The primary intent of the amendment is to streamline the application process and make it more efficient for applicants.

The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional and PUD. Applications for outdoor sales and events are processed through the Neighborhood Services Division. Events on City-owned parcels are coordinated through the Special Events Division.

The proposed changes are provided as Exhibits “A” of the staff report with additions shown as underlined and deletions shown as ~~strikethrough~~.

**STAFF RECOMMENDATION**

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction 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 approval to the City Council with conditions
- 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.

## Exhibit A

### Sec. 158.225. Temporary Outdoor Sales and Special Events.

An event which would require a permit under this section is any temporary outdoor ~~special events~~sale or temporary outdoor sales event, which is not one of the permitted uses of a property or indicated on a site plan, and not included as a customary primary or ancillary use. Any use of the property already included in the business tax receipt as a use for a property will not require a separate temporary event permit. ~~Except where noted, outdoor special events and temporary outdoor sales events under this section require a special event permit. Permits are not required for church festivities when held on church property, for events held at City parks or recreation facilities, for the display of merchandise at the entry to retail establishments as set forth in § 158.225(A)(2)(b), or for community days annual events as set forth in § 158.225(A)(2)(g).~~

(A) ~~Temporary Outdoor Sales~~The applicant applying to the Code Compliance Division of the Building Department for such outdoor or temporary event permit in the City shall be the owner or its agent of the land upon which the event is intended to be held. Applications must be complete and submitted with the following documentation, to be processed:

- (1) ~~The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty four (24) hours after the close of the event. A refundable security deposit in the amount of five hundred dollars (\$500.00) plus one hundred dollars (\$100.00) for each day of the event payable in advance, shall be required as security to guarantee that the premises will be cleaned of all rubbish and debris after use by the applicant. Covered dumpsters and trash containers must be provided on the event site and emptied daily.~~“Temporary outdoor sales” shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor, that is to occur on private property. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.
- (2) ~~A written statement from the St. Lucie County Fire District that the tents or temporary structures under which the event is to be held are of fireproof material and will not constitute a fire or egress hazard.~~A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (½) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.
- (3) ~~Police services will review the application to determine if off duty officers are required for traffic/crowd control or for security at the event site. If off duty police officers are required/requested, payment for their services must be made at least fifteen (15) days prior to the first day of the event.~~
- (4) ~~The owner shall provide a list of all employees, which shall include names, and dates of birth.~~
- (5) ~~A copy of the inspection report from the Department of Agriculture for mechanical rides, prior to opening.~~

## Exhibit A

- ~~(6) If food is being prepared and/or sold on the site, or if any sanitary facilities and/or sewage disposal is involved, the applicant must contact St. Lucie County Health Department to determine if an inspection is required. The food safety inspection report must be submitted prior to opening.~~
  - ~~(7) The City reserves the right to request indemnification and insurance be provided to protect the City for any event using public property.~~
  - ~~(8) A concept plan showing the location of the special event, all structures to be utilized in the event including tents, booths, exhibits, width of aisles, means of ingress and egress, concession areas, waste removal facilities, sanitary facilities, and utilities such as electrical and telephone facilities.~~
- (B) ~~An application shall be denied if:~~ Temporary Outdoor Events
- ~~(1) The applicant has made any misrepresentations in the application. “Temporary outdoor events” shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:~~
    - ~~(a) Require street closings or detours such that the usual flow of pedestrians or vehicular traffic is inhibited; or~~
    - ~~(b) Are intended to or likely to attract substantial crowds; or~~
    - ~~(c) Are not consistent with the permitted or approved uses typically associated with the property; or~~
    - ~~(d) Require the use of City resources, financial or otherwise, in excess of the City's normal day-to-day operations; or~~
    - ~~(e) Any additional criteria as deemed by the City Manager, or their designee(s)~~
  - ~~(2) The applicant fails to provide any of the items or information required.~~
  - ~~(3) The special event will substantially interfere with any other special event for which a permit has already been granted or with the provision of public safety or other city services needed to support of such other previously scheduled events.~~
  - ~~(4) The special event will have an un-mitigatable adverse impact upon residential or business access and traffic circulation in the area in which it is to be conducted.~~
- (C) ~~Outdoor Special Events. No person shall conduct temporary outdoor sales or temporary outdoor events, unless a permit has been obtained in accordance with the City's~~ Temporary Outdoor Sales Policy or Temporary Outdoor Events Policy.
- ~~(1) Outdoor events under this section, include but are not limited to circuses, carnivals, tent revivals, outdoor exhibitions, road festivals, and organized competitive events, which shall be permitted on developed property zoned open space recreation, institutional, general commercial and planned unit development/master planned unit development. The event shall not be permitted to exceed seven (7) consecutive days and no more than four (4) such events per~~

## Exhibit A

~~year shall be permitted on the same property. The limitation of four (4) events per year may be waived by affirmative vote of the City Council.~~

- ~~(2) The fees for outdoor events are as follows: A one hundred dollar (\$100.00) non-refundable application fee; two hundred dollars (\$200.00) for the first day, one hundred fifty dollars (\$150.00) for each succeeding day, and twenty dollars (\$20.00) per day, per concession stand, booth, or individuals carrying items on their person for the purposes of sale. The fee(s) shall be paid in full before any equipment is brought upon the location where the outdoor event will take place.~~
  - ~~(3) All events containing an animal show shall make application with, and receive approval from, the City's animal control division before a permit will be issued.~~
  - ~~(4) All events requiring public street closures shall make application for a street closure permit per Chapter 99 of the City of Port St. Lucie Code of Ordinances with the City's Police Department prior to issuance of a permit.~~
  - ~~(5) The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty four (24) hours after the close of the event.~~
- (D) Temporary outdoor sales. The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of temporary outdoor sales or temporary outdoor events.
- ~~(1) Recreational vehicles and boat sales. The sales of recreational vehicles and boats shall be permitted on developed property zoned general commercial, open space recreation, and planned unit development/master planned unit development. The sale shall not be permitted to exceed seven (7) days. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces of the project. Only one (1) applicant may apply per site at any time. A temporary sales permit shall be required for each event with a cost of one hundred dollars (\$100.00) for the first day, fifty dollars (\$50.00) each additional day. A letter from the property owner or its agent stating its consent shall be provided at the time of application. Temporary tent and parking lot sales of automobiles are prohibited except on property licensed and zoned for the use.~~
  - ~~(2) A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (1/2) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.~~
  - ~~(3) Temporary tent and parking lot sales. The outdoor sales of merchandise other than automobiles, RV's, motorized vehicles and boats shall be permitted on developed property zoned institutional, open space recreation, general commercial, and planned unit development/master planned unit development. The temporary outdoor sales event shall be limited to two (2) one week sales events per calendar year, either by a locally licensed business or sponsored by a locally licensed~~

## Exhibit A

business on the same property. The limitation to two (2) one-week sales events per calendar year shall apply unless otherwise specified in this chapter. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces, as defined by its site plan. A temporary sales permit shall be required for each event with a fee of two hundred dollars (\$200.00). Only one (1) applicant may apply per site at any given time.

- ~~(4) Crafter/vendor annual permit. The outdoor sales of merchandise shall be permitted on developed property zoned open space recreation, institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twelve (12) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars (\$500.00) is required for a crafter/vendor annual permit. Only one (1) applicant may apply per site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~
- ~~(5) Christmas tree sales. The sale of Christmas trees shall be permitted on property zoned institutional, general commercial, and planned unit development/master planned unit development for a maximum of forty-five (45) days. A temporary sales permit shall be required with a fee of twenty dollars (\$20.00) per day, up to a maximum fee of two hundred dollars (\$200.00).~~
- ~~(6) Farmer's market annual permit. Outdoor farmer's markets shall be permitted on developed property zoned institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twenty-four (24) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars (\$500.00) is required for a farmer's market annual permit. Only one (1) applicant may apply per site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~
- ~~(7) An annual event, Community Days, held on Veteran's Day weekend allowing that local businesses, holding a current business tax receipt, in a commercially zoned location, may engage in a three-day special event. One professionally made banner may be placed on the building as regulated by section 155.07(F). Said event shall not count as part of the aforementioned limit of two one-week sales events per calendar year. There are no permit fees for the event or banner. All event activity shall be in compliance with Chapter 155 and this chapter.~~
- ~~(E) Any violation of any city ordinance shall result in the permit being revoked immediately and the violator being banned from holding an event in the city for a period of not less than twenty-four (24) months.~~
- ~~(F) Fee Exemption.~~

## Exhibit A

- ~~(1) Legally recognized 501(C)(3) non-profit and charitable organizations sponsored by a local business having a current business tax receipt are exempt from the fees. The non-profit or charitable organization must; however, provide proof of non-profit/charitable status and shall obtain a permit under the above mentioned regulations.~~
- ~~(2) Requests for exemption from fees must be made in writing to the City Manager's office to be placed on a City Council agenda~~



Text Amendment to Section 158.225

(P26-042)

Planning and Zoning Board Meeting May 5, 2026

# Request Summary

Request:	A City initiated text amendment to Section 158.225. Outdoor Sales and Special Events of the Zoning Code.
Applicant:	City of Port St. Lucie

# Reasons for the Proposed Changes

This section of the Code is administered by the Neighborhood Services Division. Changes were made in consultation with staff from Special Events, Legal, PD, and Planning and Zoning.

The primary intent of the amendment is to streamline the application process and make it more efficient for applicants.

The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional or PUD.

Events on City-owned parcels are coordinated through the Special Events Division.

# Summary of Proposed Changes

The text amendment will retitle Section 158.225 from “Outdoor Sales and Special Events” to “Temporary Outdoor Sales and Events”, include definitions for “Temporary Outdoor Sales” and “Temporary Outdoor Events”, remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

# Primary Goals for the Proposed Changes

- Establish a more agile framework for managing permits by removing the current rigid code.
- Allow for more frequent and efficient adjustments to policies as the city's needs evolve.
- Better accommodate the diverse requirements of local businesses and event organizers by simplifying the application process.
- Streamlines the administrative workflow

# Proposed Amendment

## Define Temporary Outdoor Sales – 158.225(A)

- “Temporary Outdoor Sales” shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.
- A permit is not required for the display of merchandise at the entry to retail establishments.

# Proposed Amendment

## Define Temporary Outdoor Events– 158.225(B)

- "Temporary Outdoor Events" shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:
  - Require street closings/detours.
  - Likely to attract substantial crowds.
  - Unlike the customary or usual activities generally associated with the property.
  - Require the use of city resources, financial or otherwise, in excess of the City's normal day-to-day.
  - Any additional criteria as deemed by the City Manager, or their designee(s).

# Proposed Amendment

Requires a Permit and Establishes Policy – 158.225(C)

- No person shall conduct temporary outdoor sales or events, unless a permit has been obtained in accordance with the City's Temporary Outdoor Sales Policy or Temporary Outdoor Event Policy.

# Proposed Amendment

## **Ability to Adjust Policies and Procedures – 158.225(D)**

- The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of an outdoor sale or outdoor event.

# Recommendation

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.



## Agenda Summary

2026-519

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 9.a

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Placement: Other Public Hearings

Action Requested: Motion / Vote

**Public Hearing and 30-Day Comment Period: Update on Draft 2026-2030 CDBG Consolidated Plan and Review of 2026-2027 Annual Action Plan**

Submitted By: Carmen A. Capezzuto, Director of the Neighborhood Services Department (NSD)

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

**Executive Summary (General Business):** The Community Development Block Grant (CDBG) program provides federal funds for projects and programs that help improve the physical, economic, and social conditions of our community. Eligible projects must benefit low- and moderate-income people and address urgent needs. As a recipient of federal grant funds, the City of Port St. Lucie is required by the US Department of Housing and Urban Development (HUD) to produce a Five-Year Consolidated Plan and an Annual Action Plan of projects to be funded the following year.

**Presentation Information:** NSD will present proposed projects for Fiscal Year 2026-2027 following a brief presentation from project consultant Erich Chatham from Civitas LLC.

**Staff Recommendation:** Move that the City Council approve opening the 30-day public comment period for the City's 2026-2030 Consolidated Plan and Annual Action Plan. Request that the Council review and approve eligible projects for the 2026-2027 CDBG Annual Action Plan.

**Alternate Recommendations:**

1. Move that the Council amend the proposed project list and approve the Annual Action Plan and Consolidated Plan for submittal to the Department of Housing and Urban Development (HUD) and approve opening the 30-day public comment period for the City's 2026-2030 Consolidated Plan and Annual Action Plan.
2. Move that the Council direct staff to return to the July 13, 2026, City Council meeting with changes to the Consolidated Plan and/or Annual Action Plan.

**Background:** The City's Five-Year CDBG Consolidated Plan outlines priority needs and specific goals identified by staff, discussions with City Council, the City's CDBG consultant, and public input. To support this effort, the City hosted two public stakeholder meetings on April 7, 2026, at 12:00 PM and 5:30 PM, inviting non-profits, residents, and the community at large. An online public input survey was also published and advertised from March through May 2026. The survey was distributed to City contacts, and staff received a total of 115 responses. Detailed survey results are attached to this agenda item. The Five-Year Consolidated Plan will guide the City's efforts each year and serve as the basis for subsequent Annual Reports. Projects proposed for

Program Year 2026-2027 are included in the 2026-2030 Consolidated Plan.

Issues/Analysis: A Public Hearing has been advertised for June 8, 2026.

Financial Information: The City of Port St. Lucie has been notified of anticipated CDBG funding in the amount of \$1,151,524 for Fiscal Year 26-27 and eligible projects have been vetted by staff for City Council consideration.

Special Consideration: City staff must submit these documents to the Department of Housing and Urban Development (HUD) by the deadline of August 16, 2026.

Location of Project: The CDBG program covers the entire City of Port St. Lucie in its housing programs and low/moderate income areas for infrastructure improvements, public facility ADA modifications, access to affordable housing, and improved economic opportunities. Actual project locations coincide with City Strategic Plan priorities and are subject to City Council approval.

Business Impact Statement: N/A

Attachments: 1. Staff and consultant joint presentation 2. 2026-2030 CDBG Consolidated Plan 3. Community Survey Results 4. Stakeholder Survey Results 5. Legal Ad for Public Hearing 6. Spanish Legal Ad

*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:

Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.



# City of Port St. Lucie

## 2026 – 2030 Consolidated Plan Overview

June 8, 2026



In partnership with Civitas, LLC

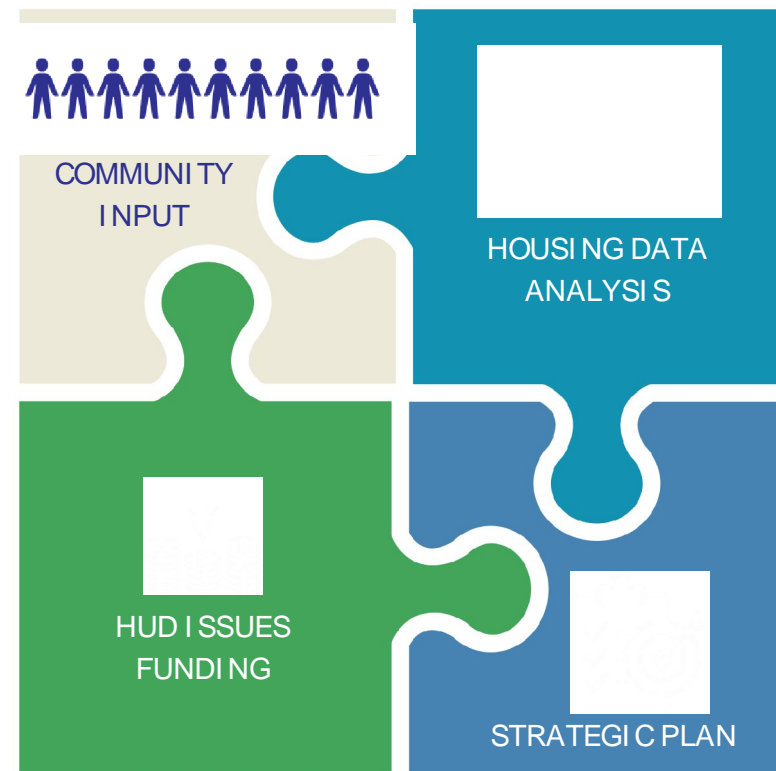
# Consolidated Plan: Major Components & Allocation

## Five Major Components

1. Community Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

## HUD 2026 Fund Allocation

Source	Amount
CDBG	\$1,151,524



# HUD Programs – Eligible Activities

## Community Development Block Grant (CDBG)



Public Improvements



Public Facilities



Rehabilitation



Economic Development



Acquisition



Public Services

# Citizen Participation and Consultations

Public Comment Review Period	<p>The draft 2026-2030 ConPlan and PY 2026 AAP will be available for public review and comment from June 9, 2026, through July 8, 2026.</p> <p>Written comments may be submitted by email to <a href="mailto:csala@cityofpsl.com">csala@cityofpsl.com</a></p>
Public Hearings	<p>Initial public hearing: April 7, 2026, at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984, to gather input on community needs and the development of the plan. No attendees were present and no comments were received.</p> <p>A second public hearing: June 8, 2026, at 1:00 PM during the City Council meeting at City Hall Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, to review the draft plan and receive public comments.</p>
Stakeholder & Community Input	<p>Development of the plan was also informed by a community survey, a stakeholder survey, consultation with local and regional partners, and coordination with housing, service, and public agency partners.</p>

# Community Survey Overview

## #1 Public Improvements

- Sidewalks
- Street Improvements
- Street Lighting

## #2 Affordable Housing

- Energy Efficient Improvements
- Rehab of Owner-Occupied Housing
- Down Payment Assistance

## #3 Economic Development

- Job Creation/Retention
- Small Business Assistance
- Public Transportation

## Demographics & Highlights (N=107)

- 96% of respondents live in Port St. Lucie
- Largest age group was 35-44 at 27%
- 22% of respondents were ages 45-54
- 17% of respondents were ages 55-64
- 86% of respondents own their home
- 10% of respondents rent their home
- 45% reported monthly housing costs of \$2,500 or more
- 25% of respondents identified as Hispanic

Top activities ranked by highest need within each priority category

# Community and Stakeholder Survey Overview

## Summary of Comments from Community Survey

- Many respondents emphasized housing affordability, rising housing costs, and the need for more affordable housing options.
- Public improvement comments frequently mentioned sidewalks, street repairs, street lighting, traffic concerns, stormwater and drainage issues, and neighborhood cleanup needs.
- Respondents also noted interest in parks, recreational facilities, and community amenities in growing areas of the City.
- Other recurring themes included mental health services, youth services, transportation, anti-crime programs, and preserving neighborhood quality of life as the City continues to grow.

## Stakeholder Survey Key Takeaways

- 8 responses from local agencies and service providers
- Top funding priorities were public services and affordable housing/homebuyer assistance
- Affordable housing availability was identified by all respondents as a key unmet need
- Other leading needs included child-care, transportation, and homelessness assistance
- Stakeholders also emphasized housing affordability, supportive services, and housing for special needs populations
- Major barriers included lack of affordability, limited home availability in affordable price ranges, and downpayment challenges

# 2026-2030 ConPlan – Priority Needs & Goals

Priority Needs	Goals
Public Facilities & Infrastructure	1A Improve Public Facilities & Infrastructure
Affordable Housing	2A Increase Access to Affordable Housing
Public Services	3A Public Services for LMI & Special Need
Grant Administration	4A Grant Administration

## Staff Recommended 2026 Action Plan CDBG Projects

Project Name	Funding
CDBG Public Facilities & Infrastructure (52%)	\$596,320
CDBG Housing Programs (15%)	\$175,000
CDBG Public Services (13%)	\$150,000
CDBG Program Administration (20%)	\$230,204
TOTAL 2026 Program Year Funds	\$1,151,524

# Recommended 2026 Action Plan CDBG Activities

Activity	Funding
CDBG Public Facilities & Infrastructure	\$596,320
<ul style="list-style-type: none"> <li>• Whispering Pines Phase 6 Culvert Sections 33, 34, &amp; 41</li> <li>• Rotary Park Parking Lot Lighting and Security Cameras</li> <li>• Contingency</li> </ul>	<ul style="list-style-type: none"> <li>\$340,000</li> <li>\$249,000</li> <li>\$7,320</li> </ul>
CDBG Housing Programs	\$175,000
<ul style="list-style-type: none"> <li>• Two Code Compliance FTEs</li> </ul>	<ul style="list-style-type: none"> <li>\$175,000</li> </ul>
CDBG Public Services	\$150,000
<ul style="list-style-type: none"> <li>• Boys and Girls Club Mobile Club</li> <li>• Love Your Block</li> </ul>	<ul style="list-style-type: none"> <li>\$75,000</li> <li>\$75,000</li> </ul>

\*Homeowner Repair and Rehabilitative Assistance Program & Business Accelerator Program: Savings from previous years

Recommended  
Alternate 2026 Action Plan  
CDBG Activities

Activity	Funding
• Public Works NW Torino Parkway Sidewalk	\$800,000
• Boat Dock Upgrade for Veterans Park at Rivergate	\$249,000

# Next Steps

- Public Hearing (Today, June 8, 2026)
- 30-day Comment Period (June 9<sup>th</sup> through July 8<sup>th</sup>)
- HUD submission (August 15, 2026)
- Program year start date (October 1<sup>st</sup>, 2026)

City of Port St. Lucie CDBG Program  
Catherine Sala  
Grant Coordinator  
Neighborhood Services Department  
[csala@cityofpsl.com](mailto:csala@cityofpsl.com)

Consolidated Plan development in partnership  
with Civitas, LLC.  
[www.civitassc.com](http://www.civitassc.com)



The background of the slide is a dense field of 3D question marks. The question marks are rendered in a light blue color with a slight gradient, giving them a three-dimensional appearance. They are scattered across a darker blue surface, creating a textured, repetitive pattern. The lighting is soft, casting subtle shadows and highlights on the question marks, which adds depth to the overall image.

# Questions and Discussion?



# **2026-2030 Consolidated Plan**

**30-day Comment Draft - May 29, 2026**

**City of Port St. Lucie  
121 SW Port St. Lucie Blvd  
Port Saint Lucie, FL 34984**

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Port St. Lucie is an entitlement city, as designated by the U.S. Department of Housing and Urban Development (HUD), and receives an annual federal formula grant through the Community Development Block Grant (CDBG) program to address the housing and community development needs of its residents. The City's Neighborhood Services Department is the lead department responsible for administering the grant program and annual CDBG funds. The City strives to provide safe and decent housing, a suitable living environment, and expanded economic opportunities, especially for low- to moderate-income households and special needs populations. In order to receive these funds, the City of Port St. Lucie is submitting its 2026-2030 Consolidated Plan and first-year PY 2026 Annual Action Plan (AAP) as required by HUD for jurisdictions receiving annual entitlement formula grants.

The Consolidated Plan serves as a planning document meeting federal statutory requirements in 24 CFR 91.200-91.230 for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing Needs Assessment, Five-Year Strategic Plan, an Annual Action Plan, and Consultation and Citizen Participation, with accompanying documentation related to public comments. The Strategic Plan addresses specific needs that were identified through data analysis and the citizen participation process, with goals and program targets established for each priority category over the five-year planning period.

The first-year PY 2026 AAP is a subset of the Strategic Plan and identifies funding priorities and activities planned for the program year. The AAP can be used by organizations in the community as an annual guide for identifying activities that help the City achieve its housing and community development goals. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each program year's funding allocation. PY 2026 begins on October 1, 2026 and ends September 30, 2027.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

The City of Port St. Lucie developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the citizen participation and stakeholder consultation process. Through these efforts, the City identified four (4) priority needs and associated goals to address these needs. Over the 5-year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

#### Priority Need: Improve Public Facilities & Infrastructure

1A Improve Public Facilities & Infrastructure: Improve and create access to public facilities such as parks, neighborhood centers, and senior centers in low/mod areas. The City will also provide infrastructure improvements in the form of sidewalks, streets, water/sewer, and drainage facilities to low-income and primarily residential areas within the City of Port St. Lucie.

**Priority Need: Affordable Housing Opportunities**

2A Affordable Housing Opportunities: Rehabilitate owner-occupied housing units to address health, safety, and welfare concerns. This includes minor home repairs, accessibility improvements, and connecting low-income owner-occupied homes to City water and sewer systems. The City may also acquire properties for affordable housing rehabilitation for LMI households. Code enforcement activities are provided to help ensure the health and safety of housing units occupied by low- and moderate-income households.

**Priority Need: Public Services for LMI & Special Need**

3A Public Services for LMI & Special Need: Fund vital services that improve the quality of life for low- and moderate-income and special needs persons in the City of Port St. Lucie. Eligible public service activities may include senior services, youth services, mental health services, transportation services, homeless services, and other activities that support housing stability, accessibility, and quality of life for vulnerable residents.

**Priority Need: Grant Administration**

4A Grant Administration: Effective program management of the CDBG program will ensure compliance with HUD regulations and that programs meet their established objectives. Activities include general administration, planning, fair housing outreach, citizen participation, and monitoring to support the successful implementation of the Consolidated Plan and annual action plans.

**3. Evaluation of past performance**

The City of Port St. Lucie continues to build on its past use of HUD funding for public improvements, housing activities, public services, and economic development initiatives. As part of compliance with HUD regulations, the City prepares an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to assess progress toward the goals established in its Five-Year Consolidated Plan.

The most recent PY 2024 CAPER reflects progress made during the final year of the 2021-2025 Consolidated Plan. During the program year, the City continued to invest CDBG funds in public infrastructure, public facilities, affordable housing assistance, public services, and business assistance activities that benefit low- and moderate-income residents. The CAPER also shows that the City used

CDBG together with program income, carry-forward funds, and other leveraged resources to advance priority community development needs.

**Public Facilities and Infrastructure:** In PY 2024, the City completed and continued a range of public improvement activities, including sidewalk connectivity links, water and sewer connection grants, enhanced parks and recreation accessibility in low/mod areas, and code enforcement activities in low/mod areas. The CAPER reports that public facility activities benefited 54,655 persons and infrastructure improvement activities benefited 44,505 persons during the program year. These accomplishments reflect the City's continued emphasis on improving safety, accessibility, and neighborhood conditions in eligible areas.

**Affordable Housing:** Affordable housing and housing preservation remained a major priority in PY 2024. The CAPER reports that the City expended \$916,253 for low- and moderate-income homeowner repair and rehabilitation activities, leveraged with State Housing Initiatives Partnership funding. In addition, 21 homeowner households were rehabilitated during the program year, exceeding the annual goal of 15 households. These efforts helped the City make strong progress toward its housing goals over the plan period.

**Public Services:** The City continued to support public service activities benefiting low- and moderate-income residents. The CAPER notes continued support for the Boys and Girls Mobile Tutoring Club in low- and moderate-income parks, and public service activities for low/mod households exceeded the annual goal, with 228 households assisted compared to a goal of 150. These activities contributed to the City's broader efforts to improve quality of life and access to services in eligible neighborhoods.

**Economic Development:** The City continued implementation of its Business Accelerator Program in PY 2024. According to the CAPER, 4 businesses were assisted during the program year, and 21 businesses had been assisted over the strategic plan period, exceeding the five-year target. The City also launched a small business façade improvement grant program to further support business activity and economic opportunity.

**CDBG-CV:** The CAPER states that most CDBG-CV funds had been expended in prior years, with approximately \$147,265 remaining to be spent in the upcoming fiscal year. The City was consulting with HUD regarding options for the remaining balance.

Overall, the PY 2024 CAPER indicates that the City made meaningful progress during the final year of the 2021-2025 Consolidated Plan, particularly in public improvements, housing preservation, and economic development activities. Port St. Lucie remains committed to building on these accomplishments and directing available resources to the priority needs identified in the 2026-2030 Consolidated Plan and PY 2026 AAP.

#### **4. Summary of citizen participation process and consultation process**

The City of Port St. Lucie has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first year PY 2026 AAP. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of Port St. Lucie and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held public meetings and public hearings and will hold a public comment period. Details of these outreach efforts are provided below.

PUBLIC COMMENT PERIOD: A 30-day public comment period will be held from June 9, 2026 to July 8, 2026 to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year PY 2026 AAP. The draft documents will be available online at the City's CDBG webpage and at the Neighborhood Services Department, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. Public comments may be submitted by email to Catherine Sala, Grant Coordinator, at [csala@cityofpsl.com](mailto:csala@cityofpsl.com).

PUBLIC HEARING: The City of Port St. Lucie held public hearings as part of the development process to receive feedback on community needs and potential uses of CDBG funds. A public hearing was held on April 7, 2026, from 6:00 PM to 7:00 PM at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984.

A second public hearing will be held on Monday, June 8, 2026, at 1:00 PM at the City Hall Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. The purpose of the public hearing is to review the draft PY 2026-2030 Consolidated Plan and PY 2026 AAP and receive public comments.

PUBLIC MEETINGS: The City held a community meeting with citizens and community stakeholders to present background information on the grant programs, solicit feedback, and provide answers to general questions about the program. The public meeting was held on April 7, 2026, from 12:00 PM to 1:00 PM at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984. There were no attendees.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: <https://www.research.net/r/PortStLucie-Community>

Stakeholder Survey Link: [https://www.research.net/r/PortStLucie\\_Steakholder](https://www.research.net/r/PortStLucie_Steakholder)

Details of citizen participation outreach for the Consolidated Plan and first year PY 2026 AAP are also located in the PR-15.

## **5. Summary of public comments**

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARINGS: A public hearing was held on April 7, 2026, from 6:00 PM to 7:00 PM at the Community Center, 2195 SE Airosa Blvd., Port St. Lucie, FL 34984. There were no attendees and no comments were received.

A second public hearing will be held on June 8, 2026. A summary of comments will be included after the public hearings.

PUBLIC MEETINGS: A public meeting was held on April 7, 2026, from 12:00 PM to 1:00 PM at the Community Center, 2195 SE Airosa Blvd., Port St. Lucie, FL 34984. There were no attendees and no comments were received.

COMMUNITY SURVEY: The community survey received 107 responses. Survey results identified public improvements, affordable housing, and economic development as the highest ranked community priorities. Responses also reflected strong concern with housing affordability, increasing housing costs, mental health services, youth services, transportation, sidewalks, street improvements, and street lighting.

STAKEHOLDER SURVEY: The stakeholder survey received 8 responses. Stakeholder survey results identified public services and creation of affordable housing and/or homebuyer assistance as the highest ranked funding priorities. Stakeholders also identified affordable housing availability, homelessness assistance, child care, and transportation as key unmet needs in the City.

All comments and views will be accepted at the public hearings and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments or views will be accepted at the public hearing and public comment period.

## **7. Summary**

The priority needs of the City of Port St. Lucie for the 2026-2030 Consolidated Plan and PY 2026 AAP were identified through a comprehensive citizen participation outreach effort which included a community survey offered online, a stakeholder survey for community nonprofit organizations and service providers, consultation with nonprofit partners and regional agencies, public meetings and hearings, and a review of the Needs Assessment and Housing Market Analysis conducted as part of the development of this Consolidated Plan. These efforts helped ensure that the priorities identified in this plan reflect the most pressing housing and community development needs of Port St. Lucie residents. The community survey received 107 responses, and the stakeholder survey received 8 responses.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan,

and the PY 2026 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2026 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to assess the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Report (CAPER).

In addition to the Needs Assessment and Housing Market Analysis, the City identified priority needs through its citizen participation process, which included engagement with community nonprofit organizations, service providers, regional partners, and residents of the community. Public input from surveys and consultation supported the identification of four priority needs for the 2026-2030 ConPlan: Improve Public Facilities and Infrastructure, Affordable Housing Opportunities, Public Services for LMI and Special Need, and Grant Administration.

Primary data sources for the Consolidated Plan include the 2020-2024 American Community Survey (ACS) 5-Year Estimates, HUD Low- and Moderate-Income Summary Data, Comprehensive Housing Affordability Strategy (CHAS) data, Homeless Management Information System (HMIS) data, Point-in-Time Count data, HUD Income Limits, HUD Fair Market Rents, and other local and regional data sources. Data for map analysis came from the 2020-2024 ACS and HUD LMISD data.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

*Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PORT ST. LUCIE	Neighborhood Services Department

**Table 1 – Responsible Agencies**

**Narrative**

The City of Port St. Lucie’s Neighborhood Services Department is the lead entity responsible for administering the City’s CDBG program, which is covered by the Consolidated Plan and Annual Action Plan. The Department is responsible for the day-to-day administration of the CDBG program, including preparation of the Consolidated Plan, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPER), environmental review records, contract administration, project oversight, monitoring, IDIS reporting, and related grant management activities.

**Consolidated Plan Public Contact Information**

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## **PR-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Port St. Lucie conducts outreach to local organizations, the public, elected officials, and regional partners to solicit input for the drafting and development of the 2026-2030 Consolidated Plan and first-year PY 2026 AAP. This section discusses coordination between the City and its partners and identifies the agencies and organizations that consulted and/or provided input in the development of the plan.

As part of the consultation process, the City engaged with local service providers, nonprofit organizations, housing providers, regional agencies, and public entities to gather feedback on community needs and priorities. In addition, the City conducted both a community survey and a stakeholder survey to collect input from residents, local agencies, and nonprofits serving Port St. Lucie residents. This feedback provided valuable insight into priority housing and community development needs, service gaps, and funding priorities for the City over the five-year planning period.

The following section highlights these relationships and identifies the agencies and organizations consulted during the development of the Consolidated Plan.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Port St. Lucie enhances coordination between public and assisted housing providers, nonprofit organizations, and private and governmental health, mental health, and service agencies to address housing and supportive service needs within the community. The City’s Neighborhood Services Department administers the CDBG program and coordinates planning, public engagement, and collaboration with City departments and community partners to implement eligible community development activities that benefit low- and moderate-income residents and special needs populations.

The City works closely with local social service providers, lenders, builders, developers, housing providers, and other governmental agencies through ongoing coordination with the Council of Social Agencies, the St. Lucie/Martin Lending Consortium, St. Lucie County, and other regional partners. These relationships help the City identify housing and service gaps, improve referrals, support affordable housing opportunities, and coordinate services for residents in need. The City also works with St. Lucie County on HOME-assisted housing activities and other housing initiatives that support low- and moderate-income households.

The City coordinates with the Treasure Coast Homeless Services Council, Inc. (TCHSC), the lead agency for the regional Continuum of Care, to address homelessness and housing instability. Through this coordination, the City supports outreach, referrals, coordinated entry, rapid rehousing, homelessness

prevention, and other housing stability efforts for individuals and families experiencing homelessness or at risk of homelessness. The City also benefits from the regional Homeless Management Information System (HMIS), which supports coordinated service delivery by helping providers track homelessness trends, assess client needs, reduce duplication of services, and evaluate outcomes. HMIS data informs regional planning and helps improve coordination among agencies serving homeless and at-risk households.

To help address the digital divide, the City coordinates with community partners and service providers to improve access to information, services, and community resources for households that may face barriers to technology access. These efforts include public outreach, online engagement, and coordination with local organizations that help residents access housing information, supportive services, and other community resources. Improving access to reliable internet and digital tools supports employment, education, health care access, and participation in public processes.

The City also works with local and regional partners to support emergency preparedness, hazard mitigation, and community resilience. Coordination with public agencies and local departments helps the City plan for severe weather, flooding, and other hazards that may affect housing stability, public facilities, infrastructure, and vulnerable households. These efforts are part of the City's broader approach to community development planning and service coordination.

In addition to these partnerships, the City strengthens coordination through ongoing consultation and outreach with community organizations, service providers, housing partners, and residents. Through these efforts, the City works to expand access to housing, supportive services, and community resources while advancing the goals of the 2026-2030 Consolidated Plan.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Port St. Lucie coordinates with the Treasure Coast Homeless Services Council, Inc. (TCHSC), the lead agency for the FL-509 Continuum of Care serving St. Lucie, Martin, and Indian River Counties, to address homelessness and housing instability. Although the City does not directly receive Emergency Solutions Grant (ESG) funds, it supports the regional homelessness response system through ongoing coordination with TCHSC, St. Lucie County, Fort Pierce, and other local and regional partners. These efforts help the City stay informed on homelessness trends, service gaps, and available housing and supportive service resources for Port St. Lucie residents.

Through the Continuum of Care, TCHSC coordinates outreach, coordinated entry, rapid rehousing, homelessness prevention, emergency shelter, permanent supportive housing, and related supportive services for persons experiencing homelessness and those at risk of homelessness. The City supports these efforts and the priorities established by the regional CoC, including assistance for chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

The City also coordinates with TCHSC and regional partners on broader initiatives to address homelessness, including local homelessness planning efforts and housing stability strategies.

The CoC administers the Homeless Management Information System (HMIS), which is used by participating providers to track service delivery, reduce duplication of services, support coordinated entry, and evaluate outcomes across the homelessness response system. HMIS data, along with Point-in-Time Count data and other regional information, helps inform planning, identify unmet needs, and improve coordination among agencies serving homeless and at-risk households.

The City has also supported homelessness response efforts through partnership funding. In October 2024, the City awarded TCHSC \$400,000 in Emergency Rental Assistance 2 funds to support a Rapid-Rehousing program serving Port St. Lucie residents at imminent risk of or currently experiencing homelessness. In addition, the City continues to coordinate with TCHSC and partner agencies to support referrals and improve access to available shelter, housing assistance, case management, and related supportive services.

Through ongoing coordination with the Continuum of Care, St. Lucie County, and regional service providers, the City of Port St. Lucie supports strategies to reduce homelessness, prevent housing instability, and strengthen access to housing and supportive services for vulnerable households.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate Emergency Solutions Grant (ESG) funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Port St. Lucie does not receive ESG funds directly. ESG funds serving the jurisdiction are administered through the regional Continuum of Care led by the Treasure Coast Homeless Services Council, Inc. (TCHSC). The City coordinates with TCHSC and other regional partners as part of the Continuum of Care process to stay informed on homelessness needs, service gaps, and the performance of programs serving Port St. Lucie residents. Through this coordination, the City provides local input on homelessness priorities and supports alignment with the broader regional homelessness response system.

TCHSC, as lead agency for the FL-509 Continuum of Care, is responsible for the operation and administration of HMIS, including policies and procedures related to participation, data quality, privacy, and reporting. HMIS is used by participating providers to support coordinated entry, track service delivery, reduce duplication, and evaluate outcomes for persons experiencing homelessness and those at risk of homelessness. While the City does not administer ESG or HMIS, it benefits from the coordination, planning, and data supported by the Continuum of Care and regional HMIS system.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	City of Port St. Lucie
	<b>Agency/Group/Organization Type</b>	Other government - Local Housing Services - Housing Services - Homeless Services - Health Services - Education Services - Employment Services - Broadband Internet
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Port St. Lucie is the lead agency responsible for development and implementation of the Consolidated Plan and Annual Action Plan. City staff consulted across departments and with community partners to identify priority needs, review local conditions, and coordinate planning for housing, community development, digital access, and emergency preparedness.
2	<b>Agency/Group/Organization</b>	Treasure Coast Homeless Services Council, Inc. (TCHSC)
	<b>Agency/Group/Organization Type</b>	Continuum of Care Services - Homeless Services - Housing Services - Veterans Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	TCHSC is the lead agency for the FL-509 Continuum of Care serving St. Lucie, Martin, and Indian River Counties. Consultation focused on homelessness trends, coordinated entry, HMIS-supported service delivery, emergency shelter, rapid rehousing, homelessness prevention, and the needs of chronically homeless persons, families with children, veterans, and unaccompanied youth.
3	<b>Agency/Group/Organization</b>	St. Lucie County
	<b>Agency/Group/Organization Type</b>	Other government - County Housing Services - Housing Services - Health Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City coordinates with St. Lucie County on housing and community development issues including HOME-assisted activities, affordable housing planning, public services, and broader countywide initiatives affecting Port St. Lucie residents.
4	<b>Agency/Group/Organization</b>	City of Fort Pierce
	<b>Agency/Group/Organization Type</b>	Other government - Local Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City coordinated with Fort Pierce on regional housing issues and countywide planning efforts, including discussions related to homeownership opportunities, public housing resources, and shared housing needs in St. Lucie County.

5	<b>Agency/Group/Organization</b>	Martin / St. Lucie Lending Consortium
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing Community Development Financial Institution Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City participates in the Lending Consortium with local lenders, counseling agencies, and government partners to discuss homeownership opportunities, housing barriers, and ways to improve access to affordable housing and related financial resources.
6	<b>Agency/Group/Organization</b>	St. Lucie Habitat for Humanity CHDO, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Persons with Disabilities Service - Fair Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with Habitat focused on affordable housing development opportunities, use of vacant lots, partnerships for new construction and rehabilitation, and expansion of affordable housing initiatives for low- and moderate-income households.
7	<b>Agency/Group/Organization</b>	Council of Social Agencies (COSA Connects)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Service - Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Public Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local organizations through COSA Connects helped the City assess needs, identify service gaps, and strengthen coordination among agencies providing housing, health, and supportive services to low- and moderate-income residents and special needs populations.
8	<b>Agency/Group/Organization</b>	Florida Department of Health / St. Lucie County Health Department
	<b>Agency/Group/Organization Type</b>	Services - Health Services - Education Service - Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation included discussion of public health conditions, lead screening, service access, and health-related needs affecting vulnerable populations, including persons experiencing homelessness and low-income households.
9	<b>Agency/Group/Organization</b>	Economic Development Council of St. Lucie County, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Employment Services - Education Business and Civic Leaders Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation focused on business assistance, economic opportunity, job creation, and strategies to support small businesses and expand economic opportunities for low- and moderate-income residents.
10	<b>Agency/Group/Organization</b>	Boys & Girls Clubs of St. Lucie County
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation focused on youth programming, educational support, and continued coordination on mobile club and tutoring activities serving low- and moderate-income neighborhoods in Port St. Lucie.
11	<b>Agency/Group/Organization</b>	RiteLife Services
	<b>Agency/Group/Organization Type</b>	Medical or Health Community Agency/Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Services Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder survey input highlighted supportive service needs, housing stability concerns, and the importance of resources for vulnerable and low-income households.
12	<b>Agency/Group/Organization</b>	SafeSpace, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Victims of Domestic Violence Services - Housing Community Agency/Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Special Needs Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder survey input identified the impact of domestic violence on housing stability and noted the need for supportive services and safe housing options for survivors and their families.
13	<b>Agency/Group/Organization</b>	St. Lucie County Transit
	<b>Agency/Group/Organization Type</b>	Government - state/county/local Services - Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Services Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder survey input identified transportation as a key unmet need and highlighted the importance of reliable transit access for low-income residents, workers, and households seeking services.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All comments are welcome. There will be no agency types intentionally not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council, Inc. (TCHSC)	The Continuum of Care and the City share the goal of reducing and preventing homelessness in Port St. Lucie. The CoC helps coordinate outreach, shelter, rapid rehousing, homelessness prevention, coordinated entry, and supportive services for persons experiencing homelessness and those at risk of homelessness.
Housing Needs Assessment and Implementation Plan	City of Port St. Lucie, St. Lucie County, and City of Fort Pierce	The Housing Needs Assessment and Implementation Plan identifies affordable housing needs, housing market conditions, and gaps in housing supply across the County. The goals of this effort overlap with the Consolidated Plan’s priority to expand affordable housing opportunities and preserve housing for low- and moderate-income households.
Local Housing Assistance Plan (LHAP)	City of Port St. Lucie	The LHAP guides the use of SHIP funds for affordable housing activities, including homeowner rehabilitation and other housing assistance programs. These goals directly overlap with the Consolidated Plan’s affordable housing priorities and help leverage non-CDBG housing resources.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Port St. Lucie maintains ongoing communication and coordination with St. Lucie County, the City of Fort Pierce, and other regional partners in the implementation of its housing and community development programs. St. Lucie County provides a variety of housing, health, and public service programs through its departments and partner agencies that complement services available through the City and help address the needs of low- and moderate-income residents. The City also coordinates with the County on HOME-assisted housing activities and other regional housing initiatives that support Port St. Lucie residents.

The City works closely with public and regional partners involved in housing and homelessness response, including St. Lucie County, the Treasure Coast Homeless Services Council, Inc. (TCHSC), and other service

providers throughout the region. Through this coordination, the City remains informed on homelessness trends, service gaps, available resources, and housing stability needs affecting Port St. Lucie residents. These partnerships also support coordination related to the Continuum of Care, coordinated entry, homelessness prevention, rapid rehousing, and other supportive service efforts.

The City also coordinates with adjacent jurisdictions and regional partners through efforts such as the County-wide Housing Needs Assessment and Implementation Plan, which was developed in coordination with St. Lucie County and the City of Fort Pierce. This collaboration helps align local housing and community development activities with broader countywide priorities related to affordable housing, housing preservation, and neighborhood investment.

In addition, the City coordinates with State-supported housing programs administered through agencies such as Florida Housing Finance Corporation, which oversees the State Housing Initiatives Partnership (SHIP) program and other affordable housing resources that support local housing activities. These partnerships help the City leverage non-CDBG resources and align local programs with State and regional housing objectives.

Through coordination with St. Lucie County, the City of Fort Pierce, TCHSC, Florida Housing Finance Corporation, and other public and regional partners, the City of Port St. Lucie continues to strengthen collaboration in addressing affordable housing, homelessness, and community development priorities identified in the 2026-2030 Consolidated Plan.

## **PR-10 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal setting**

The City of Port St. Lucie has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2026 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearings. Details of these outreach efforts are provided in the table below.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	A public hearing was held on April 7, 2026, from 6:00 PM to 7:00 PM at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984, to gather input on community needs and the development of the 2026-2030 Consolidated Plan and PY 2026 AAP. There were no attendees.	No comments were received.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	A second public hearing will be held on Monday, June 8, 2026, at 1:00 PM at the City Hall Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, to review the draft 2026-2030 Consolidated Plan and PY 2026 AAP and receive public comments.	A summary of comments will be included after the public hearing.	All comments are welcome.	
3	30-Day Public Comment Period	Non-targeted/broad community	A 30-day public comment period will be held from June 9, 2026 to July 8, 2026 to allow the public to review and comment on the draft 2026-2030 Consolidated Plan and PY 2026 AAP. The draft plan will be available on the City's CDBG webpage and at the Neighborhood Services Department, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. Written comments may be submitted by email to Catherine Sala, Grant Coordinator, at csala@cityofpsl.com.	A summary of comments will be included after the public comment period.	All comments are welcome.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Community Meeting	Non-targeted/broad community	A community meeting was held on April 7, 2026, from 12:00 PM to 1:00 PM at the Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984, to present background information on the grant programs, solicit feedback, and answer general questions about the program. There were no attendees.	No comments were received	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Community Survey	Non-targeted/broad community	<p>The City conducted an online Community Survey to gather feedback on housing and community development needs. The survey was distributed through community outreach and public notices to encourage resident participation. See link to survey:</p> <p><a href="https://www.research.net/r/PortStLucie-Community">https://www.research.net/r/PortStLucie-Community</a></p>	<p>The survey received 107 responses. Survey results identified public improvements, affordable housing, and economic development as the highest ranked community priorities. Responses also reflected strong concern with housing affordability, increasing housing costs, mental health services, youth services, transportation, sidewalks, street improvements, and street lighting.</p>	N/A	See link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
6	Stakeholder Survey	Non-targeted/broad community Nonprofits	The City conducted an online Stakeholder Survey distributed to local organizations and service providers to gather professional insight on housing and community development needs in the community. See link to survey: <a href="https://www.research.net/r/PortStLucie_Steakholder">https://www.research.net/r/PortStLucie_Steakholder</a>	The survey received 8 responses. Stakeholder survey results identified public services and creation of affordable housing and/or homebuyer assistance as the highest ranked funding priorities. Stakeholders also identified affordable housing availability, homelessness assistance, child care, and transportation as key unmet needs in the City.	N/A	See link

**Table 4 – Citizen Participation Outreach**

## **Consolidated Plan Helpful Definitions:**

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Cost burden: Households spending more than 30 percent of their gross income on monthly housing costs, including rent or mortgage payments, utilities, taxes, and insurance.

Severe Cost burden: Households spending more than 50 percent of their gross income on monthly housing costs, including rent or mortgage payments, utilities, taxes, and insurance.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by U.S. Census survey. Data is typically one or two years lagging. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): Annual household income for regional metro areas, generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): The median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Low- and Moderate-Income (LMI): Collectively refers to both low- and moderate-income households, with a focus on those below 80% of AMI for many HUD programs.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2025, a four-person household in Port St. Lucie, FL Metropolitan Statistical Area (MSA), with an income at 30 percent AMI earned \$32,150 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2025 a four-person household in Port St. Lucie, FL MSA, with an income at 50 percent AMI earned a maximum of \$47,350 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2025, a four-person household in Port St. Lucie, FL MSA, with an income at 80 percent AMI earned a maximum of \$75,750.

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To support the effective use of available resources, Port St. Lucie must first assess current community needs. This section describes and analyzes key demographic, housing, and economic indicators to provide a clear understanding of conditions affecting residents. Using data from federal, state, and local sources, the City can identify needs based on broader trends in population, income, household composition, and housing conditions. Primary data sources typically include the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, and the U.S. Bureau of Labor Statistics. Once compiled, this information is reviewed to better understand how household characteristics, income levels, and housing challenges are related. A central purpose of this Needs Assessment is to identify the type and extent of housing problems affecting Port St. Lucie residents.

In addition to demographic and housing conditions, this section reviews other factors that shape community need or are affected by housing market conditions. These include assisted housing needs, the needs of persons experiencing homelessness, and the needs of other residents who may require supportive services or housing accommodations. Non-housing community development needs, including public facilities, infrastructure, and public services, are also considered to help inform funding and policy decisions.

Each topic is reviewed alongside relevant demographic and economic data to determine where needs are most significant, and which conditions appear to create the greatest barriers to stable housing and community well-being. By examining the scale and distribution of these challenges in Port St. Lucie, the City can establish data-informed priorities for use of Community Development Block Grant and HOME Investment Partnerships Program funds, as applicable. This process helps the City direct resources toward the most pressing local needs identified through the Consolidated Plan process.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The housing needs of a community are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in Port St. Lucie is the lack of affordable housing. According to the 2020-2024 American Community Survey (ACS) 5-Year Estimates, approximately 29,390 households in the city are cost burdened, representing 35.8% of the total households. HUD defines cost burden as a household spending more than 30% of their income on housing costs. Both renters and homeowners are notably affected, with 7,903 rental households (62.7% of renters) and 21,487 homeowner households (30.9% of homeowner households, including those with and without a mortgage) experiencing cost burden.

Demographics	Base Year: 2014	Most Recent Year: 2024	% Change
Population	169,260	232,491	37.4%
Households	59,101	83,952	42.0%
Median Income	\$48,898	\$80,648	64.9%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2010-2014 ACS, 2020-2024 ACS

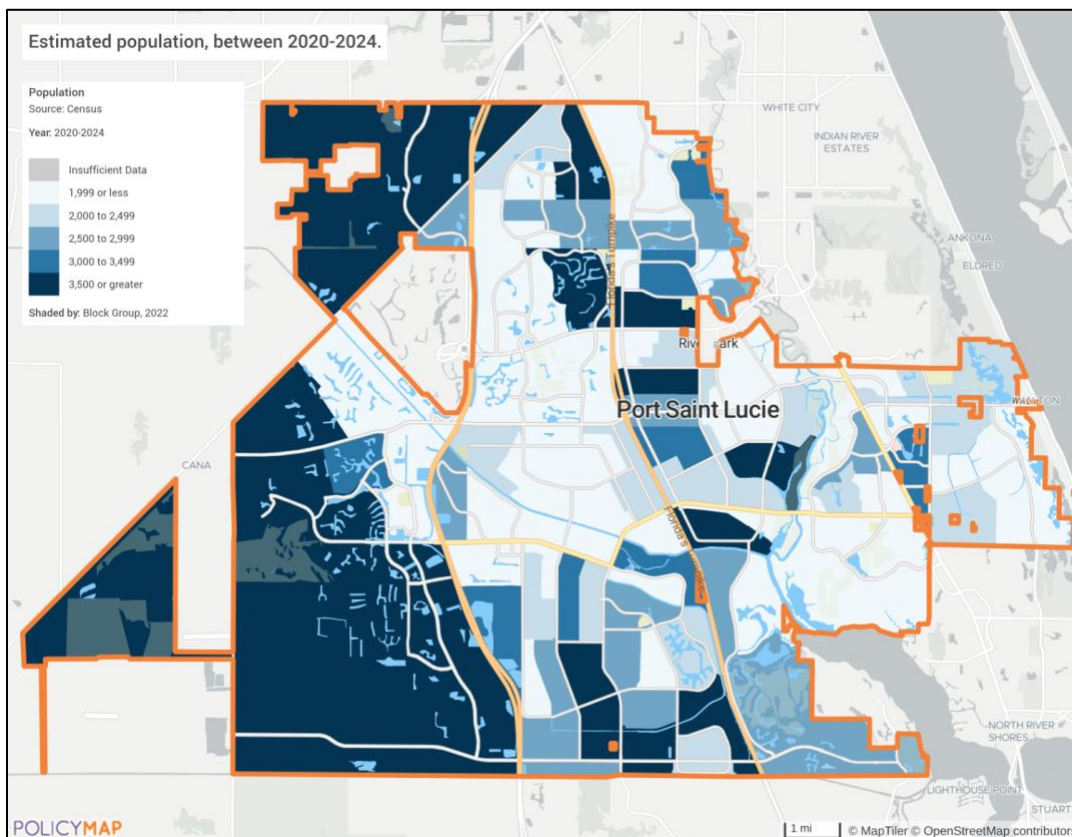
Between 2014 and 2024, Port St. Lucie's population increased by approximately 37.4%, reflecting a significant rate of population increase. The number of households in the city has risen by about 42%, indicating a decrease in average household size as the population has increased at a slightly lower rate than the number of households. Population growth, combined with affordability constraints and limited vacancy, indicates increased housing supply is needed to meet the current and future demand. This shift could also point to demographic changes, such as an increase in young adults or seniors living independently, or economic factors influencing living arrangements, like affordability and housing availability.

During the same period, Port St. Lucie's Median Household Income (MHI) rose by 64.9%. While this outpaces inflation, the impact on housing affordability remains limited. Rising home prices and rental costs have outstripped income growth, leading to ongoing affordability challenges for many residents. This trend underscores the need for continued investments in affordable housing, rental assistance, and homeownership support programs to ensure that economic gains translate into improved housing stability for households across the city.

## Population

The map displays the estimated population by block group in Port St. Lucie for the period of 2020-2024. Darker shaded block groups have larger total populations, while lighter shaded areas have fewer residents. Most block groups fall between about 2,000 and 3,499 people, with the highest population concentrations, at 3,500 or more residents, appearing in several western and southwestern areas of the city, along with a few additional pockets in central and southeastern Port St. Lucie.

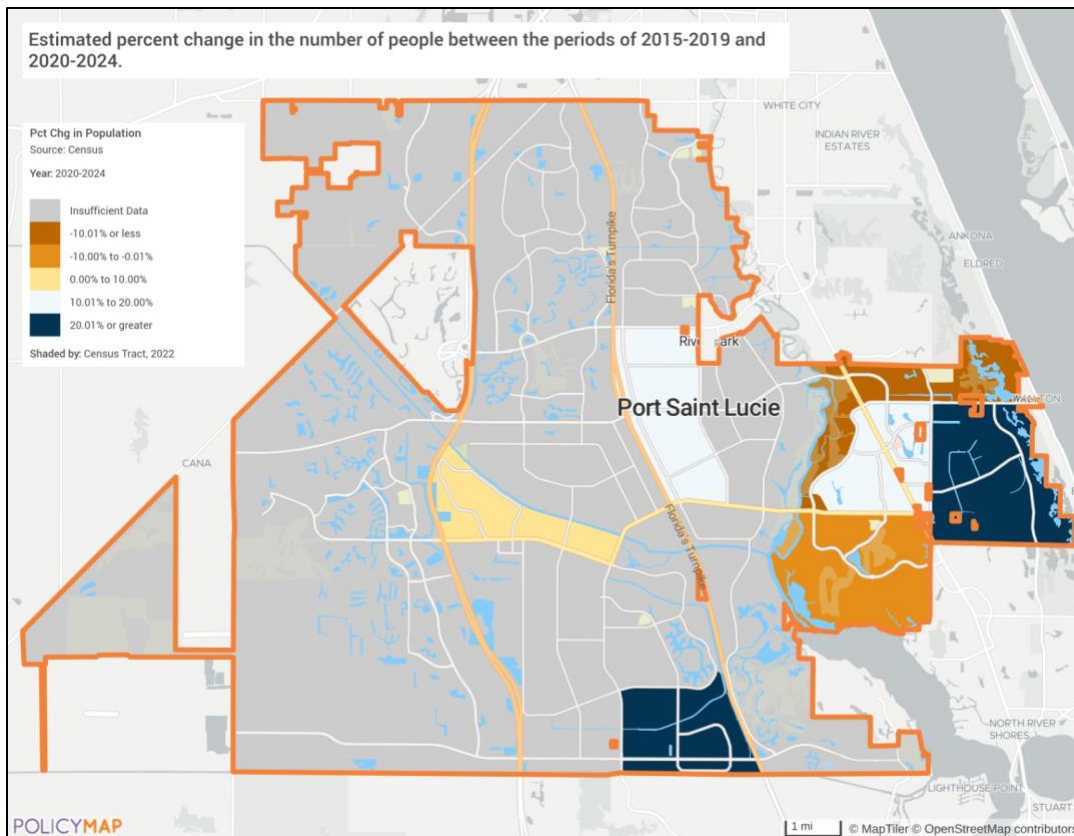
Lower-population block groups, generally those below 2,500 residents, are more common in portions of the eastern side of the city and in scattered interior areas. Overall, the map suggests that population is distributed across much of Port St. Lucie, but the largest concentrations are located in selected western and southern block groups rather than being evenly spread throughout the city.



## Change in Population

The map shows the estimated percentage change in population in Port St. Lucie between the periods of 2015-2019 and 2020-2024 by census tract. Population change was uneven across the city. Most tracts show little change or insufficient data, but several eastern and southeastern areas experienced measurable shifts. The strongest growth, at more than 20%, appears in a tract along the southeastern edge of the city and another tract in the southern portion of Port St. Lucie.

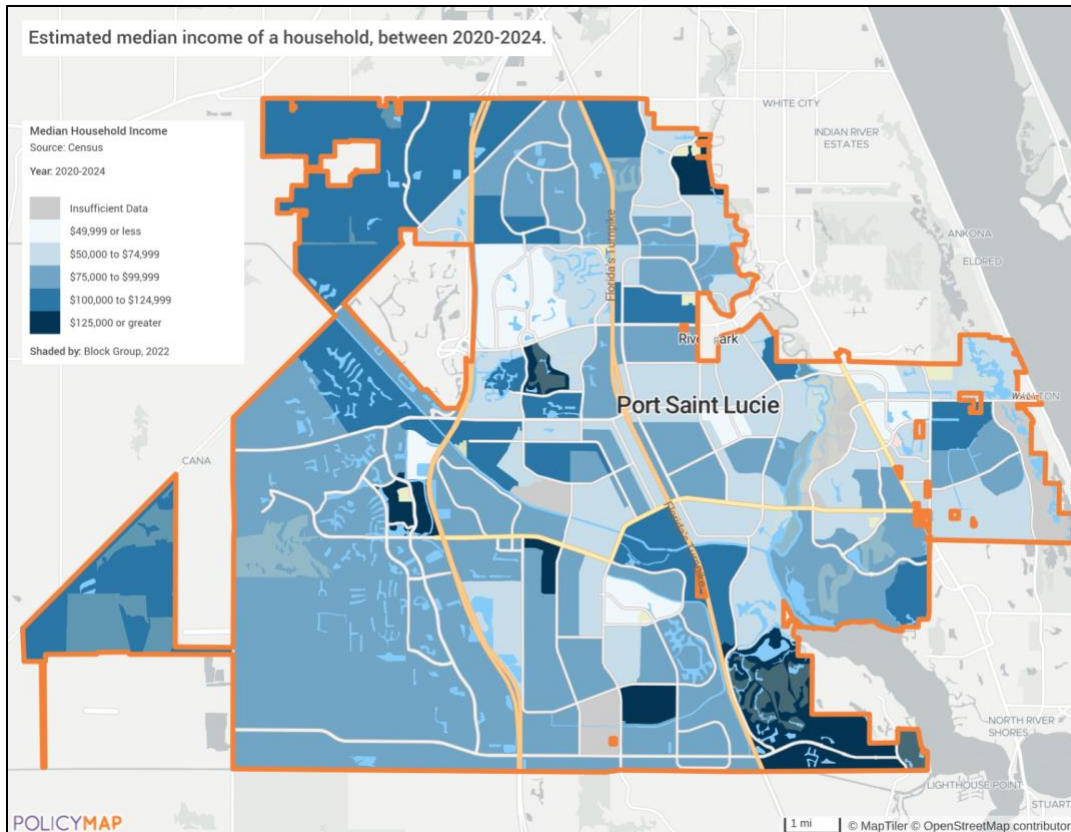
Moderate growth, generally between 10.01% and 20%, is concentrated in parts of the eastern side of the city. In contrast, several nearby tracts on the east side show population declines, with losses of up to 10%, indicating that recent growth has not occurred uniformly even within the same general area. This pattern suggests that newer development or household movement has been concentrated in selected eastern and southern sections rather than across the city as a whole.



## Median Household Income

The map displays estimated median household income in Port St. Lucie for the period of 2020-2024 by block group. Income levels vary across the city, with lighter shaded areas showing lower median household incomes and darker shaded areas showing higher incomes. Many block groups fall within the middle ranges of about \$75,000 to \$124,999, indicating that much of the city is moderate-income, while smaller pockets report both lower and higher income levels.

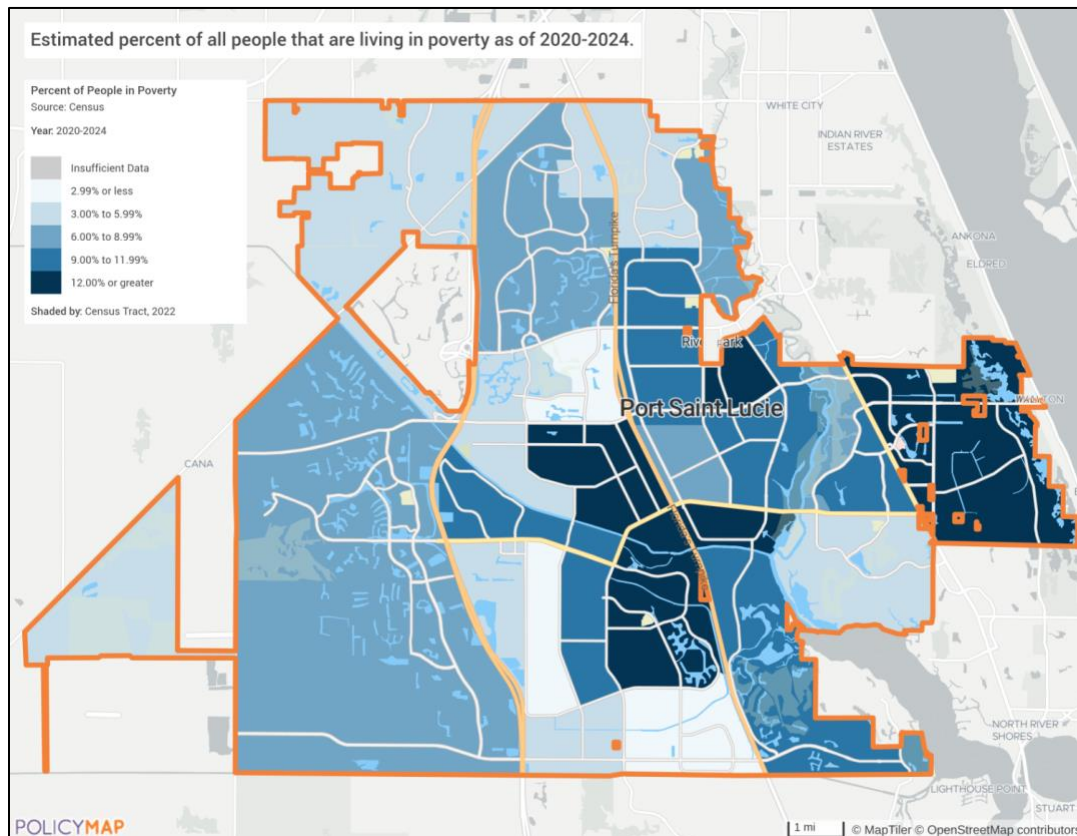
Lower-income areas, below \$75,000, appear in scattered central and eastern sections of the city. Higher-income block groups, at \$125,000 or more, are concentrated in parts of the southern and southeastern portions of Port St. Lucie, with additional smaller pockets in the north and west. Overall, the map shows that household income is not evenly distributed and that higher- and lower-income areas are interspersed across the city rather than concentrated in one single corridor.



## Poverty

The map shows the estimated percentage of residents living below the poverty level in Port St. Lucie during the period of 2020-2024 by census tract. Poverty rates vary across the city, with lighter shaded tracts generally showing lower poverty levels and darker shaded tracts showing higher levels. Several tracts across central, south-central, and eastern Port St. Lucie report poverty rates of 12% or more, while many other tracts fall in the middle ranges between about 6% and 11.99%.

Lower-poverty areas, generally below 6%, are more common in parts of the north, west, and portions of the southeast. Overall, the pattern suggests that poverty is present in multiple parts of the city rather than limited to one single area, although the highest concentrations appear in selected central and eastern tracts. This distribution generally aligns with the city's broader variation in household income and points to areas where housing, public service, and economic support needs may be greater.



## Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	5,535	7,630	11,545	10,370	39,885
Small Family Households	1285	2135	3780	4710	21210
Large Family Households	345	590	975	1075	3025
Household contains at least one person 62-74 years of age	1610	2150	4080	2815	10915
Household contains at least one person age 75 or older	1355	2275	2155	1490	5675
Households with one or more children 6 years old or younger	559	1200	1465	1620	5270

**Table 6 - Total Households Table**

Data Source: 2018-2022 CHAS

## Number of Households

The previous table provides data from HUD’s 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) and is used to develop a more detailed look at household composition and incomes in Port St. Lucie. The HUD Area Median Family Income (HAMFI) provides a baseline for income in the area.

This document uses the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

According to 2018-2022 CHAS data, 33% (24,710) of Port St. Lucie’s households have incomes below 80% of the Area Median Income (AMI), classifying them as low-income. Among these low-income households, small households make up approximately 29.1%, while large households represent only 7.7%. A notable correlation exists between household composition and income level: about 39.5% of elderly households (those with at least one member aged 62 or older) fall within lower-income categories, and nearly one-third of households with children under six are also low-income. These trends highlight diverse housing and service needs across age and income groups, indicating a need for targeted support for these demographics in Port St. Lucie.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	10	0	0	10	40	95	55	155	345
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	55	0	20	75	40	25	0	75	140
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	35	20	110	195	20	85	140	45	290
Housing cost burden greater than 50% of income (and none of the above problems)	1360	1110	705	0	3175	2475	1905	1675	485	6540
Housing cost burden greater than 30% of income (and none of the above problems)	30	380	1595	940	2945	370	1490	2480	2600	6940
Zero/negative Income (and none of the above problems)	215	0	0	0	215	605	0	0	0	605

**Table 7 – Housing Problems Table**

Data Source: 2018-2022 CHAS

## Housing Needs Summary

The previous table provides a summary of housing issues in Port St. Lucie by income group and tenure (renter or homeowner), using 2018-2022 CHAS data. The table only looks at households at or below 100% of the AMI. Among the households referenced in Table 7, the most common issues are cost burden and overcrowding. Specifically, 6,120 renters and 13,480 homeowners in the city are cost burdened, spending 30% or more of their income on housing. Within this group of cost burdened households, nearly half of both cost burdened renters and homeowners are classified as severely cost burdened, with housing expenses consuming more than 50% of their income.

In addition to cost burden, overcrowding affects a notable number of these households. Approximately 130 renters and 430 homeowners live in conditions defined as having more than 1.01 persons per room. This prevalence of cost burdened households highlights the financial strain that housing costs impose on Port St. Lucie residents, regardless of whether they rent or own, with renters particularly experiencing high rates of overcrowding.

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1420	1585	2320	1070	6395	2945	3600	4350	3360	14255
Having none of four housing problems	55	225	435	745	1460	300	2215	4445	5195	12155
Household has negative income, but none of the other housing problems	215	0	0	0	215	605	0	0	0	605

**Table 8 – Housing Problems 2**

Data Source: 2018-2022 CHAS

### Severe Housing Problems

Severe housing problems are common amongst lower-income households in Port St. Lucie. Among households earning between 0% and 100% of the Area Median Income (AMI), around 81.9% of the 8,070 renter households and around 55% of the 27,015 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 96.7% of renter households and around 92.2% of homeowners earning between 0-30% of AMI facing at least one housing problem. This underscores the urgent need for targeted home repair programming for extremely low-income households to improve housing quality and safety. CHAS 2018-2022 Data presented in Tables 6 and 7 indicate that cost burden remains the most widespread housing issue as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	30	120	580	730	40	310	1135	1485
Large Related	0	205	390	595	0	60	315	375
Elderly	0	75	395	470	295	1010	905	2210
Other	0	35	250	285	55	205	245	505
Total need by income	30	435	1615	2080	390	1585	2600	4575

**Table 9 – Cost Burden > 30%**

Data Source: 2018-2022 CHAS

### Housing Cost burden

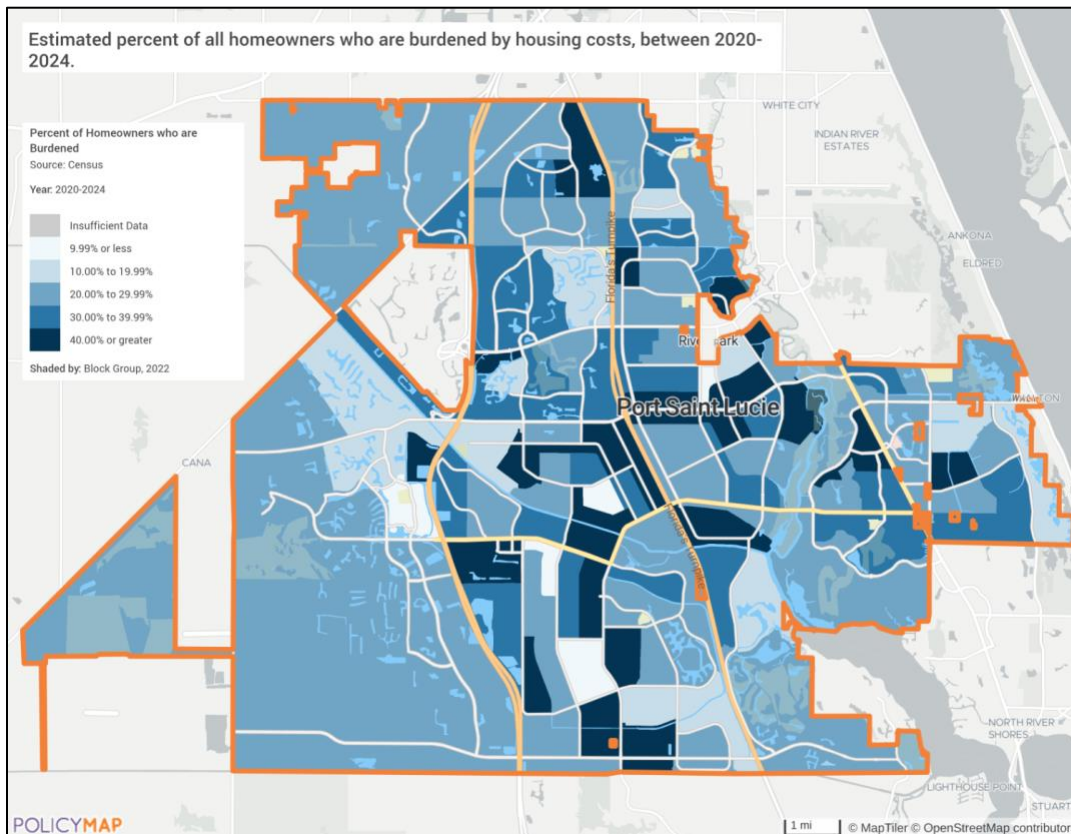
The table above uses 2018-2022 CHAS data to provide an in-depth analysis of cost burdened households in Port St. Lucie within income ranges from 0% to 80% of the Area Median Income (AMI), showcasing characteristics of households experiencing cost burdens across different income groups. Among renter households experiencing cost burdens, 35.1% are small households, while large households make up 28.6% of this group. For homeowners, cost burdened smaller households are more prevalent, with approximately 32.5% of small households facing cost burden, compared to only 8.2% of large households. Cost burden amongst elderly households is more common among homeowners than renter households. This suggests that older residents who own their homes may continue to face significant challenges with housing costs in Port St. Lucie.

The likelihood of a household being cost burdened is heavily influenced by location, as indicated by the maps that follow. Factors impacting housing supply and demand contribute to these variations, with lower-income areas showing a higher need for affordable housing. In regions with higher median home values, housing costs are often out of reach for many residents. The maps, utilizing U.S. Census Bureau data, illustrate cost burdened households by census tracts across the city.

## Homeowner Cost burden

The following map shows the estimated percentage of homeowners in Port St. Lucie who are housing cost burdened during the 2020-2024 period, meaning they spend more than 30% of household income on housing costs. Cost burden among homeowners is present across much of the city, with many block groups falling in the 20% to 39.99% range. Darker shaded areas, where 40% or more of homeowners are cost burdened, appear in several scattered locations, including parts of the north, central city, east, and south.

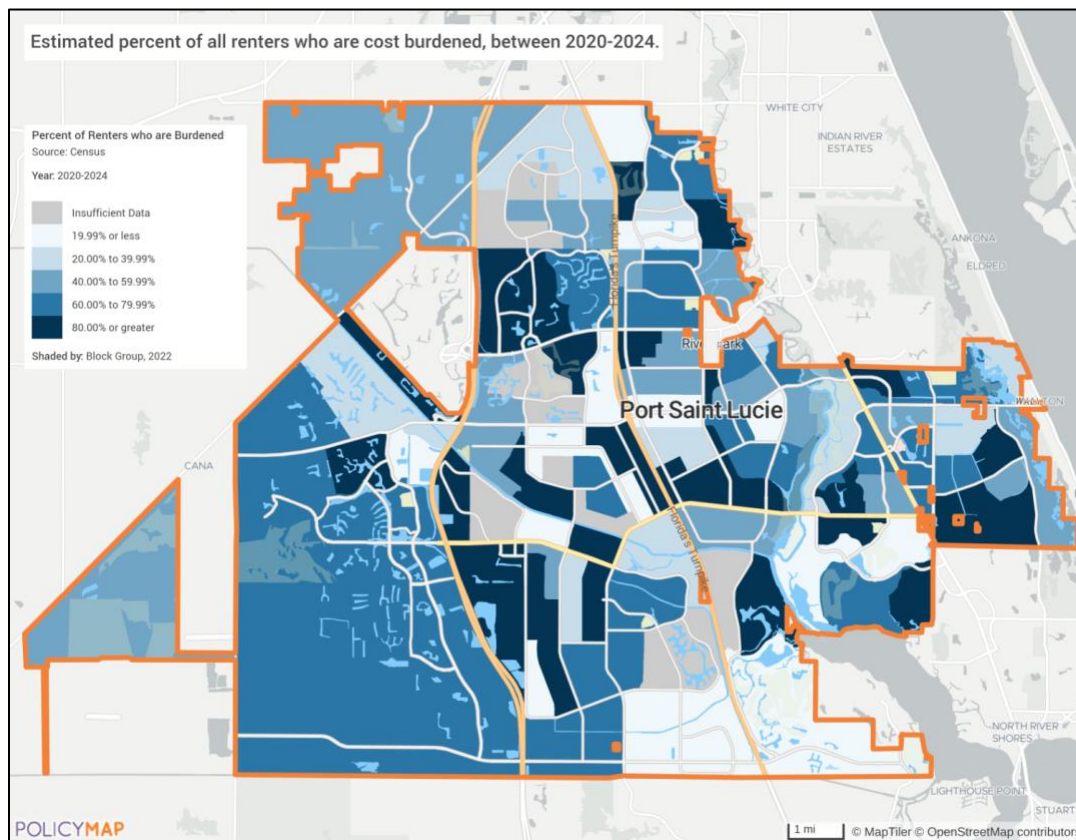
Lower rates of homeowner cost burden, below 20%, appear in fewer block groups and are generally scattered rather than concentrated in one part of the city. Overall, the map suggests that homeowner affordability challenges are widespread in Port St. Lucie, with moderate to high cost burden affecting many neighborhoods instead of being limited to a small number of areas.



## Renter Cost Burden

The map below shows the estimated percentage of renters in Port St. Lucie who are cost burdened during the 2020-2024 period, meaning they spend more than 30% of household income on housing costs. Renter cost burden is widespread across the city, with many block groups showing at least 40% of renters experiencing housing cost pressure. Several darker shaded block groups, where 60% or more of renters are cost burdened, appear in the west, central city, east, and south, and a few areas reach 80% or more.

Lower renter cost burden rates, below 40%, are present in scattered locations, but they are less common than the moderate and high-burden areas. Overall, the map indicates that renter affordability challenges are more severe and more broadly distributed than in many other housing indicators, with substantial cost pressure affecting renters in multiple parts of Port St. Lucie.



#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	590	585	110	1285	450	680	600	1730
Large Related	160	70	0	230	70	230	30	330
Elderly	300	355	210	865	1710	705	570	2985
Other	340	150	385	875	290	390	475	1155
Total need by income	1390	1160	705	3255	2520	2005	1675	6200

**Table 10 – Cost Burden > 50%**

Data Source: 2018-2022 CHAS

#### Severe Cost Burden

In Port St. Lucie, a significant portion of cost burdened households are classified as severely cost burdened, meaning these households spend over 50% of their income on housing costs. Among renters facing severe cost burdens, small, related households constitute approximately 39.5% of this group, while large households make up only 7.1%. Similarly, among homeowners with severe cost burdens, small, related households account for approximately 27.9%, while only 5.3% of large households are severely cost burdened. Elderly households are particularly impacted, with a higher ratio of severe cost burden among homeowners than renters.

For households managing such severe cost burdens, unexpected expenses such as increases in utility bills or medical costs can threaten housing stability and increase the risk of displacement or homelessness. These vulnerable residents may benefit from additional resources, including financial aid or housing subsidies, to support stable housing. Addressing the needs of severely cost burdened households is essential to preventing housing crises and promoting long-term stability for at-risk residents in Port St. Lucie.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	90	20	130	270	45	110	105	90	350
Multiple, unrelated family households	0	0	0	0	0	15	0	35	25	75
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	90	20	130	270	60	110	140	115	425

Table 11 – Crowding Information – 1/2

Data Source: 2018-2022 CHAS

**Overcrowding**

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and overcrowding patterns vary by housing tenure. Amongst Port St. Lucie households earning up to 100% of the Area Median Income (AMI), homeowners make up a majority of overcrowded households, with 425 cases compared to 270 among renters. This issue is particularly pronounced among lower-income households with nearly 73% of overcrowded homeowner households and 51.8% of overcrowded renter households earning below 80% of the Area Median Income (AMI), classifying them as low income. These findings underscore the disproportionate impact of overcrowding on low-income renter households, highlighting the urgent need for targeted strategies to address both space and affordability constraints for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	389	620	480	1489	170	580	985	1735

Table 12 – Crowding Information – 2/2

Data Source: 2018-2022 CHAS

The presence of children shows varied patterns between LMI renter and homeowner households in Port St. Lucie. Among low-income homeowner households, children are less frequently found in households with the lowest income compared to those with higher income levels, while amongst renters, the prevalence of children appears to vary regardless of income level. This pattern highlights how income levels and housing tenure can shape family structure and living conditions, underscoring the influence of economic status on household composition across the city, particularly amongst homeowners.

## **Describe the number and type of single person households in need of housing assistance.**

Single-person households in Port St. Lucie face an elevated risk of housing instability due to lower income levels and limited resources. According to ACS 2020-2024 data, the median income for a single-person household is \$41,157, which is just over half of HUD's Area Median Income for a two-person household at \$80,974. Additionally, single-person households are less likely to own a vehicle, limiting transportation options and complicating commuting.

According to 2020-2024 ACS data, single-person households are more prevalent among homeowners, with approximately 14,012 single-person homeowner households compared to 3,584 single-person renter households. Based on this same ACS data, the median gross rent in Port St. Lucie for a one-bedroom rental unit is \$1,543 meaning a household living in these units would need to earn over \$61,720 annually to not be cost burdened. Among homeowners, the median housing cost for a household with a mortgage is \$1,954, meaning a household would need to earn over \$78,160 to not be considered cost burdened. Based on the MHI for a 1-person household, it is safest to estimate that all single-person households may require housing assistance. This highlights the vulnerability of single-person households in terms of both housing affordability and access to essential services like transportation.

## **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.**

### **Disability**

Based on 2020-2024 American Community Survey (ACS) data, 32,467 residents in Port St. Lucie, or approximately 14% of the population, report having a disability, with prevalence increasing drastically with age. Around one-third of residents aged 65 and older experience some form of disability, emphasizing the importance of housing that accommodates both physical and cognitive limitations. For many individuals, accessible housing features and supportive services are crucial for maintaining safe and independent living.

The most commonly reported disability type is ambulatory difficulty, affecting about 16,525 residents. This condition involves serious difficulty walking or climbing stairs and can limit a person's ability to move around independently. To support residents with mobility limitations, accessible design features, easy-to-navigate environments, in-home support services, and housing and community facilities that follow ADA accessibility standards remain important.

The next most commonly reported disability types are independent living difficulty, cognitive difficulty, and hearing difficulty, each affecting more than 4% of the local population. Residents with these needs may benefit from accommodations that improve safety, communication, and daily functioning at home and throughout the community.

Currently, the City of Port St. Lucie incorporates many of these features into public spaces and services. Based on information from the City, existing accessibility features include sidewalks, curb ramps, detectable warnings, street crossings, sensory play features, sign language elements, and ADA-accessible

facilities in various parks and public areas. The presence of these features indicates that the City has taken steps to improve safety and usability in community spaces for residents with mobility, cognitive, and hearing-related difficulties.

### **Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking**

Survivors of domestic violence, dating violence, sexual assault, and stalking often face immediate needs related to safety, emergency shelter, legal assistance, counseling, and stable housing. Reported incidents likely understate the full level of need because these crimes are frequently underreported due to fear of retaliation, financial dependence, housing instability, and other barriers to seeking help. Based on 2024 FLHealthCHARTS data for St. Lucie County, there were 1,417 domestic violence offenses, equal to a rate of 371.4 per 100,000 residents, which was above the statewide rate of 308.5 per 100,000. According to 2024 county-level crime data, St. Lucie County also recorded 33 reported rape offenses, or 8.6 per 100,000 residents, down from 40 offenses and 11.1 per 100,000 in 2023.

FBI Crime Data Explorer entries for the St. Lucie County Sheriff's Office further indicate reported incidents involving rape, criminal sexual contact, kidnapping or abduction, and statutory rape in 2024. The available incident-level data also shows that many reported rape offenses occurred in a residence or home. Together, these data indicate an ongoing need in St. Lucie County for crisis response, protective services, legal advocacy, trauma-informed care, and housing options that help survivors remain safe and stable.

### **What are the most common housing problems?**

Port St. Lucie faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a significant issue, especially for lower-income households, with many spending over 30% of their income on housing and a substantial portion dedicating more than half. This underscores an urgent need for affordable housing to ease financial strain. Cost burden and overcrowding statistics were previously provided in Tables 7, 9, and 10 in this section.

Homeownership opportunities are in high demand, with 70,522 total owner-occupied housing units in the city compared to 13,430 total renter-occupied units and a homeowner vacancy rate of only 0.9%, per 2020-2024 ACS data. High housing demand, limited affordable housing opportunities, and cost burdened challenges contribute to overcrowding and housing instability, affecting single-person households, elderly residents, and lower-income families who struggle with access to stable housing and essential services.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. Based on 2020-2024 ACS data, Port St. Lucie has 8,100 housing units that were built before 1980, with 168 dating to pre-1950. These units require ongoing updates for lead-based paint safety as well as other potential environmental hazards such as asbestos.

### **Are any populations/household types more affected than others by these problems?**

While housing challenges are prevalent across Port St. Lucie, low-income households, disabled households and elderly households are disproportionately impacted, with extremely low-income households facing the most severe obstacles. These households often endure significant cost burdens, overcrowding, and housing instability, all of which heighten financial strain and restrict access to stable, affordable housing.

Senior residents and households with disabilities face unique challenges, including deferred maintenance issues and accessibility challenges such as difficulties with stairs, which can pose safety risks and further limit housing options. Cost burdened households, who spend over 30% of their household income on housing costs, are most common among households earning between 50% and 80% of the Area Median Income (AMI). In contrast, severely cost burdened households, who spend over 50% of their income on housing costs, are predominantly experienced by extremely low-income households earning below 30% of AMI.

These factors underscore the urgent need for housing solutions and supportive services specifically designed to meet the housing needs of low-income families, students, and seniors in Port St. Lucie.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Characteristics of low- and extremely low-income individuals and families with children who are at imminent risk of homelessness include severe cost burden. HUD defines extremely low-income households as those earning 0-30% of the Area Median Income (AMI) and classifies households spending over 50% of their income on housing as severely cost burdened. These households often rely on fixed or limited incomes, such as seasonal or part-time work that may not offer benefits. When a household includes a person with a disability, high medical expenses can further limit the income available for housing. In Port St. Lucie, approximately 8.8% of households are headed by a single parent (2020–2024 ACS). Single-parent households typically have fewer financial resources, relying on just one income to cover all household expenses. They are also more likely to face high childcare costs, which can take up a large share of their budget, especially when access to affordable childcare and healthcare is limited.

According to 2018-2022 CHAS data from the Housing Needs Summary Tables, the most pressing need for extremely low-income individuals and families with children in Port St. Lucie is access to affordable housing. In Port St. Lucie, approximately 2,520 extremely low-income homeowner households and 1,390 renter households are severely cost burdened, meaning they allocate over half of their income to housing. Together, these 3,910 households are at high risk of housing instability and potential homelessness. This same data also indicates that Port St. Lucie has 559 extremely low-income households with children. These families face severe housing challenges, underscoring the urgent need for targeted interventions to support and stabilize housing for the City's most vulnerable residents.

In addition to access to housing, needs of LMI individuals and families include supportive services, such as food support, healthcare, employment support, and childcare. High rates of severe cost burden leave families with few or no resources to afford these necessities. Extremely low-income households may also have lower levels of educational attainment, which can limit their job opportunities and earning potential. As noted in section MA-45. Addressing these affordability challenges and limited nature of available supportive service is crucial to prevent housing instability and ensure long-term security for low-income families and households.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No additional populations are identified as at-risk that have not been mentioned in this report.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

In Port St. Lucie, several housing characteristics contribute to instability and elevate the risk of homelessness. The City's prevalence of older housing stock often requires costly repairs and updates to meet safety standards, leaving many properties vulnerable to deferred maintenance or structural issues that could render them uninhabitable. Low-income tenants are especially at risk of displacement if they cannot afford these repairs. Additionally, inadequate maintenance and unmet needs for essential repairs, such as plumbing, heating, and electrical work, can create health hazards, often forcing residents to vacate or face eviction when they lack resources to address or contest unsafe conditions.

The limited housing availability, with only a 0.9% vacancy rate of homeowner properties and 7.4% vacancy rate of rental properties, combined with a shortage of affordable options, as indicated by the high proportion of cost burdened households as previously discussed, compounds these challenges. This situation highlights an urgent need for affordable and stable housing solutions in Port St. Lucie.

**Discussion:**

Port St. Lucie has been recognized by Bloomberg Cities for building innovation into how the City operates and plans, which is relevant to the NA-10 assessment because it reflects an existing local strength rather than a future goal. The recognition highlights the City's use of resident input, staff training, and cross-department coordination to identify local issues and respond in a more structured and practical way. In Port St. Lucie, innovation is described less as a stand-alone initiative and more as a working method that helps connect public feedback, strategic planning, budgeting, and implementation.

That approach is significant for housing and community development because many local needs are tied to coordination across multiple systems, including infrastructure, public services, neighborhood conditions, transportation, and long-term growth management. Bloomberg Cities highlighted Port St. Lucie's Innovation Academy, the use of innovation liaisons across departments, and the City's practice of using resident feedback from the IamPSL Citizen Summit to shape priorities and test solutions. Examples

identified in the article include process improvements, traffic-related planning ideas, neighborhood service concepts such as a mobile City Hall, and NaturallyPSL initiatives that incorporate green infrastructure and public space improvements.

In a Consolidated Plan context, this recognition helps illustrate that Port St. Lucie already has organizational strengths that support effective problem solving. The City has an established process for listening to residents, translating that input into planning priorities, and coordinating responses across departments. That capacity is important as Port St. Lucie continues addressing housing affordability, neighborhood quality, infrastructure demands, and other community development needs associated with continued growth.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing problems at a rate of at least 10 percentage points higher than the city’s average, highlighting whether certain groups throughout Port St. Lucie are more affected by these housing problems.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4365	1170	0
White	2830	685	0
Black / African American	650	215	0
Asian	70	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	775	180	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5185	2440	0
White	2645	1835	0
Black / African American	1030	165	0
Asian	295	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1035	310	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6670	4880	0
White	3220	3140	0
Black / African American	1215	705	0
Asian	150	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1880	855	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4430	5940	0
White	1455	3250	0
Black / African American	1115	965	0
Asian	65	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1615	1575	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2018-2022 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion:**

**Extremely Low Income:** The jurisdiction-wide rate of households with a housing problem in this income group is 78.9%. No racial or ethnic households are disproportionately impacted.

**Very Low Income:** In this income group, 68.0% of households report a housing problem. Black / African American households in this income range are considered disproportionately in greater need.

**Low Income:** The jurisdiction-wide rate of households with a housing problem in this income group is 57.7%. Hispanic households in this income range are considered disproportionately in greater need.

**Moderate Income:** In this income group, 42.7% of households report a housing problem. Black / African American households in this income range are considered disproportionately in greater need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups disproportionately face severe housing problems. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate of at least 10 percentage points higher than the city’s average highlighting whether certain groups throughout Port St. Lucie are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3965	1570	0
White	2535	980	0
Black / African American	610	255	0
Asian	45	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	760	190	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3320	4310	0
White	1665	2815	0
Black / African American	525	665	0
Asian	295	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	705	635	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2595	8955	0
White	1115	5240	0
Black / African American	490	1425	0
Asian	70	180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	875	1860	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	890	9480	0
White	515	4190	0
Black / African American	290	1790	0
Asian	20	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	3130	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2018-2022 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion:**

**Extremely Low Income:** The jurisdiction-wide severe housing problem rate in this income group is 71.6%. No racial or ethnic households are disproportionately impacted.

**Very Low Income:** In this income group, 43.5% of households report a severe housing problem. Asian households in this income range are considered disproportionately in greater need.

**Low Income:** The jurisdiction-wide severe housing problem rate in this income group is 22.5%. No racial or ethnic households are disproportionately impacted.

**Moderate Income:** In this income group, 8.6% of households report a severe housing problem. None of these groups are disproportionately impacted.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost burdens across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing cost burdens at a rate of at least 10 percentage points higher than the city's average, highlighting whether certain groups throughout Port St. Lucie are more affected by these housing problems.

A household is cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50790	13115	10215	845
White	32690	6090	5755	460
Black / African American	6915	2930	1650	215
Asian	810	250	410	35
American Indian, Alaska Native	90	0	0	0
Pacific Islander	45	0	0	10
Hispanic	8740	3370	2255	110

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2018-2022 CHAS

### Discussion:

**Cost Burden:** The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 17.5%. No racial or ethnic households are disproportionately impacted.

**Severe Cost Burden:** The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 13.6%. Asian households are disproportionately impacted by severe cost burden.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: Black / African American households
- Low Income: Hispanic households
- Moderate Income: Black / African American households

### Severe Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: Asian households
- Low Income: No racial or ethnic groups
- Moderate Income: No racial or ethnic groups

### Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: Asian households

**If they have needs not identified above, what are those needs?**

The most pressing needs in Port St. Lucie include expanding the supply of new or renovated affordable housing for both homeownership and rental opportunities, along with strengthening economic opportunities that support long-term housing stability. Workforce development efforts such as job training, credentialing, and job placement can help improve household earning capacity and reduce vulnerability to housing cost pressures. Additional analysis exploring the relationship between household income, housing needs, and related market conditions is provided in section MA-50.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The relationship between racial or ethnic groups and specific neighborhoods is included in section MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction:

Publicly supported housing provides affordable rental assistance for low-income households, older adults, and persons with disabilities. In Port St. Lucie, these needs are addressed in part through programs administered by the Housing Authority of the City of Fort Pierce, which operates public housing and Housing Choice Voucher assistance within St. Lucie County. According to HUD’s PIH Information Center data provided for this section, the Housing Authority of Fort Pierce reported 790 public housing units in use and 810 Housing Choice Vouchers in use. Of the vouchers in use, 744 were tenant-based, 18 were Veterans Affairs Supportive Housing (VASH) vouchers, and 48 were designated for persons with disabilities.

These figures reflect the scale of publicly supported housing resources available through the agency, although not all assisted households are necessarily located within Port St. Lucie. Because the Housing Choice Voucher program can be used in eligible rental units across the jurisdiction served by the housing authority, voucher use is not limited to one municipality. Even so, the presence of both public housing and voucher assistance in the broader service area indicates an important source of housing support for lower-income residents in Port St. Lucie and surrounding communities within St. Lucie County.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	790	810	0	744	18	0	48

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,001	12,686	0	12,709	13,233	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	216	66	0	63	3	0
# of Disabled Families	0	0	188	254	0	194	12	0
# of Families requesting accessibility features	0	0	790	810	0	744	18	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	116	97	0	79	12	0	6
Black/African American	0	0	660	705	0	658	6	0	41

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	0	0	1
Pacific Islander	0	0	13	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	48	0	46	2	0	0
Not Hispanic	0	0	750	762	0	698	16	0	48
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

In Port St. Lucie, publicly supported housing needs are addressed in part through the Housing Authority of the City of Fort Pierce, which serves households in St. Lucie County. Based on HUD PIH Information Center data provided for this section, the agency reported 790 public housing units in use and 810 Housing Choice Vouchers in use, including 744 tenant-based vouchers, 18 VASH vouchers, and 48 vouchers designated for persons with disabilities. Current Housing Authority information shows that both the public housing waiting list and the Section 8 waiting list are closed, but the agency does not publish current online counts for applicants seeking accessible units. Even without that detail, the combination of closed waiting lists and existing assisted inventory indicates continued demand for affordable units that can accommodate mobility, sensory, or other disability-related needs. In this context, the primary Section 504-related needs are accessible units, reasonable accommodations, and housing that allows residents to live safely and remain connected to services and community facilities.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders:**

The most immediate needs appear to be affordability, accessible unit availability, and practical access to daily services. The St. Lucie County Housing Needs Assessment found that housing costs have risen sharply across the area and that 60% of public opinion survey respondents reported difficulty affording housing costs in the last year. The same assessment identified lack of available housing options, lack of senior-friendly housing, long waits for vouchers, and challenges meeting the unique needs of different residents and circumstances. For public housing residents and voucher holders with disabilities, those pressures are compounded when housing must also support accessibility, reasonable accommodation, and proximity to sidewalks, transportation options, medical care, and other services needed for independent living.

**How do these needs compare to the housing needs of the population at large?**

These needs overlap with the broader population’s housing challenges, but they are more restrictive and often more urgent. Households across Port St. Lucie and St. Lucie County face rising housing costs, limited supply, and difficulty finding suitable housing options. However, residents who need accessible public housing or voucher-supported housing must find units that are not only affordable, but also physically usable and appropriately located. The local housing needs assessment specifically notes concerns about lack of senior-friendly housing and housing options, while Port St. Lucie’s 2025 National Community Survey shows resident concern with affordable housing and mobility-related issues such as sidewalks and transit-related services. As a result, households covered by Section 504 generally face the same affordability pressures as the population at large, but with fewer workable choices and greater dependence on accessible design, accommodations, and supportive location factors.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Port St. Lucie and the surrounding St. Lucie County area. Its causes are often interconnected and may include economic factors such as unemployment, poverty, and lack of affordable housing, as well as health-related conditions such as mental illness, substance use disorders, chronic health conditions, and physical disabilities. Social factors, including domestic violence, family instability, and limited access to supportive services, can also contribute to housing loss. Because these causes often overlap, addressing homelessness requires a coordinated, community-based response that includes housing assistance, supportive services, and systemwide collaboration.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

Port St. Lucie is located in St. Lucie County, and homelessness services are addressed through the regional Continuum of Care structure serving the Treasure Coast. According to St. Lucie County and the Treasure Coast Homeless Services Council, the Council is the lead agency for the FL-509 Continuum of Care serving St. Lucie, Martin, and Indian River counties and operates the coordinated entry and HMIS systems for the region. The data and discussion in this section is based on the regional Continuum of Care and St. Lucie County service system, city-specific data are limited.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	107	149	-	-	-	-
Persons in Households with Only Children	10	0	-	-	-	-
Persons in Households with Only Adults	30	405	-	-	-	-
Chronically Homeless Individuals	0	113	-	-	-	-
Chronically Homeless Families	0	0	-	-	-	-
Veterans	8	27	-	-	-	-
Unaccompanied Child	13	16	-	-	-	-
Persons with HIV	0	0	-	-	-	-

**Table 26 - Homeless Needs Assessment**

Alternate Data Source Name:

2020 PIT Count

Data Source Comments: 2024 Point in Time Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

**Chronically Homeless Individuals and Families:** There are currently 113 chronically homeless individuals, all whom are unsheltered. Chronically homeless are often associated with mental health issues.

**Families with Children:** There are no reported chronically homeless families consisting of adults and children.

**Veterans and their Families:** There are a number of veterans experiencing homelessness within the area with 8 sheltered and 27 unsheltered. Veterans are more likely to have a disability than the general population and are in need of permanent housing placements.

**Unaccompanied Youth:** There were 29 unaccompanied youth reported as homeless. Youth can become homeless during family crisis and when a home is unstable.

**Nature and Extent of Homelessness:**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	50	295
Black or African American	66	175
Asian	0	4
American Indian or Alaska Native	0	4
Pacific Islander	0	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	2	39
Not Hispanic	145	515

Data Source: 2024 Point in Time Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There are no reported families with children experiencing homelessness.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2024 Point-in-Time Count, the majority of the sheltered population was Black and unsheltered homeless population was White (45% and 53% respectively) while Hispanics and Latinos

made up 6% of the homeless populations in the 2024 PIT Count. The Black homeless population is overrepresented while the Hispanics and Latinos are slightly underrepresented relative to their share of Port St. Lucie's overall population, which according to 2020-2024 ACS data, the population consisted of 19% Black and 24% Hispanic and Latino. It is notable that the data presented reflects the entire St. Lucie County and Treasure Coast CoC. Additionally, smaller homeless populations like Port St. Lucie's are more susceptible to random variability and less likely to be representative of the jurisdiction's overall homeless population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

A majority of homeless persons counted in the 2024 PIT Count, 79% were unsheltered including all of the chronically homeless individuals and over 93% of homeless persons in adult only households.

**Discussion:**

N/A

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The non-homeless special needs assessment includes the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Data on special needs populations is limited, but there is a significant need for housing and/or supportive services for all special needs sub-populations and meeting these needs is a high priority for the City.

### Describe the characteristics of special needs populations in your community:

**Elderly:** Port St. Lucie's elderly population faces growing housing and service needs as rising costs place pressure on residents living on fixed or limited incomes. Stable, decent, and affordable housing is especially important for older adults because remaining in familiar surroundings can help support health, independence, and overall well-being. According to 2018-2022 ACS data, 50,681 Port St. Lucie residents are age 65 or older, representing nearly 21.8% of the population. Of this population, nearly one-third have a disability and about 8.5% live below the poverty level. Elderly residents are far more likely to live in owner-occupied housing, at nearly 92.3%, than in renter-occupied housing, at nearly 7.7%. Even so, more than 16,400 elderly households are cost burdened, showing that affordability remains a significant concern for older residents, including many who own their homes.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** Alcohol and drug addiction can be difficult to measure at the city level because many individuals do not seek formal treatment and most public data are reported only at the county or regional level. For Port St. Lucie, St. Lucie County data provides the best recent local picture. According to the Florida Department of Health Substance Use Dashboard, St. Lucie County recorded 70 fatal overdoses, 1,029 EMS non-fatal overdoses, and 277 naloxone administrations in 2024. The same source shows 93 fatal overdoses, 1,123 EMS non-fatal overdoses, and 426 naloxone administrations in 2023, indicating that substance-related harm remains a significant local issue even as some overdose indicators declined year over year. These conditions can directly affect housing stability by increasing the risk of unemployment, financial hardship, family disruption, eviction, and homelessness. St. Lucie County's Community Health Improvement Plan identifies mental health and substance abuse as a countywide priority, and the 2024 Florida Youth Substance Abuse Survey for St. Lucie County found that alcohol, marijuana or hashish, and nicotine vaping were the most commonly reported past-30-day substances among students. Together, these conditions indicate continued need for prevention, treatment, recovery support, and housing interventions for residents affected by substance use disorders.

**Disability:** According to 2020-2024 ACS data, 32,467 Port St. Lucie residents live with a disability, accounting for 14% of the population. Disability becomes more common with age, and among residents age 65 and older, nearly one-third, or around 17,000 individuals, have a disability. Although disability is less common among children and youth, 2,341 residents age 17 or younger have a disability, including 126 children under age 5. These figures show that disability-related needs affect residents across all age

groups. Households that include elderly persons or children with disabilities may require additional resources, accessible housing, supportive services, and reasonable accommodations to remain safe and stable in the community.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

**Elderly:** Older adults in Port St. Lucie need housing that is affordable, stable, and appropriate for changing physical and health conditions. Needs can range from independent living arrangements to assisted living, nursing care, and adult day support, depending on the level of assistance required. Important considerations include affordability, accessibility, proximity to health care, shopping, and other daily services, as well as transportation options for residents who can no longer drive. Many elderly residents also benefit from home modifications, in-home assistance, and housing that is easier to maintain. These needs are determined by local age, disability, poverty, tenure, and cost burden data, which show that a large share of older residents live on limited incomes and many face disability-related or housing cost challenges.

**Alcohol and Drug Addiction:** Residents affected by alcohol or drug addiction often need stable housing, access to treatment, recovery support, and services that help them maintain housing over time. Housing needs may include short-term emergency shelter, transitional support, or longer-term housing linked to treatment, counseling, case management, and transportation assistance. Supportive services are especially important for residents whose substance use disorder affects employment, family stability, or ability to remain housed. These needs are determined using St. Lucie County overdose and naloxone data, local health planning documents that identify substance abuse as a priority issue, and youth substance use survey results that point to continued prevention and treatment needs.

**HIV/AIDS:** See discussion below.

**Disability:** Residents with disabilities need housing that is both affordable and physically usable, along with supportive services that match their level of independence. Some individuals may be able to live independently with accommodations such as accessible design features, transportation access, or limited supportive services, while others may require more structured living arrangements or regular assistance with daily activities. Needed supports may include personal care, medical services, communication accommodations, transportation, and other assistance that allows residents to live safely and remain connected to the community. These needs are determined by disability data by age, combined with information on income limitations, housing cost burden, and the practical barriers that households with disabilities may face in finding suitable housing. In Port St. Lucie, those needs are especially important for older adults with disabilities and for families caring for children with disabilities, both of whom may require additional housing stability, accessibility, and service coordination.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Within the Port St. Lucie area, St. Lucie County data provides the best available measure of the size of the population living with HIV/AIDS and related service needs. According to the Florida Department of Health, St. Lucie County had 2,104 persons living with diagnosed HIV in 2024, with a rate of 551.5 per 100,000 residents. That rate was slightly below the Florida rate of 574.4 per 100,000.

Recent diagnosis data indicates that HIV remains an ongoing health concern in the area. In 2024, St. Lucie County recorded 59 new HIV diagnoses, or 15.5 per 100,000 residents, compared with a statewide rate of 19.4. The county also recorded 41 new AIDS diagnoses in 2023, or 11.4 per 100,000 residents, which was above the Florida rate of 8.6 that year. These data show that the local population includes both long-term survivors living with diagnosed HIV and residents who continue to enter care through new HIV and AIDS diagnoses.

Available prevention data also helps describe the affected population and ongoing needs. AIDSvu reported 649 PrEP users in St. Lucie County in 2024, including users across multiple age groups, with the highest counts among adults ages 25 to 44. This suggests that prevention and early intervention efforts are active locally, but the continued number of persons living with HIV and new diagnoses indicates the need for sustained medical care, case management, housing assistance, and supportive services for both individuals and family households affected by HIV/AIDS.

For families and households, the key characteristics are less about a single demographic profile and more about the need for stable housing, access to care, and ongoing support. The Florida Department of Health's St. Lucie County HIV/AIDS services page shows local access to medical assistance and HOPWA housing assistance, confirming that housing stability remains part of the response system for low-income persons living with HIV/AIDS and their families. In a Consolidated Plan context, these data indicate a continuing need for affordable housing, access to treatment, and supportive services that help households remain stable and connected to care.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

N/A

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Public facility needs in Port St. Lucie are tied to continued population growth and the need to maintain safe, accessible, and functional spaces for residents. Input documented in the City of Port St. Lucie Comprehensive Plan Update: Workshop 1 Summary shows residents identified the need for more public amenities, including schools, libraries, medical providers, parks, recreational spaces, and community gathering areas to serve a growing population. The City’s Community Development Block Grant program also identifies public facilities as an eligible community development activity, reflecting that facility improvements remain part of the City’s approach to neighborhood and community needs.

Public facility needs also relate to accessibility and service distribution. Residents participating in the Comprehensive Plan process raised concerns about whether infrastructure and amenities are keeping pace with growth, and the 2025 National Community Survey found lower ratings for well-planned residential growth and neighborhood design. Together, these findings indicate a need to improve and expand public facilities in ways that support access, quality of life, and daily service needs across the city.

### **How were these needs determined?**

These needs were identified through the Comprehensive Plan Update: Workshop 1 Summary, the 2025 National Community Survey, and the City’s Community Development Block Grant program materials, all of which document resident concerns related to growth, service access, neighborhood quality, and community facilities.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvement needs in Port St. Lucie center on transportation, pedestrian safety, and infrastructure capacity. The Comprehensive Plan Update: Workshop 1 Summary states that residents emphasized the need for improvements to roads, sidewalks, bike paths, and public transit, along with traffic calming, intersection improvements, expanded roadways, and better connectivity between neighborhoods and destinations. These needs are reinforced by the FY 24/25 Strategic Plan Update, which identified traffic, roads, and general mobility, including public transportation, streetlights, and sidewalks, among the City’s leading resident concerns.

Public improvements are also needed to support long-term growth and infrastructure planning. The Comprehensive Plan states that it guides future development and quality of life, while the City’s CDBG program identifies infrastructure improvements and neighborhood revitalization as eligible funding uses. Together, these sources point to continued need for transportation, drainage, utility, and related infrastructure improvements that help neighborhoods remain safe and functional as the city grows.

### **How were these needs determined?**

These needs were determined through the Comprehensive Plan Update: Workshop 1 Summary, the FY 24/25 Strategic Plan Update, the 2025 National Community Survey, and the City's Community Development Block Grant program description.

### **Describe the jurisdiction's need for Public Services:**

Public service needs in Port St. Lucie include services that support housing stability, affordability, and access to daily needs. The City's Community Development Block Grant program identifies public services as an eligible use of funds, and the FY 24/25 Strategic Plan Update shows residents cited cost of living, affordable housing, mobility, and economic pressures among their main concerns. These issues suggest continued need for services that help lower-income households, seniors, persons with disabilities, and other residents remain stable.

Public service needs are also shaped by access barriers and growth-related pressures. The Comprehensive Plan Update: Workshop 1 Summary notes resident concern with affordable housing, transportation access, and amenities needed to support families, seniors, and persons with disabilities. The 2025 National Community Survey also found lower ratings in areas tied to growth planning and neighborhood design, which can affect how easily residents reach jobs, care, and services.

### **How were these needs determined?**

These needs were identified through the Community Development Block Grant program materials, the FY 24/25 Strategic Plan Update, the 2025 National Community Survey, and the Comprehensive Plan Update: Workshop 1 Summary.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Port St. Lucie’s housing market analysis examines the composition, condition, and affordability of the city’s housing supply across both owner and renter segments. The assessment relies primarily on ACS and HUD CHAS data to evaluate housing stock, tenure, occupancy, housing problems, and cost burden. Local context is drawn from the adopted 2024 Comprehensive Plan Elements, the FY 25/26 Adopted Strategic Plan, and the City’s recent public engagement surveys and summaries, including the Comprehensive Plan Online Engagement Summary, Comprehensive Plan Workshop 1 Summary, and Comprehensive Plan Citizen Summit Summary. Together, these sources help explain how growth, infrastructure capacity, neighborhood conditions, and housing costs are shaping market conditions in Port St. Lucie.

Market conditions in Port St. Lucie are closely tied to continued population growth and the challenge of keeping housing, transportation, public facilities, and neighborhood services aligned with that growth. The adopted 2024 Comprehensive Plan Elements frame long-range land use, infrastructure, and community design issues that influence where housing can be added and how well new and existing neighborhoods function. The public engagement surveys and workshop summaries also show that residents have raised concerns related to affordable and workforce housing, traffic and mobility, neighborhood character, and whether infrastructure and public amenities are keeping pace with development. These factors directly affect housing availability, location choices, and long-term neighborhood stability.

Port St. Lucie’s Bloomberg Cities recognition adds useful context to this analysis because it reflects how the City approaches growth and service delivery. Bloomberg Cities recognized Port St. Lucie for embedding innovation into daily operations through resident feedback, staff training, cross-department collaboration, and human-centered problem solving. As reflected in the FY 25/26 Adopted Strategic Plan, that approach is tied to strategic growth, community design, infrastructure planning, innovation, resiliency, and workforce housing initiatives rather than being treated as a stand-alone program.

This context is important for the market analysis sections that follow. Housing conditions in Port St. Lucie are not shaped only by supply and price trends, but also by how effectively the City plans for growth, responds to resident concerns, and coordinates infrastructure and community investment. The following sections therefore examine the housing market within that broader framework, using federal housing data alongside adopted City planning documents and public engagement findings to assess housing availability, affordability, condition, and market pressures.

# MA-10 Number of Housing Units – 91.210(a)&(b)(2)

## Introduction

This section examines Port St. Lucie’s housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the housing landscape and the availability of different housing options across the city.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	79,172	87.1%
1-unit, attached structure	2,832	3.1%
2-4 units	2,046	2.3%
5-19 units	3,683	4.1%
20 or more units	1,653	1.8%
Mobile Home, boat, RV, van, etc	1,525	1.7%
<b>Total</b>	<b>90,911</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2020-2024 ACS

### Residential Properties by Number of Units

The table above outlines the housing stock in Port St. Lucie by structure type and unit count. Traditional single-family detached homes make up 87.1% of all housing units, while housing with 2 or more units represents 8.2% of the total.

Multifamily housing is divided by size: small buildings (3-19 units), medium buildings (20-49 units), and large developments (50+ units), with larger buildings concentrated in more densely populated areas to address housing needs of those neighborhoods. The diverse housing mix within Port St. Lucie accommodates a range of household sizes and preferences, reflecting the City’s efforts to meet varied community needs.

### Multifamily Development Distribution

Based on 2020-2024 ACS data, Port St. Lucie has a total of 1,654 units with 3 or 4 units which are categorized separately amongst small multifamily units, and 5,336 units within multifamily housing developments with five or more units. Of these 6,990 total units within developments consisting of 3 or more units, the majority, 5,337 units, are within developments categorized as small multifamily buildings with 3 to 19 units. The remaining 1,653 units within multifamily developments are larger buildings with 20 or more units. These figures highlight the community’s diverse multifamily housing stock, with a significant portion comprising smaller-scale developments.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	27	0.0%	504	3.8%
1 bedroom	334	0.5%	823	6.1%
2 bedrooms	11,862	16.8%	3,635	27.1%
3 or more bedrooms	58,299	82.7%	8,468	63.1%
<b>Total</b>	<b>70,522</b>	<b>100%</b>	<b>13,430</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2020-2024 ACS

### Unit Size by Tenure

Unit sizes vary slightly between owner-occupied and rental properties in Port St. Lucie. While both owner-occupied units and renter-occupied units are generally larger, with approximately 82.7% of owner-occupied and 63.1% of renter-occupied units having three (3) bedrooms or more, rental properties have a more diverse selection of units with 2-bedrooms or less.

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Port St. Lucie’s assisted affordable housing inventory includes federal, state, and local resources that support lower-income households, seniors, and persons with disabilities. Based on current HUD data provided for this section, the city contains 8 Low-Income Housing Tax Credit properties with a total of 1,462 low-income units. These units are generally targeted to income-eligible households and are commonly available to households at or below 60% of area median income, depending on the requirements of each development. In addition, current HUD multifamily assistance data identifies 1 Section 202 PRAC property in Port St. Lucie with 49 assisted units. Because Section 202 housing is designed to serve very low-income elderly households, this property represents an important assisted housing resource for older residents needing affordable housing with supportive features.

Port St. Lucie residents may also benefit from tenant-based rental assistance and other housing programs administered by the Housing Authority of the City of Fort Pierce within the broader St. Lucie County service area, along with local housing initiatives supported by the City. Together, the LIHTC inventory and the Section 202 PRAC property show that the city’s assisted housing supply includes both general affordable rental housing and housing targeted towards elderly residents. These resources help address a range of housing needs, particularly for lower-income households, seniors, and residents who may need stable housing with below-market rents or other forms of assistance.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Based on the current assisted housing inventory identified for Port St. Lucie, the most clearly documented potential loss during the 2026-2030 Consolidated Plan period is the 49 assisted units at the city's 1 HUD multifamily PRAC/Section 202 property, which has a Section 8 contract expiration in 2029. Because this property serves very low-income elderly households, any loss of assistance at that location would affect a particularly vulnerable segment of the city's affordable housing inventory. At this time, the available inventory information identifies the 2029 contract expiration as the most specific near-term preservation issue within Port St. Lucie's HUD-assisted stock.

Port St. Lucie also has 8 LIHTC properties with 1,462 low-income units, which form the largest documented portion of the city's assisted affordable rental inventory. However, based on the current information available for this section, specific LIHTC affordability expirations within the 2026-2030 planning period were not identified. In general, LIHTC properties are subject to long affordability periods, typically at least 30 years, so the immediate and clearly documented risk of loss is more directly tied to the expiring Section 202/PRAC contract than to confirmed LIHTC expirations during this period. As a result, preservation efforts should prioritize monitoring and renewal of the 2029 HUD multifamily contract while continuing to track the long-term affordability status of LIHTC properties citywide.

**Does the availability of housing units meet the needs of the population?**

As outlined in NA-10, Port St. Lucie faces a shortage of affordable housing, particularly in the small to medium-sized affordable housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost burdened households.

**Describe the need for specific types of housing:**

Port St. Lucie faces a significant need for diverse and affordable housing options in both the owner-occupied and renter-occupied markets. There is a particular shortage of affordable smaller units suited for low-income first-time homebuyers, individuals, and households that do not require three or more bedrooms, limiting options for those seeking starter homes. Additionally, the very low homeowner vacancy rate of just under 1% indicates a scarcity of affordable for-sale units across all sizes, further constraining housing availability. Expanding the variety of housing options is essential to meeting the needs of the City's growing and diverse population, ensuring greater housing stability and long-term affordability.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section analyzes the cost of housing in Port St. Lucie for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the City's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

### Cost of Housing

	Base Year: 2014	Most Recent Year: 2024	% Change
Median Home Value	\$131,700	\$369,200	180.3%
Median Contract Rent	\$956	\$1,732	81.2%

**Table 29 – Cost of Housing**

Data Source: 2010-2014 ACS, 2020-2024 ACS

Rent Paid	Number	%
Less than \$500	136	1.1%
\$500-999	759	5.9%
\$1,000-1,499	1,996	15.5%
\$1,500-1,999	4,059	31.5%
\$2,000 or more	5,929	46.0%
<b>Total</b>	<b>12,879</b>	<b>100%</b>

**Table 30 - Rent Paid**

Data Source: 2020-2024 ACS

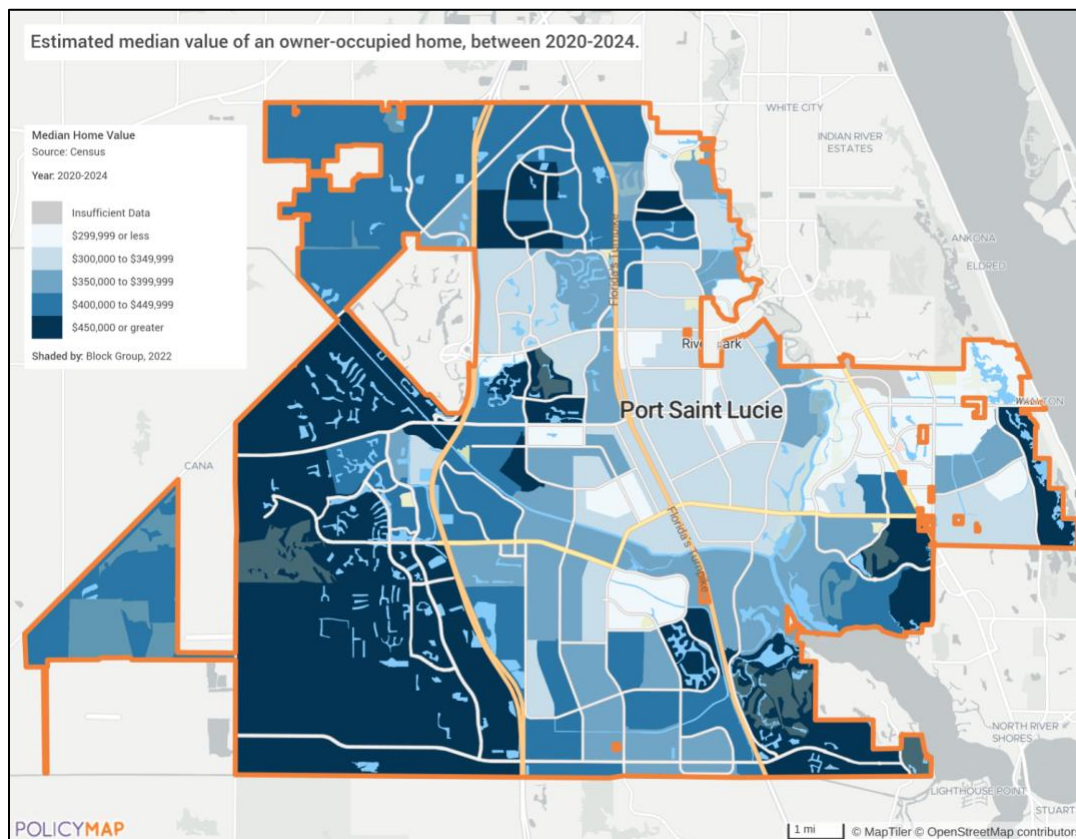
### Housing Costs

Housing costs in Port St. Lucie have significantly increased, with home prices rising by 180.3% and rents increasing by 81.2% since 2014. The table above shows that nearly half (46%) of renters pay \$2,000 or more per month for rent, representing a significant portion of renters in the city. Later in this section, rental rates are analyzed as a percentage of household income to evaluate the affordability of housing and assess the impact of these rising costs on residents.

## Median Home Values

The following map shows estimated median value of owner-occupied homes in Port St. Lucie for 2020-2024 by block group. Home values vary across the city, with many block groups falling in the middle ranges between \$350,000 to \$449,999. Higher-value areas, at \$450,000 or more, are concentrated in parts of the western, north-central, southeastern, and eastern portions of the city, while lower-value areas, below \$350,000, appear more often in central and interior sections.

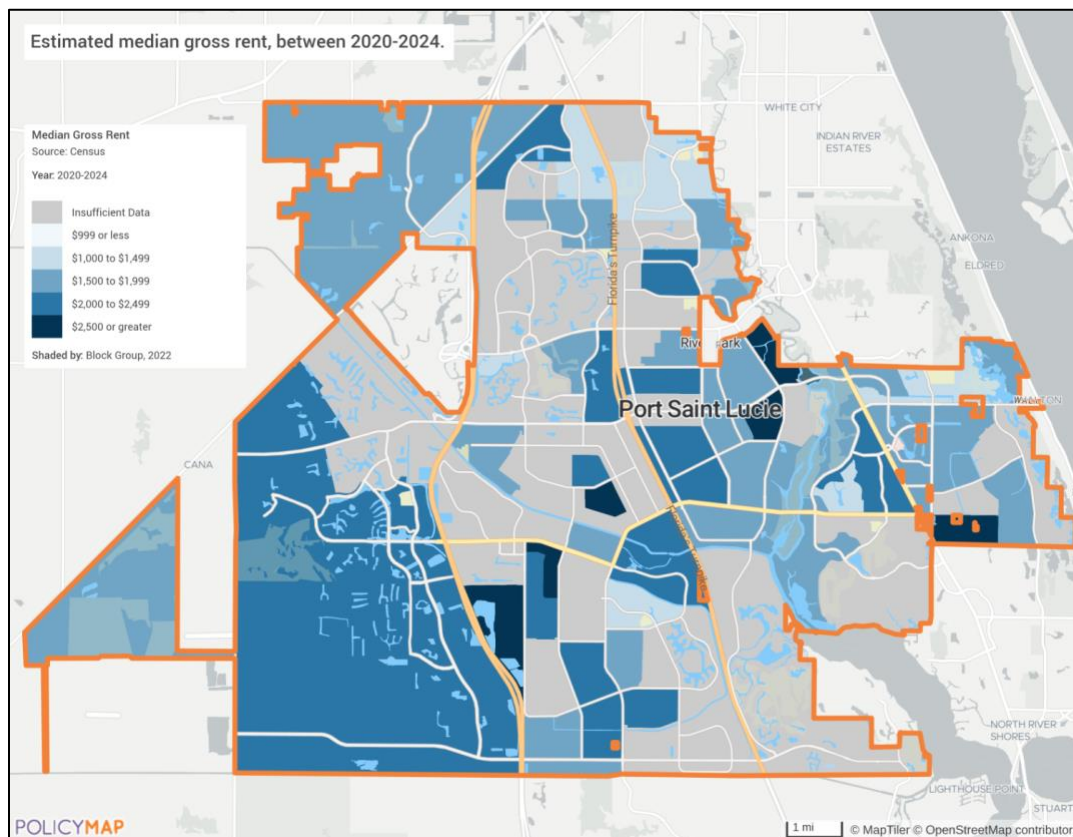
Overall, the map suggests that owner housing values vary throughout Port St. Lucie. Higher-value block groups are located in several outer and waterfront areas, while more moderate home values are common through much of the city's interior. This pattern indicates variation in neighborhood market conditions and suggests that homeownership costs are significantly higher in selected parts of the city.



## Median Rent

The map shows estimated median gross rent in Port St. Lucie for 2020–2024 by block group. Median rents vary across the city, with many block groups falling between about \$1,500 and \$1,999 per month. Higher-rent areas, at \$2,000 or more, appear in several scattered locations, including parts of the central city, the east, and portions of the southwest and south, while lower-rent areas, below \$1,500, are also present in multiple sections.

Overall, the pattern suggests that rental costs are not concentrated in just one part of Port St. Lucie. Instead, higher and lower rent areas are distributed across the city, although many block groups cluster in the mid-range rent levels. This variation indicates differing neighborhood market conditions and suggests that renter housing costs may be comparatively higher in selected pockets of the city.



## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	145	No Data
50% HAMFI	915	2,955
80% HAMFI	5,980	12,740
100% HAMFI	No Data	22,465
<b>Total</b>	<b>7,040</b>	<b>38,160</b>

**Table 31 - Household Income by Tenure in Port St. Lucie, FL**

**Data Source:** 2016-2020 CHAS

**Data** Data Comments: The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does

**Comments:** not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS)

## Housing Affordability

Housing affordability in Port St. Lucie is closely tied to household income, and the available 2016-2020 CHAS data shows clear affordability gaps for lower-income households. For renters, only 145 units are affordable for households earning 30% HAMFI, and 915 units are affordable to households earning 50% HAMFI or less, out of a total of 7,040 renter units affordable to households earning up to 80% HAMFI. This means only about 13% of renter units in that range are affordable to households earning 50% HAMFI or less, indicating a significant shortage of rental housing for lower-income residents.

A similar pattern is present for ownership housing. While 38,160 owner units are affordable to households earning up to 100% HAMFI, only 2,955 units are affordable to households earning 50% HAMFI or less. This shows that ownership opportunities are far more available to moderate-income households than to very low-income households. Overall, the table indicates that the greatest affordability challenges in Port St. Lucie are concentrated among households with the lowest incomes, particularly renters, who have the fewest affordable options available.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,311	\$1,363	\$1,624	\$2,259	\$2,457
High HOME Rent	\$1,058	\$1,134	\$1,363	\$1,567	\$1,728
Low HOME Rent	\$828	\$888	\$1,066	\$1,231	\$1,373

**Table 32 – Monthly Rent**

**Data Source:** 2025 HUD FMR and HOME Rents (Port St. Lucie, FL MSA)

## HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. The City of Port St. Lucie is part of Port St. Lucie, FL Metropolitan Statistical Area (MSA).

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

### **Is there sufficient housing for households at all income levels?**

Housing supply Port St. Lucie is not sufficient to meet needs at all income levels, with the most significant gaps affecting households with limited incomes. As reflected in the NA-10 tables, shortages are most pronounced for units affordable to extremely low-income and very low-income households and for small to mid-sized units that can serve both growing families and older adults. When the supply of income-aligned units is limited, more households experience cost burden, have fewer choices in the rental and ownership markets, and may remain in housing that does not match their size, accessibility, or proximity to service needs. These constraints indicate that citywide housing availability does not fully support stable housing outcomes for all income levels.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing affordability in Port St. Lucie is likely to remain constrained if home values and rents continue to outpace household income growth. The city's recent planning and engagement documents show that affordable and workforce housing is already a significant local concern, and the St. Lucie County Housing Needs Assessment similarly identifies housing affordability as an ongoing challenge tied to limited supply at lower price points. This suggests that, even if price growth slows, affordability pressures are likely to continue unless more housing is priced at rates that align with the incomes of lower- and moderate-income households.

If home values continue to rise, entry into homeownership will become more difficult for first-time buyers and other income-limited households because higher prices increase down-payment requirements, insurance and tax burdens, and monthly mortgage costs. If rental rates continue to rise, renter households will remain at greater risk of cost burden, especially those competing for smaller and lower-cost units. This is particularly important in Port St. Lucie because the affordability data already indicates that the greatest shortages are concentrated among households with the lowest incomes, especially renters. The City's survey and workshop findings also show resident concern that growth, housing costs, and infrastructure are not staying in balance.

Future affordability will depend in large part on whether Port St. Lucie and the broader market can expand housing choices across a wider range of price points while also preserving existing affordable units. The City's adopted strategic planning documents and Affordable Housing Advisory Committee report point to workforce housing, public-private partnerships, and preservation of existing affordable housing as important responses. Even with those efforts, affordability is likely to remain under pressure if market-rate home prices and rents continue rising faster than wages and if the supply of lower-cost rental and ownership units remains limited.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The 2025 HUD rent limits for the Port St. Lucie MSA show that Fair Market Rent is below the 2024 ACS median contract rent of \$1,732 for efficiency, one-bedroom, and two-bedroom units, but above the median contract rent for three- and four-bedroom units. Specifically, Fair Market Rent ranges from \$1,311 for an efficiency unit to \$2,457 for a four-bedroom unit, while the median contract rent reflects overall market conditions across all rental units. HOME High and Low Rents are well below the median contract rent for smaller unit types, indicating that many lower-cost units affordable under HOME rent limits may be difficult to produce or preserve without subsidy.

These comparisons suggest that affordable housing strategy in Port St. Lucie should continue focusing on both production and preservation of units at lower rent levels, particularly for smaller units serving lower-income households. Because the median contract rent is higher than HOME rents for all unit sizes shown, developers may need gap financing, layered subsidies, or other incentives to make HOME-assisted units financially feasible. This also suggests a need to preserve existing lower-cost rental units that may otherwise be lost to rent increases or redevelopment. At the same time, the comparatively higher Fair Market Rents for larger units indicate some opportunity to support family-sized rental housing, but affordability for lower-income households will still depend on whether units can be maintained at rents closer to HOME limits than to prevailing market rents.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The tables and maps in this section offer insights into the condition of housing units throughout Port St. Lucie by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes that lack complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

Housing condition in Port St. Lucie is evaluated using applicable state and local building, maintenance, and safety standards, along with the City's housing rehabilitation program requirements. For construction, repair, and rehabilitation work, the City applies the Florida Building Code 8th Edition (2023), including the Existing Building Code and accessibility-related requirements administered through the Building Department. Property maintenance expectations are enforced through the City's Code Compliance program and related local code provisions, including standards cited by the City for exterior maintenance and unsafe conditions. The City's public code compliance guidance identifies conditions such as broken glass, torn screens, rotted wood, mold and mildew, missing roof shingles, and soffit or fascia in disrepair as violations of local property maintenance requirements.

Port St. Lucie's housing rehabilitation framework also helps define when a unit is suitable for rehabilitation. The City's SHIP Local Housing Assistance Plan states that owner-occupied rehabilitation is intended to eliminate code violations, correct health and safety issues, and provide hazard mitigation or accessibility retrofit improvements. The same plan identifies emergency repair needs such as roof leaks and failures of HVAC, plumbing, and electrical systems. Together, these standards indicate that the City determines housing condition based on whether a dwelling meets applicable code and maintenance requirements and, if not, whether the deficiencies can be corrected through rehabilitation rather than replacement.

### **Housing condition classifications for Consolidated Plan implementation (Port St. Lucie):**

#### **1. Standard condition:**

A dwelling unit that is safe, sanitary, structurally sound, and maintained in compliance with applicable building, housing, and property maintenance requirements enforced by the City of Port St. Lucie. Units in standard condition do not exhibit material deficiencies or code violations affecting habitability, health, or safety and are suitable for continued occupancy without major corrective work.

**2. Substandard condition:**

A dwelling unit with one or more material deficiencies or code violations that affect health, safety, sanitation, structural soundness, or habitability. Examples may include roof failure, deteriorated exterior elements, unsafe electrical or plumbing conditions, mold or mildew, broken openings, or other maintenance deficiencies identified through City code compliance standards or inspection requirements.

**3. Substandard condition but suitable for rehabilitation:**

A dwelling unit that does not meet minimum code, maintenance, or habitability standards, but whose deficiencies can be corrected through repair, rehabilitation, replacement of major systems, hazard mitigation, or accessibility improvements. Under the City’s rehabilitation framework, these are units where the structure remains feasible to preserve and the needed work can return the home to safe, code-compliant, and habitable condition.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,255	28.7%	7,205	53.6%
With two selected Conditions	749	1.1%	395	2.9%
With three selected Conditions	32	0.0%	0	0.0%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	49,486	70.2%	5,830	43.4%
<b>Total</b>	<b>70,522</b>	<b>100%</b>	<b>13,430</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2020-2024 ACS

**Housing Conditions**

The table above highlights the number of owner and renter households throughout Port St. Lucie that face at least one housing condition issue. Renters are significantly more likely to experience housing problems, with approximately 56.6% of renter households affected, compared to 29.8% of homeowner households. Only a small share of households experience multiple housing issues at the same time. Based on the Needs Assessment findings presented earlier in this report, the most common housing problem is cost burden, indicating that many households are spending a disproportionate share of income on housing costs. This ongoing affordability pressure remains a critical housing challenge for the city and contributes to broader risks related to housing instability.

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	40,888	58.0%	6,862	51.1%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	23,722	33.6%	5,140	38.3%
1950-1979	5,784	8.2%	1,388	10.3%
Before 1950	128	0.2%	40	0.3%
<b>Total</b>	<b>70,522</b>	<b>100%</b>	<b>13,430</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2020-2024 ACS

### Year Unit Built

Port St. Lucie has a notable portion of housing stock that was built before 1980, placing many units at risk for lead-based paint hazards due to the widespread use of lead paint before its ban in 1978. According to 2020-2024 CHAS data used for the previous table, approximately 8.4% of owner-occupied units and 10.6% of renter-occupied units fall into this category, potentially exposing an estimated 7,340 households to lead hazards. This presents a significant public health concern, particularly for vulnerable populations such as young children, emphasizing the importance of targeted mitigation efforts to reduce exposure risks.

To address this issue, the City, St. Lucie County, and the state of Florida established various long-term initiatives to address the challenges associated with its aging housing stock, particularly homes built before 1980 that pose higher risks for lead-based paint (LBP) hazards and structural deficiencies. These initiatives are further explained later in this section.

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,912	8.4%	1,428	10.6%
Housing Units Built Before 1980 with Children Present	760	12.9%	134	9.4%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2020-2024 ACS (Total Units) 2018-2022 CHAS (Units with Children present)

### Lead-Based Paint Hazard

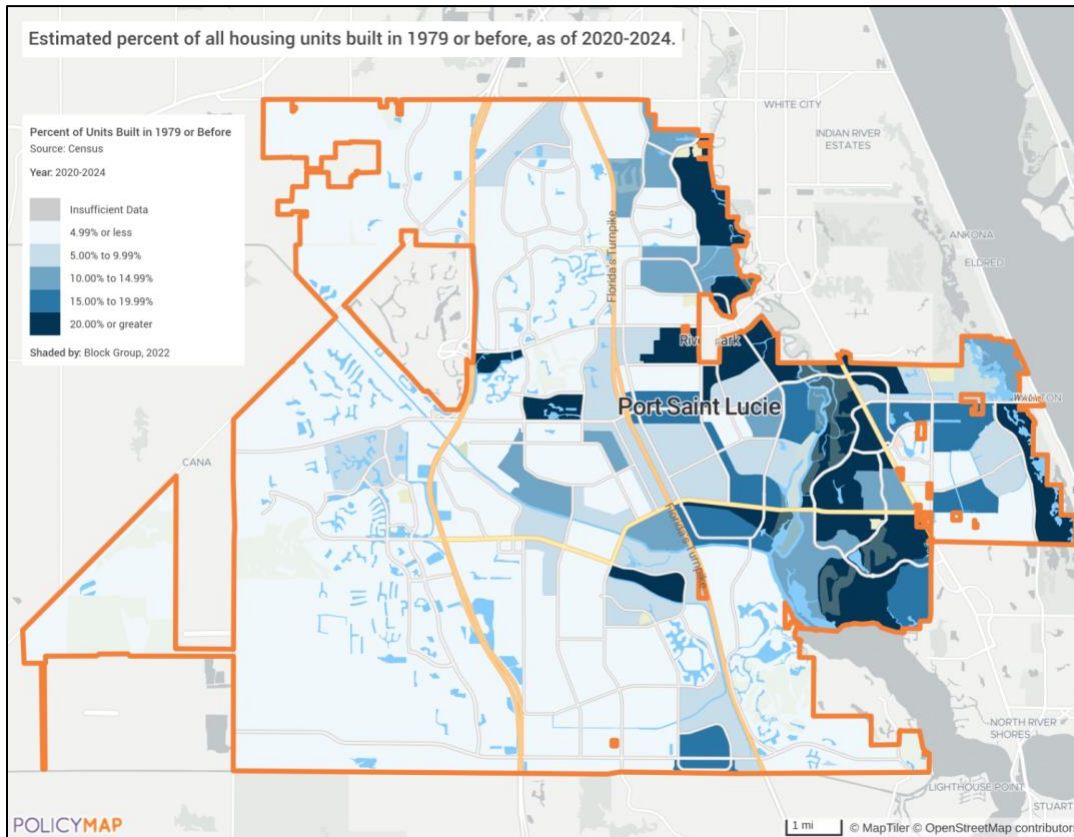
As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within Port St. Lucie, there are approximately 7,340 total units built prior to 1980 according to 2020-2024 ACS Data. Based on this data, there are around 894 units or nearly 12.2% of homes built before 1980 that are at risk of having a Lead-Based Paint Hazard and that have children under the age of 6 present.

### Age of Housing

Housing Built Before 1980

The map shows the estimated share of housing units built in 1979 or earlier in Port St. Lucie during 2020-2024, by block group. Older housing is concentrated primarily in the eastern and central portions of the city, where several block groups fall in the highest range, with 20% or more of units built before 1980. Additional clusters of older housing appear in portions of the southeast and in a few scattered areas near the city's interior, while much of the western area shows lower shares or insufficient data.

This pattern suggests that the city's older housing stock is concentrated in more established neighborhoods rather than evenly distributed throughout Port St. Lucie. Areas with a higher share of pre-1980 units may be more likely to need ongoing maintenance, rehabilitation, energy efficiency upgrades, and evaluation for issues commonly associated with older homes, including aging building systems and potential lead-based paint hazards where applicable.



## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	6,959	-	6,959
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

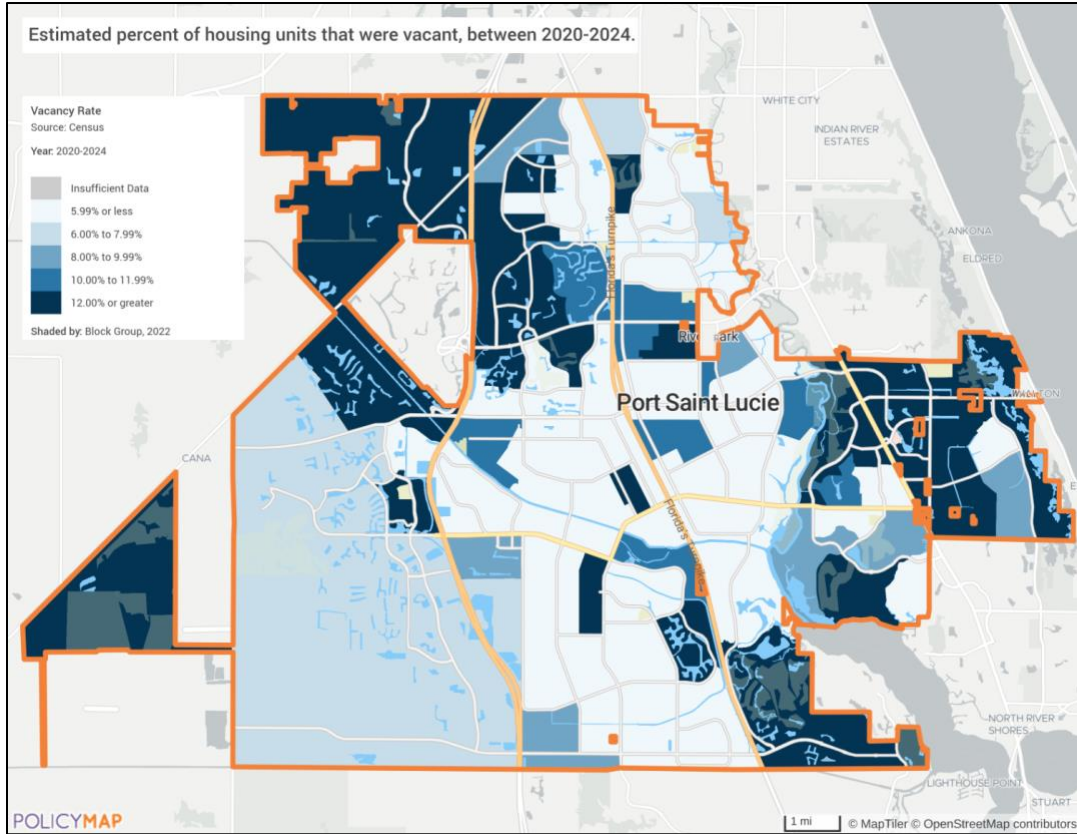
**Table 36 - Vacant Units**

**Data Source:** 2020-2024 ACS

**Data Source Comments:** The City of Port St. Lucie does not have data for specific types of vacant units in the city, and ACS data only reports on the total number of vacant units in Port St. Lucie. Data does not distinguish between suitable or not suitable for rehab or if they were abandoned, Real Estate Owned (REO) properties or abandoned REO properties.

## Vacant Units

According to the 2020-2024 ACS data, Port St. Lucie has 90,911 housing units, of which 83,952 are occupied and 6,959 are vacant. The occupied stock includes approximately 70,522 owner-occupied and 13,430 renter-occupied homes. Reported vacancy rates are 7.4% for rentals and 0.9% for owner housing. The comparatively low homeowner vacancy rate indicates a tight for-sale market, which can limit move-up opportunities for renters and reduce options for households relocating to Port St. Lucie. The following map displays the vacancy rates throughout the city.



## **Need for Owner and Rental Rehabilitation**

Port St. Lucie has an ongoing need for owner and rental rehabilitation, particularly in older established neighborhoods where a larger share of the housing stock was built before 1980. As homes age, the need for repairs and system upgrades increases, including roofing, plumbing, electrical, structural components, accessibility improvements, and energy efficiency measures. Lower-income homeowners and renters are often less able to absorb these costs, which can lead to deferred maintenance, declining housing quality, and conditions that affect health and safety. Rehabilitation assistance remains important to help preserve the existing housing supply, reduce deterioration, and support long-term neighborhood stability.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Housing units built before 1980 in Port St. Lucie may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, nearly 8.7% of occupied housing units in Port St. Lucie were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by low- and moderate-income (LMI) households, affecting around 7,340 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

### **Discussion:**

Port St. Lucie maintains a long term framework for preserving older housing through local rehabilitation assistance and federal lead safety requirements. In established neighborhoods where a larger share of homes were built before 1980, older units are more likely to need repairs, system replacements, and modernization to remain safe and habitable. The City's Neighborhood Services Department administers a Homeowner Repair and Rehabilitation Assistance Program funded with SHIP, and the City may also use CDBG funds to supplement the program when available. According to the City's program materials, this assistance helps eligible homeowners address needed repairs and rehabilitation that support housing quality and long term stability.

When rehabilitation involves pre-1978 housing, lead based paint hazard requirements are an important part of the preservation process. HUD's Lead Safe Housing Rule applies to federally assisted rehabilitation and establishes procedures to eliminate lead based paint hazards as far as practicable in covered properties, while EPA's Renovation, Repair and Painting Rule require lead safe certified contractors and lead safe work practices for renovation work that disturbs painted surfaces in pre-1978 homes and certain child occupied facilities. Residents also have access to lead poisoning prevention information through the Florida Department of Health, which conducts surveillance of blood lead testing and poisonings, promotes screening for high risk populations, and provides education on lead poisoning prevention.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction:

Public and assisted housing programs remain an important part of the affordable housing system serving Port St. Lucie residents. The City of Port St. Lucie does not operate its own public housing authority. Instead, according to City and local resource materials, the Housing Authority of the City of Fort Pierce provides public housing and Housing Choice Voucher services for St. Lucie County, including households living in Port St. Lucie. These programs help eligible lower income households, older adults, and residents with disabilities access stable housing options within the broader countywide service area.

Housing Choice Vouchers play a central role in this system by helping eligible households lease housing in the private market, while public housing units and other assisted properties provide additional deeply affordable options within the county. Port St. Lucie also supports housing stability through its own Neighborhood Services housing programs, which focus on rehabilitation and related assistance rather than direct public housing administration. Together, these resources form the core public and assisted housing network available to Port St. Lucie residents.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	0	823	834	0	0	5	0	250
# of accessible units	-	-	-	-	-	-	-	-	-

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Port St. Lucie’s assisted housing supply is limited and is made up primarily of tax credit housing, one HUD assisted multifamily property, and tenant based assistance administered through the Housing Authority of the City of Fort Pierce, which serves St. Lucie County, including Port St. Lucie residents. For this analysis, the assisted inventory includes 8 LIHTC properties with a combined 1,462 low income units and 1 HUD multifamily Section 202 PRAC property with 49 assisted units. The Section 202 PRAC contract is scheduled to expire in 2029, making preservation of that property important because it represents the city’s only identified HUD assisted multifamily development in this inventory. The City of Port St. Lucie does not operate its own public housing authority, and the City’s housing resource materials direct residents to the Fort Pierce Housing Authority for public housing and voucher assistance.

Tenant based assistance is also an important part of the assisted housing system available to Port St. Lucie households. Based on the PIC data carried forward for this project, the Housing Authority of the City of Fort Pierce had 790 public housing units in use and 810 vouchers in use, including 744 tenant based vouchers, 18 VASH vouchers, and 48 vouchers identified for disabled households. Because those public housing and voucher resources are administered on a broader service area basis, they support Port St. Lucie residents even though the city itself does not administer public housing. Together, these project-based and tenant based resources help serve lower income households, including families, older adults, veterans, and persons with disabilities. Even with these resources, the assisted housing inventory available to Port St. Lucie residents remains limited relative to broader affordability needs, which makes preservation of existing assisted units and continued access to voucher assistance especially important.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

No traditional public housing units were identified within Port St. Lucie. The city's assisted housing supply instead consists of 8 LIHTC properties with 1,462 low income units and 1 HUD multifamily Section 202 PRAC property with 49 assisted units. The Section 202 PRAC contract is scheduled to expire in 2029, making preservation of that assistance important because it represents the only identified HUD assisted multifamily development in the city.

Tenant based assistance is also an important part of the assisted housing system available to Port St. Lucie residents. Based on the PIC data used for this analysis, the Housing Authority of the City of Fort Pierce had 790 public housing units in use and 810 vouchers in use, including 744 tenant based vouchers, 18 VASH vouchers, and 48 vouchers identified for disabled households. Because no traditional public housing units were identified within Port St. Lucie, this analysis does not include a jurisdiction specific physical condition assessment for public housing developments in the city. In this context, the public and assisted housing discussion for Port St. Lucie is centered on LIHTC properties, the Section 202 PRAC development, and voucher supported units in the private market.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Because no traditional public housing units were identified within Port St. Lucie, restoration and revitalization needs are centered on preserving the city's existing assisted housing inventory and maintaining housing quality in the private market. The city's identified assisted supply consists of 8 LIHTC properties with 1,462 low income units and 1 Section 202 PRAC property with 49 assisted units. In this context, revitalization needs are tied primarily to preserving affordability, extending the useful life of assisted properties, and maintaining safe and habitable conditions through capital repairs, systems upgrades, accessibility improvements, and interior and exterior rehabilitation as properties age.

Preservation is especially important because Port St. Lucie has a limited supply of project based assisted housing. The Section 202 PRAC property is the city's only identified HUD assisted multifamily development, and its contract is scheduled to expire in 2029. Continued reinvestment in LIHTC properties is also important to address modernization needs and prevent deterioration or loss of affordability over

time. In addition, according to the City of Port St. Lucie, the Neighborhood Services Department administers a Homeowner Repair and Rehabilitation Assistance Program funded through SHIP, with CDBG funds used to supplement the program when available, which helps address code violations and safety and sanitary issues in the existing housing stock. Preservation of existing assisted housing and rehabilitation of aging housing should therefore remain important priorities alongside efforts to expand affordable housing opportunities.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Port St. Lucie does not contain traditional public housing units, so there is no city based public housing agency strategy focused on improving conditions within a local public housing inventory. Instead, the relevant strategy is carried out through the Housing Authority of the City of Fort Pierce, which administers Housing Choice Voucher assistance for Port St. Lucie residents and supports affordable housing opportunities within the broader county service area. For lower income households served through vouchers and other affordable housing resources, this approach centers on helping residents access safe housing in the private market, maintaining rental assistance availability, preserving existing assisted housing, and supporting housing stability.

Efforts to improve the living environment of lower income households in Port St. Lucie are therefore focused more on sustaining assisted housing opportunities and housing quality than on managing a city located public housing development. The Housing Authority of the City of Fort Pierce continues to operate public housing and voucher programs, while the City of Port St. Lucie's Neighborhood Services housing programs support repair and rehabilitation of owner occupied homes. Together, these efforts help preserve existing affordable units, maintain access to rental assistance, and improve the condition of aging housing occupied by lower income residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction:

Port St. Lucie is located in St. Lucie County, and the needs of people and families facing homelessness are identified through the local Continuum of Care system, coordinated entry, annual Point in Time counts, and ongoing service coordination among public and nonprofit providers. According to St. Lucie County, the County partners with the Treasure Coast Homeless Services Council to provide services and support addressing homelessness. Treasure Coast Homeless Services Council is the lead agency for the FL-509 Continuum of Care serving St. Lucie, Martin, and Indian River counties, and it also operates the region’s coordinated entry and HMIS systems.

The Continuum of Care framework is used to assess homelessness across Port St. Lucie and the surrounding county through coordinated intake, referrals, case management, and required HUD data collection. According to Treasure Coast Homeless Services Council, coordinated entry is the process used for individuals and families seeking housing assistance, and the system prioritizes the most vulnerable households for financial assistance and housing interventions. The Council also conducts the HUD required annual Point in Time count across the three county region, which helps document local sheltered and unsheltered homelessness and inform planning decisions. In this context, the homeless facilities and services discussion for Port St. Lucie is based on the St. Lucie County and Treasure Coast Continuum of Care service system rather than on a city operated homelessness program.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	102	0	41	276	0
Households with Only Adults	34	0	2	371	0
Chronically Homeless Households	0	0	0	185	0
Veterans	0	0	0	130	0
Unaccompanied Youth	16	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

Data Source: HUD 2024 Housing Inventory Chart

Data Source Comments: CoC wide

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In Port St. Lucie, mainstream services help complement homeless targeted assistance by connecting residents to health care, behavioral health care, employment support, transportation, and other stabilization resources available citywide or countywide. According to St. Lucie County, the County's homelessness response is coordinated through its partnership with the Treasure Coast Homeless Services Council, while the County's Human Services Division and resource network provide referrals and support for self-sufficiency needs such as employment supports, identification and birth certificate assistance, education assistance, and transportation connections. The County's resource listings also identify 211, CareerSource Research Coast, St. Lucie County Area Regional Transit, and other countywide assistance that can be used by Port St. Lucie residents.

Health and mental health services are part of that broader support system. The Florida Department of Health in St. Lucie County operates a Port St. Lucie clinic and other county health services, and the department states that it provides public health clinical care through collaborative county efforts. For behavioral health, Treasure Coast Community Health currently offers behavioral and mental health therapy, including substance use disorder treatment supports, and Whole Family Health Center states that it provides primary care and behavioral health services on the Treasure Coast, including in St. Lucie County through its clinic and mobile services. In addition, 211 Palm Beach and Treasure Coast provides crisis intervention, suicide prevention, and referrals to local medical, behavioral health, and social service resources for St. Lucie County residents, which helps connect people experiencing or at risk of homelessness to care.

Employment and basic needs services also help stabilize households. St. Lucie County's resource listings identify CareerSource Research Coast as the area's employment, education, and training resource, while CareerSource states that St. Lucie County residents can access job seeker and reemployment services through its regional career centers, noting that its former Port St. Lucie satellite office has been consolidated into the Fort Pierce career center. United Against Poverty in St. Lucie also provides crisis care, food and household support, education, and employment training intended to promote economic self-sufficiency. Together, these mainstream systems complement homeless targeted outreach, shelter, and navigation services by helping Port St. Lucie residents address the health, income, and service access barriers that can undermine housing stability.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Port St. Lucie residents are served through the St. Lucie County homelessness response system and the Treasure Coast Homeless Services Council, which is the lead agency for the FL-509 Continuum of Care serving St. Lucie, Martin, and Indian River counties. St. Lucie County states that it partners with Treasure

Coast Homeless Services Council to provide services and support addressing homelessness, and the Council's coordinated entry system is the main access point for housing assistance across the region.

Emergency shelter, outreach, and housing navigation:

- Treasure Coast Homeless Services Council / Coordinated Entry – The Council operates coordinated entry and homeless assistance for households seeking housing help, prioritizing the most vulnerable for assistance. Its services include coordinated entry, street outreach, permanent supportive housing, veteran services, and housing assistance, making it the primary gateway for chronically homeless individuals and families in Port St. Lucie and St. Lucie County.
- Street outreach and housing hub services – St. Lucie County's Homeless Housing Hub identifies Treasure Coast Homeless Services Council as the homelessness service lead and reports rental assistance and homeless prevention, SOAR screenings, SNAP benefits enrollment, and medical service referrals. These functions help connect unsheltered individuals and high-needs households to housing navigation and mainstream supports.
- SafeSpace – SafeSpace is the state-certified domestic violence center serving St. Lucie County and the wider Treasure Coast. It provides a safe haven for survivors and their children, along with crisis intervention and shelter-related domestic violence services, which are especially important for families with children and youth fleeing unsafe situations.

Supportive and specialized services:

- Veterans and their families – Treasure Coast Homeless Services Council administers Supportive Services for Veteran Families, which focuses on securing and maintaining housing for veterans who are homeless or would become homeless without assistance. This program provides temporary financial assistance and services to support housing stability.
- Families with children and unaccompanied youth – St. Lucie Public Schools provides McKinney-Vento homeless education services for students who lack a fixed, regular, and adequate nighttime residence. These services help children, families, and unaccompanied youth remain connected to school and supports while experiencing housing instability.
- Mainstream support used alongside homeless services – St. Lucie County's resource system includes 211, CareerSource Research Coast, and other countywide referrals that help households address employment and service access barriers. These supports complement homeless-targeted services by helping residents stabilize income, connect to community resources, and improve their ability to obtain or retain housing.

Together, these services address the needs of chronically homeless adults through coordinated entry, outreach, and permanent supportive housing; families with children through coordinated entry, domestic violence shelter, and McKinney-Vento school supports; veterans through SSVF and related housing stabilization; and unaccompanied youth through McKinney-Vento education protections and crisis response networks.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction:**

Port St. Lucie serves four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires tailored support, such as age-friendly and accessible housing, medical care, rehabilitation services, and affordable living options. The City is working to meet these needs through specialized housing and integrated services, though continued efforts are required to expand and enhance these support systems to better accommodate these vulnerable populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:**

**Elderly and frail elderly households** in Port St. Lucie often need supportive housing arrangements that allow them to remain safely housed while receiving help with daily living, meals, transportation, and service coordination. According to St. Lucie County's resource listings, the Council on Aging of St. Lucie provides elder services and Meals on Wheels, and the County's Area Regional Transit system includes fixed route, paratransit, and on demand services that help residents reach medical care, shopping, and other daily needs. These supports are important for older adults with fixed incomes who may be at greater risk of housing instability when health or mobility declines.

**Persons with disabilities, including mental, physical, and developmental disabilities,** generally need affordable accessible units, reasonable accommodations, transportation, supportive services, and case management. St. Lucie County's current resource listings identify the Coalition for Independent Living Options as a service provider for disabled individuals and Sunrise ARC as a resource for individuals with intellectual and developmental disabilities. The County also operates a Special Needs program and shelter registration system for residents who need medical assistance during emergencies, which reflects the continuing need for supportive services tied to disability and health conditions. For assisted households, the Housing Authority of the City of Fort Pierce continues to administer public housing and voucher programs that remain important to residents who need affordable housing with program support.

**Persons with alcohol or other drug addictions** often need supportive housing linked to behavioral health treatment, recovery support, crisis intervention, and transportation. Treasure Coast Community Health currently provides behavioral and mental health therapy, including substance use related treatment supports, and 211 Palm Beach and Treasure Coast provides crisis intervention and referral services for St. Lucie County residents. These services complement housing assistance by helping residents address treatment needs that can directly affect their ability to obtain or maintain stable housing.

**Persons with HIV/AIDS and their families** often need stable housing, medical care, medication access, and help navigating benefits and supportive services. The Florida Department of Health in St. Lucie County states that Ryan White Part B assistance is available for eligible persons living with HIV/AIDS, and the

Florida Department of Health also administers the AIDS Drug Assistance Program. These services help households maintain continuity of care and reduce the risk that poor health or treatment interruptions will undermine housing stability.

**Public housing residents and other assisted households** in Port St. Lucie are more closely tied to county served programs than to a city owned public housing inventory. No traditional public housing units were identified within Port St. Lucie, but the Housing Authority of the City of Fort Pierce continues to operate public housing and Housing Choice Voucher programs, which remain important for lower income households that need rental assistance, accessibility, and ongoing housing stability supports. How these needs were determined: these needs were identified using current St. Lucie County resource listings, transportation and special needs program information, Florida Department of Health HIV program materials, behavioral health provider information, and current housing authority program information.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Residents returning to Port St. Lucie from physical health institutions are supported primarily through hospital discharge planning, care management, and referral systems that help connect them to an appropriate post discharge setting. Cleveland Clinic Florida states that its Case Management Department provides assessment and intervention for discharge planning and community resource needs, and Cleveland Clinic's discharge planning materials state that patients are evaluated for where they will recover, including home or another care facility. HCA Florida St. Lucie Hospital also states that patients have the right to be informed about continuing health care needs after discharge and to receive assistance from hospital staff in arranging required follow up care. In practice, these discharge processes help link residents leaving hospitals to home care, rehabilitation, long term care, transportation planning, and other supports that can reduce the risk of housing instability after discharge.

For persons returning from mental health institutions or other behavioral health settings, the supportive housing connection is more closely tied to the local behavioral health and homelessness systems. Treasure Coast Homeless Services Council operates the FL 509 Continuum of Care's coordinated entry process for St. Lucie County and states that it prioritizes vulnerable households for housing assistance, including permanent supportive housing for chronically homeless individuals. St. Lucie County's Homeless Housing Hub also identifies the Council as the county's lead homelessness resource and notes services such as rental assistance and homeless prevention. These programs help connect individuals leaving institutions, especially those with ongoing behavioral health needs, to housing navigation and housing supports rather than discharge without follow up.

Behavioral health crisis and reentry support also help stabilize residents after discharge. New Horizons of the Treasure Coast states that its Mobile Response Team operates across the Treasure Coast, including St. Lucie County, and provides crisis assessment, recommendations, and referrals to appropriate services. Southeast Florida Behavioral Health Network states that its regional system funds in home and community based outpatient services, crisis services, and residential treatment, which together support continuity of care after higher level treatment. In addition, the City of Port St. Lucie's ERA2 Rapid Rehousing program

states that it seeks to connect individuals and families experiencing homelessness with stable, permanent housing solutions through housing stabilization case management, housing navigation, referrals, and tenant based rental assistance. Together, these systems help reduce the likelihood that residents leaving mental or physical health institutions will return to unstable housing or homelessness.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e):**

Port St. Lucie plans to continue carrying out the housing and supportive service activities already built into its current housing programs and local planning framework for non-homeless persons with special needs. According to the City's approved Local Housing Assistance Plan for FY 2025-2026 through FY 2027-2028, the City will continue implementing SHIP funded housing activities that include rehabilitation, home purchase assistance, and a special needs strategy that involves outreach to organizations serving special needs households, review of applicants for special needs eligibility, and use of a 20% special needs set-aside consistent with state requirements. The same plan also includes a dedicated barrier free and accessibility strategy that provides home modifications for household members with special needs through structural adaptations and permanently affixed accessibility improvements. These activities align with the City's affordable housing and housing preservation goals by helping special needs households remain safely housed in the community.

Additionally, the City also plans to continue its existing Neighborhood Services housing programs, including homeowner repair and rehabilitation assistance and other grant supported housing activities administered year round through the Neighborhood Services Department. In practice, these ongoing activities are paired with the current service network available to Port St. Lucie residents, including countywide referrals for older adults, persons with disabilities, transportation, and supportive services through agencies identified by St. Lucie County. Together, these planned and ongoing actions support the jurisdiction's broader goals related to affordable housing access, housing stability, accessibility, and supportive service coordination for older adults, persons with disabilities, and other non-homeless households with special needs.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies influence the cost, timing, and feasibility of affordable housing and residential investment in Port St. Lucie. The City has adopted policies intended to support affordable housing, but development fees, infrastructure costs, land use patterns, and state level housing laws still shape how quickly lower cost housing can be produced or preserved. According to the City’s adopted Housing Element, Port St. Lucie has identified strategies such as impact fee modification, density flexibility, affordable accessory residential units, reduced parking and setback requirements, flexible lot configurations, and modification of street requirements for affordable housing. Even with those tools, the overall policy environment still presents barriers for many lower cost projects.

#### **Zoning and Land Use Restrictions**

Port St. Lucie’s long standing low density development pattern can limit the efficient delivery of affordable housing, especially where larger lot patterns, separation of uses, and neighborhood compatibility concerns make higher density or mixed use development more difficult. The adopted Comprehensive Plan Elements show that low density residential land use remains the city’s dominant pattern, while recent public engagement found strong resident concern about traffic, infrastructure, and growth impacts. Those conditions can make infill, redevelopment, and increased residential density harder to advance even where the City has policies that allow more flexibility for affordable housing.

#### **Regulatory and Process Barriers**

Development impact fees and related local charges remain an important cost factor. The City’s current fee schedules show that residential development is subject to multiple one time charges, including parks, law enforcement, and public building impact fees, while mobility and impact fee materials explain that new development and redevelopment are assessed fees to help cover infrastructure and service demands. These costs can be especially challenging for affordable housing developments unless offset by subsidies, incentives, or other financial assistance.

#### **Infrastructure and Location Based Costs**

Transportation and infrastructure funding policy can also affect where affordable housing is more feasible. The City’s November 2025 Mobility Fee Technical Report indicates that mobility fees vary by assessment area, and related City materials show that combined city and county fee levels can be higher in western growth areas than in older eastern areas. This can influence whether affordable housing is more feasible as infill and redevelopment in established areas or as new construction in expansion areas that require greater infrastructure investment.

#### **State Level Policy Effects**

At the state level, Florida’s Live Local Act reduces some local barriers by requiring local governments to allow qualifying affordable housing developments in certain commercial, industrial, and mixed use areas and by limiting some local restrictions on density, height, floor area ratio, and parking. Those provisions can support production, but they do not remove all local fees, infrastructure obligations, or site specific constraints. As a result, Port St. Lucie’s policy environment includes both supportive tools and continuing headwinds for affordable housing and residential investment.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction:**

Port St. Lucie's economy has evolved from a pre-platted retirement and bedroom community into a larger regional center with a more diverse economic base. According to the adopted 2024 Comprehensive Plan Elements, the city's early growth pattern was shaped by large scale platting and residential expansion, but current city and county economic development materials show a broader mix of health care, education, government, retail, logistics, manufacturing, and professional activity serving both local residents and the wider Treasure Coast.

The local economic base now benefits from regional industry strengths in health care and life sciences, advanced manufacturing, and warehouse, distribution, and logistics. St. Lucie County economic development materials identify those sectors as targeted industries, and the major employer base includes health care providers, manufacturers, distribution operations, and public sector institutions that support job creation across the county, including in Port St. Lucie. These economic assets give the city a stronger employment foundation than in earlier decades, even as continued growth creates pressure on transportation, infrastructure, and housing affordability.

Port St. Lucie has also developed a recognized innovation focus as part of its community development approach. The FY 25/26 Adopted Strategic Plan states that the City's vision is to be a leader in finding innovative solutions that put residents first, and Bloomberg Cities highlighted Port St. Lucie in 2025 for embedding innovation into strategic planning, resident engagement, and service delivery. The City's current strategic plan continues to emphasize innovation, resiliency, infrastructure planning, community design, economic opportunity, and revitalization of eastern Port St. Lucie as core priorities.

These strengths are reinforced by non-housing community development assets that include regional roadway access, business assistance infrastructure, active civic engagement systems, and planned redevelopment areas. Public engagement summaries for the comprehensive plan update show that residents consistently identified infrastructure, economic opportunity, transportation, parks, and activity centers as priorities, while the Walton and One planning effort and related eastern Port St. Lucie revitalization work point toward a more walkable mixed use pattern in parts of the city. Together, these assets help frame how Port St. Lucie can link jobs, services, public facilities, and future community development investment over the next planning period.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	571	37	1%	0%	0%
Arts, Entertainment, Accommodations	8,496	5,426	8%	15%	6%
Construction	9,194	3,424	9%	9%	0%
Education and Health Care Services	24,214	7,735	24%	21%	-3%
Finance, Insurance, and Real Estate	6,052	1,567	6%	4%	-2%
Information	1,333	243	1%	1%	-1%
Manufacturing	4,320	716	4%	2%	-2%
Other Services	5,820	1,259	6%	3%	-2%
Professional, Scientific, Management Services	13,032	5,268	13%	14%	1%
Public Administration	4,432	1,669	4%	4%	0%
Retail Trade	13,682	6,781	13%	18%	5%
Transportation and Warehousing	8,210	1,932	8%	5%	-3%
Wholesale Trade	2,005	1,201	2%	3%	1%
Total	101,361	37,258	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2018-2022 ACS (Workers), 2022 LEHD (Jobs)

**Data Source:** The Business Activity table above compares the number of workers to the number of jobs in the city. At this time, the most recent data set for the number of jobs was 2022 from the Longitudinal Employer-Household Dynamics (LEHD), US Census Bureau. Data from the 2018-2022 ACS 5-Year estimates was used for comparison.

### Share of Workers and Jobs

The Business Activity table shows that Port St. Lucie had 101,361 resident workers compared with 37,258 jobs, indicating that the city has a substantially larger resident workforce than local job base. Education and Health Care Services accounted for the largest share of resident workers at 24%, followed by Professional, Scientific, and Management Services and Retail Trade at 13% each. Education and Health Care Services also accounted for the largest share of jobs at 21%, followed by Retail Trade, Arts, Entertainment, and Accommodations, and Professional, Scientific, and Management Services.

These patterns suggest that many Port St. Lucie residents may not be employed within city limits, but likely work within the greater Port St. Lucie region and surrounding employment centers. At the same time, the city still functions as an important local employment center in health care, retail, arts, entertainment, accommodations, and professional services. This broader regional relationship is also reflected in commuting patterns. According to ACS based profile data, more than 90% of workers had a commute time of less than 1 hour, indicating that most residents remain connected to employment opportunities within a reasonable travel range, even when those jobs are outside the city. Labor market conditions were also relatively strong in 2022, when BLS reported an annual unemployment rate of 3.2%

for the Port St. Lucie metropolitan area. Unemployment and commuting patterns are discussed further in this section.

### Labor Force

Total Population in the Civilian Labor Force	112,498
Civilian Employed Population 16 years and over	105,797
Unemployment Rate	3.7%
Unemployment Rate for Ages 16-24	16.9%
Unemployment Rate for Ages 25-65	4.7%

**Table 40 - Labor Force**

**Alternate Data Source Name:**

2020-2024 ACS

**Data Source Comments:** Unemployment Rate data is from the BLS, February 2024. All other labor force data is from the 2020-2024 ACS including unemployment rate by age.

### Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data.

#### 2024 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3.6%	3.5%	3.4%	3.2%	3.4%	3.9%	4.1%	4.1%	3.8%	3.7%	3.8%	3.4%

Unemployment Rate in 2024, BLS – Port St. Lucie (city), FL

#### 2025 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.1%	4.0%	3.8%	3.7%	3.8%	4.4%	4.4%	4.8%	4.6%	X	5.4%	4.9% (P)

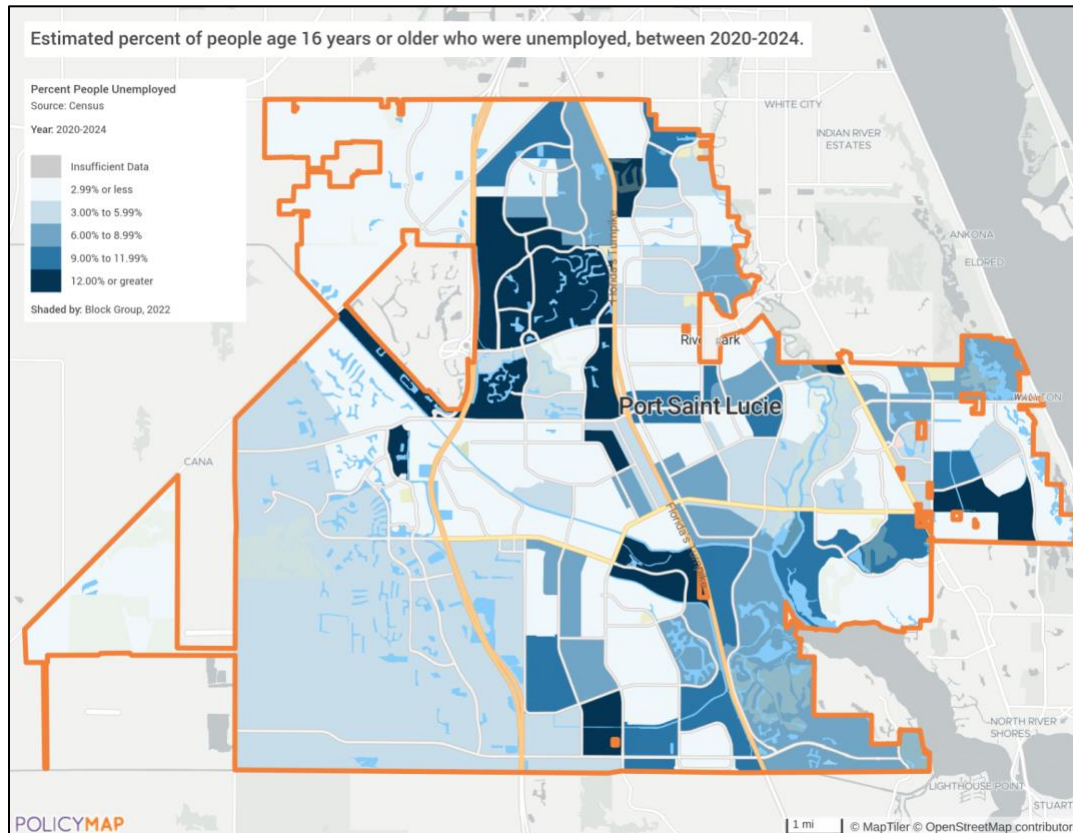
Unemployment Rate in 2025, BLS – Port St. Lucie (city), FL

Local Area Unemployment Statistics for 2024 and 2025 show moderate month to month variation in Port St. Lucie’s labor market. According to the U.S. Bureau of Labor Statistics table for Port St. Lucie city, the unemployment rate ranged from 3.2% in April 2024 to 4.1% in July and August 2024, with an annual average of 3.7%. In 2025, the rate began at 4.1% in January, remained elevated through the summer, reached 4.8% in August, and then rose further to 5.4% in November. December 2025 was reported at 4.9% on a preliminary basis, while October 2025 was unavailable due to the federal lapse in appropriations. Overall, these trends indicate that Port St. Lucie maintained a relatively low unemployment rate in 2024, followed by somewhat higher unemployment in 2025, with fluctuations that may reflect seasonal hiring patterns and broader changes across industries such as construction, retail, hospitality, education, health care, and other service related employment.

## Unemployment Rate

The unemployment map for Port St. Lucie shows that unemployment is not evenly distributed across the city during the 2020-2024 period. Many block groups fall within the lower and moderate ranges, especially in parts of the western and southern portions of the city where several large block groups are shaded in the 3% to 5.99% range, along with some areas at 2.99% or less. Additional moderate unemployment areas appear across portions of the east and central sections of the city, indicating that much of Port St. Lucie remained within lower unemployment categories during this period.

Higher unemployment is concentrated in a smaller number of pockets rather than across the city as a whole. The darkest shaded block groups, representing rates of 12% or greater, appear in several central, north central, southeastern, and far eastern areas, while additional block groups in the 9% to 11.99% range are scattered nearby. Overall, the map suggests that unemployment conditions in Port St. Lucie are generally moderate across much of the city, but with more pronounced concentrations of labor market stress in selected neighborhoods.



<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	37,799
Farming, fisheries and forestry occupations	102
Service	19,720
Sales and office	24,717
Construction, extraction, maintenance and repair	10,017
Production, transportation and material moving	13,442

**Table 41 – Occupations by Sector**

Data Source: 2020-2024 ACS

### Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Port St. Lucie, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table, but are categorized by industry in the earlier table.

In Port St. Lucie, the largest occupational group is the Management, Business, and Financial sector, with approximately 37,799 jobs. The Sales and office sector, with 24,717 jobs, and the Service sector, with 19,720 jobs, both make up notable portions of the local job distributions. These sectors encompass vital roles such as managers, service workers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional, service industry, and office-related occupations in the community's workforce.

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	45,569	50.2%
30-59 Minutes	36,310	40.0%
60 or More Minutes	8,896	9.8%
<b>Total</b>	<b>90,775</b>	<b>100%</b>

**Table 42 - Travel Time**

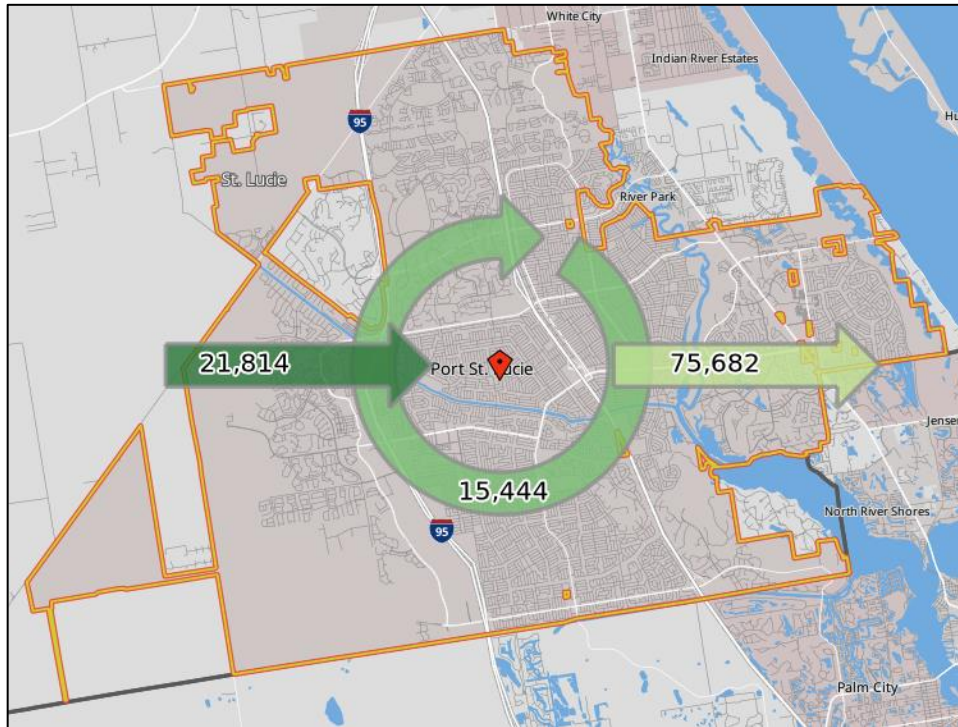
Data Source: 2020-2024 ACS

### Commute Travel Time

Port St. Lucie workers generally experience manageable commute times, with most traveling less than 60 minutes to work. Based on the 2020-2024 ACS data, 50.2% of workers, or 45,569 individuals, commute less than 30 minutes, while another 40%, or 36,310 individuals, travel between 30 and 59 minutes. Longer commute times are less common, with 9.8% of workers, or 8,896 individuals, commuting 60 minutes or more. Overall, these patterns suggest that most residents have relatively short to moderate travel times, which can help support day to day convenience and work-life balance.

## Inflow and Outflow of Jobs (2023)

As noted above, there is a disconnect between the number of jobs and the number of workers in Port St. Lucie. Within the city, only 16.9% of the labor force both work and live in Port St. Lucie. Over 75,000 people leave the city for work and nearly 22,000 people commute into the city as of 2023. The map and table below provide a further look at the pattern of workers who commute into and out of Port St. Lucie for employment.



2023	Count	Share
<b>In-Area Labor Force Efficiency (All Jobs)</b>		
- Living in the Selection Area	91,126	100.0%
- Living and Employed in the Selection Area	15,444	16.9%
- Living in the Selection Area but Employed Outside	75,682	83.1%
<b>In-Area Employment Efficiency (All Jobs)</b>	<b>Count</b>	<b>Share</b>
- Employed in the Selection Area	37,258	100.0%
- Employed and Living in the Selection Area	15,444	41.5%
- Employed in the Selection Area but Living Outside	21,814	58.5%

Data Source: 2023 LEHD OnTheMap

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,670	494	3562
High school graduate (includes equivalency)	25,176	1928	9071
Some college or Associate's degree	31,554	2016	7858
Bachelor's degree or higher	26,355	1208	5,193

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2020-2024 ACS

**Educational Attainment by Employment Status**

Higher educational attainment in Port St. Lucie is associated with stronger employment outcomes for residents age 16 and older. The table shows that unemployment rates are highest among residents with less than a high school diploma and lowest among those with a bachelor’s degree or higher, while labor force participation also generally rises with education. Overall, the data suggest that residents with more education are more likely to be employed and active in the labor force, while those with lower educational attainment face greater barriers to stable employment.

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	80	466	422	1835	2563
9th to 12th grade, no diploma	1947	1312	1306	3180	2916
High school graduate, GED, or alternative	5943	7144	9349	19218	15031
Some college, no degree	4777	5691	5926	13829	11664
Associate's degree	2254	4013	4520	7161	3750
Bachelor's degree	1254	5170	6119	11087	8468
Graduate or professional degree	20	1853	2964	5465	6289

**Table 44 - Educational Attainment by Age**

Data Source: 2020-2024 ACS

**Educational Attainment by Age**

The previous table outlines educational attainment by age for individuals aged 18 and older in Port St. Lucie. It highlights the varying levels of education achieved across different age groups, providing insights into the city's educational landscape and its potential impact on workforce development and economic opportunities.

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	\$35,036
High school graduate (includes equivalency)	\$39,349
Some college or Associate's degree	\$45,076
Bachelor's degree	\$57,385
Graduate or professional degree	\$66,781

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2020-2024 ACS

### Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Port St. Lucie, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns over 60% more than someone without a high school diploma, while those with a graduate or professional degree can also expect to earn nearly 70% more than what someone earns with a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor's degree working from age 23 to 62 can expect to earn over \$2.2 million, compared to approximately \$1.5 million for someone with a high school diploma working from age 23 to 62, an earnings difference of around \$700,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table, Port St. Lucie's major employment sectors are led by education and health care services. This sector includes 24,214 resident workers, representing 24% of all workers, and 7,735 jobs located within the city, or 21% of the local job base. Its size indicates that education and health care services are a central part of Port St. Lucie's economy and a major source of employment for residents.

Other major employment sectors include retail trade, professional, scientific, and management services, construction, and the arts, entertainment, and accommodations sector. Retail trade accounts for 6,781 jobs, or 18% of local jobs, while professional, scientific, and management services account for 5,268 jobs, or 14%. Arts, entertainment, and accommodations represent 5,426 jobs, or 15% of the city's job base, while construction accounts for 3,424 jobs, or 9%. Together, these sectors show that Port St. Lucie's economy includes a mix of service, commercial, hospitality, professional, and building related activity.

Overall, the Business Activity Table suggests that Port St. Lucie's economy is anchored by health care, retail, hospitality, professional services, and construction. In sectors such as retail trade, the arts, entertainment, and accommodations sector, professional services, and wholesale trade, the share of jobs exceeds the share of resident workers in that sector, which may indicate that some industries serve a broader regional market or draw workers from outside the city. At the same time, Port St. Lucie has far

more resident workers than jobs overall, which suggests that many residents likely commute to employment opportunities elsewhere in the greater region.

**Describe the workforce and infrastructure needs of the business community:**

Resident and community input suggests that Port St. Lucie’s business community needs stronger alignment between its large resident labor force and the number and type of jobs available within the city. The Business Activity Table shows that Port St. Lucie has far more resident workers than local jobs overall, with especially large resident worker concentrations in education and health care services, retail trade, professional and management services, construction, and transportation and warehousing. Recent public engagement points less to a shortage of workers than to a need for more local employment opportunities, particularly higher paying and tech related jobs, technical and vocational training, adult education, and additional medical providers. Workshop participants also called for small business support, small business incubators, and more places for entrepreneurs and professional office activity, while the online survey found that respondents wanted the city to grow services, manufacturing and distribution, and transportation and utilities, and that only 22% agreed there are excellent employment opportunities for recent high school graduates and only 18% agreed for recent college graduates.

Infrastructure needs identified by residents are closely tied to whether businesses can expand and absorb more of that workforce locally. Across the online engagement summary, Citizen Summit, and Comprehensive Plan Workshop responses, residents repeatedly identified traffic, infrastructure, and mobility as major concerns and called for roadway widening, more north south and east west connections, sidewalks, bike facilities, street lighting, better transit, and infrastructure that keeps pace with growth. These concerns are consistent with current City initiatives. The City’s Mobility Plan states that Port St. Lucie is planning for roads, sidewalks, trails, bike lanes, and transit, while the roadway resurfacing program reports about 917 centerline miles of roads and the Port St. Lucie Boulevard South project is adding widened roadway capacity, upgraded crosswalks, and wider sidewalks.

Utility and site readiness also remain important business needs. Workshop comments specifically called for increased fiber network capacity, better water quality, and ensuring infrastructure adequacy as growth continues. Current city information indicates that Utility Systems is the primary provider of water and sewer services to businesses and residents, and that the city is adding raw water wells and main piping to increase potable water supply capacity, flexibility, and resiliency. Current City business resources also show that Port St. Lucie provides coordinated support through Planning and Zoning, Public Works, utility engineering, and economic development staff, while Southern Grove is being positioned as a jobs corridor and employment center for high value industries. Overall, the strongest documented business needs are not the creation of a new workforce from scratch, but expanded local job opportunities, training tied to targeted sectors, transportation improvements, reliable utilities, fiber capacity, and development ready sites that can capture more of the city’s existing labor force locally.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job**

**and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Several major public and private initiatives are likely to affect Port St. Lucie’s job and business growth opportunities during the 2026 to 2030 planning period. According to the FY 25/26 Adopted Strategic Plan, the Southern Grove jobs corridor is nearly at buildout about 25 years earlier than projected, and the city has identified “develop additional job corridors of opportunity” as a priority for expanding local employment. Current city information describes Southern Grove as a 3,605 acre employment center along I 95 that was acquired and master planned to attract high value industries, with active retail and mixed use agreements already underway, including a purchase and sale agreement with Costco. These changes are significant because they can expand the city’s tax base, create more local jobs, and reduce the long standing pattern of residents commuting elsewhere for work.

A second major change is the city’s continued redevelopment and placemaking effort in eastern Port St. Lucie. The strategic plan identifies implementation of the Walton and One Master Plan and an Eastside Economic Development and US 1 Business Revitalization Strategy as priority projects. The Walton and One redevelopment area is planned as a 46 acre mixed use destination with retail, restaurants, residential uses, public facilities, and a proposed professional soccer stadium intended to anchor additional activity. Public engagement materials also show consistent resident interest in a real downtown, more local employment opportunities, more tech and higher paying jobs, small business support, and redevelopment of vacant commercial areas. Together, these efforts may increase demand for construction labor in the near term and for hospitality, retail, operations, management, and small business support services over the planning period.

These investments also create related needs for workforce development, business support, and infrastructure. Resident and stakeholder input points to a need for technical and vocational training, adult education, more local employment pathways, and support for small businesses and entrepreneurs. At the same time, the strategic plan and current city mobility and utility materials show that Port St. Lucie is planning for roads, sidewalks, trails, bike lanes, transit, fiber, and water quality and utility improvements to keep pace with growth. As a result, the main needs created by these changes are not simply more workers, but stronger training pipelines tied to targeted industries, site readiness and permitting support for expanding businesses, and transportation, fiber, water, and sewer infrastructure that can absorb continued commercial and employment growth.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Port St. Lucie’s current workforce appears to correspond reasonably well to several of the city’s major employment sectors, but the match is stronger for some opportunities than for others. The Business Activity Table shows the largest concentrations of resident workers in education and health care services, retail trade, the professional, scientific, and management services sector, construction, and transportation and warehousing. The educational attainment profile also suggests a workforce with a mix of mid skill and higher skill capacity. In the uploaded Educational Attainment by Employment Status table,

the largest numbers of employed residents are those with some college or an associate's degree and those with a bachelor's degree or higher, while unemployment declines as education increases. U.S. Census Bureau QuickFacts further reports that 91.7% of residents age 25 and older have at least a high school diploma and 28.1% have a bachelor's degree or higher.

The strongest alignment appears in sectors that draw on both postsecondary education and technical or occupational training. Port St. Lucie's workforce seems well positioned for health care, business services, construction, logistics, retail, and other service oriented work because the city has a substantial pool of residents with high school completion, some college, associate's degrees, and bachelor's degrees. That suggests the city can support a broad range of employment, from entry level and customer facing jobs to technical, supervisory, and professional positions. The city's economic development framework also continues to market Southern Grove and related employment centers for office, industrial, warehouse, research and development, manufacturing, medical, educational, and similar targeted uses, which generally aligns with this mixed workforce profile.

At the same time, there appears to be some mismatch between workforce capacity and the number or type of jobs available within city limits. The Business Activity Table shows far more resident workers than local jobs overall, which suggests that many workers are likely to commute elsewhere in the region or work in roles not fully captured by the city's current job base. Public engagement findings reinforce that concern. In the city's 2024 to 2025 online engagement process, residents identified services, manufacturing and distribution, and transportation and utilities as priority industries for future growth, while only 22% agreed that Port St. Lucie offers excellent employment opportunities for recent high school graduates and only 18% agreed for recent college graduates. Taken together, the data suggest that Port St. Lucie has a capable and relatively diverse workforce, but would benefit from continued growth in local professional, technical, medical, and higher wage employment opportunities that better capture the skills already present among residents.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Current workforce training initiatives serving Port St. Lucie are anchored by CareerSource Research Coast, Indian River State College, and St. Lucie Public Schools career and technical education programs. CareerSource Research Coast, which operates the local workforce development system for St. Lucie County, offers WIOA supported training opportunities for eligible adults and dislocated workers, including classroom or vocational training for in demand careers, on the job training, apprenticeships, training scholarships, career planning, work readiness certification, and support services. CareerSource also convenes a Workforce Readiness Taskforce to align education and training with local industry needs.

Indian River State College is another major workforce asset for the Treasure Coast region. The college offers more than 100 degree training and career training programs across health sciences, business, public safety, science and technology, and industry, manufacturing, and construction, along with continuing education and customized workforce training for employers. IRSC also offers apprenticeships that

combine paid work with structured skill development. At the K 12 level, St. Lucie Public Schools reports more than 35 career and technical education programs that provide industry recognized certifications, work based learning experiences, and articulated college credits, helping students move into postsecondary training or employment pathways.

These efforts support the Consolidated Plan because they help residents improve employability, earnings, and long term housing stability while also supporting local business growth. The Business Activity Table shows that Port St. Lucie has large concentrations of resident workers in education and health care services, retail trade, professional and management services, construction, and transportation and warehousing, while public engagement materials show resident interest in growing services, manufacturing and distribution, transportation and utilities, tech related industries, adult education, technical schools, and more local employment opportunities. Training initiatives that provide scholarships, certifications, apprenticeships, and employer aligned skill development can help lower income residents and younger workers connect to jobs in those sectors, reduce barriers to self-sufficiency, and better capture more of the city's existing workforce locally during the 2026 to 2030 planning period.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes. Port St. Lucie participates in the Treasure Coast region's Comprehensive Economic Development Strategy through the Treasure Coast Regional Planning Council. The Council's CEDS page states that the region's 2022 to 2027 CEDS was approved in September 2022, and the Council also approved a 2025 update in September 2025. Because Port St. Lucie is within the Treasure Coast Regional Planning Council region, the City is part of that regional CEDS framework.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Port St. Lucie's local economic development efforts include City and partner initiatives focused on job creation, redevelopment, infrastructure, and regional business growth. The city's FY 25/26 Strategic Plan identifies expanding job corridors as a priority and notes that Southern Grove is nearly at buildout far earlier than projected, prompting the City to pursue additional job corridors of opportunity. Current city information describes Southern Grove as a 3,605 acre employment center along I-95 designed to address out commuting and limited local job opportunities, while Walton and One is a 46 acre mixed use redevelopment project on U.S. 1 intended to add retail, restaurants, housing, and entertainment activity. These efforts can coordinate with the Consolidated Plan by expanding local job access, strengthening household stability, and improving the tax base that supports community services.

Other local and regional initiatives also affect economic growth. Public engagement materials show consistent resident support for more local employment opportunities, small business support, redevelopment of vacant commercial areas, more tech and higher paying jobs, and better transportation and infrastructure. Workshop 3 specifically identified redevelopment of vacant commercial property, support for small businesses, more tech and higher paying jobs, and more professional office areas as

leading economic priorities. At the regional level, the St. Lucie County Economic Development Partnership states that its mission is to attract, retain, and expand businesses that create higher paying jobs for residents, which aligns with the City’s own focus on diversifying the local economy. Together, these initiatives suggest ongoing coordination between redevelopment, workforce opportunity, transportation and utility planning, and broader regional economic growth efforts during the Consolidated Plan period.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Port St. Lucie, housing issues are infrequent overall, except for cost burden. According to the 2020-2024 ACS 5-Year Estimates, the rates are as follows:

- Cost burden Renters: 62.7%
- Cost burden Homeowners: 30.9%
- Overcrowding: 1.6%
- Lack of Complete Plumbing Facilities: 0.4%
- Lack of Complete Kitchen Facilities: 0.5%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the overall averages, using HUD's definition of “disproportionate.” This threshold in Port St. Lucie is set at 10 percentage points higher than these averages, equating to: a cost burdened renter above 72.7%, a cost burdened homeowner above 40.9%, overcrowding above 11.6%, lack of plumbing facilities above 10.4%, and lack of kitchen facilities above 10.5%.

In Port St. Lucie, there are no census tracts with more concentrations of households experiencing multiple housing issues.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

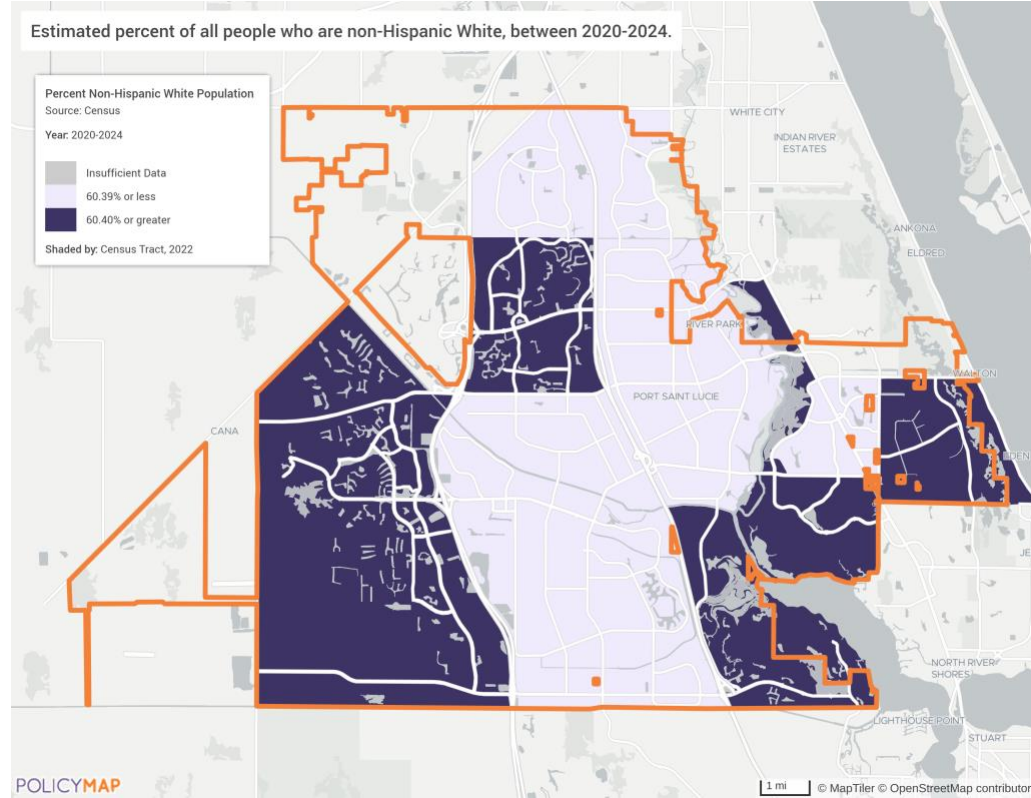
For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2020-2024 ACS 5-Year estimates the racial and ethnic breakdown of Port St. Lucie’s population is:

- White, non-Hispanic: 50.4%
- Black, non-Hispanic: 19%
- American Indian and Alaska Native, non-Hispanic: 0.1%
- Asian, non-Hispanic: 2.1%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0%
- Other Race, non-Hispanic: 0.6%
- Two or More Races, non-Hispanic: 3.6%
- Hispanic or Latino: 24%

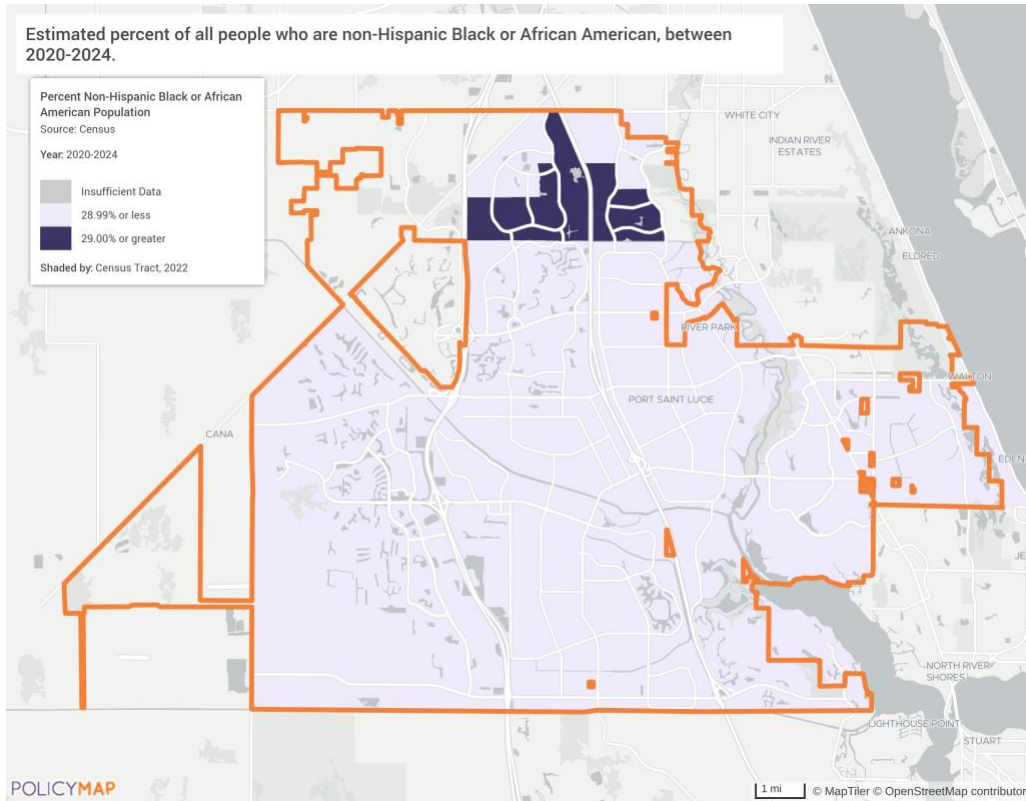
In Port St. Lucie, White households have a majority amongst demographic groups, with significant concentrations in several regions of the city. Certain areas also show higher-than-average concentrations of Black / African American and Hispanic / Latino households, where these populations form a substantial

part of the community. Other racial or ethnic groups do not display notable concentrations based on the established analysis criteria. The maps below illustrate these racial and ethnic distributions across Port St. Lucie, excluding populations without significant concentrations.

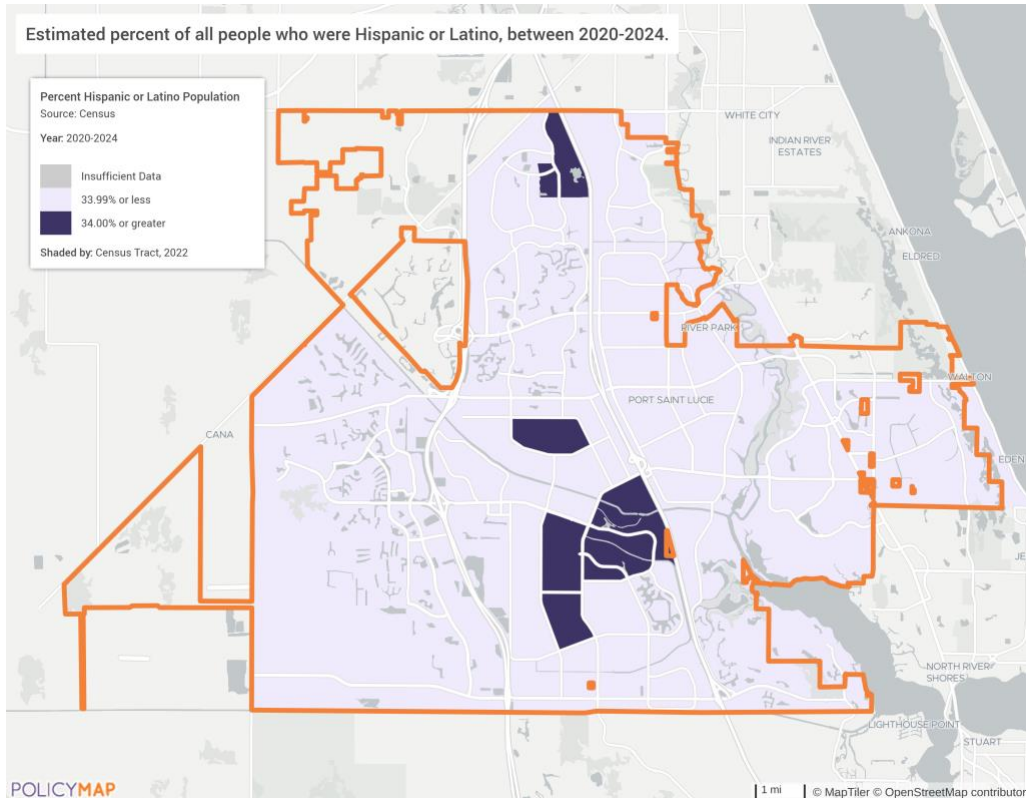
### Concentration White (non-Hispanic) households over 60.4%



### Concentration Black / African American (non-Hispanic) households over 29%



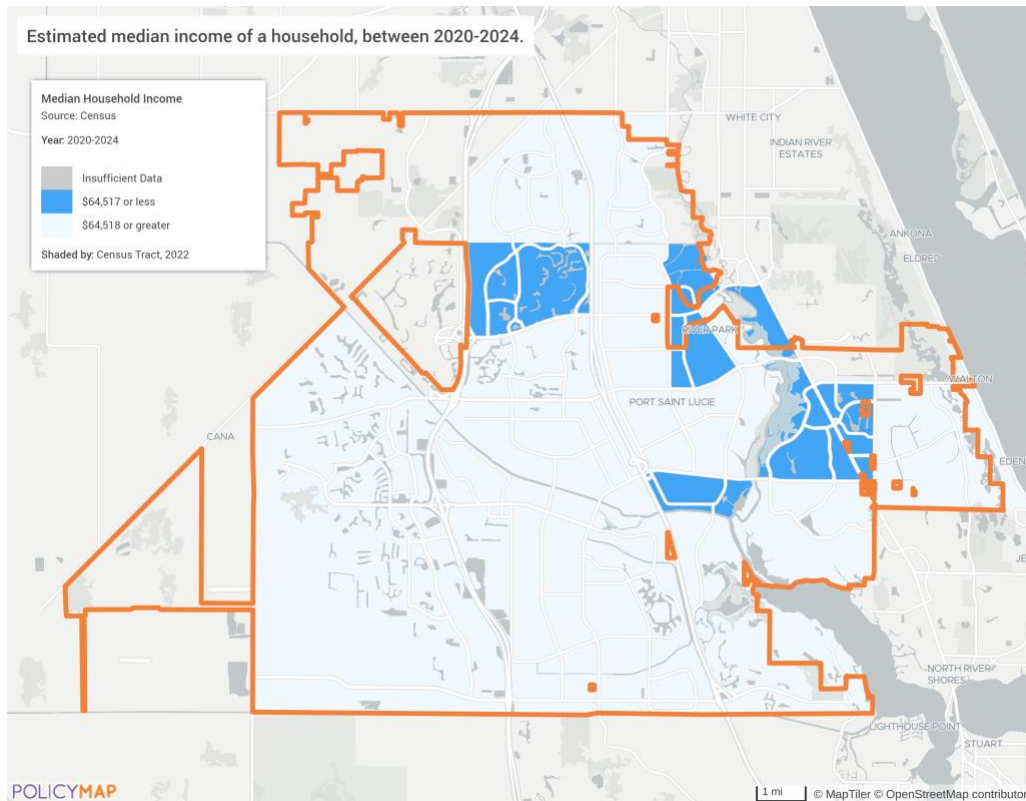
### Concentration Hispanic or Latino households over 34%



## Low-Income Households

A household is considered low-income if it earns less than 80% of the area median household income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the City’s median household income. Based on 2020-2024 ACS data, the median household income for Port St. Lucie is \$80,648 and the low-income threshold is \$64,518 or below. The following Census Tracts report median household incomes below 80% of the city-wide area median household income, followed by a map displaying the locations of these low-income tracts:

#12111382122	#12111381504	#12111382012	#12111382010
#12111382015	#12111382009	#12111381802	



## What are the characteristics of the market in these areas/neighborhoods?

Port St. Lucie’s lower income areas are generally located in the city’s older and more established neighborhoods rather than its newer western growth areas. As a result, market conditions in these areas are shaped less by a lack of activity and more by older housing and commercial patterns, affordability pressures, and the need for reinvestment. The city’s earlier development pattern left much of Port St. Lucie without a traditional downtown or enough commercial and employment land in convenient locations, and the city has since used redevelopment and mixed use strategies to modernize those conditions. Recent public input also suggests that affordability, infrastructure, traffic, and access to jobs and services remain important concerns in these neighborhoods and citywide.

### **Are there any community assets in these areas/neighborhoods?**

Many lower income areas appear to benefit from proximity to some of Port St. Lucie's strongest civic, transportation, and redevelopment assets. These include the Community Redevelopment Area along U.S. 1, Walton & One, the Port District, the municipal complex area, community facilities, parks, and county transit connections. The city's Community Hub functions as a connection point for four fixed routes, and St. Lucie County's fare free ART system serves Port St. Lucie through fixed route, microtransit, and paratransit service. Public engagement materials also show that residents value existing parks, central access to services, and fare free transit, suggesting that these neighborhoods already have a base of public assets that can support future investment.

### **Are there other strategic opportunities in any of these areas?**

The strongest strategic opportunities appear to be corridor revitalization, mixed use infill, reuse of older commercial property, support for small businesses, and transportation improvements that connect residents to jobs and services. The city's redevelopment program is already focused on creating more walkable, mixed use, pedestrian and transit friendly districts, and Walton & One is planned as a 46 acre mixed use redevelopment project on U.S. 1. Public engagement also shows strong support for revitalizing vacant commercial property, expanding local employment opportunities, adding additional higher paying and tech related jobs, supporting small businesses, and improving transit, sidewalks, lighting, and multimodal connections. Together, these conditions suggest good opportunities to pair redevelopment with business support, infrastructure upgrades, and better access to jobs in lower income areas during the Consolidated Plan period.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet access is essential for communication and information-sharing in today's economy, supporting business, education, commerce, and daily life. Communities without broadband struggle to keep pace, and the lack of infrastructure can limit residents' access to educational and entrepreneurial opportunities, especially in low- to moderate-income (LMI) areas where options may already be constrained.

Research from the Pew Research Center shows that reliable, high speed internet is linked to expanded education, training, and job seeking opportunities. People with broadband access are more likely to use online learning tools and digital platforms to search and apply for jobs. Federal research, including work by the FCC, also links broadband infrastructure to economic development, with areas that have greater availability often showing stronger job growth, educational attainment, and overall community vitality.

Port St. Lucie has comprehensive broadband coverage, with most households, including in LMI areas able to choose from an average of two broadband quality internet service options. According to ISPReports.org, Port St. Lucie benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-five percent (95%) of households have an internet connection with 99.61% availability across the city. Of those households, 84% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Port St. Lucie, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

**Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.**

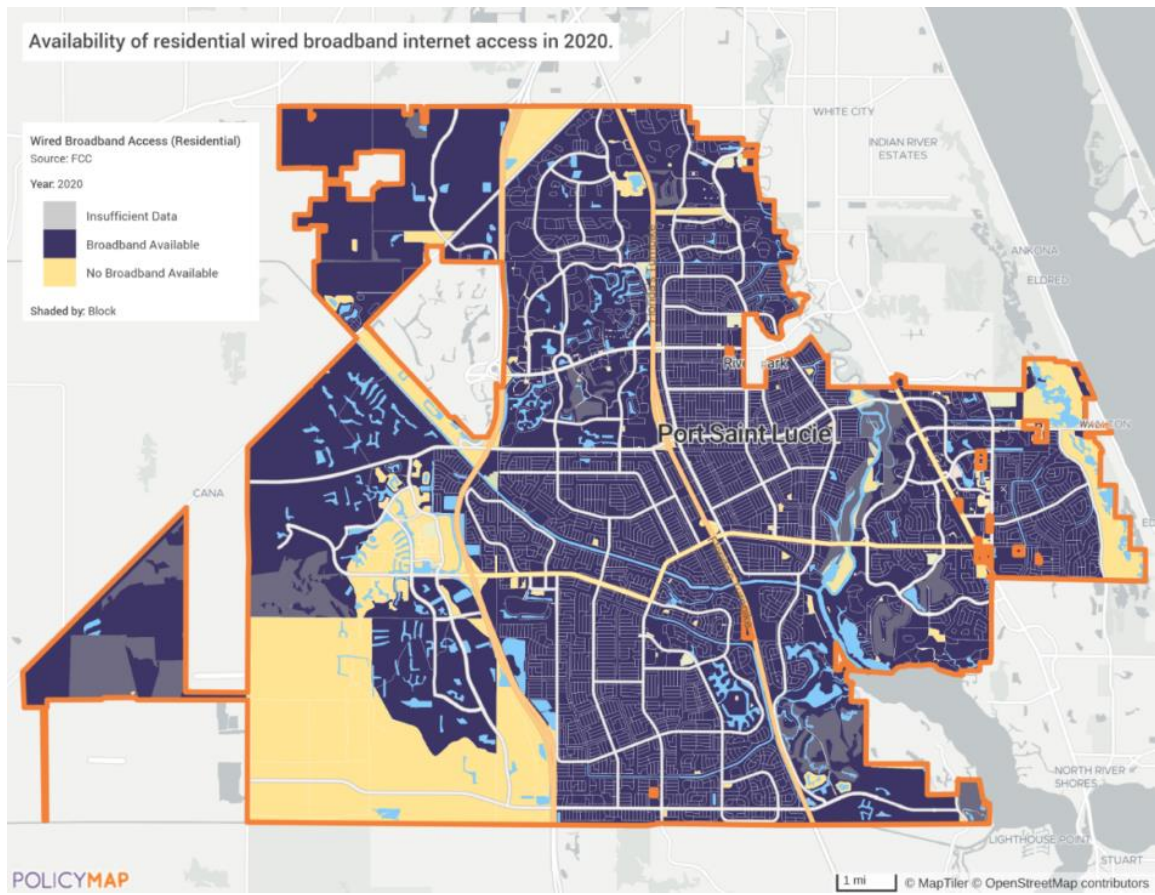
To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Port St. Lucie is served by eight internet and five satellite providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

- Xfinity (Fiber and Cable)
- Earthlink (Fiber, DSL, and Fixed Wireless)
- AT&T (Fiber, DSL, and Fixed Wireless)
- Wire 3 (Fiber)

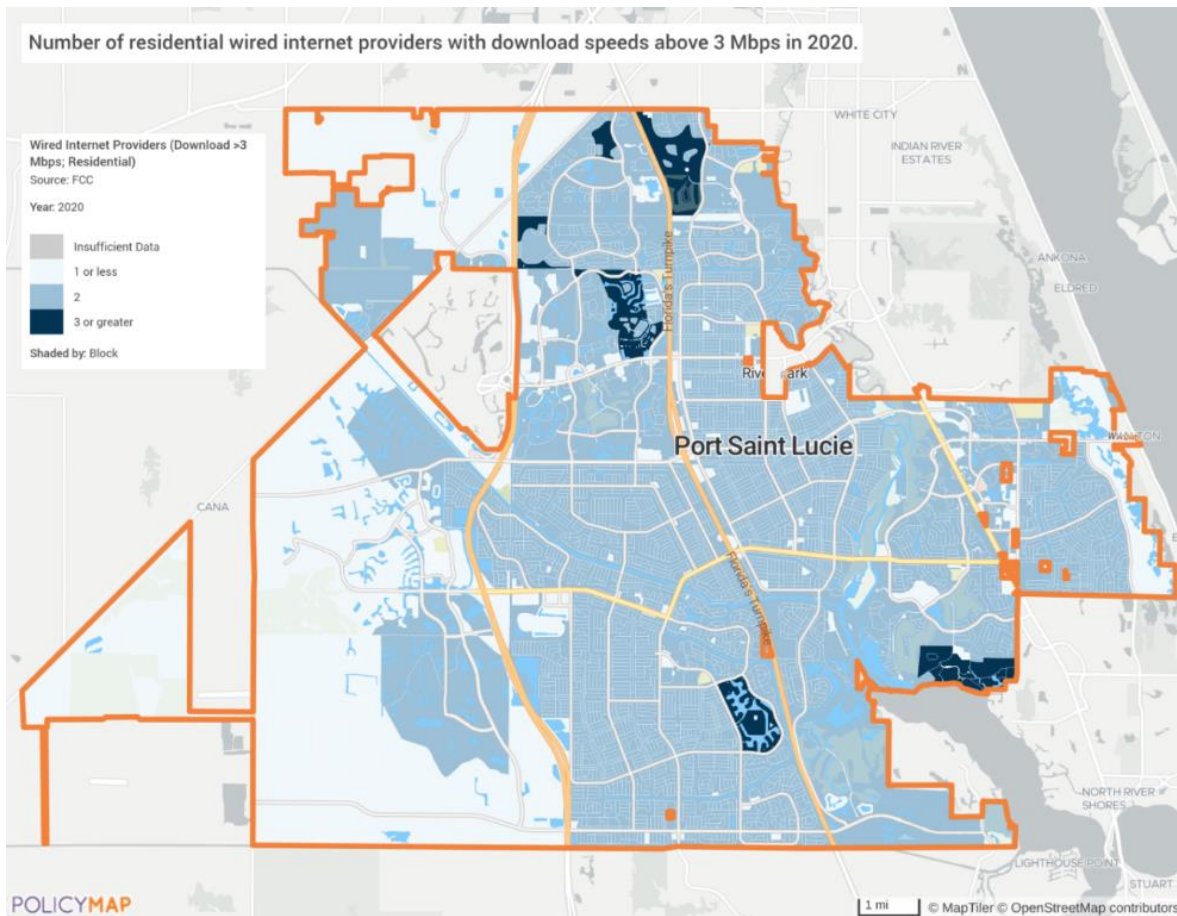
- Blue Stream Fiber (Fiber and Cable)
- Hotwire Communications (Fiber)
- T-Mobile Home Internet (Fixed Wireless)
- Verizon (Fixed Wireless)
- Dish (Satellite)
- DirecTV (Satellite)
- Viasat Internet (Satellite)
- HughesNet (Satellite)
- Starlink (Satellite)

The map below shows the number of broadband service providers by census tract in Port St. Lucie. Most areas of the city have access to two high-speed internet providers, which provides a basic level of competition and gives residents some choice in service options. While this can help support reliability and affordability, additional competition could further improve pricing and service quality. Smaller portions of the city have access to three or more providers, while much of the western side of the city appears to have only one available option. Continued investment in broadband infrastructure and targeted efforts to attract additional providers may help expand affordable, reliable internet access citywide.

See map: High Speed Internet Providers



**Broadband Access**



### High Speed Internet Providers

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Port St. Lucie faces multiple natural hazards identified in the 2026 Unified Local Mitigation Strategy for St. Lucie County, including flooding, hurricanes and tropical storms, tornadoes, wildland fire, severe thunderstorms, and extreme temperatures. The plan describes hazard conditions influenced by factors such as sea-level rise, intense rainfall, drainage limitations, and rising temperatures, all of which affect the City's risk profile and support the need for continued resilience and hazard mitigation planning.

Flooding and tropical storm impacts remain among the most significant concerns for Port St. Lucie. The plan notes that areas within the 100-year floodplain are vulnerable to inundation from heavy rainfall, storm surge, and river overflow. It also identifies drainage constraints, repetitive-loss areas, and risks near the north fork of the St. Lucie River, with flooding capable of disrupting transportation, damaging property, threatening public safety, and delaying emergency response. Tropical storm and hurricane impacts may include structural damage, fallen trees, inland flooding, blocked roadways, and related disruptions. Severe thunderstorms and tornadoes also contribute to the City's overall hazard profile.

Extreme heat is also addressed in the plan as a concern for Port St. Lucie. The City's urbanized development pattern contributes to higher temperatures associated with the urban heat island effect, increasing the risk of heat-related illness, particularly for residents who work outdoors or lack access to air conditioning. The plan also notes that no physical infrastructure is identified as being at risk from extreme heat in Port St. Lucie, although the hazard remains important from a public health perspective. In addition, while freezing weather is rare, cold events can still create localized risks because buildings, water systems, and other infrastructure are not designed for prolonged freezing temperatures. Potential impacts include burst pipes, localized flooding, hazardous travel conditions, and health risks for residents without adequate heat or shelter.

To support planning and investment decisions, the 2026 Unified Local Mitigation Strategy not only identifies the hazards affecting Port St. Lucie but also outlines mitigation actions intended to reduce risk. Examples include expanding cooling centers and heat relief services; upgrading HVAC systems and backup power at shelters, healthcare facilities, senior centers, and congregate care facilities; increasing tree canopy, shade structures, reflective roofing, and green infrastructure in high-heat areas; expanding CRS public information, drainage maintenance documentation, and mapping; advancing generator and fuel redundancy for Port St. Lucie Utility Systems plants and priority lift stations; and continuing drainage, culvert, and signal power redundancy improvements along major transportation corridors.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

According to the 2026 Unified Local Mitigation Strategy for St. Lucie County, low- and moderate-income households in Port St. Lucie are particularly vulnerable to natural hazards because they often have fewer financial resources to prepare for, withstand, and recover from extreme weather events. Extreme heat poses heightened risks for socioeconomically disadvantaged residents, older adults, people with

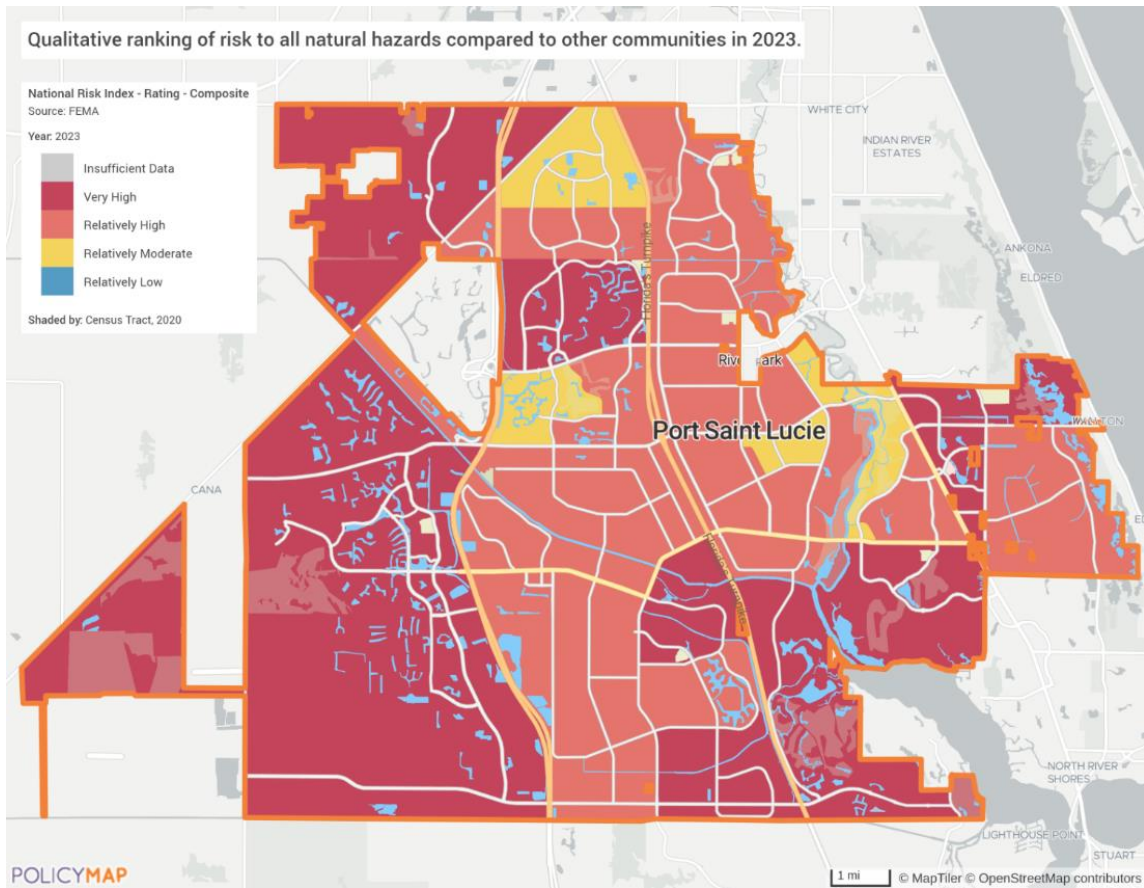
disabilities or chronic illnesses, youth, and unhoused individuals, especially when households lack adequate cooling or other protective resources. Flooding, hurricanes, and heavy rainfall can have disproportionate impacts on lower-income households living in low-lying areas, near canals or retention ponds, or in mobile homes, which may be more susceptible to damage and displacement. Households without vehicles may also face added challenges during emergencies, particularly when evacuation time is limited or roadways are flooded. Limited access to insurance, transportation, and reliable communications can further increase long-term vulnerability and make recovery more difficult for low- and moderate-income residents.

FEMA's National Risk Index identifies St. Lucie County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Port St. Lucie providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels vary across the city, ranging from relatively moderate to very high. This indicates that hazard risk is not uniform, and some areas may require more targeted attention and resources to address specific hazards, making them more vulnerable than other parts of the city. These two indexes measure risk from different perspectives, FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

The City of Port St. Lucie Division of Emergency Management, in coordination with St. Lucie County, serves as a key link to residents and businesses and follows the four phases of emergency management: mitigation, preparedness, response, and recovery. The Division helps reduce community vulnerability to hazards and supports disaster response and recovery. Residents can access information through the City's website, social media platforms, and ALERT St. Lucie, St. Lucie County's emergency notification system. Residents can also access the Volunteer Florida Emergency Management page and the FL VOAD Facebook page, which share informational guidebooks, videos, and emergency resources to help build disaster resiliency in the community.

See map: Risk to All Natural Hazards



**Risk to All Natural Hazards**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines the City of Port St. Lucie's housing and community development strategy for the 2026-2030 Consolidated Plan. The plan describes how CDBG funds will be used to achieve HUD's goals of providing a suitable living environment and safe, decent, and affordable housing for low- to moderate-income (LMI) households and special need groups in the City. The City identified priority needs through data analysis and citizen participation involving local nonprofit stakeholder organizations. Addressing these priority needs forms the basis of the five-year Strategic Plan.

While the City does not have any specific geographic target areas to invest CDBG funds, certain activities in the program will target low/mod areas (LMA). Low/mod areas are defined by HUD as block group tracts where at least 51% of persons are low- to moderate-income. The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on income eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

#### **Priority: Public Facilities & Infrastructure**

Goal: 1A Improve Public Facilities & Infrastructure

#### **Priority: Affordable Housing**

Goal: 2A Increase Access to Affordable Housing

#### **Priority: Public Services**

Goal: 3A Public Services for LMI & Special Need

#### **Priority: Grant Administration**

Goal: 4A Grant Administration

## SP-10 Geographic Priorities - 91.215(a)(1)

### Geographic Area

<b>1</b>	<b>Area Name:</b>	Citywide Low/Mod Eligible
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	N/A
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>The Citywide Low/Mod Eligible areas in Port St. Lucie are block group tracts where at least 51 percent of the residents are low- and moderate-income persons. HUD designates this objective as a low/mod area benefit (LMA).</p> <p>The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on income eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.</p>
<b>Include specific housing and commercial characteristics of this target area.</b>	<p>The housing units in Port St. Lucie are relatively new with more than half of all units built after 2000. There are still a portion of older units within the housing stock. An estimated 8% of owner-occupied and 11% of renter-occupied housing were built before 1980 (Source: 2020-2024 ACS). Naturally, older housing units may have higher maintenance needs, and a greater risk of lead-based paint hazards.</p> <p>Single-family 1-unit structures are by far the largest housing type in the City with 87% of all units. This housing type experienced a jump in home values of over 180% in the past decade to \$369,200. While rentals were a much smaller segment of the housing stock, they too saw an increase of 81% in that same period to \$1,732.</p>	

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>As part of the development process, the City of Port St. Lucie held a public hearing and provided a public comment period to give citizens the chance to review and comment on the plan. Additionally, the City consulted with local community stakeholders to identify housing and community development needs. These needs were determined through meetings with nonprofits, local government offices, and citizens throughout the City. Finally, a community survey was also made available online for public input. The results of the citizen participation process have been summarized in the PR-15.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Affordable housing development and preservation is a priority for Port St. Lucie and its residents. As with many cities across the country, cost burden is the biggest housing issue in the City. The most recent ACS data also shows that housing is relatively new, however there are still some older units in the City. As housing units continue to age, rehabilitation becomes critical to maintaining safe and habitable living conditions.</p> <p>Public facility needs in Port St. Lucie are tied to continued population growth and the need to maintain safe, accessible, and functional spaces for residents. As reported in the NA-50, residents identified the need for more public amenities, including schools, libraries, medical providers, parks, recreational spaces, and community gathering areas to serve a growing population. Public infrastructure improvement needs in the City center on transportation, pedestrian safety, and infrastructure capacity.</p> <p>Also identified in the NA-50 were the need for public services. Public service needs in Port St. Lucie include services that support housing stability, affordability, and access to daily needs. The Comprehensive Plan Update: Workshop 1 Summary notes resident concern with affordable housing, transportation access, and amenities needed to support families, seniors, and persons with disabilities.</p>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Affordable housing rehabilitation activities will increase and maintain affordable housing stock for LMI households in the City. These include code enforcement activities that help to maintain the health and safety of homes.</p> <p>Public services will help improve the quality of life for residents, address housing instability and homelessness. These activities will help with housing stability, affordability, and access to daily needs.</p> <p>Public facilities and infrastructure improvement activities will improve and revitalize neighborhoods and increase other public and private investments into these areas. Continued investments demonstrated the positive impact of infrastructure improvements on mobility, safety, and environmental challenges. With proper planning and investments the City can successfully manage transportation, drainage, utility, and related infrastructure improvements that help neighborhoods remain safe and functional as the City grows.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Access to funding is a barrier to improvements in the City of Port St. Lucie.</p>

**Table 46 - Geographic Priority Areas**

**General Allocation Priorities**

*Describe the basis for allocating investments geographically within the jurisdiction.*

The City of Port St. Lucie does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individual clientele (LMC) or households (LMH) directly, such as housing rehab or public services with direct benefits, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be used to develop programs and activities that provide assistance to low- and moderate-income residents and benefit the City as a whole by improving residents' quality of life.

The City has also identified public facilities and infrastructure improvement needs in Port St. Lucie. These planned activities have a “low/mod area-wide” benefit (LMA). Per HUD requirements, low/mod areas are eligible Census Block Group Tracts, as defined by HUD-CDBG regulations, in which the majority of residents are low- to moderate-income (51%).

To determine these tracts, the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be found at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Census Tract	Block Group	Population	Percent Low/Mod
382130	1	1,025	87.80%
382119	1	1,775	84.80%
382129	6	1,555	78.50%
381603	2	655	77.90%
381804	1	1,815	76.60%
381603	3	2,470	73.50%
381804	3	1,410	72.00%
381802	1	1,655	70.70%
382124	2	440	70.50%
381508	2	890	70.20%
382117	3	2,950	69.80%
382012	1	2,060	69.40%
382112	2	3,695	67.90%
382115	3	2,550	65.90%
382009	1	2,385	65.80%
382008	2	1,600	65.00%
381504	1	2,455	64.40%
382010	1	1,480	63.90%
382115	2	2,370	62.90%
382012	3	1,485	62.30%
382010	2	460	62.00%
382015	2	3,870	61.20%
382121	3	1,260	60.70%
381804	2	1,620	59.60%
381506	3	1,485	58.90%
382130	2	1,565	58.80%
382015	1	885	58.20%
382126	4	855	57.90%
382129	4	1,150	56.10%
382121	1	1,920	55.20%
381802	2	2,690	54.10%
381508	1	1,985	52.90%
382014	3	1,935	52.20%
382016	3	2,200	51.80%
382129	5	1,885	51.50%
382124	1	1,720	51.20%

Source: HUD FY 2024 LMISD



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Facilities & Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	1A Improve Public Facilities & Infrastructure
	<b>Description</b>	Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income (LMI) neighborhoods and for special need populations such as the elderly and persons with a disability. Public facility needs in Port St. Lucie are tied to continued population growth and the need to maintain safe, accessible, and functional spaces for residents. Public infrastructure improvement needs center on transportation, pedestrian safety, and expanding infrastructure capacity.
	<b>Basis for Relative Priority</b>	During the development of the Consolidated Plan, community residents and city staff identified the need for broad improvements to public facilities and infrastructure and particularly in low- and moderate-income areas. The basis for this need is to provide a suitable living environment and accessibility for LMI residents in Port St. Lucie.
2	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	2A Increase Access to Affordable Housing

	<b>Description</b>	Creating affordable housing opportunities is one of the highest priorities for the residents in the City of Port St. Lucie. According to data analysis in the MA-20, Port St. Lucie has a notable portion of housing stock that was built before 1980, placing many units at risk for lead-based paint hazards. An estimated 8% of owner-occupied and 11% of renter-occupied housing were built before 1980 (Source: 2020-2024 ACS). This presents a significant public health concern, particularly for vulnerable populations such as young children, emphasizing the importance of targeted mitigation efforts to reduce exposure risks.
	<b>Basis for Relative Priority</b>	During the development of the Consolidated Plan, community residents and city staff identified the need for affordable housing preservation. The basis for this priority is safe, decent and affordable housing for LMI residents in Port St. Lucie.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	3A Public Services for LMI & Special Need
	<b>Description</b>	Fund supportive services for LMI and special needs populations in Port St. Lucie. Public service needs in the City include services that support housing stability, housing affordability, and access to daily needs. Public service needs are also shaped by access barriers and growth-related pressures. The Comprehensive Plan Update: Workshop 1 Summary notes resident concern with affordable housing, transportation access, and amenities needed to support families, seniors, and persons with disabilities.

	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special needs groups was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI persons in the City. The basis for this priority is to enhance sustainability and accessibility for residents in Port St. Lucie.
4	<b>Priority Need Name</b>	Grant Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible
	<b>Associated Goals</b>	4A Grant Administration
	<b>Description</b>	The City of Port St. Lucie will continue supporting HUD funded programs with administration of the programs, monitoring subrecipients, keeping strict grant-based accounting, improved, fair housing outreach, and other eligible activities. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	<b>Basis for Relative Priority</b>	Effective program management of HUD funded programs is vital to having a successful program and meeting the goals and objectives identified in the plan. Effective program management will also ensure compliance in keeping with the regulations of the grant.

## SP-30 Influence of Market Conditions - 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A. CDBG funds will not be used for Tenant Based Rental Assistance (TBRA).
TBRA for Non-Homeless Special Needs	N/A. CDBG funds will not be used for Tenant Based Rental Assistance (TBRA).
New Unit Production	<p>New Unit Production will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>• There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in the City. See the NA-10 for more details.</li> <li>• High development costs limit the construction of affordable housing.</li> <li>• While the median value of owner-occupied housing is \$369,200, homeownership still remains out of reach for many low-income households in Port St. Lucie. The median household income in Port St. Lucie is \$80,648 (Source: 2020-2024 ACS).</li> <li>• In the past ten years the median contract rent has increased 81% from \$956 to \$1,732; pricing out low-income households.</li> <li>• As reported in the MA-15, there is a shortage of affordable rental units for lower income households.</li> </ul>
Rehabilitation	<p>Housing Rehabilitation activities will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>• A significant portion of the housing stock is aging and a growing number of units may be in need of repairs (MA-20). An estimated 8% of owner-occupied and 11% of renter-occupied housing were built before 1980 (Source: 2020-2024 ACS).</li> <li>• LMI households may lack the finances to maintain their homes.</li> <li>• The cost of new construction is prohibitive for lower income households.</li> <li>• The condition of older housing units are also likely to require higher maintenance costs.</li> <li>• There is a higher risk of lead-based paint hazards for older housing built before 1978.</li> </ul>
Acquisition, including preservation	<p>See above.</p> <ul style="list-style-type: none"> <li>• The cost of new construction and/or housing replacement is not affordable for lower income households.</li> </ul>

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Port St. Lucie receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). This annual grant is provided on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

PY 2026 marks the first year of the 2026-2030 Consolidated Plan, and the City anticipates receiving \$1,151,524 to fund the CDBG program activities. The activities are aimed at addressing the priorities identified in the Consolidated Plan, which include improvements to facilities and public infrastructure, the development and preservation of affordable housing and public services for low- to moderate-income and special needs persons. The City expects similar allocation amounts for the remainder of the five-year Consolidated Plan period.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,151,524	0	0	1,151,524	4,606,096	PY 2026 is the first year of the 2026-2030 ConPlan period, and the expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation.

Table 49 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal CDBG funds play a critical role in leveraging local and state resources to maximize the impact of the City’s affordable housing initiatives. CDBG funds leverage and are strategically combined with the State Housing Initiatives Partnership (SHIP) program to enhance owner-occupied rehabilitation, acquisition/rehabilitation, and new construction efforts. By integrating CDBG with SHIP and other funding sources, the City is able to expand the reach and effectiveness of its programs, making more substantial progress toward affordable housing goals.

Additionally, program income generated from the City’s Neighborhood Stabilization Programs (NSP 1 and 3) may be transferred to the CDBG program, further increasing available resources. The City actively seeks new and existing funding opportunities to supplement CDBG investments, and collaborates with other entities to pursue competitive grant funding. This comprehensive approach ensures that federal CDBG dollars are used to attract and amplify additional funding, thereby fulfilling the objectives of the Consolidated Plan and Annual Action Plan.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City maintains a substantial inventory of publicly owned land, most of which is reserved for capital projects such as road expansions, stormwater retention, and lift stations. State law requires the City to review this inventory annually to identify surplus property that could be used for affordable housing. In the most recent review, the City designated approximately seven residential lots as suitable for affordable housing.

**Discussion**

Port St. Lucie’s anticipated funding allocation will address many of the City’s goals, including housing, non-homeless special needs, and community development. The City also has a network of public or social service providers located in St. Lucie County to help address these goals through financial leveraging, as well as other Federal funding sources and agency and program funding.

The City anticipates continued collaboration with various federal, state, and local funding sources to support its affordable housing and community development initiatives. Funding from programs such as the HOME Consortium and the State Housing Initiatives Partnership (SHIP) is leveraged alongside CDBG funds to expand the reach of services, including tenant-based rental assistance, homeowner repair, and rehabilitation programs. Income generated from other grants, such as Neighborhood Stabilization Programs (NSP), may also be reinvested to support housing services or transferred to the CDBG program as appropriate. Additionally, the City has established programs to facilitate the construction, acquisition, and

retention of affordable housing stock. This flexible and comprehensive approach ensures that the City can adapt to changing funding landscapes while continuing to advance its housing and community development goals.

## SP-40 Institutional Delivery Structure - 91.215(k)

*Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.*

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Port St. Lucie	Government	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Treasure Coast Homeless Services Council	Regional organization	Homelessness	Region

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The Neighborhood Services Department coordinates closely with local agencies and service providers to align programs and funding with the goals of the Consolidated Plan, ensuring efficient and effective delivery of community services.

The City faces challenges in maintaining consistent coordination with local agencies outside of formal meetings. Neighborhood Services staff regularly refer individuals to organizations that may provide funding for specialized needs; however, the availability of such resources fluctuates frequently due to changing client demand and limited funding. As a result, it is difficult to keep an up-to-date record of available resources and current organizational priorities, which can lead to gaps in service delivery.

Several social service agencies serving low- and very-low-income clients operate across a large, four-county region. These agencies coordinate primarily through the Homeless Management Information System (HMIS), implemented by the Treasure Coast Homeless Services Council. However, HMIS is limited in scope, focusing specifically on the homeless or at-risk of homeless population, while other management information systems target distinct groups, such as the elderly. There is currently no single system capable of integrating data for all client populations in need of service. Furthermore, the effectiveness of existing systems depends on timely and accurate data entry, which can be challenging for smaller agencies with limited staff resources. These limitations contribute to gaps in service delivery, as agencies may not have access to comprehensive or current information to inform referrals and outreach. Agencies and governmental entities continue to work collaboratively to improve coordination and data systems.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance		X	
Utilities Assistance		X	
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training		X	
Healthcare			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
<b>Other</b>			
Other			

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Treasure Coast Homeless Services Council (TCHSC) serves as the lead agency for the region’s homeless Continuum of Care, covering St. Lucie, Martin, and Indian River Counties. TCHSC coordinates planning, resource allocation, and service delivery to prevent and reduce homelessness. The agency brings together local governments and service providers to implement federal and state strategies, streamline assistance, and address the needs of homeless and at-risk populations across the region.

The CoC prioritizes services for homeless families with children, followed by homeless disabled adults and elderly disabled adults, contingent upon available resources. These priorities are informed by annual Point-in-Time homeless survey data, which is analyzed to develop the CoC priorities which align with HUD’s goals to end homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths and Gaps in Service Delivery:

Strengths:

- The Treasure Coast Homeless Services Council (TCHSC) leads a coordinated regional Continuum of Care, fostering collaboration among local agencies.
- The CoC organizes, funds, and oversees services across three counties, ensuring a unified response to homelessness.
- The agency brings together local governments and service providers, streamlining resources and strategies.
- Centralized planning and coordination help align efforts and reduce duplication.

Gaps:

- Service delivery relies on accurate and timely data input, which can be challenging for smaller agencies with limited staff.
- Existing management information systems (such as HMIS) are targeted to specific populations and do not integrate data for all groups in need.
- No single system covers all populations, which can result in incomplete information for referrals and outreach.
- Fluctuating funding and changing organizational priorities can create inconsistencies and gaps in available services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Port St. Lucie employs a coordinated strategy to overcome gaps in the institutional structure and service delivery system. To address priority needs—such as affordable housing and supportive services for low-income and homeless households—the City brings together local service providers and community partners to streamline planning, funding, and program implementation in the City.

To address challenges related to fragmented data systems and fluctuating resources, the City prioritizes improved information sharing, regular communication, and collaborative problem-solving among agencies. This includes efforts to ensure timely updates on available services and support smaller agencies with limited capacity. By fostering partnerships and leveraging regional resources, the City aims to create a unified, efficient system that responds flexibly to changing needs and maximizes the impact of available funding for housing and supportive services.

## SP-45 Goals - 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: \$2,981,600	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 26,750 Persons Assisted
2	2A Increase Access to Affordable Housing	2026	2030	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$875,000	Housing Code Enforcement/Foreclosed Property Care: 205,450 Household Housing Unit Homeowner Housing Rehabilitated: 20 LMI Household Housing Units
3	3A Public Services for LMI & Special Need	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$750,000	Public service activities other than Low/Mod Income Housing Benefit: 10,000 Persons Assisted
4	4A Grant Administration	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Grant Administration	CDBG: \$1,151,020	Other: 5 Other

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Improve and create access to public facilities such as parks, neighborhood centers, and senior centers, in low/mod areas. The City will also provide infrastructure improvement in the form of sidewalks, streets, water/sewer, drainage facilities to low income/primarily residential areas within the City of Port St. Lucie.
2	<b>Goal Name</b>	2A Increase Access to Affordable Housing
	<b>Goal Description</b>	Rehabilitate owner-occupied housing units to address health, safety, and welfare concerns. This includes minor home repairs, accessibility improvements and connecting low-income owner-occupied homes to city water and sewer systems. The City will also acquire properties for affordable housing rehabilitation for LMI households. Code enforcement activities are provided to ensure the health and safety of housing units occupied by low- and moderate-income households.
3	<b>Goal Name</b>	3A Public Services for LMI & Special Need
	<b>Goal Description</b>	Fund vital services that improve the quality of life for low- and moderate-income and special needs persons in the City of Port St. Lucie. Eligible public services to low- and moderate-income persons include but are not limited to senior services, educational opportunities, mental health counseling, and child abuse or domestic violence services.
4	<b>Goal Name</b>	4A Grant Administration
	<b>Goal Description</b>	Provide effective program management of the HUD CDBG grant programs that will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

In the 5-Year Consolidated Plan period, the City estimates it will assist low- to moderate-income households with affordable housing activities:

Homeowner Housing Rehabilitated: 20 LMI (extremely low-, low-, and moderate-income) Household Housing Units

## **SP-50 Public Housing Accessibility and Involvement - 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Port St. Lucie does not have a local Public Housing Authority (PHA). Housing assistance is managed primarily by the St. Lucie County Housing Division and the City's Neighborhood Services Department. Although these offices are not PHAs, they administer affordable housing programs such as the SHIP Program and rental assistance. The Fort Pierce Housing Authority offers Section 8 voucher services in St. Lucie County; however, there is very little collaboration on publicly supported housing between the agency and the City.

### **Activities to Increase Resident Involvements**

N/A

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)**

### **Barriers to Affordable Housing**

Public policies influence the cost, timing, and feasibility of affordable housing and residential investment in Port St. Lucie. The City has adopted policies intended to support affordable housing, but development fees, infrastructure costs, land use patterns, and state level housing laws still shape how quickly lower cost housing can be produced or preserved. According to the City's adopted Housing Element, Port St. Lucie has identified strategies such as impact fee modification, density flexibility, affordable accessory residential units, reduced parking and setback requirements, flexible lot configurations, and modification of street requirements for affordable housing. Even with those tools, the overall policy environment still presents barriers for many lower cost projects.

### **Zoning and Land Use Restrictions**

Port St. Lucie's long standing low density development pattern can limit the efficient delivery of affordable housing, especially where larger lot patterns, separation of uses, and neighborhood compatibility concerns make higher density or mixed use development more difficult. The adopted Comprehensive Plan Elements show that low density residential land use remains the city's dominant pattern, while recent public engagement found strong resident concern about traffic, infrastructure, and growth impacts. Those conditions can make infill, redevelopment, and increased residential density harder to advance even where the City has policies that allow more flexibility for affordable housing.

### **Regulatory and Process Barriers**

Development impact fees and related local charges remain an important cost factor. The City's current fee schedules show that residential development is subject to multiple one time charges, including parks, law enforcement, and public building impact fees, while mobility and impact fee materials explain that new development and redevelopment are assessed fees to help cover infrastructure and service demands. These costs can be especially challenging for affordable housing developments unless offset by subsidies, incentives, or other financial assistance.

### **Infrastructure and Location Based Costs**

Transportation and infrastructure funding policy can also affect where affordable housing is more feasible. The City's November 2025 Mobility Fee Technical Report indicates that mobility fees vary by assessment area, and related City materials show that combined city and county fee levels can be higher in western growth areas than in older eastern areas. This can influence whether affordable housing is more feasible as infill and redevelopment in established areas or as new construction in expansion areas that require greater infrastructure investment.

### **State Level Policy Effects**

At the state level, Florida's Live Local Act reduces some local barriers by requiring local governments to allow qualifying affordable housing developments in certain commercial, industrial, and mixed use areas and by limiting some local restrictions on density, height, floor area ratio, and parking. Those provisions can support production, but they do not remove all local fees, infrastructure obligations, or site specific constraints. As a result, Port St. Lucie's policy environment includes both supportive tools and continuing headwinds for affordable housing and residential investment.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Port St. Lucie implements a state-mandated regulatory reduction program to address barriers to affordable housing production and preservation. The City prioritizes development review for qualifying affordable housing projects, maintains an inventory of suitable city-owned land, and reviews proposed ordinances for their impact on housing costs before adoption. The Affordable Housing Advisory Committee (AHAC) meets monthly to evaluate land development regulations, Comprehensive Plan policies, and other local requirements affecting housing affordability, and provides formal recommendations to the City Manager and City Council for corrective action.

To reduce regulatory and cost barriers for affordable housing developers, the City's SHIP Local Housing Assistance Plan (2025-2028) offers incentives such as impact fee waivers, expedited permitting, flexible density allowances, reduced parking and setback requirements, flexible lot configurations, and support for development near transportation hubs and major employment centers. These incentives are available to qualifying projects and are intended to lower significant one-time and ongoing costs for affordable development. The Neighborhood Services Department monitors impact fee schedules and advises on using CDBG and SHIP resources to offset development costs, including water and sewer connection fees for low- and moderate-income homeowners.

The City targets CDBG infrastructure investments to low- and moderate-income Census block groups, reducing location-based cost disadvantages for affordable housing in established neighborhoods. Funded activities include culvert repairs, water and sewer connections, ADA sidewalk improvements, and wastewater system upgrades to lower the cost of rehabilitating and maintaining affordable housing. The City is also advancing a County-wide Housing Needs Assessment (HNA) with St. Lucie County and the City of Fort Pierce. The completed HNA will provide a data-driven framework for long-term regulatory, zoning, and infrastructure reform, and will be incorporated into the City's five-year work plan to guide future CDBG and SHIP programming.

The City enforces its fair housing ordinance, proclaims Fair Housing Month each year, and displays fair housing materials in all appropriate public buildings. Fair housing brochures are distributed in English and Spanish at City facilities and through social service agency partners. The City collaborates with community and professional organizations to conduct fair housing training and educational events, including outreach on the rights and available services for persons with disabilities. These activities are coordinated with the Treasure Coast Homeless Services Council and the Council of Social Agencies to ensure coverage for all protected classes and special needs populations.

## **SP-60 Homelessness Strategy - 91.215(d)**

**Describe how the jurisdiction's strategic plan goals contribute to:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City is a member of the area's Continuum of Care managed by Treasure Coast Homeless Services Council, Inc. (TCHSC). TCHSC conducts the HUD-mandated annual Point-in-Time (PIT) Count across Indian River, St. Lucie, and Martin Counties. The three most recent PIT Counts reflect the following results: The January 2024 PIT Count, conducted January 25, 2024, identified 701 literally homeless individuals across the tri-county area, representing a 24 percent decrease from the prior year. The February 2025 PIT Count, held February 20, 2025 following a HUD-approved delay due to Hurricane Milton disaster relief operations, recorded 569 literally homeless individuals, a 19 percent decrease from 2024. The January 2026 PIT Count, conducted January 29, 2026, recorded 574 literally homeless individuals across the tri-county region, a 9 percent increase from 2025. The 2026 count by county was as follows: St. Lucie County, 164 individuals (a 6 percent decrease from 2025); Martin County, 212 individuals (an 8 percent increase from 2025); and Indian River County, 198 individuals (unchanged from 2025).

The City has partnered with other municipalities in the County, including St. Lucie County and Fort Pierce, as well as local stakeholders to address homelessness. The St. Lucie County Board of County Commissioners established the One St. Lucie Community Homelessness Task Force, which subsequently recommended the creation of a Homeless Advisory Committee tasked with developing a Ten-Year Plan to End Homelessness as prescribed by HUD. In April 2024, the St. Lucie County Board of County Commissioners approved a \$1.15 million purchase of a motel at 3455 US-1, Fort Pierce, to be converted into a shelter for homeless veterans, with TCHSC selected as the shelter operator. Construction bids were issued in October 2025, with project completion anticipated in mid-2026.

The City of Port St. Lucie supports the goals of the regional CoC which include the following:

1. Provide rapid rehousing for homeless persons and families, including barrier free permanent supportive housing for severely mentally ill persons;
2. Secure state and federal funding to provide rental assistance to low- and moderate-income families to prevent homelessness;
3. Provide affordable housing to Veterans returning from recent conflicts through cooperation with HUD VASH and Supportive Services for Veteran Families programs.

### **Addressing the emergency and transitional housing needs of homeless persons**

There are several initiatives that help to address the emergency shelter and transitional housing needs in the TCHSC CoC area. These include past and current activities:

- The City of Port St. Lucie, in partnership with TCHSC and St. Lucie County, addresses the emergency shelter and transitional housing needs of homeless persons through a coordinated network of facilities and programs.
- TCHSC operates two branches of the Housing Hub in St. Lucie County, providing gender-separated emergency shelter with 24-hour monitoring, on-site case management, health services, and benefits enrollment. These services provide a safe, structured environment for individuals experiencing homelessness while stable housing is being secured. In 2024, the St. Lucie County Housing Finance Authority invested \$150,000 in renovations to the Housing Hub to expand and improve its capacity to serve homeless individuals. These improvements continue to benefit clients today.
- All client intake and service delivery is coordinated through TCHSC's Coordinated Entry System, ensuring that individuals in need are matched to the most appropriate available resources without duplication.
- Emergency shelter and transitional housing services are funded through a combination of the Emergency Solutions Grant (ESG), Supportive Services for Veteran Families (SSVF), FEMA, Community Church, the Challenge Grant, and local government allocations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Permanent supportive housing (PSH) is a model that combines long-term rental assistance with case management and supportive services. Research supported by HUD demonstrates that PSH helps individuals experiencing chronic homelessness achieve long-term housing stability while also reducing public expenditures associated with emergency services, including hospital emergency departments, jails, and emergency shelters. TCHSC manages 45 units of affordable rental housing across Indian River and St. Lucie Counties through its Neighborhood Stabilization Program (NSP) properties. All permanent supportive housing within the FL-509 CoC is tenant-based rental assistance.

TCHSC has a Coordinated Entry program referring individuals and families experiencing or at-risk of homelessness to housing and services. The best approach to reducing homelessness is to provide timely short-term interventions to prevent individuals and families from losing housing in the first place. TCHSC provides Housing Assistance and Emergency Housing services, including homeless prevention, rapid rehousing, veterans housing services, emergency shelter, hotel/motel placement, and mortgage assistance, with grant funding from the Challenge Grant, ESG, FEMA, SSVF, and the St. Lucie County Diversion program. The TCHSC Rapid-Rehousing program connects individuals and families experiencing homelessness with stable, permanent housing solutions, pairing housing placement with supportive services including housing stabilization case management, housing navigation, and referrals. TCHSC

continues to coordinate with the St. Lucie County Housing Hub on Eviction Diversion, Social Security applications, document services, SNAP/EBT applications, and medical services referrals. The CoC Coordinated Entry is located at: <https://tchelpspot.org/coordinated-entry-homeless-assistance/>

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

TCHSC administers Emergency Solutions Grant (ESG) funds for the Treasure Coast, paying rental costs and utilities directly to landlords and utility providers to prevent eviction and utility shutoff for at-risk individuals and families. TCHSC uses an automated Homeless Management Information System (HMIS) database to track assistance provided by member agencies, enabling unduplicated service delivery across the tri-county region. TCHSC is a HUD-certified housing counseling agency and works with lenders and lien holders to prevent foreclosure and facilitate mortgage modifications on behalf of households at or below 50 percent of Area Median Income. TCHSC also coordinates with Children’s Home Society to ensure that youth experiencing homelessness receive adequate shelter and services. Through its Veteran Services program, TCHSC provides Supportive Services for Veteran Families (SSVF) assistance, employing a Housing First model to quickly connect eligible veteran families with permanent housing followed by VA health care, benefits, and supportive services. For more information on VA services see link: <https://tchelpspot.org/veteran-services/>

To address the acute need for rapid rehousing, the City of Port St. Lucie deployed \$400,000 in federal Emergency Rental Assistance 2 (ERA2) funds to TCHSC in October 2024. The resulting ERA2 Rapid-Rehousing Program, which connects homeless individuals and families to permanent housing with supportive services, reached maximum applicant capacity within days of opening, underscoring the severity of housing instability in the community.

## **SP-65 Lead-based Paint Hazards - 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The County Public Health Department has implemented a lead screening process for school children under 7 years old to identify and treat high levels of lead exposure. All elevated results are reported to EPI and investigated by an EPI nurse. The City aims to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning through coordinated efforts between public and private sectors.

All housing proposed for rehabilitation under the City's program is screened by year built to assess potential lead-based paint hazards before funds are allocated. If a hazard is suspected, the homeowner receives the EPA Fact Sheet 'Identifying Lead Hazards in Your Home' and the publication 'Protect Your Family From Lead In Your Home.' During the feasibility inspection, if the inspector identifies a potential lead-based paint issue, the owner is notified and the area may be tested with a swab or a sample may be sent to the County Health Department. NSP homes are also inspected for lead-based paint. If repairs will disturb any surface containing lead, abatement procedures must be completed before work proceeds. If lead paint is detected, abatement costs are eligible expenses under SHIP or NSP funding.

For all programs using federal funds on housing units, the City follows current hazard reduction and lead-based paint abatement procedures as defined in 24 CFR Part 35.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead poisoning represents the most significant environmental hazard to children, resulting in severe and irreversible health consequences. The primary source of lead poisoning is exposure to dust generated from deteriorating paint in homes constructed prior to 1978, when paint contained high concentrations of lead, especially in homes built before 1950. Housing built before 1978 and occupied by lower-income households with children presents particularly elevated risks of lead exposure, largely due to generally lower levels of home maintenance. The hazard arises not from the presence of lead paint itself, but from its deterioration, which releases lead-contaminated dust and produces flakes that children may ingest. Key risk factors for lead poisoning include:

- Residence in a home constructed before 1950; and
- Residence in a recently rehabilitated home originally constructed prior to 1978.

The actions above are tied to the size of the City's older housing stock, where lead-based paint is more likely to be present. The 2020-2024 ACS estimates that 8% of homeowner housing and 11% of renter housing in the City were built before 1980. That amounts to over 5,900 homeowner housing units and 1,400 renter housing units. The ACS does not break out units built specifically prior to 1978; therefore, housing built before 1980 is used as a reasonable proxy for estimating the prevalence of older housing that may include pre-1978 units.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth

and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department.

See MA-20 Housing Market Analysis: Condition of Housing for more information.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Port St. Lucie's housing program has incorporated the requirements of 24 CFR Part 35 into its policies and procedures for federally assisted housing programs, both those directly administered by the City and those managed by subrecipient organizations. Affected programs include housing rehabilitation and acquisition, as outlined in 24 CFR Part 35. The homebuyer assistance program and single-family owner-occupied rehabilitation programs, when addressing homes constructed before 1978, will conduct comprehensive visual assessments of all painted surfaces to identify deteriorated paint, perform paint stabilization where necessary, and complete clearance examinations as required. Information regarding lead-based paint hazards will be provided to all homebuyers participating in these programs. The City will adhere to its Lead Based Paint Hazards Policies in administering the housing program to reduce and eliminate lead-based paint hazards in local housing units. Furthermore, lead-based paint regulations will be incorporated into all subrecipient agreements, and compliance will be monitored by the agency.

## **SP-70 Anti-Poverty Strategy - 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Port St. Lucie Neighborhood Services Department addresses the problem of poverty through its strategic goals identified in this plan. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met.

CDBG funding will fund the preservation of affordable housing by helping low- to moderate-income (LMI) households maintain safe living conditions and avoid homelessness. These types of activities help to alleviate housing instability as vital services are provided, in particular educational programs for the youth to reduce poverty in the City. Neighborhood revitalization activities also bring investments into low/mod areas of Port St. Lucie such as improvements to streets, sidewalks and public facilities.

The City's approach emphasizes job creation and retention through small business support, workforce development, and implementation of Section 3 policies that create economic opportunities for residents in target communities. Activities funded through CDBG—including housing rehabilitation, any construction, and facility improvements—are designed to not only meet infrastructure needs but also to economically empower the populations they serve.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Consolidated Plan provides a framework of priority needs, goals, and planned programs the City will undertake to reduce poverty. The City works closely with various nonprofit service providers and other City departments that provide assistance for LMI households. Through these partnerships, the City will fund activities that are designed to reduce the number of persons in poverty during the five-year ConPlan period. Actions that the City may implement include:

- Targeting federal resources to public facilities and infrastructure improvements in low/mod block group tracts with high poverty rates;
- Funding public service programs that promote housing stability and financial self-sufficiency;
- Supporting special needs populations including persons with disabilities, the elderly, homeless individuals, and victims of domestic violence;
- Creating and retaining jobs through small business economic development activities and Section 3 hiring requirements; and
- Fund code enforcement activities that will improve the health and safety of low/mod residential neighborhoods.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Regulatory Authority: The City of Port St. Lucie's monitoring program is governed by 24 CFR Part 570, Subpart O (Sections 570.900–570.910), which establishes HUD's performance review standards for CDBG Entitlement grantees. Subrecipient oversight must also comply with 2 CFR Part 200, Subpart D.

Monitoring Standards and Procedures: The City of Port St. Lucie has established the following standards and procedures to monitor activities authorized under federal grant programs, ensure long-term compliance with applicable program requirements, and advance the goals and objectives set forth in the Consolidated Plan. Monitoring serves to measure resources consumed, track project status and expenditure timeliness, compare accomplishments against projections, and identify opportunities for correction or improvement. The City updates IDIS on a quarterly basis and tracks all activities against approved budgets and scopes of work.

In accordance with CPD Notice CPD-22-04, the City conducts risk-based monitoring, prioritizing subrecipients and activities based on factors such as funding amount, prior performance, organizational capacity, and program complexity. At minimum, each CDBG-funded subrecipient receives one on-site or desk monitoring visit per program year.

Housing Program Monitoring: The City utilizes CDBG funding for housing rehabilitation activities serving low- and moderate-income (LMI) homeowners. Rehabilitation work is governed by St. Lucie County's Rehab Specifications, coordinated with the City's Building Department to ensure consistency with current local and federal code requirements. Specifications are updated as housing codes change. All contractor bids involving housing rehabilitation are processed through the Office of Management and Budget (OMB) using these specifications.

Environmental compliance checklists and lead-based paint requirements are incorporated into all housing files, consistent with HUD's Lead Safe Housing Rule (24 CFR Part 35). All contractors working on pre-1978 housing must hold current EPA Renovation, Repair, and Painting (RRP) Rule certification. On-site inspections are conducted by building inspectors and/or housing program staff during construction and upon project completion. Payments are withheld until work meets program standards.

Subrecipient Monitoring: The City will conduct on-site and/or desk monitoring of all CDBG public services subrecipients each program year, using HUD's Subrecipient Oversight Guidebook and monitoring checklists as a framework. Monitoring reviews assess conformance to the subrecipient agreement, levels of accomplishment, financial management systems, procurement practices (2 CFR 200.317–200.327), recordkeeping, and civil rights compliance. The City will issue written monitoring findings and require corrective action responses within 30 days where deficiencies are identified.

Contract Agreements: The City will enter binding contractual agreements with all parties participating in federal programs. These agreements enforce program compliance and establish remedies in the event of noncompliance. Required agreement elements include:

- Type and description of activity
- Scope of services and budget
- Reporting requirements and schedule
- Standard boilerplate federal provisions (including civil rights, environmental, labor standards)
- Special program requirements applicable to the activity
- Audit requirements under 2 CFR Part 200
- Annual Reporting and Effectiveness Review

The City submits an annual Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, documenting accomplishments, expenditures, and compliance with national objectives. Monitoring of the Consolidated Plan is ongoing, with effectiveness measured through performance outcomes aligned with the objectives and indicators established in the AAP.

## Expected Resources

### AP-15 Expected Resources - 91.220(c)(1,2)

#### Introduction

The City of Port St. Lucie receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). This annual grant is provided on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

PY 2026 marks the first year of the 2026-2030 Consolidated Plan, and the City anticipates receiving \$1,151,524 to fund the CDBG program activities. The activities are aimed at addressing the priorities identified in the Consolidated Plan, which include improvements to facilities and public infrastructure, the development and preservation of affordable housing and public services for low- to moderate-income and special needs persons. The City expects similar allocation amounts for the remainder of the five-year Consolidated Plan period.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,151,524	0	0	1,151,524	4,606,096	PY 2026 is the first year of the 2026-2030 ConPlan period, and the expected amount available for the remainder of the ConPlan is four (4x) more years of the annual allocation.

**Table 53 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal CDBG funds play a critical role in leveraging local and state resources to maximize the impact of the City’s affordable housing initiatives. CDBG funds leverage and are strategically combined with the State Housing Initiatives Partnership (SHIP) program to enhance owner-occupied rehabilitation, acquisition/rehabilitation, and new construction efforts. By integrating CDBG with SHIP and other funding sources, the City is able to expand the reach and effectiveness of its programs, making more substantial progress toward affordable housing goals.

Additionally, program income generated from the City’s Neighborhood Stabilization Programs (NSP 1 and 3) may be transferred to the CDBG program, further increasing available resources. The City actively seeks new and existing funding opportunities to supplement CDBG investments, and collaborates with other entities to pursue competitive grant funding. This comprehensive approach ensures that federal CDBG dollars are used to attract and amplify additional funding, thereby fulfilling the objectives of the Consolidated Plan and Annual Action Plan.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City maintains a substantial inventory of publicly owned land, most of which is reserved for capital projects such as road expansions, stormwater retention, and lift stations. State law requires the City to review this inventory annually to identify surplus property that could be used for affordable housing. In the most recent review, the City designated approximately seven residential lots as suitable for affordable housing.

**Discussion**

Port St. Lucie’s anticipated funding allocation will address many of the City’s goals, including housing, non-homeless special needs, and community development. The City also has a network of public or social service providers located in St. Lucie County to help address these goals through financial leveraging, as well as other Federal funding sources and agency and program funding.

The City anticipates continued collaboration with various federal, state, and local funding sources to support its affordable housing and community development initiatives. Funding from programs such as the HOME Consortium and the State Housing Initiatives Partnership (SHIP) is leveraged alongside CDBG funds to expand the reach of services, including tenant-based rental assistance, homeowner repair, and rehabilitation programs. Income generated from other grants, such as Neighborhood Stabilization Programs (NSP), may also be reinvested to support housing services or transferred to the CDBG program as appropriate. Additionally, the City has established programs to facilitate the construction, acquisition, and

retention of affordable housing stock. This flexible and comprehensive approach ensures that the City can adapt to changing funding landscapes while continuing to advance its housing and community development goals.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facilities & Infrastructure	CDBG: \$596,320	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 5,350 Persons Assisted
2	2A Increase Access to Affordable Housing	2026	2030	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$175,000	Housing Code Enforcement/Foreclosed Property Care: 41,090 Household Housing Unit
3	3A Public Services for LMI & Special Need	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$150,000	Public service activities other than Low/Mod Income Housing Benefit: 2,000 Persons Assisted
4	4A Grant Administration	2026	2030	Non-Housing Community Development	Citywide Low/Mod Eligible	Grant Administration	CDBG: \$230,204	Other: 5 Other

**Table 54 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Improve and create access to public facilities such as parks, neighborhood centers, and senior centers, in low/mod areas. The City will also provide infrastructure improvement in the form of sidewalks, streets, water/sewer, drainage facilities to low income/primarily residential areas within the City of Port St. Lucie.
<b>2</b>	<b>Goal Name</b>	2A Increase Access to Affordable Housing
	<b>Goal Description</b>	Rehabilitate owner-occupied housing units to address health, safety, and welfare concerns. This includes minor home repairs, accessibility improvements and connecting low-income owner-occupied homes to city water and sewer systems. The City will also acquire properties for affordable housing rehabilitation for LMI households. Code enforcement activities are provided to ensure the health and safety of housing units occupied by low- and moderate-income households.
<b>3</b>	<b>Goal Name</b>	3A Public Services for LMI & Special Need
	<b>Goal Description</b>	Fund vital services that improve the quality of life for low- and moderate-income and special needs persons in the City of Port St. Lucie. Eligible public services to low- and moderate-income persons include but are not limited to senior services, educational opportunities, mental health counseling, and child abuse or domestic violence services.
<b>4</b>	<b>Goal Name</b>	4A Grant Administration
	<b>Goal Description</b>	Provide effective program management of the HUD CDBG grant programs that will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

## AP-35 Projects - 91.220(d)

### Introduction

The City of Port St. Lucie's CDBG program provides funding for projects within the City limits. For PY 2026, the City will focus its CDBG funding on housing code enforcement, public facility and infrastructure improvements, and public services for low- to moderate-income and special need persons.

#	Project Name
1	CDBG: Grant Administration
2	CDBG: Public Facilities & Infrastructure
3	CDBG: Housing Programs
4	CDBG: Public Services

Table 55 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Port St. Lucie has identified the need for public improvements, affordable housing opportunities and supportive services for low- to moderate-income individuals and families. These needs were identified during the development of the Consolidated Plan, which serves as the foundation for the City's housing and community development strategy. To enhance the quality of life for all residents in Port St. Lucie, the Neighborhood Services Department will fund programs that address the priorities identified in the five year plan.

According to the NA-10 assessment of the 5-Year Consolidated Plan, lower-income households are more heavily burdened with housing costs. As LMI households in Port St. Lucie are more heavily cost-burdened, they are much less likely to be able to afford housing rehab and prevent housing conditions that lead to homelessness. Further, code enforcement activities will help to improve the health and safety of residents living in low/mod areas and promote the creation of affordable housing opportunities.

The City will also continue to fund local nonprofits to provide public services that improve the quality of life for LMI and special needs residents. Public improvements such as sidewalk and street improvement projects in targeted Low/Mod areas will provide enhanced safety and revitalize neighborhoods.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Grant Administration
	<b>Target Area</b>	Citywide Low/mod Eligible
	<b>Goals Supported</b>	4A Grant Administration
	<b>Needs Addressed</b>	Grant Administration
	<b>Funding</b>	CDBG: \$230,204
	<b>Description</b>	Administration and planning of the CDBG program in PY 2026.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, Other: 1
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities include admin and planning of the CDBG program (HUD Matrix Code: 21A)
2	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	Citywide Low/mod Eligible
	<b>Goals Supported</b>	1A Improve Public Facilities & Infrastructure
	<b>Needs Addressed</b>	Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$596,320
	<b>Description</b>	The City will fund activities to improve public facilities and infrastructure including park facilities and water/sewer improvements.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 5,350 Persons Assisted
	<b>Location Description</b>	Citywide, eligible.

	<b>Planned Activities</b>	<p>Planned activities include:</p> <p>Public Works Department, Whispering Pines Phase 6, Replace Culvert Sections 33, 34, &amp; 41 to alleviate storm water and flooding hazards (HUD Matrix Code: 03J)</p> <p>Rotary Park Parking Lot Lighting and Security Cameras (HUD Matrix Code: 03F)</p> <p>This project includes contingency funds of \$7,320.</p>
<b>3</b>	<b>Project Name</b>	CDBG: Housing Programs
	<b>Target Area</b>	Citywide Low/mod Eligible
	<b>Goals Supported</b>	2A Increase Access to Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	The City will fund salaries for Code Compliance Officers to help support LMI households maintain their homes which may otherwise lead to instability and risk of homelessness.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Housing Code Enforcement/ Foreclosed Property Care: 41,090 Household Housing Unit (Citywide low/mod population)
	<b>Location Description</b>	Citywide, eligible.
<b>Planned Activities</b>	<p>Planned activities include:</p> <p>Code Enforcement, Compliance Officers (HUD Matrix Code: 15)</p>	
<b>4</b>	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	Citywide Low/mod Eligible
	<b>Goals Supported</b>	3A Public Services for LMI & Special Need
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	The City will fund supportive services that help improve the lives or low- to moderate-income individuals living in Port St. Lucie.
	<b>Target Date</b>	9/30/2027

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Mod Income Housing Benefit: 2,000 Persons Assisted
<b>Location Description</b>	Citywide, eligible.
<b>Planned Activities</b>	Planned activities include:  Boys and Girls Club Mobile Club, STEM educational opportunities and tutoring (HUD Matrix Code: 05D)  Love Your Block, community positive impact programming (HUD Matrix Code: 05Z)

## **AP-50 Geographic Distribution - 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Incorporated in 1961, the City of Port St. Lucie covers 120 square miles in southern St. Lucie County. As one of Florida's fastest-growing communities, the City has expanded from 331 residents in 1970 to over 250,000 today. It is now the second largest city in South Florida, the sixth largest in the state, and the ninety-sixth largest in the United States. Growth is expected to continue, with the city estimated to be only halfway built out. CDBG activities play a vital role in managing this rapid expansion. Funds are targeted towards low- to moderate-income persons and/or low/mod areas helping to ensure that there is balanced growth in Port St. Lucie. The following analysis has been made to help determine where assistance will be directed.

#### *Low-Income Households Concentration*

A "low-income concentration" is any census tract where the median household income (MHI) is 80% or less than the MHI for Port St. Lucie. According to the 2020-2024 ACS 5-Year Estimates, the MHI in the City is \$80,648. A tract is considered to have a low-income concentration if the MHI is \$64,518 or less. Eight tracts in the northeast of the City have a concentration: 3815.04, 3816.03 (partial tract), 3820.09, 3820.10, 3820.11, 3820.12, 3820.15 & 3821.22.

#### *Race/Ethnic Minority Concentration*

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of the City's population were analyzed.

**Black or African American, non-Hispanic:** This group makes up 19.0% of the citywide population, and a census tract is considered a concentration if 29.0% of the population is part of this racial group. There are three census tracts in the northern area of the City with a concentration: 3815.06, 3821.23 & 3821.25.

**Asian, non-Hispanic:** Approximately 2.1% of the City population identifies as Asian. A census tract is considered a concentration if 12.1% of the population is part of this racial group. There are no census tracts with a concentration.

**Hispanic:** Hispanic persons comprise 24.0% of the City's population, and a census tract is considered a concentration if 34.0% of the population is part of this ethnic group. There are four census tracts running north and south of the City with a concentration: 3821.15, 3821.19, 3821.25 & 3821.30.

## Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/mod Eligible	100

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Port St. Lucie does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individual clientele (LMC) or households (LMH) directly, such as housing rehab or public services with direct benefits, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be used to develop programs and activities that provide assistance to low- and moderate-income residents and benefit the City as a whole by improving residents' quality of life.

The City has also identified public facilities and infrastructure improvement needs in Port St. Lucie. These planned activities have a "low/mod area-wide" benefit (LMA). Per HUD requirements, low/mod areas are eligible Census Block Group Tracts, as defined by HUD-CDBG regulations, in which the majority of residents are low- to moderate-income (51%).

To determine these tracts, the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be found at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

In PY 2026 the City will fund Code Enforcement activities, and these activities will continue to benefit LMI households living in low/mod areas. While code enforcement activities such as inspections and enforcement of permits help ensure properties meet safety, health, and structural standards, they are not listed below in the affordable housing tables as these activities do not produce new units or are considered housing preservation construction activities.

The annual goals listed in this section and the AP-20 specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG program.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 58 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing - 91.220(h)**

### **Introduction**

The City of Port St. Lucie does not have a local Public Housing Authority (PHA). Housing assistance is managed primarily by the St. Lucie County Housing Division and the City's Neighborhood Services Department. Although these offices are not PHAs, they administer affordable housing programs such as the SHIP Program and rental assistance. The Fort Pierce Housing Authority offers Section 8 voucher services in St. Lucie County; however, there is very little collaboration on publicly supported housing between the agency and the City.

### **Actions planned during the next year to address the needs to public housing**

N/A

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities - 91.220(i)**

### **Introduction**

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD provides program funding for homeless services in St. Lucie County through the Continuum of Care (CoC) administered by the Treasure Coast Homeless Services Council, Inc. (TCHSC). TCHSC serves as the lead agency for the FL-509 Continuum of Care, collaborating with 63 service providers across Indian River, St. Lucie, and Martin Counties. The City of Port St. Lucie maintains its membership on the Council, and the priorities established in this Action Plan align with those of the regional CoC. The City supports TCHSC's grant applications to HUD and the achievement of its goals through its programs and facilities. In October 2024, the City awarded TCHSC \$400,000 in federal Emergency Rental Assistance 2 (ERA2) funds to support a Rapid-Rehousing program serving Port St. Lucie residents at imminent risk of or currently experiencing homelessness. Those funds are available to assist program participants until exhausted or by September 30, 2025, whichever comes first.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City is a member of the area's Continuum of Care managed by Treasure Coast Homeless Services Council, Inc. (TCHSC). TCHSC conducts the HUD-mandated annual Point-in-Time (PIT) Count across Indian River, St. Lucie, and Martin Counties. The three most recent PIT Counts reflect the following results: The January 2024 PIT Count, conducted January 25, 2024, identified 701 literally homeless individuals across the tri-county area, representing a 24 percent decrease from the prior year. The February 2025 PIT Count, held February 20, 2025 following a HUD-approved delay due to Hurricane Milton disaster relief operations, recorded 569 literally homeless individuals, a 19 percent decrease from 2024. The January 2026 PIT Count, conducted January 29, 2026, recorded 574 literally homeless individuals across the tri-county region, a 9 percent increase from 2025. The 2026 count by county was as follows: St. Lucie County, 164 individuals (a 6 percent decrease from 2025); Martin County, 212 individuals (an 8 percent increase from 2025); and Indian River County, 198 individuals (unchanged from 2025).

The City has partnered with other municipalities in the County, including St. Lucie County and Fort Pierce, as well as local stakeholders to address homelessness. The St. Lucie County Board of County Commissioners established the One St. Lucie Community Homelessness Task Force, which subsequently recommended the creation of a Homeless Advisory Committee tasked with developing a Ten-Year Plan to End Homelessness as prescribed by HUD. In April 2024, the St. Lucie County Board of County Commissioners approved a \$1.15 million purchase of a motel at 3455 US-1, Fort Pierce, to be converted into a shelter for homeless veterans, with TCHSC selected as the shelter operator. Construction bids were

issued in October 2025, with project completion anticipated in mid-2026.

The City of Port St. Lucie supports the goals of the regional CoC which include the following:

4. Provide rapid rehousing for homeless persons and families, including barrier free permanent supportive housing for severely mentally ill persons;
5. Secure state and federal funding to provide rental assistance to low- and moderate-income families to prevent homelessness;
6. Provide affordable housing to Veterans returning from recent conflicts through cooperation with HUD VASH and Supportive Services for Veteran Families programs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There are several initiatives that help to address the emergency shelter and transitional housing needs in the TCHSC CoC area. These include past and current activities:

- The City of Port St. Lucie, in partnership with TCHSC and St. Lucie County, addresses the emergency shelter and transitional housing needs of homeless persons through a coordinated network of facilities and programs.
- TCHSC operates two branches of the Housing Hub in St. Lucie County, providing gender-separated emergency shelter with 24-hour monitoring, on-site case management, health services, and benefits enrollment. These services provide a safe, structured environment for individuals experiencing homelessness while stable housing is being secured. In 2024, the St. Lucie County Housing Finance Authority invested \$150,000 in renovations to the Housing Hub to expand and improve its capacity to serve homeless individuals. These improvements continue to benefit clients today.
- All client intake and service delivery is coordinated through TCHSC's Coordinated Entry System, ensuring that individuals in need are matched to the most appropriate available resources without duplication.
- Emergency shelter and transitional housing services are funded through a combination of the Emergency Solutions Grant (ESG), Supportive Services for Veteran Families (SSVF), FEMA, Community Church, the Challenge Grant, and local government allocations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Permanent supportive housing (PSH) is a model that combines long-term rental assistance with case management and supportive services. Research supported by HUD demonstrates that PSH helps

individuals experiencing chronic homelessness achieve long-term housing stability while also reducing public expenditures associated with emergency services, including hospital emergency departments, jails, and emergency shelters. TCHSC manages 45 units of affordable rental housing across Indian River and St. Lucie Counties through its Neighborhood Stabilization Program (NSP) properties. All permanent supportive housing within the FL-509 CoC is tenant-based rental assistance.

TCHSC has a Coordinated Entry program referring individuals and families experiencing or at-risk of homelessness to housing and services. The best approach to reducing homelessness is to provide timely short-term interventions to prevent individuals and families from losing housing in the first place. TCHSC provides Housing Assistance and Emergency Housing services, including homeless prevention, rapid rehousing, veterans housing services, emergency shelter, hotel/motel placement, and mortgage assistance, with grant funding from the Challenge Grant, ESG, FEMA, SSVF, and the St. Lucie County Diversion program. The TCHSC Rapid-Rehousing program connects individuals and families experiencing homelessness with stable, permanent housing solutions, pairing housing placement with supportive services including housing stabilization case management, housing navigation, and referrals. TCHSC continues to coordinate with the St. Lucie County Housing Hub on Eviction Diversion, Social Security applications, document services, SNAP/EBT applications, and medical services referrals. The CoC Coordinated Entry is located at: <https://tchelpspot.org/coordinated-entry-homeless-assistance/>

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

TCHSC administers Emergency Solutions Grant (ESG) funds for the Treasure Coast, paying rental costs and utilities directly to landlords and utility providers to prevent eviction and utility shutoff for at-risk individuals and families. TCHSC uses an automated Homeless Management Information System (HMIS) database to track assistance provided by member agencies, enabling unduplicated service delivery across the tri-county region. TCHSC is a HUD-certified housing counseling agency and works with lenders and lien holders to prevent foreclosure and facilitate mortgage modifications on behalf of households at or below 50 percent of Area Median Income. TCHSC also coordinates with Children's Home Society to ensure that youth experiencing homelessness receive adequate shelter and services. Through its Veteran Services program, TCHSC provides Supportive Services for Veteran Families (SSVF) assistance, employing a Housing First model to quickly connect eligible veteran families with permanent housing followed by VA health care, benefits, and supportive services. For more information on VA services see link: <https://tchelpspot.org/veteran-services/>

To address the acute need for rapid rehousing, the City of Port St. Lucie deployed \$400,000 in federal Emergency Rental Assistance 2 (ERA2) funds to TCHSC in October 2024. The resulting ERA2 Rapid-

Rehousing Program, which connects homeless individuals and families to permanent housing with supportive services, reached maximum applicant capacity within days of opening, underscoring the severity of housing instability in the community.

## **AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)**

### **Introduction**

Public policies influence the cost, timing, and feasibility of affordable housing and residential investment in Port St. Lucie. The City has adopted policies intended to support affordable housing, but development fees, infrastructure costs, land use patterns, and state level housing laws still shape how quickly lower cost housing can be produced or preserved. According to the City's adopted Housing Element, Port St. Lucie has identified strategies such as impact fee modification, density flexibility, affordable accessory residential units, reduced parking and setback requirements, flexible lot configurations, and modification of street requirements for affordable housing. Even with those tools, the overall policy environment still presents barriers for many lower cost projects.

### **Zoning and Land Use Restrictions**

Port St. Lucie's long standing low density development pattern can limit the efficient delivery of affordable housing, especially where larger lot patterns, separation of uses, and neighborhood compatibility concerns make higher density or mixed use development more difficult. The adopted Comprehensive Plan Elements show that low density residential land use remains the city's dominant pattern, while recent public engagement found strong resident concern about traffic, infrastructure, and growth impacts. Those conditions can make infill, redevelopment, and increased residential density harder to advance even where the City has policies that allow more flexibility for affordable housing.

### **Regulatory and Process Barriers**

Development impact fees and related local charges remain an important cost factor. The City's current fee schedules show that residential development is subject to multiple one time charges, including parks, law enforcement, and public building impact fees, while mobility and impact fee materials explain that new development and redevelopment are assessed fees to help cover infrastructure and service demands. These costs can be especially challenging for affordable housing developments unless offset by subsidies, incentives, or other financial assistance.

### **Infrastructure and Location Based Costs**

Transportation and infrastructure funding policy can also affect where affordable housing is more feasible. The City's November 2025 Mobility Fee Technical Report indicates that mobility fees vary by assessment area, and related City materials show that combined city and county fee levels can be higher in western growth areas than in older eastern areas. This can influence whether affordable housing is more feasible as infill and redevelopment in established areas or as new construction in expansion areas that require greater infrastructure investment.

### **State Level Policy Effects**

At the state level, Florida's Live Local Act reduces some local barriers by requiring local governments to allow qualifying affordable housing developments in certain commercial, industrial, and mixed use areas and by limiting some local restrictions on density, height, floor area ratio, and parking. Those provisions can support production, but they do not remove all local fees, infrastructure obligations, or site specific constraints. As a result, Port St. Lucie's policy environment includes both supportive tools and continuing headwinds for affordable housing and residential investment.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Port St. Lucie implements a state-mandated regulatory reduction program to address barriers to affordable housing production and preservation. The City prioritizes development review for qualifying affordable housing projects, maintains an inventory of suitable city-owned land, and reviews proposed ordinances for their impact on housing costs before adoption. The Affordable Housing Advisory Committee (AHAC) meets monthly to evaluate land development regulations, Comprehensive Plan policies, and other local requirements affecting housing affordability, and provides formal recommendations to the City Manager and City Council for corrective action.

To reduce regulatory and cost barriers for affordable housing developers, the City's SHIP Local Housing Assistance Plan (2025-2028) offers incentives such as impact fee waivers, expedited permitting, flexible density allowances, reduced parking and setback requirements, flexible lot configurations, and support for development near transportation hubs and major employment centers. These incentives are available to qualifying projects and are intended to lower significant one-time and ongoing costs for affordable development. The Neighborhood Services Department monitors impact fee schedules and advises on using CDBG and SHIP resources to offset development costs, including water and sewer connection fees for low- and moderate-income homeowners.

The City targets CDBG infrastructure investments to low- and moderate-income Census block groups, reducing location-based cost disadvantages for affordable housing in established neighborhoods. Funded activities include culvert repairs, water and sewer connections, ADA sidewalk improvements, and wastewater system upgrades to lower the cost of rehabilitating and maintaining affordable housing. The City is also advancing a County-wide Housing Needs Assessment (HNA) with St. Lucie County and the City of Fort Pierce. The completed HNA will provide a data-driven framework for long-term regulatory, zoning, and infrastructure reform, and will be incorporated into the City's five-year work plan to guide future CDBG and SHIP programming.

The City enforces its fair housing ordinance, proclaims Fair Housing Month each year, and displays fair housing materials in all appropriate public buildings. Fair housing brochures are distributed in English and Spanish at City facilities and through social service agency partners. The City collaborates with community and professional organizations to conduct fair housing training and educational events, including outreach on the rights and available services for persons with disabilities. These activities are coordinated with the Treasure Coast Homeless Services Council and the Council of Social Agencies to ensure coverage for all protected classes and special needs populations.

## **AP-85 Other Actions - 91.220(k)**

### **Introduction**

In PY 2026, the City of Port St. Lucie will implement various initiatives to address the needs of low- to moderate-income (LMI) households. These goals include increasing the availability of safe, decent, and affordable housing, reducing the number of families living in poverty, reducing lead-based paint hazards, and enhancing the collaboration among public and private housing agencies. The details of these actions are outlined in the following section.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Port St. Lucie continues to fund activities that meet the needs identified in the Consolidated Plan. This funding is intended to assist residents who are often underserved by local agencies, including low- to moderate-income individuals, as well as special needs groups.

Each year the City funds activities that benefit senior citizens, the frail and elderly, the mentally or physically disabled, and young children and/or the youth. The City continues to work diligently to offer programs that meet the needs of the underserved. Please see the AP-35 Projects for specific projects and planned activities that will address underserved needs.

### **Actions planned to foster and maintain affordable housing**

CDBG funds have been allocated towards code enforcement activities in PY 2026 to help ensure the health and safety of housing units occupied by low- and moderate-income households. During the five-year Consolidated Plan period, the City may also fund housing rehabilitation activities. This rehabilitation work aims to keep housing units affordable and to maintain conditions that prevent homelessness. Rehabilitation can reduce costs for property managers and landlords, potentially making rental units more affordable for tenants. For homeowners, they can help maintain conditions and help protect the value of properties. Affordable housing development programs in the City are also funded by the State Housing Initiatives Partnership (SHIP) program. Activities that may be funded by SHIP include owner-occupied rehabilitation, acquisition/rehabilitation, and new construction efforts.

### **Actions planned to reduce lead-based paint hazards**

The City recognizes that lead-based paint poses a significant health risk. Historically, the City has not encountered homes constructed prior to 1978, and lead-based paint hazards have not been identified. However, certain homes acquired through the Neighborhood Stabilization Program (NSP) that were built before 1978 were tested, and lead-based paint was abated as necessary. The City does not operate conventional public housing units, and the relatively new housing stock throughout the City has substantially reduced the potential risks associated with lead-based paint hazards.

The County Public Health Department has implemented a lead screening process for school children under seven years of age to identify and treat elevated levels of lead exposure. All cases of high lead levels are reported to the Epidemiology (EPI) unit and investigated by an EPI nurse.

All housing units constructed prior to 1978 and proposed for rehabilitation under the City's program are screened for potential lead-based paint (LBP) hazards before funds are allocated. If a hazard is suspected, the homeowner receives the EPA Fact Sheet titled *Identifying Lead Hazards in Your Home* and the EPA publication *Protect Your Family from Lead in Your Home*. If repairs are expected to disturb any surface containing lead, abatement procedures must be completed prior to commencing the repair. In all programs utilizing federal funds for housing units, the City adheres to current hazard reduction and LBP abatement guidelines as specified in 24 CFR Part 35.

### **Actions planned to reduce the number of poverty-level families**

The activities outlined in this Annual Action Plan are designed to reduce the number of families living at or below the poverty level. As detailed in the AP-35 Projects section, a range of housing assistance and public service programs funded by the CDBG program aim to alleviate poverty by reducing the financial burden on residents. Initiatives such as providing quality, accessible, and affordable housing, eliminating substandard housing, and preserving affordable housing through rehabilitation enable families to lower their housing expenses, thereby increasing the funds available for other essential needs.

The Section 3 program is intended to create economic opportunities for area residents, particularly those targeted by housing and community development initiatives. Activities under this program that support and assist small businesses also serve to address community needs while providing economic benefits to the intended population. These development efforts may include neighborhood construction, housing development, and rehabilitation projects.

### **Actions planned to develop institutional structure**

The Neighborhood Services Department administers the SHIP program, CDBG, the Neighborhood Stabilization Program (NSP1 and 3), and other community and economic development grants for the City of Port St. Lucie. To coordinate needs assessments and service delivery, a Grant Committee meets with the City Manager and assistants to discuss departmental priorities. The City also regularly participates in Lender Consortium meetings with County and Fort Pierce Community Services staff to support low-income homeownership in St. Lucie County. Additionally, the Department maintains active memberships in the following social service groups and boards:

A Neighborhood Services staff member attends meetings of the Treasure Coast Homeless Services Council, Inc., which coordinates the Continuum of Care Plan in partnership with agencies serving the homeless.

Neighborhood Services is also represented on the St. Lucie Council of Social Agencies (COSA Connects), where members collaborate to improve client services.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

The City collaborates regularly with local social service providers, lenders, builders, developers, housing providers, and other governmental agencies as part of the St. Lucie Council of Social Agencies (COSA Connects), which includes public and private housing, health, and social service agencies, the Treasure Coast Homeless Services Council, and the St. Lucie / Martin Lending Consortium. Ongoing feedback from these organizations remains a priority and will continue to inform activities planned for the upcoming year.

## **Discussion**

The City of Port St. Lucie bases its activities on available funding to address needs identified in the Consolidated Plan. As new resources become available, we reassess and reprioritize needs according to current conditions and the extent to which previous needs have been met.

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

### Introduction

This section describes the program specific requirements of the CDBG program. Based on HUD allocation notices, the City of Port St. Lucie anticipates receiving \$1,151,524 in CDBG funding during PY 2026. The City anticipates that there will be no program income generated from program activities, and 100% of CDBG funds will be used to benefit low- and moderate-income persons.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

# City of Port St. Lucie Community Needs Survey

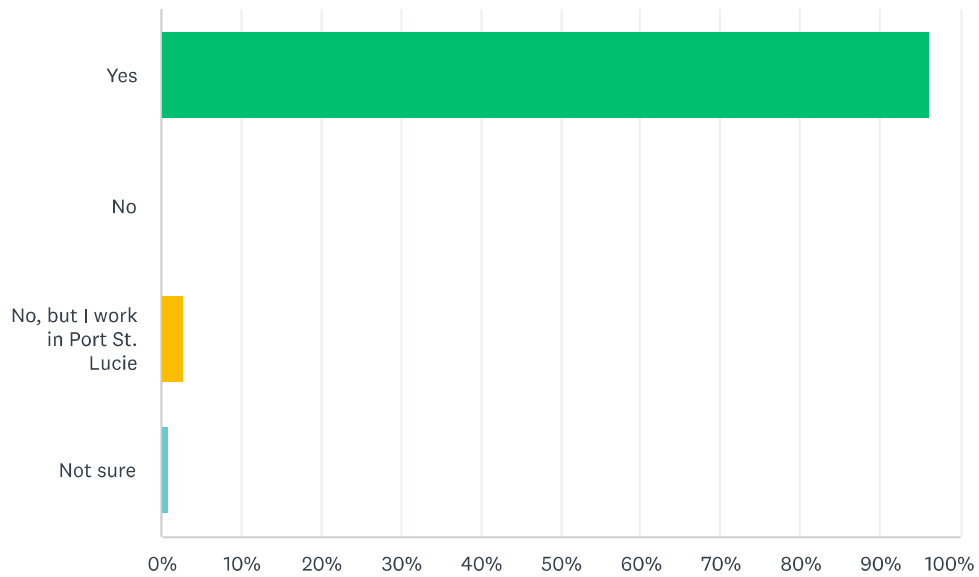
All Pages ▼

Q1



## Do you reside within the City of Port St. Lucie?

Answered: 106 Skipped: 1



### ANSWER CHOICES

### RESPONSES

Yes	96.23%	102
No	0.00%	0
No, but I work in Port St. Lucie	2.83%	3
Not sure	0.94%	1
<b>TOTAL</b>		<b>106</b>

Q2



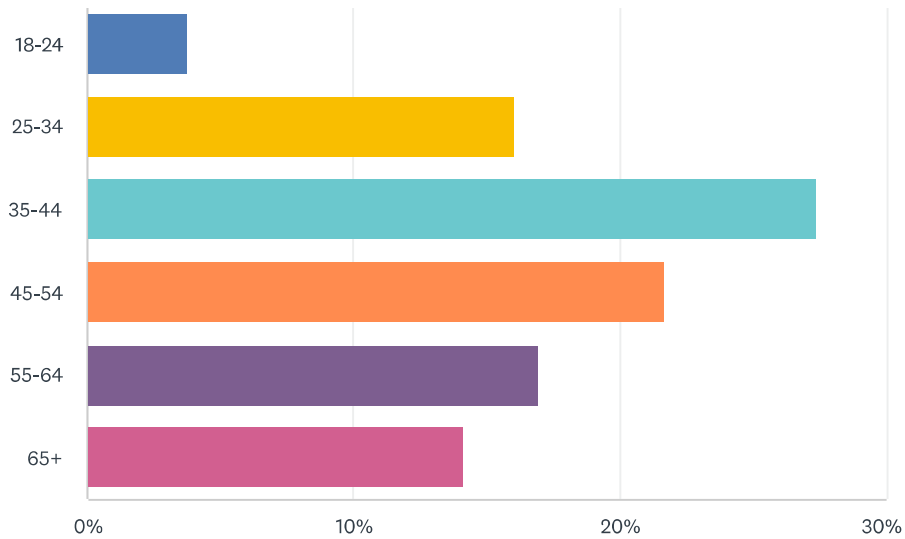
## What is your age range?

Answered: 106 Skipped: 1

Share Link

COPY

107 responses



**ANSWER CHOICES**

**RESPONSES**

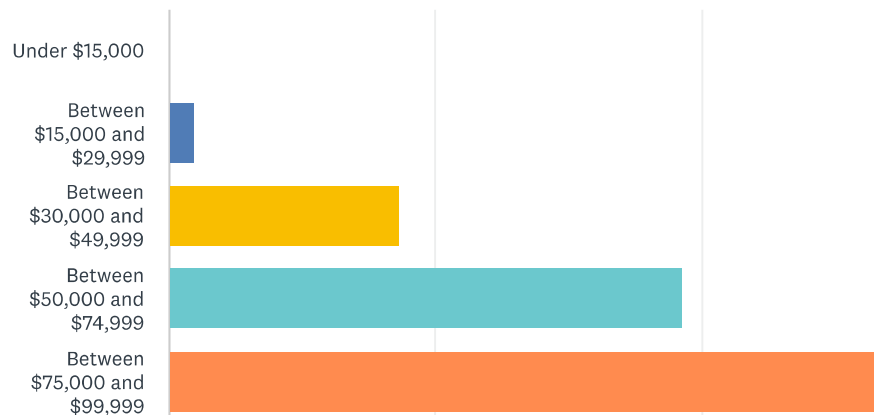
ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	3.77%	4
25-34	16.04%	17
35-44	27.36%	29
45-54	21.70%	23
55-64	16.98%	18
65+	14.15%	15
<b>TOTAL</b>		<b>106</b>

Q3



## What is your average household income?

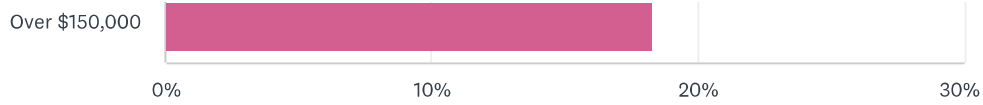
Answered: 104 Skipped: 3



Share Link

COPY

107 responses



**ANSWER CHOICES**

**RESPONSES**

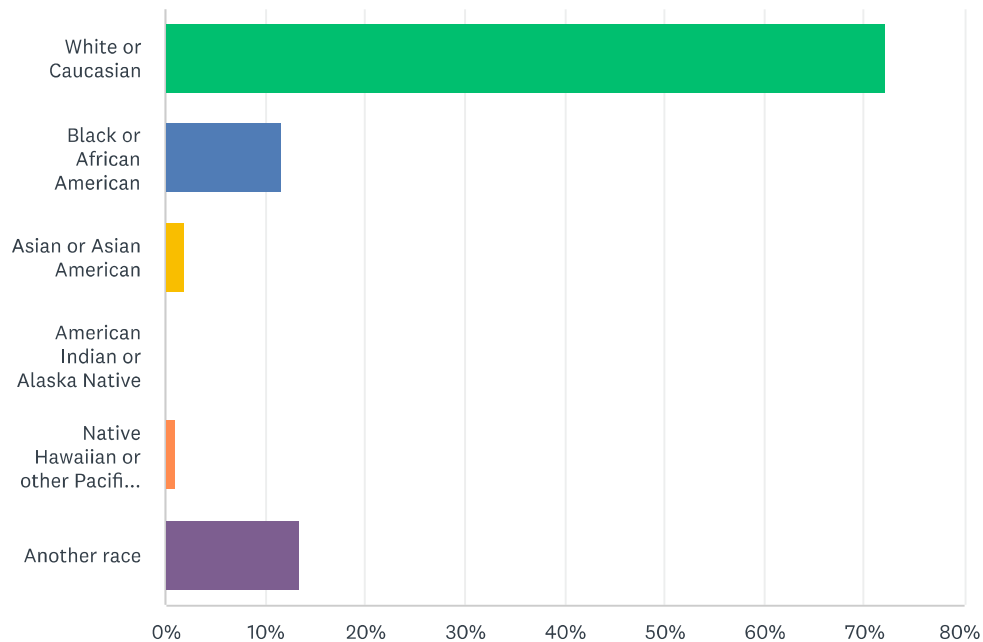
Under \$15,000	0.00%	0
Between \$15,000 and \$29,999	0.96%	1
Between \$30,000 and \$49,999	8.65%	9
Between \$50,000 and \$74,999	19.23%	20
Between \$75,000 and \$99,999	26.92%	28
Between \$100,000 and \$150,000	25.96%	27
Over \$150,000	18.27%	19
<b>TOTAL</b>		<b>104</b>

Q4



## What is your race?

Answered: 104 Skipped: 3



**ANSWER CHOICES**

**RESPONSES**

White or Caucasian	72.12%	75
--------------------	--------	----

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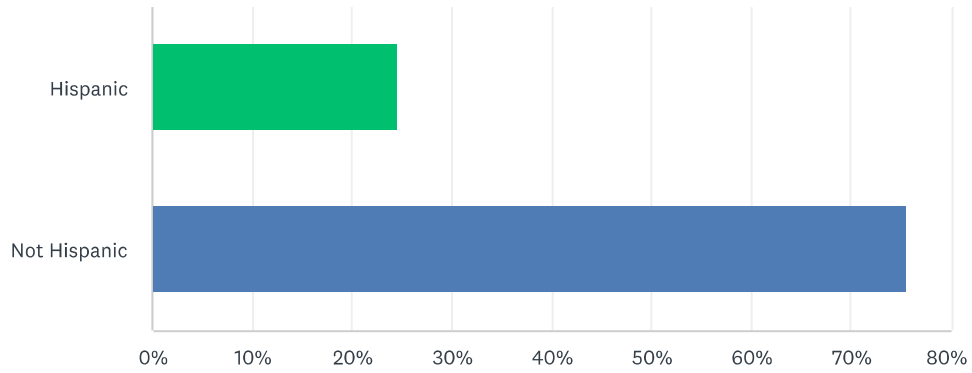
American Indian or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.96%	1
Another race	13.46%	14
<b>TOTAL</b>		<b>104</b>

Q5



## What is your ethnicity?

Answered: 102 Skipped: 5



**ANSWER CHOICES**

**RESPONSES**

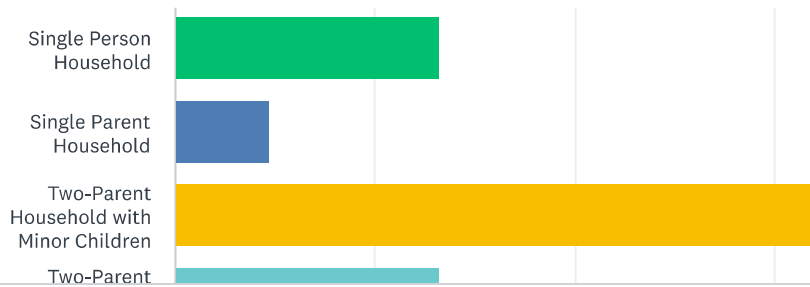
Hispanic	24.51%	25
Not Hispanic	75.49%	77
<b>TOTAL</b>		<b>102</b>

Q6



## What type of household do you live in? Select all that apply.

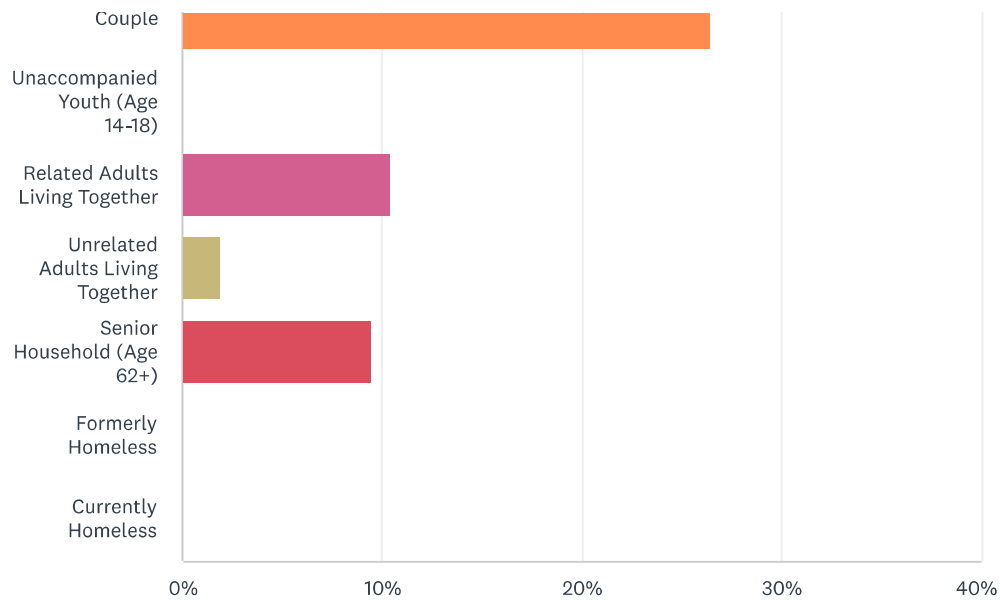
Answered: 106 Skipped: 1



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**ANSWER CHOICES**

**RESPONSES**

ANSWER CHOICES	RESPONSES	Count
Single Person Household	13.21%	14
Single Parent Household	4.72%	5
Two-Parent Household with Minor Children	32.08%	34
Two-Parent Household with Adult Children	13.21%	14
Couple	26.42%	28
Unaccompanied Youth (Age 14-18)	0.00%	0
Related Adults Living Together	10.38%	11
Unrelated Adults Living Together	1.89%	2
Senior Household (Age 62+)	9.43%	10
Formerly Homeless	0.00%	0
Currently Homeless	0.00%	0

**Total Respondents: 106**

Q7



How many people currently live in your household (including yourself)?

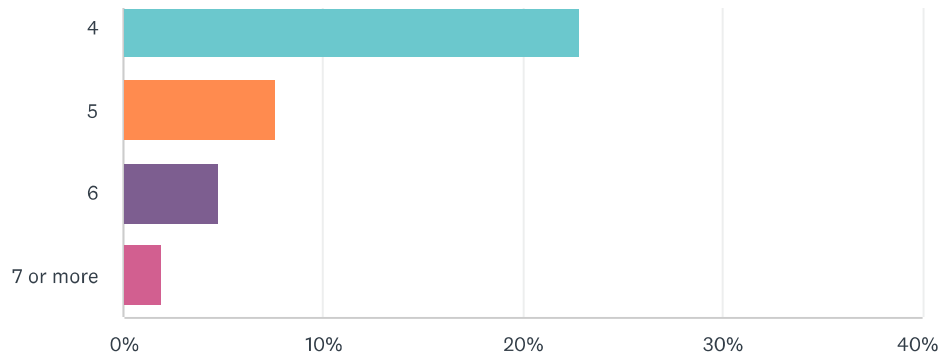
Answered: 105 Skipped: 2



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**ANSWER CHOICES**

**RESPONSES**

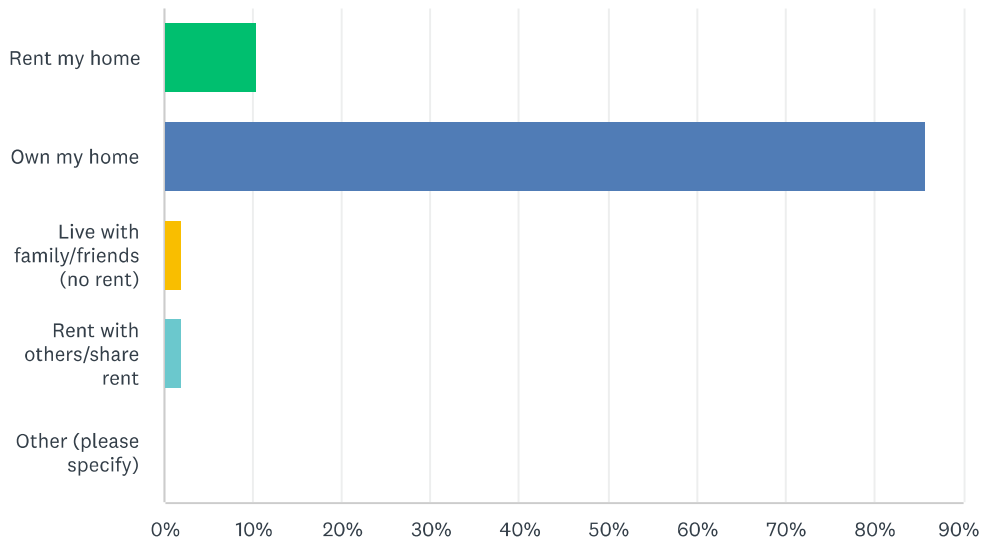
1	6.67%	7
2	38.10%	40
3	18.10%	19
4	22.86%	24
5	7.62%	8
6	4.76%	5
7 or more	1.90%	2
<b>TOTAL</b>		<b>105</b>

Q8



## Which best describes your current housing situation?

Answered: 106 Skipped: 1



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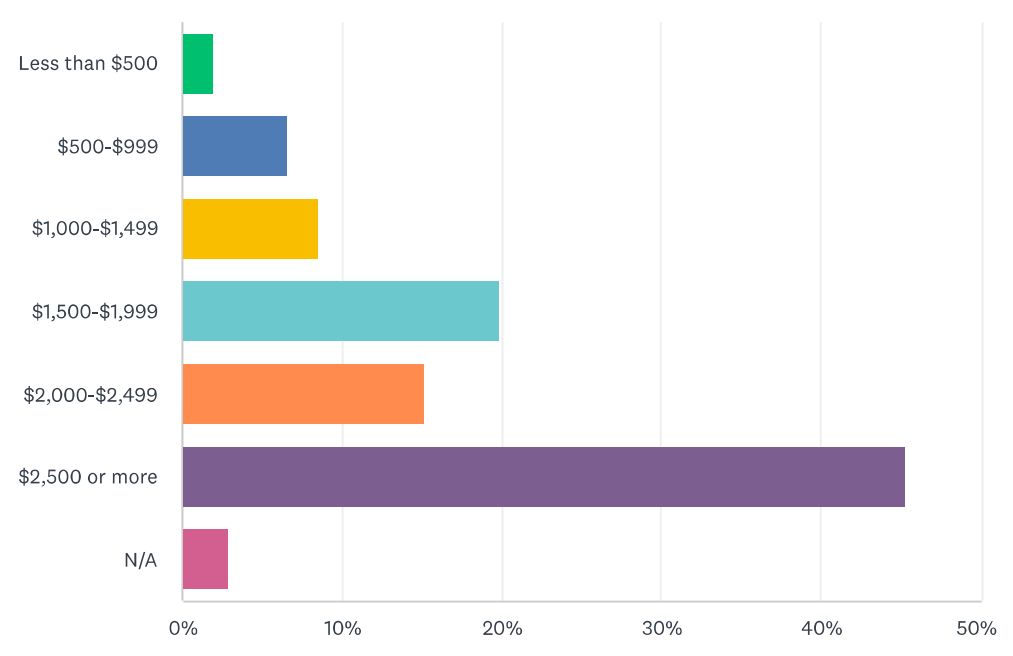
Rent my home		10.38%	11
Own my home		85.85%	91
Live with family/friends (no rent)		1.89%	2
Rent with others/share rent		1.89%	2
Other (please specify)	Responses	0.00%	0
<b>TOTAL</b>			<b>106</b>

Q9



## Approximately how much does your household spend each month on housing costs?

Answered: 106 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than \$500	1.89%	2
\$500-\$999	6.60%	7
\$1,000-\$1,499	8.49%	9
\$1,500-\$1,999	19.81%	21
\$2,000-\$2,499	15.09%	16
\$2,500 or more	45.28%	48
N/A	2.83%	3
<b>TOTAL</b>		<b>106</b>

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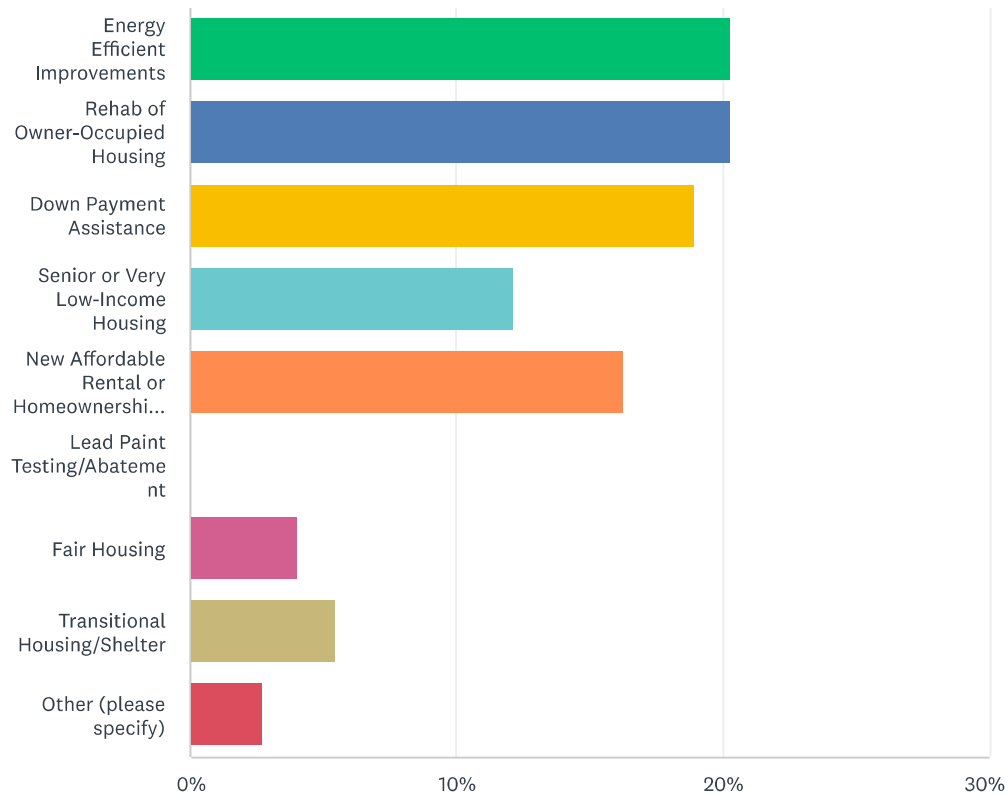
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107 responses



## Affordable Housing Which type of project would you recommend be funded using grant funds? Select only one.

Answered: 74 Skipped: 33



**ANSWER CHOICES**

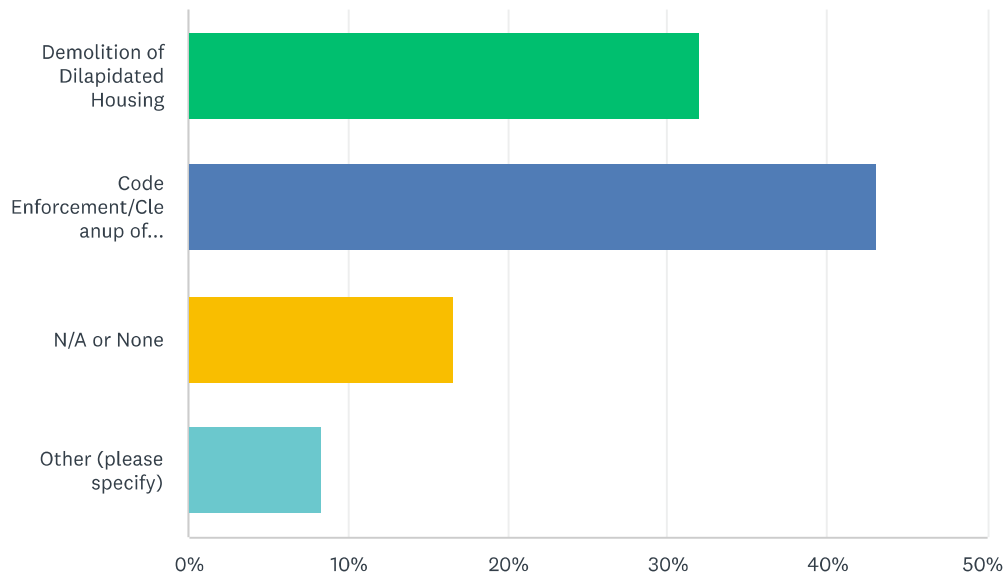
**RESPONSES**

ANSWER CHOICES	RESPONSES	
Energy Efficient Improvements	20.27%	15
Rehab of Owner-Occupied Housing	20.27%	15
Down Payment Assistance	18.92%	14
Senior or Very Low-Income Housing	12.16%	9
New Affordable Rental or Homeownership Housing	16.22%	12
Lead Paint Testing/Abatement	0.00%	0
Fair Housing	4.05%	3
Transitional Housing/Shelter	5.41%	4
Other (please specify)	<a href="#">Responses</a> 2.70%	2
<b>TOTAL</b>		<b>74</b>

## Demolition & Clearance

Which type of project would you recommend be funded using grant funds? Select only one.

Answered: 72 Skipped: 35



### ANSWER CHOICES

### RESPONSES

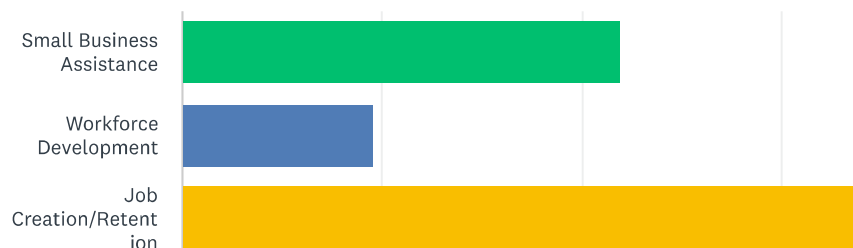
Demolition of Dilapidated Housing	31.94%	23
Code Enforcement/Cleanup of Abandoned Lots	43.06%	31
N/A or None	16.67%	12
Other (please specify)	8.33%	6
<b>TOTAL</b>		<b>72</b>

## Q12

## Economic Development

Which type of project would you recommend be funded using grant funds? Select only one.

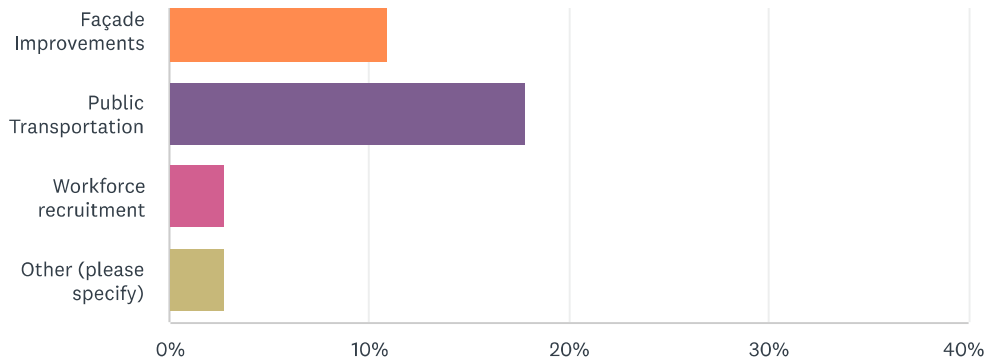
Answered: 73 Skipped: 34



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**ANSWER CHOICES**

**RESPONSES**

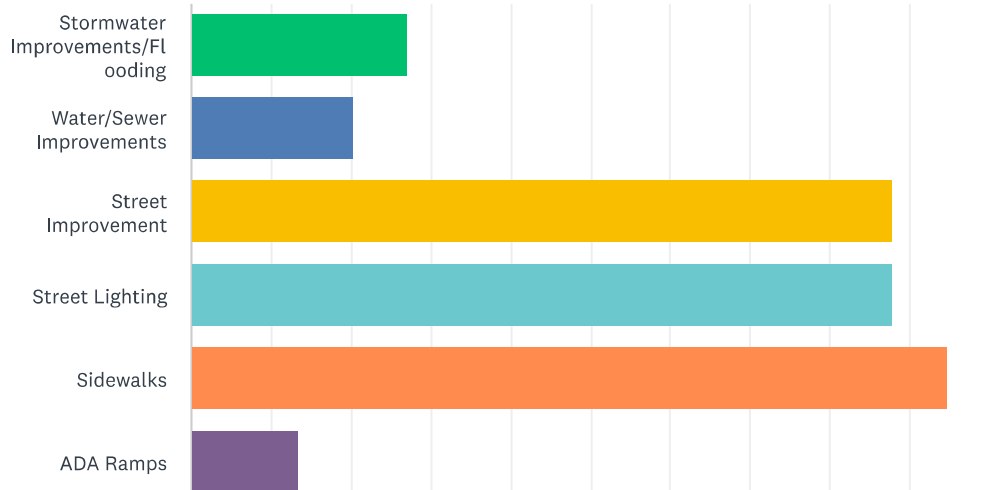
ANSWER CHOICES	RESPONSES	
Small Business Assistance	21.92%	16
Workforce Development	9.59%	7
Job Creation/Retention	34.25%	25
Business Mentoring	0.00%	0
Façade Improvements	10.96%	8
Public Transportation	17.81%	13
Workforce recruitment	2.74%	2
Other (please specify)	2.74%	2
<b>TOTAL</b>		<b>73</b>

**Q13**



Public Improvements Which type of project would you recommend be funded using grant funds? Select only one.

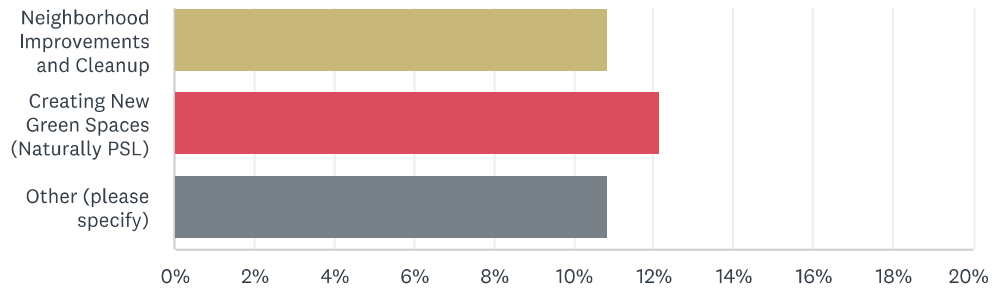
Answered: 74 Skipped: 33



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**ANSWER CHOICES**

**RESPONSES**

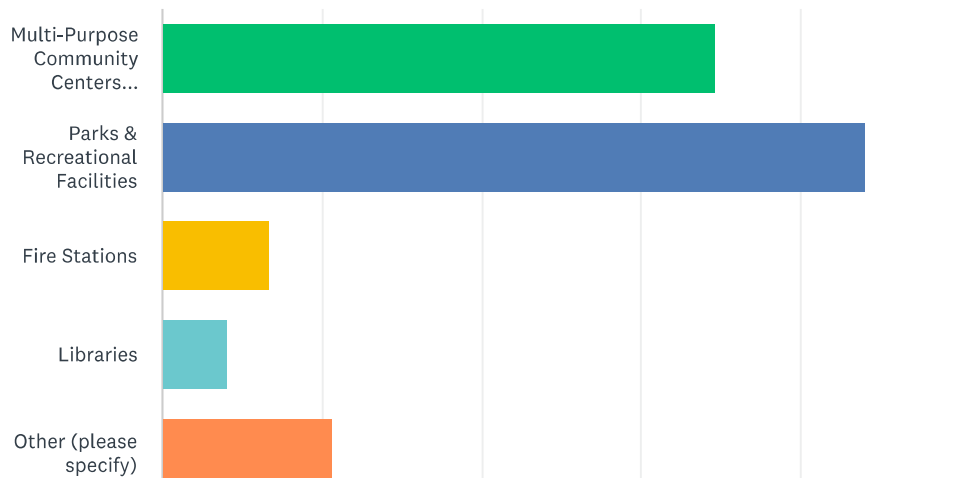
Stormwater Improvements/Flooding	5.41%	4
Water/Sewer Improvements	4.05%	3
Street Improvement	17.57%	13
Street Lighting	17.57%	13
Sidewalks	18.92%	14
ADA Ramps	2.70%	2
Trails	0.00%	0
Neighborhood Improvements and Cleanup	10.81%	8
Creating New Green Spaces (Naturally PSL)	12.16%	9
Other (please specify)	<a href="#">Responses</a> 10.81%	8
<b>TOTAL</b>		<b>74</b>

**Q14**



**Public Facilities** Which type of public facility project would you most like to see the City construct or operate with grant funding? Select only one.

Answered: 75 Skipped: 32



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**ANSWER CHOICES**

**RESPONSES**

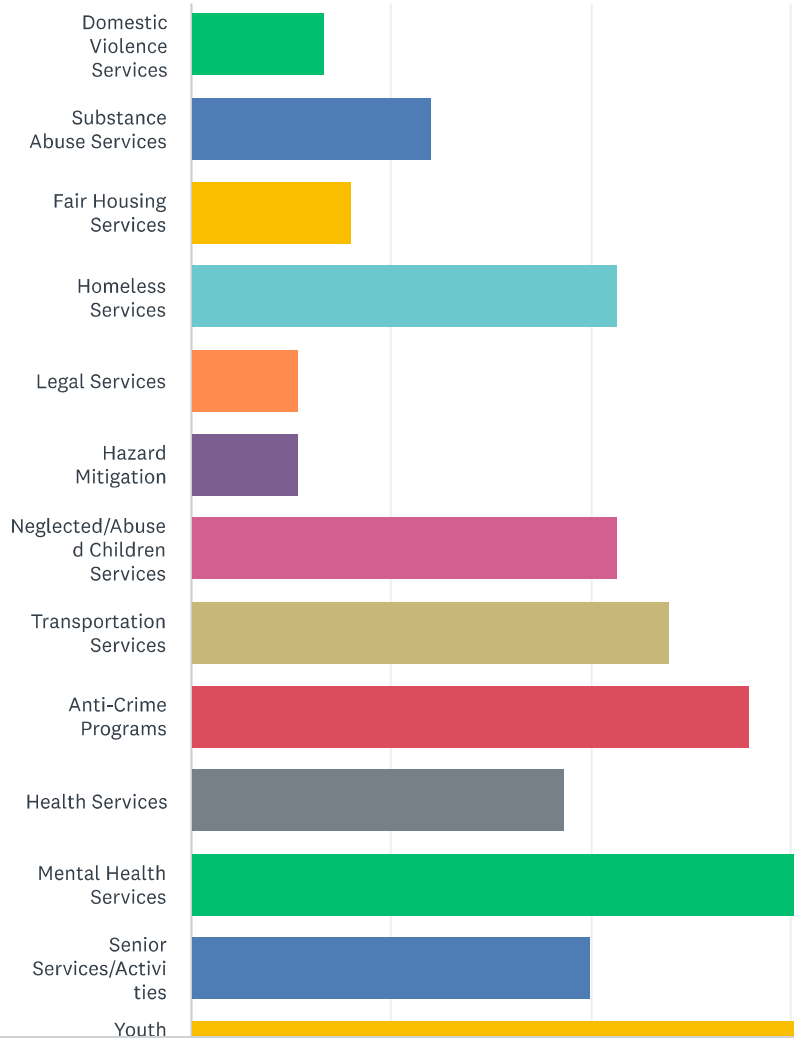
Multi-Purpose Community Centers (Senior, Youth, Child Care, Health)	34.67%	26
Parks & Recreational Facilities	44.00%	33
Fire Stations	6.67%	5
Libraries	4.00%	3
Other (please specify)	10.67%	8
<b>TOTAL</b>		<b>75</b>

Q15



Public Services Which type of project would you recommend be funded using grant funds? Select only three.

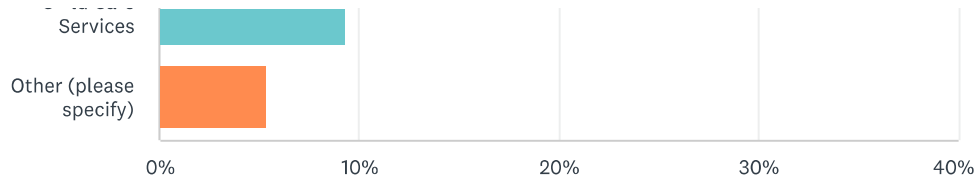
Answered: 75 Skipped: 32



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**ANSWER CHOICES**

**RESPONSES**

Domestic Violence Services	6.67%	5
Substance Abuse Services	12.00%	9
Fair Housing Services	8.00%	6
Homeless Services	21.33%	16
Legal Services	5.33%	4
Hazard Mitigation	5.33%	4
Neglected/Abused Children Services	21.33%	16
Transportation Services	24.00%	18
Anti-Crime Programs	28.00%	21
Health Services	18.67%	14
Mental Health Services	30.67%	23
Senior Services/Activities	20.00%	15
Youth Services/Activities	30.67%	23
Child Care Services	9.33%	7
Other (please specify)	Responses 5.33%	4

**Total Respondents: 75**

**Q16**



Community Priorities Please rank the following in order of priority for the City of Port St. Lucie. You can drag and drop into your ranked order. (1 = Highest Need and 6 = Lowest Need).

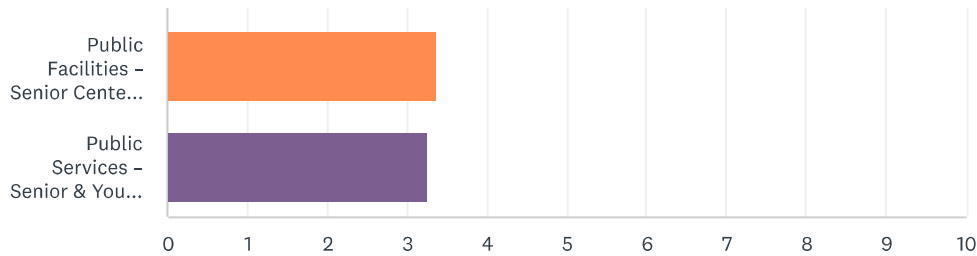
Answered: 75 Skipped: 32



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	1	2	3	4	5	6	TOTAL	SCORE
Affordable Housing - Rehabilitation of Owner-Occupied Housing; Transitional Housing; Housing for Disabled; New Affordable Single or Multi-Family Housing; Affordable Rental Housing; Lead-based Paint Test/Abatement; Energy Efficient Improvements; Down Payment Assistance; Senior Housing	27.03% 20	18.92% 14	8.11% 6	14.86% 11	6.76% 5	24.32% 18	74	3.72
Demolition & Clearance - Demolition of Dilapidated Housing; Debris Removal; Code Enforcement; Cleanup of Abandoned Lots	13.33% 10	13.33% 10	9.33% 7	4.00% 3	26.67% 20	33.33% 25	75	2.83
Economic Development - Start-up Business Assistance; Small Business Loans; Job Creation/Retention; Employment Training; Façade Improvement; Business Mentoring	17.57% 13	14.86% 11	21.62% 16	21.62% 16	14.86% 11	9.46% 7	74	3.70
Public Improvements - Sidewalks, ADA Ramps, Water and/or Sewer Line, Storm Water Drainage, Street Paving, Street Lighting, Trails	27.03% 20	18.92% 14	18.92% 14	16.22% 12	16.22% 12	2.70% 2	74	4.16
Public Facilities - Senior Centers; Youth Centers; Child Care Centers; Parks and Recreational Facilities; Health Care Facilities; Community Centers; Fire Stations and Equipment	4.00% 3	16.00% 12	24.00% 18	33.33% 25	14.67% 11	8.00% 6	75	3.37
Public Services - Senior & Youth Activities, Child Care Services, Transportation Services; Anti-Crime Programs; Fair Housing; Health Services; Mental Health Services; Legal Services, Domestic Violence Services; Substance Abuse Services; Homeless Shelters & Services; HIV/AIDS Centers Services; Neglected/Abused Children Services; Services for the Disabled; Accessibility Improvements	12.00% 9	18.67% 14	17.33% 13	9.33% 7	21.33% 16	21.33% 16	75	3.27

Please list any neighborhoods or areas in Port St. Lucie that you believe could benefit from park improvements, street repairs, neighborhood cleanups, land preservation, or other community enhancements.

Answered: 36 Skipped: 71

Tulip Park

4/27/2026 01:05 AM

Land preservation everywhere. Looking at all the destruction on Gatlin now , and hoping some of these lots for sale will be preserved. Also PSL Boulevard, especially in the Becker Rd area. stop tearing down every tree..

4/11/2026 11:56 AM

st lucie west blvd

4/5/2026 08:29 AM

All of District 4 - it has been neglected and has no strong representation

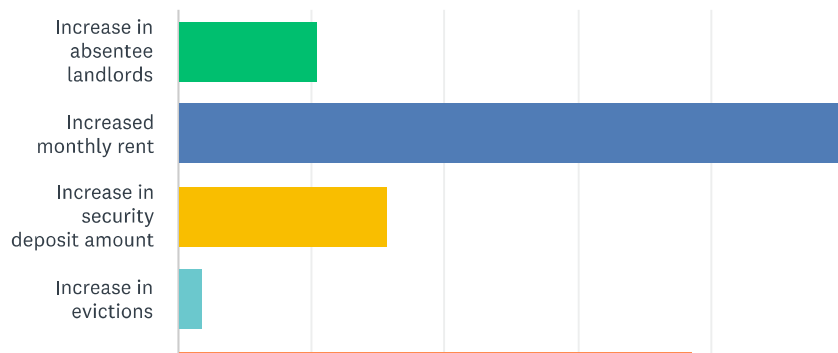
4/4/2026 07:38 PM

Q18



Have you personally experienced/seen any of the below housing trends in your community? (Select all that apply)

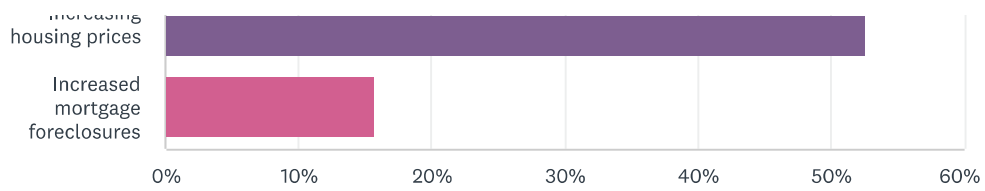
Answered: 57 Skipped: 50



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**ANSWER CHOICES**

**RESPONSES**

Increase in absentee landlords	10.53%	6
Increased monthly rent	50.88%	29
Increase in security deposit amount	15.79%	9
Increase in evictions	1.75%	1
Decreasing home values	38.60%	22
Increasing housing prices	52.63%	30
Increased mortgage foreclosures	15.79%	9

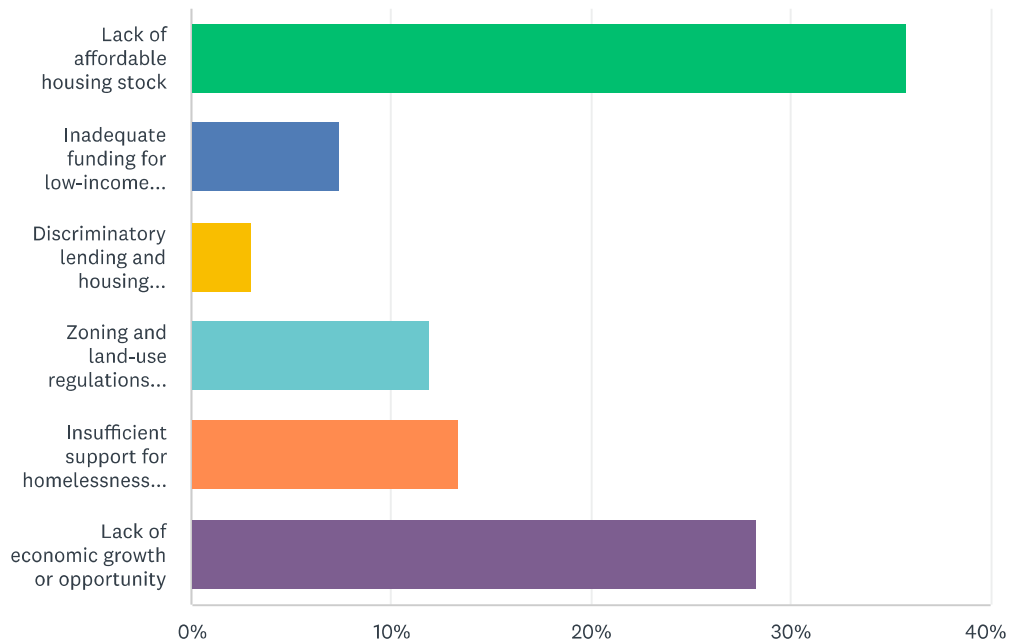
**Total Respondents: 57**

**Q19**



Which of the following do you consider to be the biggest challenge to achieving access to fair housing? (Select one)

Answered: 67 Skipped: 40



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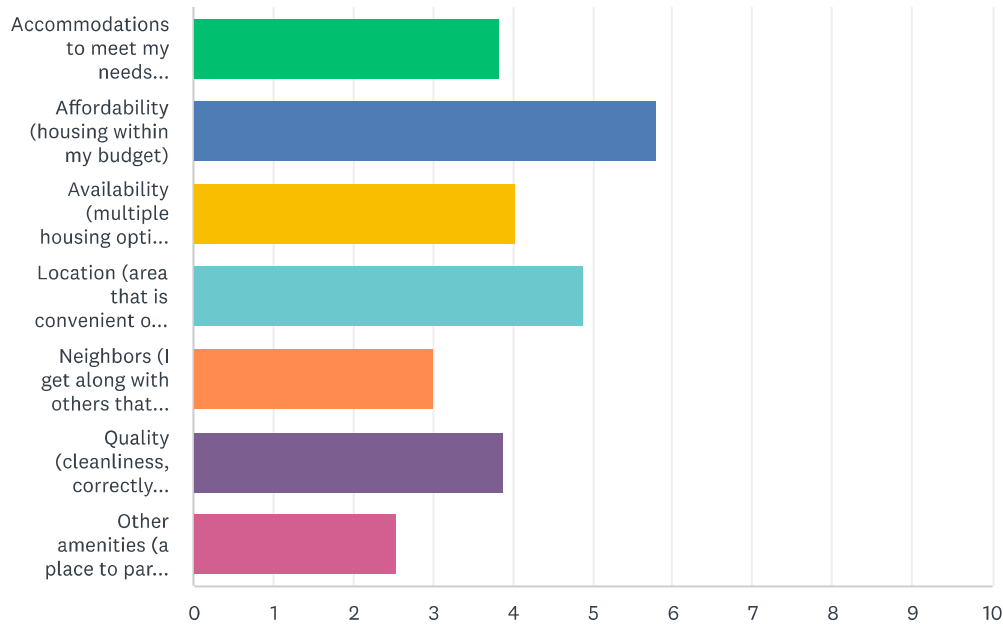
Lack of affordable housing stock	35.82%	24
Inadequate funding for low-income housing programs	7.46%	5
Discriminatory lending and housing policies	2.99%	2
Zoning and land-use regulations that limit range of housing options	11.94%	8
Insufficient support for homelessness prevention programs	13.43%	9
Lack of economic growth or opportunity	28.36%	19
<b>TOTAL</b>		<b>67</b>

Q20



Please prioritize the following list of housing factors. You can drag and drop into your ranked order.(1 = Most important and 7 = Least important).

Answered: 71 Skipped: 36



	1	2	3	4	5	6	7	TOTAL	SCORE
Accommodations to meet my needs (disability, language, etc.)	24.29% 17	10.00% 7	5.71% 4	10.00% 7	8.57% 6	17.14% 12	24.29% 17	70	3.83
Affordability (housing within my budget)	57.14% 40	14.29% 10	8.57% 6	2.86% 2	8.57% 6	7.14% 5	1.43% 1	70	5.81
Availability (multiple housing options to choose from)	4.23% 3	18.31% 13	22.54% 16	21.13% 15	9.86% 7	14.08% 10	9.86% 7	71	4.04

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Neighbors (I get along with others that live near me)	4.29% 3	2.86% 2	10.00% 7	12.86% 9	30.00% 21	22.86% 16	17.14% 12	70	3.01
Quality (cleanliness, correctly functioning utilities/appliances, etc.)	5.63% 4	18.31% 13	16.90% 12	12.68% 9	18.31% 13	19.72% 14	8.45% 6	71	3.87
Other amenities (a place to park my car, do laundry, host guests, etc.)	0.00% 0	4.23% 3	8.45% 6	14.08% 10	19.72% 14	16.90% 12	36.62% 26	71	2.54

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# Port St. Lucie Stakeholder Survey: Community & Housing Needs

All Pages ▾

Q1

Please provide contact information for further feedback if needed (name, position, telephone and/or email)

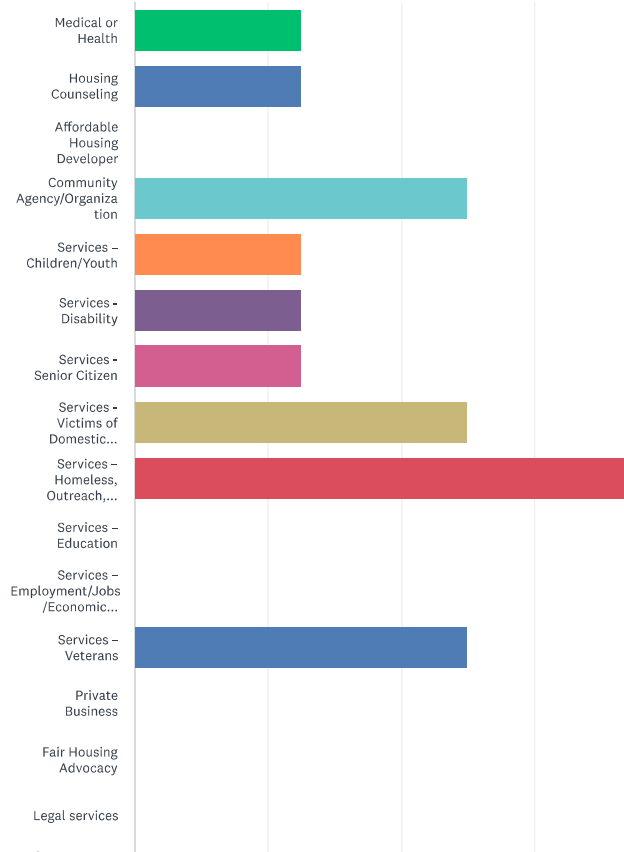
Answered: 8 Skipped: 0

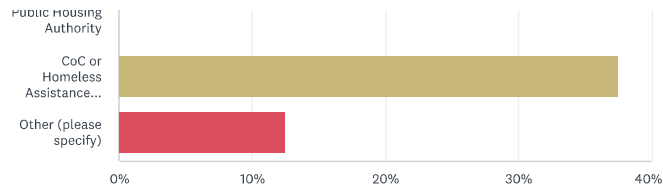
ANSWER CHOICES	RESPONSES	
Name	Responses	100.00% 8
Organization/Company	Responses	100.00% 8
Address	Responses	0.00% 0
Address 2	Responses	0.00% 0
City/Town	Responses	0.00% 0
State/Province	Responses	0.00% 0
ZIP/Postal Code	Responses	0.00% 0
Country	Responses	0.00% 0
Email Address	Responses	100.00% 8
Phone Number	Responses	87.50% 7

Q2

Organization Type

Answered: 8 Skipped: 0





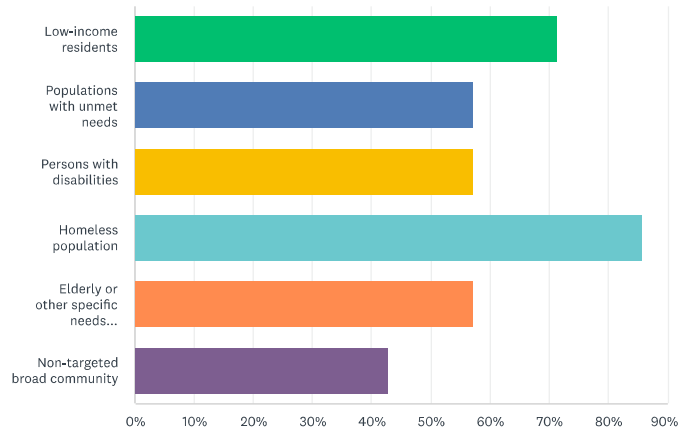
ANSWER CHOICES	RESPONSES	
Medical or Health	12.50%	1
Housing Counseling	12.50%	1
Affordable Housing Developer	0.00%	0
Community Agency/Organization	25.00%	2
Services - Children/Youth	12.50%	1
Services - Disability	12.50%	1
Services - Senior Citizen	12.50%	1
Services - Victims of Domestic Violence	25.00%	2
Services - Homeless, Outreach, Shelter	37.50%	3
Services - Education	0.00%	0
Services - Employment/Jobs/Economic Development	0.00%	0
Services - Veterans	25.00%	2
Private Business	0.00%	0
Fair Housing Advocacy	0.00%	0
Legal services	0.00%	0
Government - state/county/local	25.00%	2
Public Housing Authority	0.00%	0
CoC or Homeless Assistance Programs	37.50%	3
Other (please specify)	Responses 12.50%	1
<b>Total Respondents: 8</b>		

Q3



What population do you service? (please mark all that apply)

Answered: 7 Skipped: 1



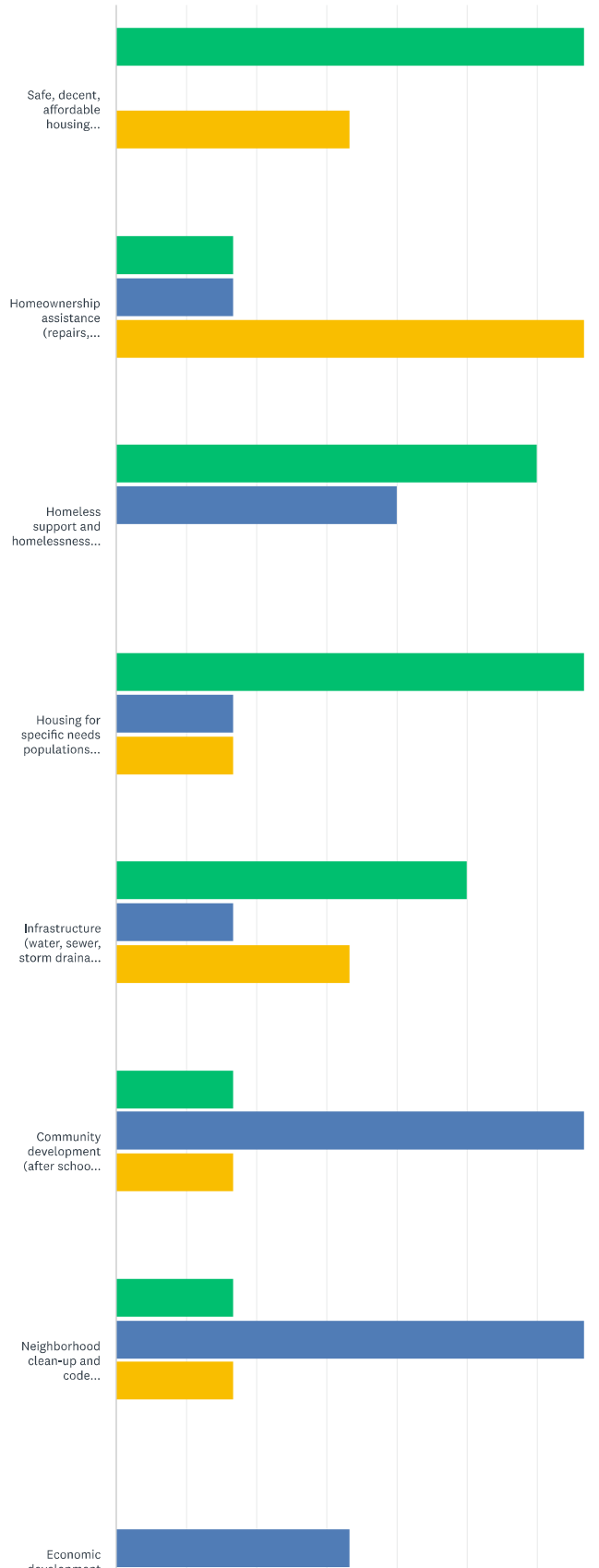
ANSWER CHOICES	RESPONSES	
Low-income residents	71.43%	5
Populations with unmet needs	57.14%	4
Persons with disabilities	57.14%	4
Homeless population	85.71%	6
Elderly or other specific needs population	57.14%	4
Non-targeted broad community	42.86%	3

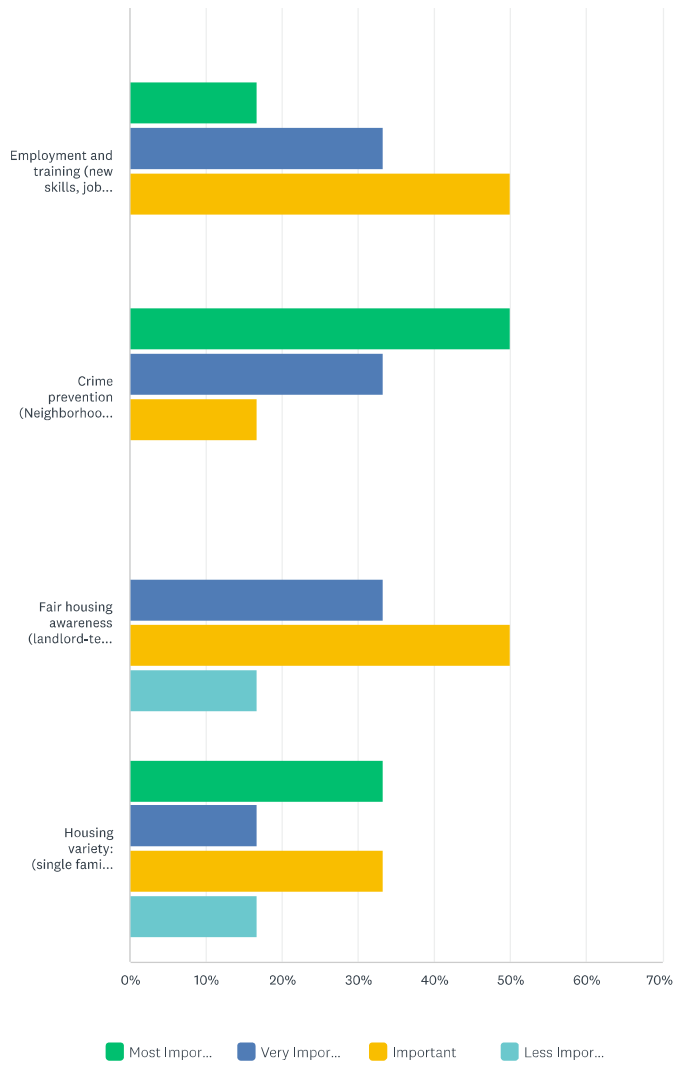
Q4



Please rate the importance of the following needs for the City of Port St. Lucie.

Answered: 6 Skipped: 2





	MOST IMPORTANT	VERY IMPORTANT	IMPORTANT	LESS IMPORTANT	TOTAL	WEIGHTED AVERAGE
Safe, decent, affordable housing (new/rehab, aging in place, energy and water efficiency, homebuyer assistance, budgeting, buying/selling, etc.)	66.67% 4	0.00% 0	33.33% 2	0.00% 0	6	1.67
Homeownership assistance (repairs, safety, utility efficiency, etc)	16.67% 1	16.67% 1	66.67% 4	0.00% 0	6	2.50
Homeless support and homelessness prevention (outreach, supportive services, counseling)	60.00% 3	40.00% 2	0.00% 0	0.00% 0	5	1.40
Housing for specific needs populations (elderly/disabled/Veterans/victims of domestic abuse)	66.67% 4	16.67% 1	16.67% 1	0.00% 0	6	1.50
Infrastructure (water, sewer, storm drainage, parks & trails, accessible sidewalks, street maintenance, land preservation/green spaces, etc.)	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6	1.83
Community development (after school programs, community and rec centers, parks, etc.)	16.67% 1	66.67% 4	16.67% 1	0.00% 0	6	2.00
Neighborhood clean-up and code enforcement (demolition of unsafe structures, neighborhood revitalization, litter abatement, etc.)	16.67% 1	66.67% 4	16.67% 1	0.00% 0	6	2.00
Economic development (new retail centers, business creation, etc.)	0.00% 0	33.33% 2	66.67% 4	0.00% 0	6	2.67
Employment and training (new skills, job skills, technology, etc.)	16.67% 1	33.33% 2	50.00% 3	0.00% 0	6	2.33
Crime prevention (Neighborhood	50.00%	33.33%	16.67%	0.00%		

tenant mediation, home buying education, legal recourse, etc)	0	2	3	1	6	2.83
Housing variety: (single family, multi family, duplexes, etc)	33.33% 2	16.67% 1	33.33% 2	16.67% 1	6	2.33

Q5

Where are three areas in Port St. Lucie most affected by the issues listed in Question 4? (geographies of highest need for attention/investment)

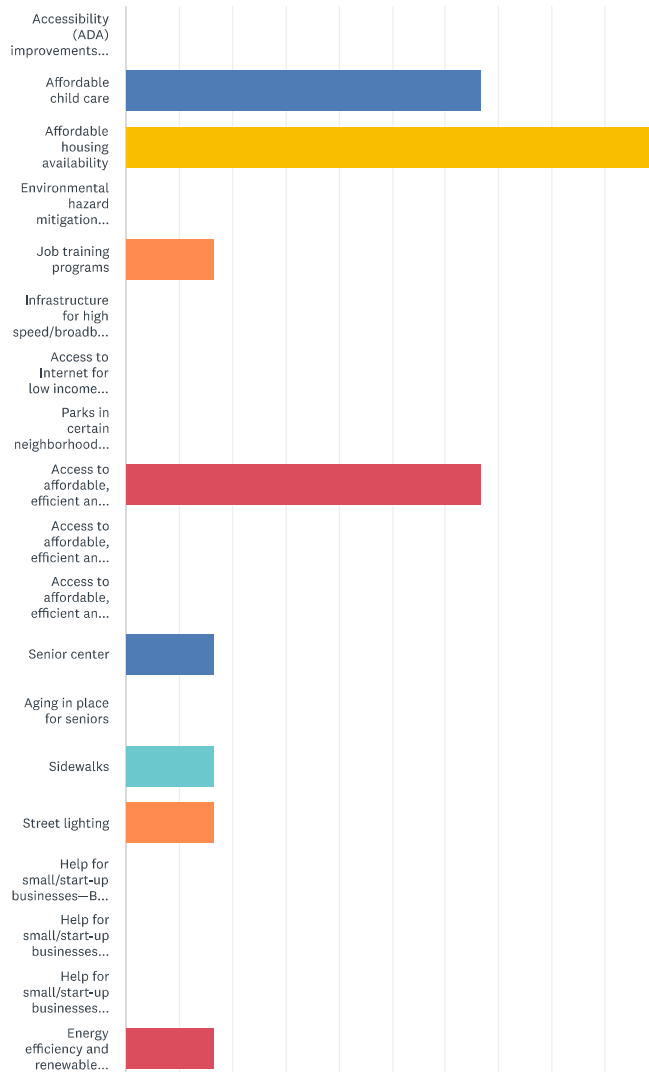
Answered: 5 Skipped: 3

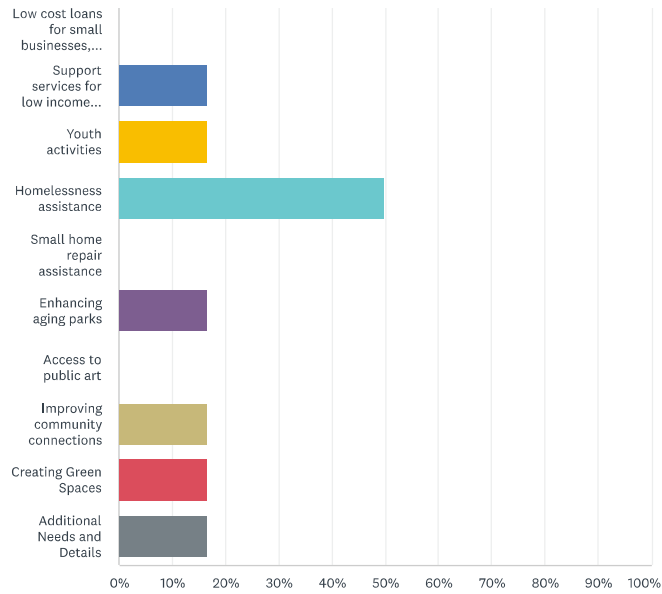
ANSWER CHOICES	RESPONSES
Location and Issue	Responses 100.00% 5
Location and Issue	Responses 100.00% 5
Location and Issue	Responses 100.00% 5

Q6

As it relates to Low-to Moderate-income (LMI) households, what are the five (5) greatest unmet community development needs in Port St. Lucie? Choose only five.

Answered: 6 Skipped: 2



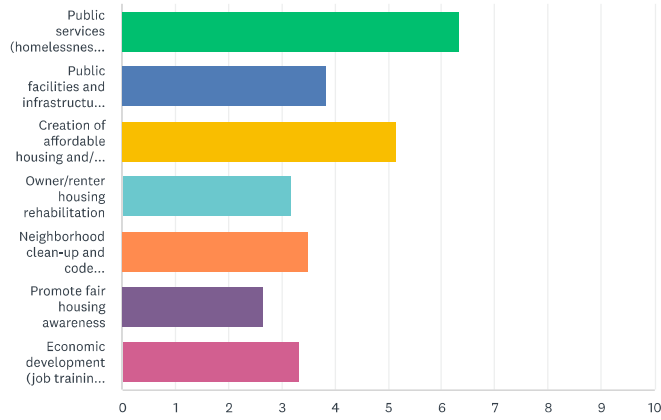


ANSWER CHOICES	RESPONSES
Accessibility (ADA) improvements to public buildings/community amenities (e.g., parks, trails)	0.00% 0
Affordable child care	66.67% 4
Affordable housing availability	100.00% 6
Environmental hazard mitigation (specify hazards)	0.00% 0
Job training programs	16.67% 1
Infrastructure for high speed/broadband Internet access	0.00% 0
Access to Internet for low income residents	0.00% 0
Parks in certain neighborhoods (specify below)	0.00% 0
Access to affordable, efficient and reliable public transportation for all main neighborhoods	66.67% 4
Access to affordable, efficient and reliable public transportation for persons with disabilities	0.00% 0
Access to affordable, efficient and reliable public transportation for seniors	0.00% 0
Senior center	16.67% 1
Aging in place for seniors	0.00% 0
Sidewalks	16.67% 1
Street lighting	16.67% 1
Help for small/start-up businesses—Business plan development, entrepreneurship training	0.00% 0
Help for small/start-up businesses —Business skills development (e.g., accounting, software training)	0.00% 0
Help for small/start-up businesses —Market research and competitive intelligence, and internet and social media strategy/search engine optimization	0.00% 0
Energy efficiency and renewable energy services	16.67% 1
Help for non-profits—Identifying loan/grant opportunities	16.67% 1
Low cost loans for small businesses, start-ups, and non-profits	0.00% 0
Support services for low income residents (specify below)	16.67% 1
Youth activities	16.67% 1
Homelessness assistance	50.00% 3
Small home repair assistance	0.00% 0
Enhancing aging parks	16.67% 1
Access to public art	0.00% 0
Improving community connections	16.67% 1
Creating Green Spaces	16.67% 1
Additional Needs and Details	16.67% 1
<b>Total Respondents: 6</b>	<b>Responses 16.67% 1</b>

Q7



Please rank the following priorities for funding from one (1) to seven (7) in order of importance to the city. Drag and Drop in priority order. (1 being the most



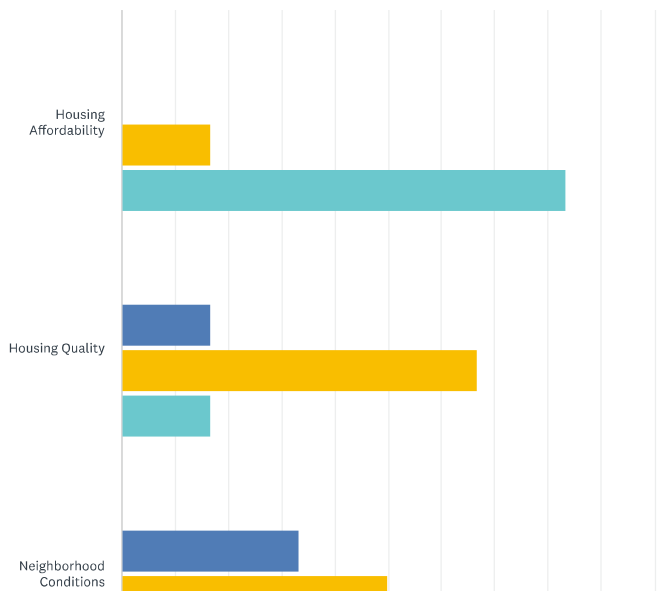
	1	2	3	4	5	6	7	TOTAL	SCORE
Public services (homelessness services, crime victim assistance, senior services, etc.)	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	6.33
Public facilities and infrastructure improvements	33.33% 2	0.00% 0	0.00% 0	16.67% 1	16.67% 1	0.00% 0	33.33% 2	6	3.83
Creation of affordable housing and/or homebuyer assistance	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	0.00% 0	0.00% 0	6	5.17
Owner/renter housing rehabilitation	0.00% 0	0.00% 0	16.67% 1	33.33% 2	0.00% 0	50.00% 3	0.00% 0	6	3.17
Neighborhood clean-up and code enforcement/removal of slum & blight	0.00% 0	16.67% 1	33.33% 2	0.00% 0	0.00% 0	33.33% 2	16.67% 1	6	3.50
Promote fair housing awareness	0.00% 0	0.00% 0	16.67% 1	16.67% 1	16.67% 1	16.67% 1	33.33% 2	6	2.67
Economic development (job training, assisting businesses, etc.)	0.00% 0	16.67% 1	0.00% 0	16.67% 1	50.00% 3	0.00% 0	16.67% 1	6	3.33

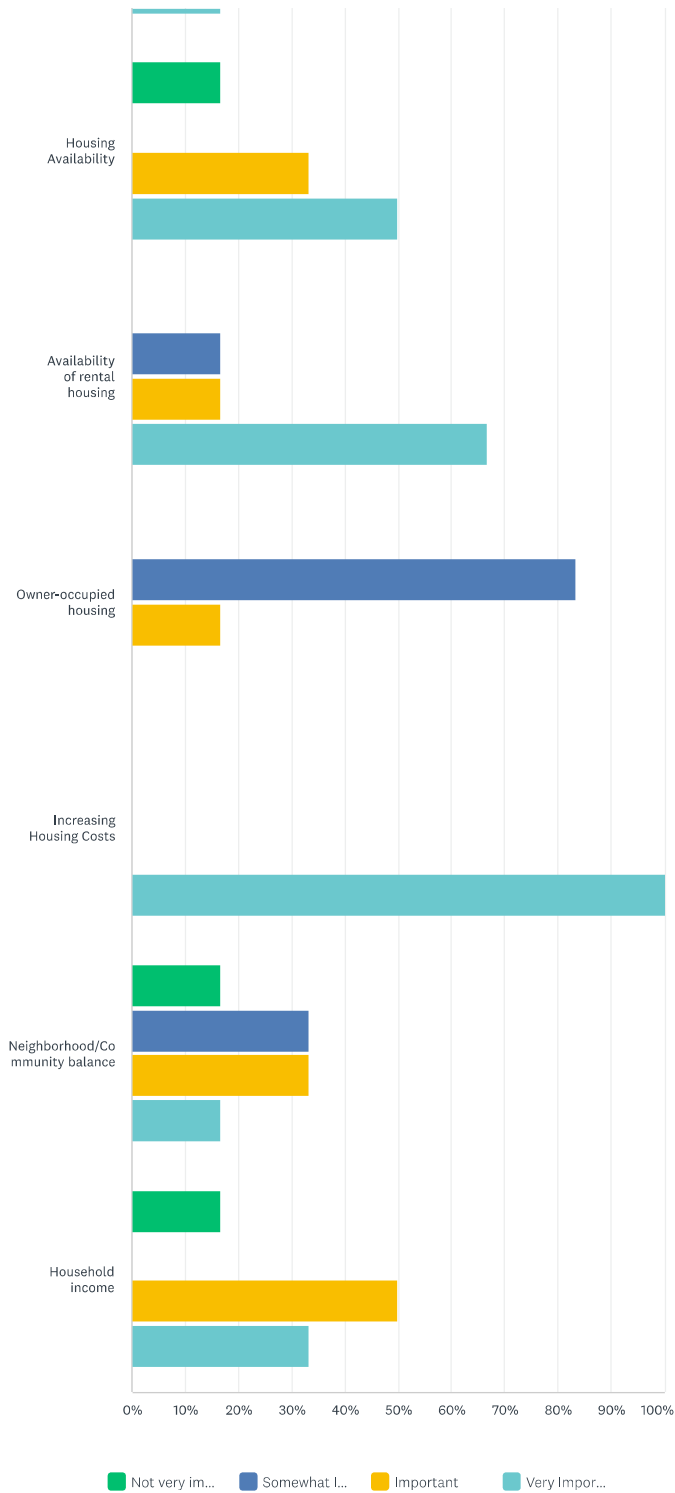
Q8



Considering current housing conditions of the population you serve, please rate the following issues in terms of their importance.

Answered: 6 Skipped: 2





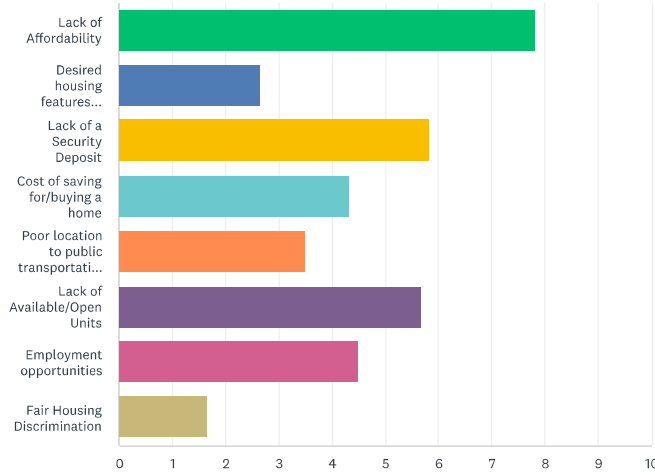
	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Housing Affordability	0.00% 0	0.00% 0	16.67% 1	83.33% 5	6	3.83
Housing Quality	0.00% 0	16.67% 1	66.67% 4	16.67% 1	6	3.00
Neighborhood Conditions	0.00% 0	33.33% 2	50.00% 3	16.67% 1	6	2.83
Housing Availability	16.67% 1	0.00% 0	33.33% 2	50.00% 3	6	3.17
Availability of rental housing	0.00% 0	16.67% 1	16.67% 1	66.67% 4	6	3.50
Owner-occupied housing	0.00% 0	83.33% 5	16.67% 1	0.00% 0	6	2.17
Increasing Housing Costs	0.00% 0	0.00% 0	0.00% 0	100.00% 6	6	6.00

balance	1	2	2	1	6	2.50
Household income	16.67%	0.00%	50.00%	33.33%	6	3.00
	1	0	3	2	6	

Q9

What barriers are potential or current renters encountering in the City of Port St. Lucie? Drag and drop in preferred order. Please rank highest (1) to lowest (8).

Answered: 6 Skipped: 2

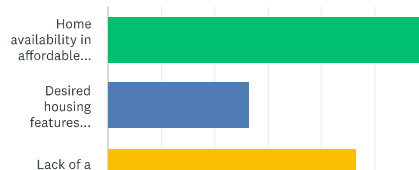


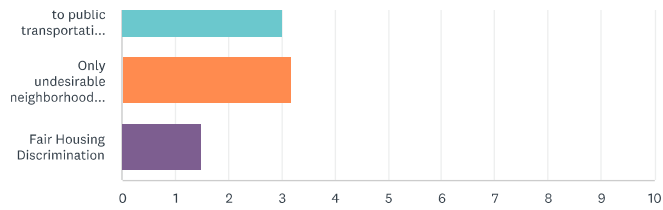
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Lack of Affordability	83.33% 5	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	7.83
Desired housing features unavailable	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1	33.33% 2	16.67% 1	6	2.67
Lack of a Security Deposit	0.00% 0	50.00% 3	16.67% 1	16.67% 1	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6	5.83
Cost of saving for/buying a home	16.67% 1	0.00% 0	33.33% 2	0.00% 0	0.00% 0	16.67% 1	16.67% 1	16.67% 1	6	4.33
Poor location to public transportation, services, and resource	0.00% 0	16.67% 1	0.00% 0	0.00% 0	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6	3.50
Lack of Available/Open Units	0.00% 0	16.67% 1	50.00% 3	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	5.67
Employment opportunities	0.00% 0	0.00% 0	0.00% 0	66.67% 4	16.67% 1	16.67% 1	0.00% 0	0.00% 0	6	4.50
Fair Housing Discrimination	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	33.33% 2	50.00% 3	6	1.67

Q10

What barriers are potential or current buyers encountering in the City of Port St. Lucie? Drag and drop in preferred order. Please rank highest (1) to lowest (6).

Answered: 6 Skipped: 2





	1	2	3	4	5	6	TOTAL	SCORE
Home availability in affordable price ranges	100.00% 6	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	6.00
Desired housing features unavailable	0.00% 0	0.00% 0	33.33% 2	16.67% 1	33.33% 2	16.67% 1	6	2.67
Lack of a Downpayment	0.00% 0	83.33% 5	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6	4.67
Poor location to public transportation, services, and resources	0.00% 0	16.67% 1	16.67% 1	33.33% 2	16.67% 1	16.67% 1	6	3.00
Only undesirable neighborhoods are affordable	0.00% 0	0.00% 0	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6	3.17
Fair Housing Discrimination	0.00% 0	0.00% 0	0.00% 0	16.67% 1	16.67% 1	66.67% 4	6	1.50

### Q11

What suggestions do you have for the City of Port St. Lucie to be able to increase the effectiveness of its Community Development Block Grant (CDBG) programs and/or housing programs to benefit low/moderate income residents?

Answered: 4 Skipped: 4

Establish a long term subsidy program to help residents obtain and retain housing long-term.

4/21/2026 02:28 PM

Availability of funds for individuals leaving shelter

4/1/2026 03:51 PM

Funding for programs that assist with financial resources to maintain and/or obtain safe housing.

3/31/2026 07:31 PM

I would be more than happy to sit on a committee to discuss this and other topics. I do have interaction with clients, but it was somewhat difficult to answer the questions on this survey when it relates to residents. I did the best I could.

3/30/2026 03:40 PM

### Q12

Please share any other community or housing needs that your clientele face.

Answered: 3 Skipped: 5

Elderly clients on fixed income needing financial resources.

4/21/2026 02:28 PM

Domestic violence has directly impacted the housing stability of families and individuals in our community. Domestic violence contributes to financial hardships victims face after violence occurred and long-term effects influence the well-being of the individuals and families. Survivors have to make choices to keep themselves safe that can lead to homelessness, unemployment, and loss of their

3/30/2026 03:40 PM

Affordability and availability of affordable housing.

3/30/2026 03:40 PM

Powered by  SurveyMonkey

Check out our [sample surveys](#) and [create your own now!](#)



<b>Account Number:</b>	1126637
<b>Customer Name:</b>	City of Port St. Lucie, Neighborhood Service/Housing Div
<b>Customer Address:</b>	City of Port St. Lucie, Neighborhood Service/Housing Div 121 SW Port St Lucie BLVD Joanne Meneses Port St Lucie FL 34984-5042
<b>Contact Name:</b>	.
<b>Contact Phone:</b>	
<b>Contact Email:</b>	imeneses@cityofpsl.com
<b>PO Number:</b>	

<b>Date:</b>	05/21/2026
<b>Order Number:</b>	12351648
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	2.0000
<b>Line Count:</b>	57.0000
<b>Height in Inches:</b>	4.7000

**Print**

Product	#Insertions	Start - End	Category
SCN StLucie-IndianRv-Stuart	1	05/24/2026 - 05/24/2026	Govt Public Notices
SCN tcpalm.com	1	05/24/2026 - 05/24/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$200.64
Tax Amount	\$0.00
Service Fee 3.99%	\$8.01
Cash/Check/ACH Discount	-\$8.01
Payment Amount by Cash/Check/ACH	\$200.64
Payment Amount by Credit Card	\$208.65

<b>Order Confirmation Amount</b>	<b>\$200.64</b>
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## Ad Preview

**PUBLIC NOTICE  
PORT ST. LUCIE, FL  
PUBLIC HEARING & COMMENT REVIEW PERIOD  
DRAFT PY 2026 - 2030 CONSOLIDATED PLAN &  
PY 2026 ANNUAL ACTION PLAN**

NOTICE is given that the City of Port St. Lucie will make available for public review and comment the draft Program Year 2026-2030 Consolidated Plan (ConPlan) and Program Year 2026 Annual Action Plan (AAP). A public hearing will be held on June 8, 2026, followed by a thirty (30) day public comment period.

The City of Port St. Lucie is an entitlement recipient of federal formula grant funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The City's Neighborhood Services Department administers the CDBG program, which supports eligible activities that benefit low- and moderate-income persons and neighborhoods in Port St. Lucie.

The PY 2026-2030 ConPlan serves as the City's five-year strategic plan to identify housing, community development, public service, infrastructure, and economic development needs related to providing decent housing, a suitable living environment, and expanded economic opportunities. The PY 2026 AAP identifies the proposed projects and activities to be undertaken during the first program year to address the priority needs and goals identified in the ConPlan.

The City of Port St. Lucie expects to receive \$1,151,524 in CDBG funding for PY 2026. The City's program year begins October 1, 2026, and ends September 30, 2027. The proposed use of funds includes CDBG program administration and eligible projects serving low- and moderate-income areas and residents. Proposed project funding includes the following activities:

**BUDGET:**

- Public Facilities & Infrastructure: \$596,320
- Housing Programs: \$175,000
- Public Services: \$150,000
- CDBG Grant Administration: \$230,204

**PUBLIC HEARING:** A public hearing will be held during the City of Port St. Lucie City Council meeting on **Monday, June 8, 2026, at 1:00 p.m. The meeting will be held in the City Hall Council Chambers, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984.** The purpose of the public hearing is to review the draft PY 2026-2030 ConPlan and PY 2026 AAP and receive public comments. All residents are encouraged to attend and provide comments.

**30-DAY PUBLIC COMMENT PERIOD:** The draft ConPlan and AAP will be available for public review and comment from **June 9, 2026, through July 8, 2026.** The draft documents will be available online at the City's CDBG webpage and at the City of Port St. Lucie Neighborhood Services Department, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. Written comments may be submitted by email to Catherine Sala, Grant Coordinator, at [csala@cityofpsi.com](mailto:csala@cityofpsi.com).

**DISABILITY AND TRANSLATION ASSISTANCE:** The City of Port St. Lucie will make reasonable efforts to provide accommodations for persons with disabilities and translation assistance for individuals accessing City Programs. To request assistance, please contact Catherine Sala, Grant Coordinator, Neighborhood Services Department, by email at [csala@cityofpsi.com](mailto:csala@cityofpsi.com). Requests should be submitted at least 48 hours in advance.

Pub; May 24, 2026 TCN12351648



**AVISO PÚBLICO PORT ST. LUCIE, FL**  
**AUDIENCIA PÚBLICA Y PERÍODO DE REVISIÓN DE COMENTARIOS**  
**BORRADOR DEL PLAN CONSOLIDADO para el Año del Programa (PY) 2026-**  
**2030 y PLAN DE ACCIÓN ANUAL para el Año del Programa (PY) 2026**

Por la presente se notifica que la Ciudad de Port St. Lucie pondrá a disposición del público, para su revisión y comentarios, el borrador del Plan Consolidado (ConPlan) para el Año del Programa 2026-2030 y el Plan de Acción Anual (AAP) para el Año del Programa 2026. Se llevará a cabo una audiencia pública el 8 de junio de 2026, seguida de un período de treinta (30) días para comentarios del público.

La Ciudad de Port St. Lucie es beneficiaria de fondos federales de subvención por fórmula otorgados por el Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) a través del programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG). El Departamento de Servicios Vecinales de la Ciudad administra el programa CDBG, el cual respalda actividades elegibles que benefician a personas y vecindarios de bajos y moderados ingresos en Port St. Lucie.

El ConPlan para el Año del Programa (PY) 2026-2030 sirve como el plan estratégico quinquenal de la Ciudad para identificar las necesidades en materia de vivienda, desarrollo comunitario, servicios públicos, infraestructura y desarrollo económico, relacionadas con la provisión de una vivienda digna, un entorno de vida adecuado y mayores oportunidades económicas. El AAP para el PY 2026 identifica los proyectos y actividades propuestos que se llevarán a cabo durante el primer año del programa para abordar las necesidades y metas prioritarias identificadas en el ConPlan.

La Ciudad de Port St. Lucie espera recibir \$1,151,524 en fondos CDBG para el PY 2026. El año del programa de la Ciudad comienza el 1 de octubre de 2026 y finaliza el 30 de septiembre de 2027. El uso propuesto de los fondos incluye la administración del programa CDBG y proyectos elegibles que benefician a áreas y residentes de bajos y moderados ingresos. La financiación propuesta para proyectos incluye las siguientes actividades:

**PRESUPUESTO:**

- Instalaciones públicas e infraestructura: \$596,320
- Programas de vivienda: \$175,000
- Servicios públicos: \$150,000
- Administración de la subvención CDBG: \$230,204

**AUDIENCIA PÚBLICA:** Se llevará a cabo una audiencia pública durante la reunión del Concejo Municipal de la Ciudad de Port St. Lucie el lunes 8 de junio de 2026, a la 1:00 p.m. La reunión se llevará a cabo en el Salón del Concejo del Ayuntamiento, ubicado en 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. El propósito de la audiencia pública es revisar el borrador del Plan de Consolidación (ConPlan) para el Año del Programa (PY) 2026-2030 y del Plan de Acción Anual (AAP) para el PY 2026, así como recibir comentarios del público. Se alienta a todos los residentes a asistir y presentar sus comentarios.

**PERÍODO DE COMENTARIOS PÚBLICOS DE 30 DÍAS:** Los borradores del ConPlan y del AAP estarán disponibles para su revisión y comentarios por parte del público desde el 9 de junio de 2026 hasta el 8 de julio de 2026. Los documentos preliminares estarán disponibles en línea en la página web del programa CDBG de la Ciudad y en el Departamento de Servicios Vecinales de la Ciudad de Port St. Lucie, ubicado en 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984. Los comentarios por escrito pueden enviarse por correo electrónico a Catherine Sala, Coordinadora de Subvenciones, a la dirección [csala@cityofpsl.com](mailto:csala@cityofpsl.com).

**ASISTENCIA PARA PERSONAS CON DISCAPACIDAD Y SERVICIOS DE TRADUCCIÓN:** La Ciudad de Port St. Lucie realizará esfuerzos razonables para proporcionar adaptaciones a las personas con discapacidades, así como asistencia de traducción a los individuos que accedan a los programas de la Ciudad. Para solicitar asistencia, por favor comuníquese con Catherine Sala, Coordinadora de Subvenciones del Departamento de Servicios Vecinales, enviando un correo electrónico a [csala@cityofpsl.com](mailto:csala@cityofpsl.com). Las solicitudes deben presentarse con al menos 48 horas de antelación.



## Agenda Summary

2026-500

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 10.a

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Placement: First Reading of Ordinances / Public Hearing

Action Requested: Motion / Vote

Ordinance 26-54, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 152, Port St. Lucie Section Four, According to the Plat thereof, as Recorded in Plat Book 12, Page 14, 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 461 SW Duval Avenue, 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.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 461 SW Duval Avenue, Port St. Lucie, Florida.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 461 SW Duval Avenue, Port St. Lucie, Florida.
2. Move that the Council not approve the abandonment and provide staff direction.

Background: The real property located at 461 SW Duval Avenue, Port St. Lucie, Florida, was platted with a twenty (20) foot wide rear utility and drainage easement. The owners desire to construct a pool. 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 wide rear utility and drainage easement located at 461 SW Duval Avenue, 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 461 SW Duval Avenue, Port St. Lucie, Florida.

Attachments:

- Ordinance
- Exhibit "A" to Ordinance (Boundary Survey)
- 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: 26119-08

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 26-\_\_

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 6, BLOCK 152, PORT ST. LUCIE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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**WHEREAS**, the applicants, Brian Christensen and Glenna Christensen, request approval for the abandonment of a portion of a twenty (20) foot wide rear utility and drainage easement affecting Lot 6, Block 152, Port St. Lucie Section Four, according to the plat thereof, as recorded in Plat Book 12, Page 14, 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

ORDINANCE 26-\_\_

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 \_\_\_\_\_, 2026.

ATTEST:

CITY COUNCIL  
CITY OF PORT ST. LUCIE

\_\_\_\_\_  
Sally Walsh, City Clerk

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

(ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the North side of Lot 6 of Block 152 in PORT ST LUCIE SECTION FOUR, According to the plat thereof as recorded in Plat Book 12, Page 14 Page(s) 14A through 14G of the public records of St. Lucie County, Florida, being more particularly described as follows:

The South 10.00 feet of the North 20.00 feet of said Lot 6 in Block 152, less and except the East and West 6.00 feet thereof. Containing 680 square feet, 0.014 acres.

## SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0286 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 CENTERLINE OF DUVAL AVENUE AS BEING S89°41'30"W 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 AND EASEMENT ABANDONMENT. 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:

- = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
- FD. = 5/8 IRON REBAR NO CAP
- FD.(#) = 5/8 IRON REBAR WITH CAP #
- R/W = RIGHT OF WAY
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- 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
- ⊞ = ELECTRIC BOX
- ⦿ = FIRE HYDRANT
- ⊞ = FPL TRANSFORMER
- = GUY WIRE
- ⊙ = LIGHT POLE
- ⊗ = WOOD POWER POLE
- ⊞ = SEWER VALVE
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊙ = WELL

DATE OF LAST FIELD DATA ACQUISITION: 4/1/26

SHEET 1 OF 2

PLATINUM BLU POOLS

(772) 678-2861

**461 SW Duval Avenue**

**SCALE:** 1"=40'

**DATE:** 10/7/25

**DRAWN:** LW\JC

**2025-0622**

DATE:

4/9/26

**Atlantic Land Designs**

of the Treasure Coast, LB7468  
940 NE Jensen Beach Blvd. Jensen Beach, FL 34957

**Mailing Address:**

P.O. Box 1421 Jensen Beach, FL 34958  
ALD5543@gmail.com (772) 398-4290

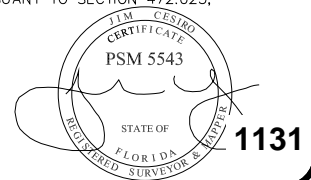
REVISIONS

REVISE PER PSL COMMENTS

Certified to: Christensen Residence

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.



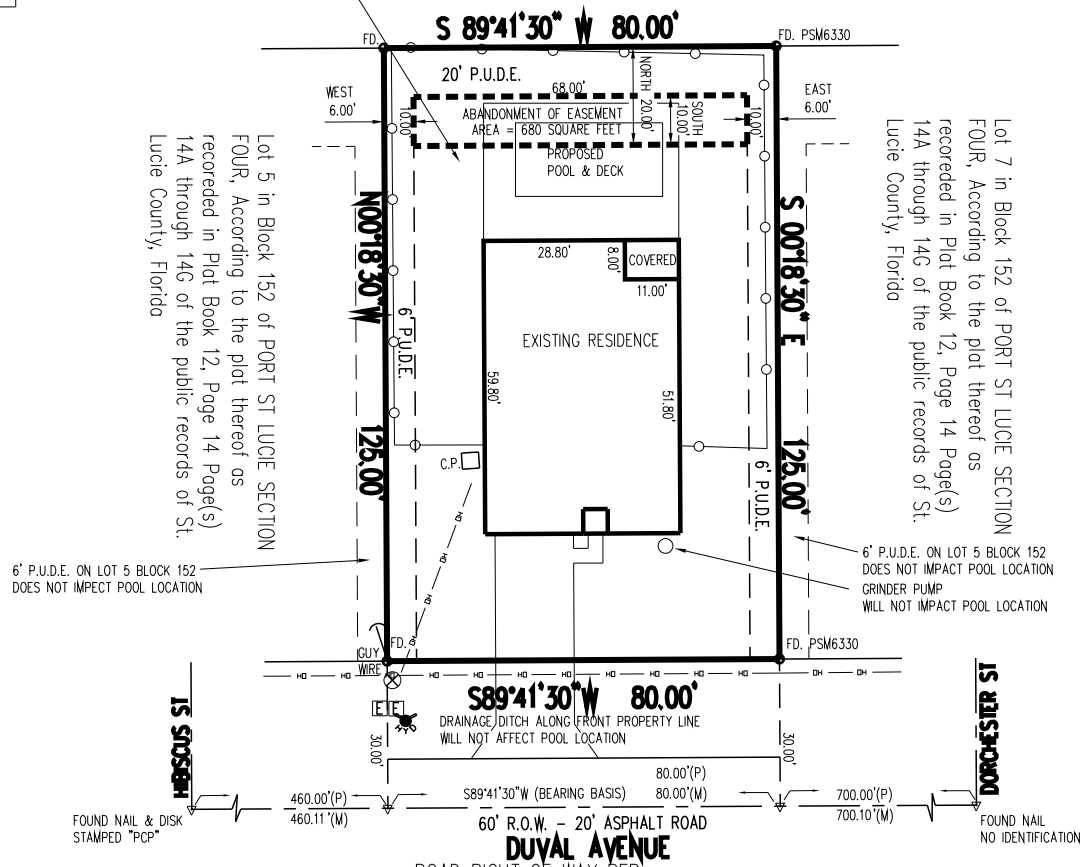
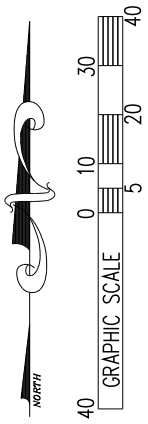
JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5543  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

# BOUNDARY SURVEY

**LEGAL DESCRIPTION:**  
 LOT 6 IN BLOCK 152 OF PORT ST. LUCIE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 14, PAGES 14A THROUGH 14G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT 6 BLOCK 152 PORT ST. LUCIE SECTION FOUR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 14, PAGE(S) 14A THROUGH 14G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. PROPERTY ID# 3420-515-0037-000-8 AREA = 10,000 SQUARE FEET (0.23 ACRES)

50' DRAINAGE RIGHT OF WAY  
 PORT ST LUCIE SECTION FOUR, According to the plat thereof as recorded in Plat Book 12, Page 14 Page(s) 14A through 14G of the public records of St. Lucie County, Florida



**ROAD RIGHT OF WAY PER**  
 PORT ST LUCIE SECTION FOUR, According to the plat thereof as recorded in Plat Book 12, Page 14 Page(s) 14A through 14G of the public records of St. Lucie County, Florida

DATE OF LAST FIELD DATA ACQUISITION: 4/1/26

SHEET 2 OF 2

**1386 SW ABACUS AVENUE**

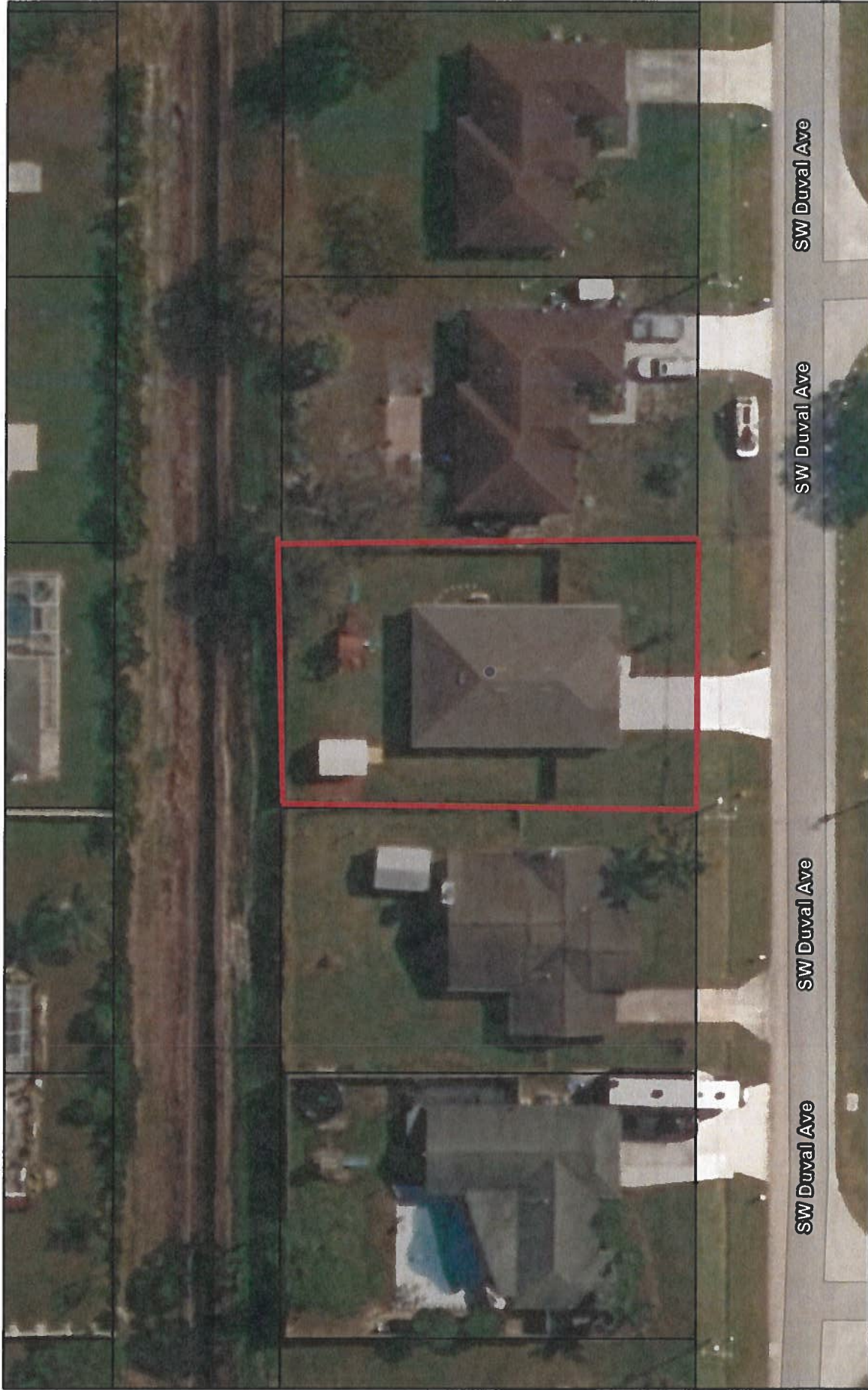
**Atlantic Land Designs**  
 of the Treasure Coast, LB7468  
 940 NE Jensen Beach Blvd. Jensen Beach, FL 34957  
 Mailing Address:  
 P.O. Box 1421 Jensen Beach, FL 34958  
 ALD5543@gmail.com (772) 398-4290

<b>SCALE:</b> 1"=40'	
<b>DATE:</b> 10/7/25	
<b>DRAWN:</b> LW\JC	
<b>2025-0622</b>	
<b>DATE:</b>	<b>REVISIONS</b>
4/9/26	REVISE PER PSL COMMENTS

Certified to: Christal Mims  
 CITY OF PORT ST. LUCIE FLORIDA

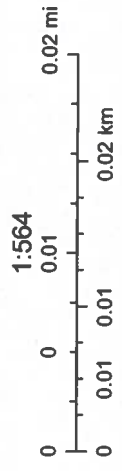
PLATINUM BLU POOLS  
 (772) 678-2861

# 461 SW Duval Avenue



4/9/2026, 9:18:19 AM

Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor



## Agenda Summary

2026-501

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 10.b

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Placement: First Reading of Ordinances / Public Hearing

Action Requested: Motion / Vote

Ordinance 26-55, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 34 and 35, Block 2049, Port St. Lucie Section Twenty-One, According to the Plat thereof, as Recorded in Plat Book 13, Page 27, 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 1063 SW McCoy Avenue, 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.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 1063 SW McCoy Avenue, Port St. Lucie, Florida.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance abandoning ten (10) feet of the twenty 20-foot-wide rear utility and drainage easement located at 1063 SW McCoy Avenue, Port St. Lucie, Florida.
2. Move that the Council not approve the abandonment and provide staff direction.

Background: The real property located at 1063 SW McCoy Avenue, Port St. Lucie, Florida, was platted with a twenty (20) foot wide rear utility and drainage easement. The owners desire to construct a pool. 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 wide rear utility and drainage easement located at 1063 SW McCoy Avenue, 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 1063 SW McCoy Avenue, Port St. Lucie, Florida.

Attachments:

- Ordinance
- Exhibit "A" to Ordinance (Boundary Survey)
- 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: 26128-04

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 26-\_\_

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 LOTS 34 AND 35, BLOCK 2049, PORT ST. LUCIE SECTION TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 27, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

---

**WHEREAS**, the applicants, Jonathan Anderson and Schylar Anderson, requests approval for the abandonment of a portion of a twenty (20) foot wide rear utility and drainage easement affecting Lots 34 and 35, Block 2049, Port St. Lucie Section Twenty-One, according to the plat thereof, as recorded in Plat Book 13, Page 27, 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

ORDINANCE 26-\_\_

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 \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

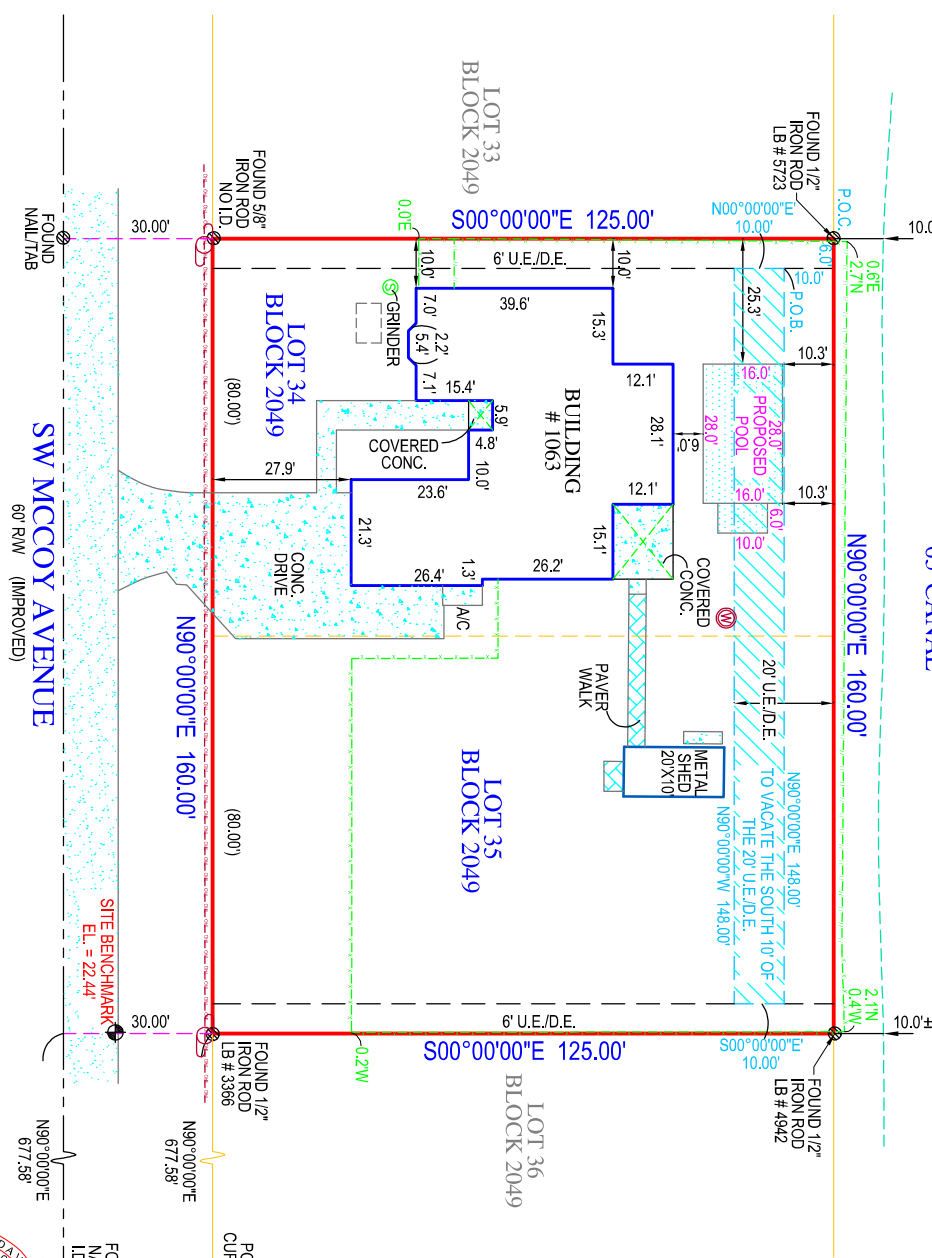
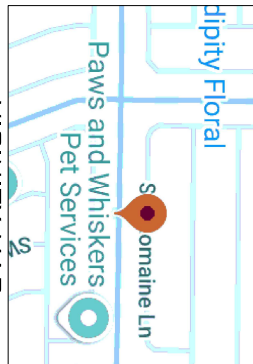
APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

**LEGAL DESCRIPTION**

TO VACATE A PORTION OF THE SOUTH 10 FEET OF THE 20 FOOT UTILITY AND DRAINAGE EASEMENT ON LOT 34 AND 35, BLOCK 2049, PORT ST LUCIE SECTION 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 27, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 34, THENCE RUN NORTH 90°00'00" EAST, FOR 6.00 FEET; THENCE RUN SOUTH 00°00'00" EAST, FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, FOR 148.00 FEET; THENCE SOUTH 00°00'00" EAST, FOR 10.00 FEET; THENCE NORTH 90°00'00" WEST, FOR 148.00 FEET; THENCE NORTH 00°00'00" EAST, FOR 10.00 FEET TO THE POINT OF BEGINNING.

Flood Zone: X  
 Community Number: 120287  
 Panel: 12111C0400  
 Suffix: J  
 FRM Date: 02/16/2012



- NOTES:**
1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
  2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
  5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
  6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF N90°00'00"E.

ORIGINAL FIELD WORK COMPLETED BY  
 TARGET SURVEYING, LLC.  
 SURVEY # 324038  
 DATE OF FIELD WORK: 04/27/2026  
 DATE OF MAP: 04/28/2026



**(SIGNED)**  
 DAVID G. CUTLER  
 PROFESSIONAL SURVEYOR AND MAPPER #5693

- LEGEND**
- A/C AIR CONDITIONER
  - B.F.P. BACKFLOW PREVENTER
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - E.L. ELEVATION
  - F.F. FINISHED FLOOR
  - I.D. IDENTIFICATION
  - L. LENGTH
  - M. MEASURED BUSINESS
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - P.P.M. PERMANENT REFERENCE MONUMENT
  - P.G. PLAT BOOK
  - P.K. PARKER KYLON WALL
  - R. RADIUS
  - R.W. RIGHT OF WAY
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - M.E. MAINTENANCE EASEMENT
  - C. CENTERLINE
  - A. AND
  - D. DENYER
  - D.C. DRAINAGE OR CENTRAL ANGLE
  - C. CONCRETE
  - C.L. CHAIN LINK FENCE
  - W.F. WOOD FENCE
  - M.F. MISCELLANEOUS FENCE

**SURVEYORS CERTIFICATE**  
 HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

6250 N. MILITARY TRAIL SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net

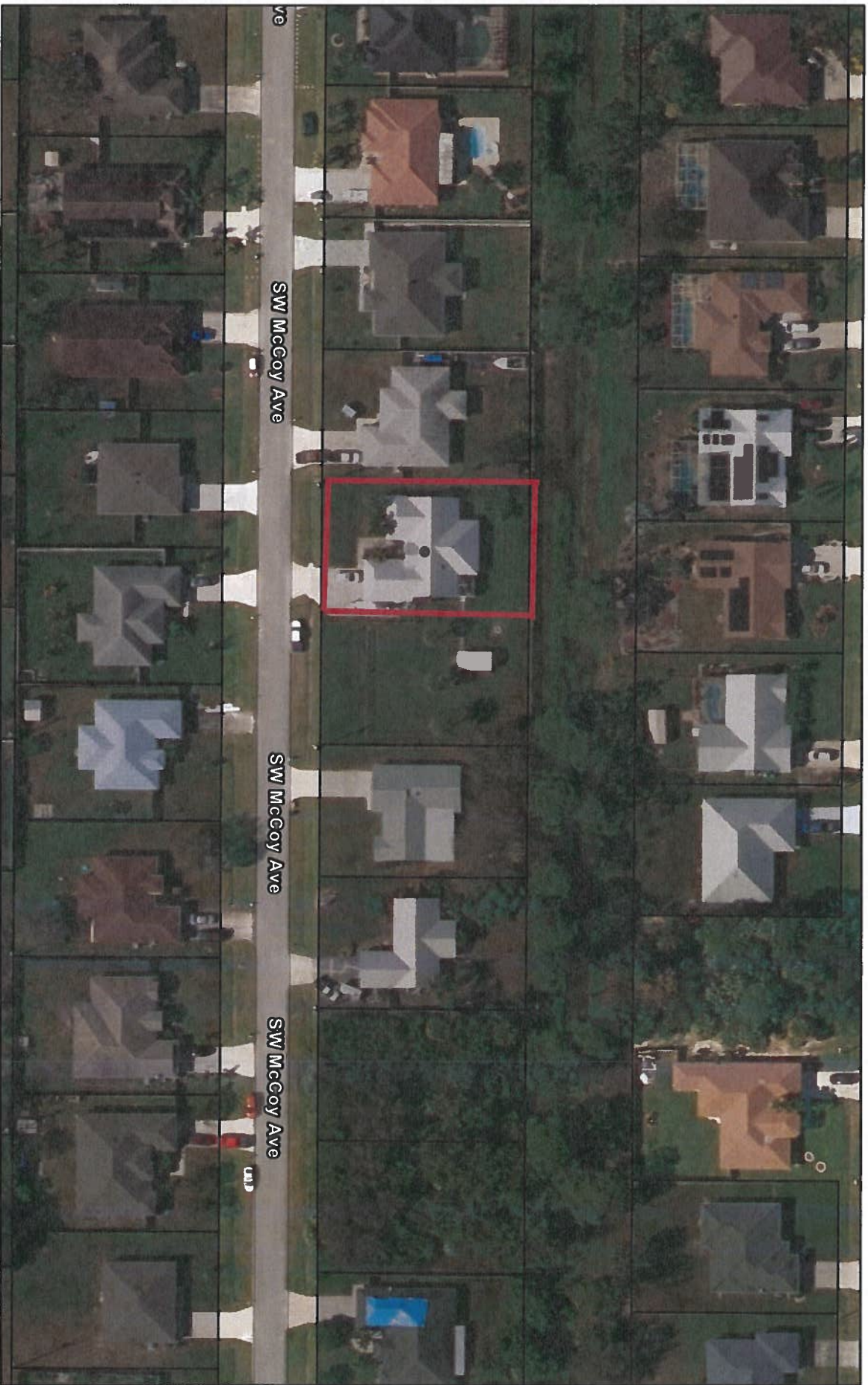
**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Sheet	C-745975
Date	04/27/2026
Scale	1"=25'
Page	1 of 1

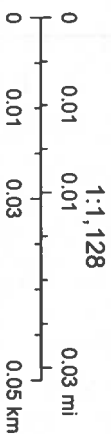
SKETCH AND DESCRIPTION TO VACATE EASEMENT OF  
 1063 SOUTHWEST MCCOY AVENUE  
 PORT ST. LUCIE, FL 34953  
 PREPARED FOR  
 SCHYLAR ANDERSON

# 1063 SW McCoy Avenue



4/30/2026, 10:25:58 AM

Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor



## Agenda Summary

2026-502

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 10.c

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Placement: First Reading of Ordinances / Public Hearing

Action Requested: Motion / Vote

Ordinance 26-56, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 2289, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V, 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 owner of 901 SW Excel Avenue, Port St. Lucie, Florida, is requesting to abandon ten (10) feet of the existing twenty (20) foot wide rear utility and drainage easement for a pool.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 901 SW Excel Avenue, Port St. Lucie, Florida.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Ordinance abandoning ten (10) feet of the twenty (20) foot wide rear utility and drainage easement located at 901 SW Excel Avenue, Port St. Lucie, Florida.
2. Move that the Council not approve the abandonment and provide staff direction.

Background: The real property located at 901 SW Excel Avenue, Port St. Lucie, Florida, was platted with a twenty (20) foot wide rear utility and drainage easement. The owner desires to construct a pool. Prior to construction, a ten (10) foot wide portion of the easement will need to be abandoned. The owner of the property has 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 wide rear utility and drainage easement located at 901 SW Excel Avenue, 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 901 SW Excel Avenue, Port St. Lucie, Florida.

Attachments:

- Ordinance
- Exhibit "A" to Ordinance (Boundary Survey)
- 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: 26127-13

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 26-\_\_

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 11, BLOCK 2289, PORT ST. LUCIE SECTION THIRTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

---

**WHEREAS**, the applicant, Lisa Kendall-Bell, requests approval for the abandonment of a portion of a twenty (20) foot wide rear utility and drainage easement affecting Lot 11, Block 2289, Port St. Lucie Section Thirty-Three, according to the plat thereof, as recorded in Plat Book 15, Pages 1, 1A through 1V, 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

ORDINANCE 26-\_\_

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 \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

**DESCRIPTION & SKETCH**

PREPARED FOR:  
LISA KENDALL BELL

**10' ABANDONMENT OF EASEMENT**

**LEGAL DESCRIPTION:**

LOT 11 IN BLOCK 2289 OF PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 1, PAGES 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 14,240 SQUARE FEET OR 0.327 ACRES, MORE OR LESS.

**ABBREVIATIONS:**

- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CLF = CHAIN LINK FENCE
- CNS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- LB = LICENSED BUSINESS
- PCOR = PROPERTY CORNER
- (PC) = POINT OF CURVATURE
- (PI) = POINT OF INTERSECTION
- (PT) = POINT OF TANGENCY
- PL = PROPERTY LINE
- PLS = PROFESSIONAL LAND SURVEYOR
- PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

**SURVEYOR'S REPORT:**

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0400 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. 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.
5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT). THE EAST LINE OF LOT 11 ASSUMED TO BEAR S00°02'26"E.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
7. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

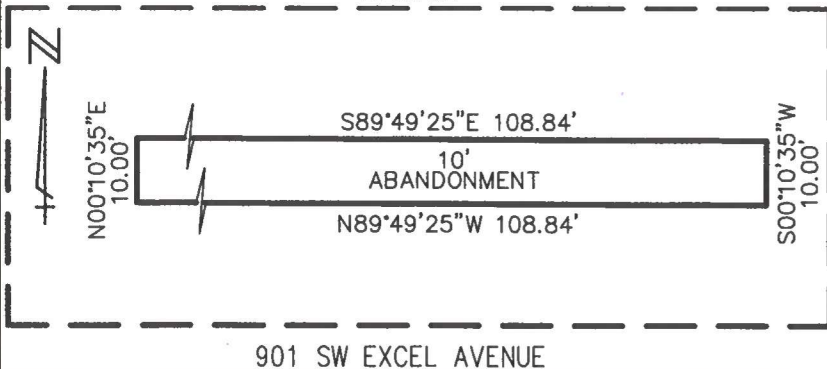
**EASEMENT ABANDONMENT DESCRIPTION:**

THE SOUTH 10.00 FEET OF THE NORTH 20.00 FEET OF LOT 11 IN BLOCK 2289 OF PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 1, PAGES 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 6.00 FEET THEREOF.

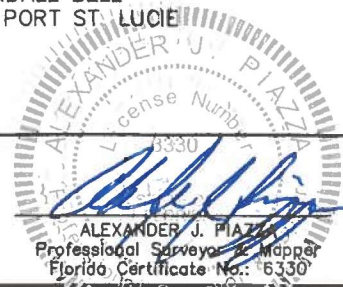
CONTAINING 1,088 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

SCALE: 1" = 30'  
**EASEMENT ABANDONMENT  
DETAIL**



**CERTIFIED TO:**

LISA KENDALL BELL  
CITY OF PORT ST. LUCIE



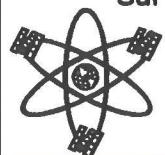
901 SW EXCEL AVENUE

**ALEXANDER J. PIAZZA PSM, INC.**

Surveying • Mapping • Consulting

619 SW Biltmore Street  
Port St. Lucie, Florida 34983

Phone: (772) 340-7770  
Fax: (772) 340-2250



LB#7280

CAD K:\BUILDERS\DWG2023\23-1790.DWG

REF

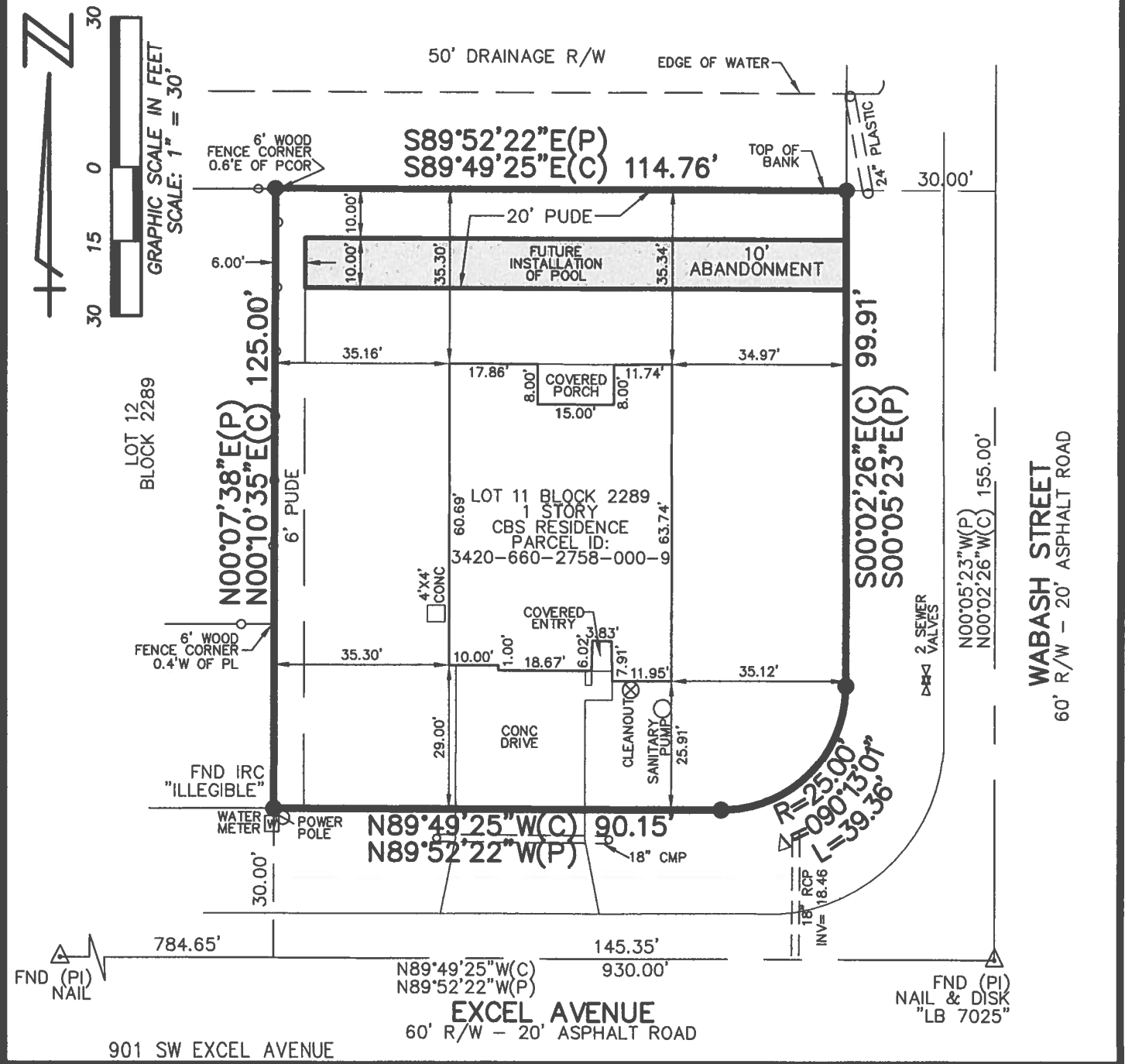
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OFF	AJP			DATE	5-05-26
CKD	AJP	SHEET	1 OF 2	DWG	A-0223

EXHIBIT "A"

DESCRIPTION & SKETCH

PREPARED FOR:  
LISA KENDALL BELL

10' ABANDONMENT OF EASEMENT



**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250  
 LB#7280

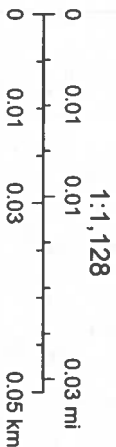
CAD	K:\BUILDERS\DWG2023\23-1790.DWG			
REF				
FLD	N/A	FB.	PG.	JOB 23-1790
OFF	AJP			DATE 5-05-26
CKD	AJP	SHEET 2 OF 2	DWG	A-0223

# 901 SW Excel Avenue



5/6/2026, 11:02:54 AM

Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor



## Agenda Summary

2026-522

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 10.d

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Placement: First Reading of Ordinances

Action Requested: Motion / Vote

### Ordinance 26-57, an Ordinance to Establish the McCarty's Choice Community Development District

Submitted By: Russell Ward, Deputy City Attorney

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

Executive Summary (General Business): McCarty Town Development, LLC, (the "Petitioner") has submitted a petition to the City of Port St. Lucie requesting the adoption of an ordinance establishing the McCarty's Choice Community Development District

Presentation Information: Questions will be answered upon request.

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 Ordinance.

Background: A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." See section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general-purpose government in which it lies. A CDD does not have the permitting, zoning, or police powers possessed by general purpose governments (e.g. City of Port St. Lucie). A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments.

The exclusive and uniform method for establishment of a CDD of less than 2,500 acres in size, if all the land in the area for the proposed district is within the territorial jurisdiction of a municipal corporation, is pursuant to an ordinance adopted by the municipality in whose jurisdiction the CDD is located. The Petitioner has submitted a petition to the City of Port St. Lucie requesting the adoption of an ordinance establishing the McCarty's Choice Community Development District (The "District"). The proposed District covers approximately 72.024 acres of land. The boundaries of the proposed District are described in the Legal

Description attached to the Petition as Exhibit 2.

Issues/Analysis:

**Statutory Analysis**

Before the Petition can be considered for review, a determination must be made as to whether the requirements of section 190.005, Florida Statutes, have been satisfied. The City of Port St. Lucie’s Planning and Zoning, Finance, Public Works, Utility Systems, and Legal Department applied the six (6) statutory criteria to the information provided in the Petition, which were:

1. *Whether all statements contained within the petition have been found to be true and correct.*

**Staff has reviewed the Petition and finds that all statements within the Petition to be true and correct.**

2. *Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.*

**Planning and Zoning Staff has found the establishment of the proposed District to be consistent with the City of Port St. Lucie’s Comprehensive Plan.**

3. *Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.*

**Planning and Zoning Staff has found that the area of land within the proposed District to be sufficiently sized, sufficiently compact, and sufficiently contiguous to be developed as one functional community.**

4. *Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.*

**The Petitioner has provided an analysis of alternatives that demonstrates that the proposed District is favorable to other alternatives. The Utility Systems Department and Public Works Department agree that the establishment of a CDD to manage and maintain infrastructure within this development is consistent with other private subdivisions within the City.**

5. *Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.*

**The Utility Systems Department and Public Works Department believe that the community development services to be provided by the proposed District are compatible with the capacity and uses of existing local and regional community development services and facilities.**

6. *Whether the area that will be served by the district is amenable to separate special-district government.*

The area to be served by the proposed District is amenable to special-district government based on consideration of the above criteria. The Petitioner has obtained written consent to establish the District from owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, Florida Statutes. Documentation of the consent is contained in Exhibit 8 to the Petition.

In making its determination of whether to grant or deny the Petition establishing the District, City Council should consider the same six (6) factors set forth above.

#### Special Powers

The petitioner is seeking for the District to be able to exercise the special powers set forth in sections 190.012 (2)(a) and (d), Florida Statutes, which includes the powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (2) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; provided, however, that the District may not exercise any police power, but may contract with the appropriate local general purpose government agencies for an increased level of service within the District boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes.

The proposed establishment Ordinance contains language indicating that the District's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways and that the District shall not impose special assessments of any kind for whatsoever on real property to be dedicated or owned by the City. Additionally, the District shall not operate or maintain any water and sewer facilities within its boundaries unless an interlocal agreement is entered into between the City and the District and all of such facilities shall be dedicated to and/or owned by the City.

#### Taxing Authority

Pursuant to section 190.021(1), Florida Statutes, "[a]n ad valorem tax levied by the board for operating purposes, exclusive of debt service on bonds, shall not exceed 3 mills, except that a district authorized by a local general-purpose government to exercise one or more powers specified in s. 190.012(2) may levy an additional 2 mills for operating purposes, exclusive of debt service on bonds." Ultimately, by authorizing the exercise of the above powers, the proposed District will be able to levy an additional 2 mills for the sole purpose of operations.

#### The City and CDDs

The City has granted such Petitions in the past but has required that following construction, potable water and wastewater facilities be dedicated to the City of Port St. Lucie, and that authorization to operate potable water and wastewater facilities requires an interlocal agreement between the District and the City.

Financial Information: The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. The Petitioner's estimated project costs of constructing the services, based on available data, are shown in Exhibit 6 to the Petition. Any debt obligations incurred by the proposed District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility. The City would be responsible for maintenance costs of infrastructure built outside of the CDD boundaries.

Special Consideration: N/A

Location of Project: The site is generally located east of McCarty Road, southeast of the intersection of McCarty Road and Williams Road, south of Palomino Drive, and north of Glades Cut Off Road.

**Attachments:**

1. Proposed Ordinance
2. Petition to Establish McCarty's Choice Community Development District

*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: 26084-02

**Legal Sufficiency Review:**

Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

ORDINANCE 26-57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING MCCARTY'S CHOICE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR NOTICE OF SPECIAL ASSESSMENTS; PROVIDING FOR CONDITIONS; PROVIDING FOR EXCEPTIONS AND INTERLOCAL AGREEMENTS WITH THE CITY; PROVING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

---

**WHEREAS**, McCarty Town Development, LLC (the "Petitioner"), a Florida limited liability company with an address of 3801 PGA Blvd, Suite 806, Palm Beach Gardens, FL 33410, has petitioned the City Council of the City of Port St. Lucie, Florida (the "City") to adopt an ordinance establishing the boundaries of McCarty's Choice Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and

**WHEREAS**, such petition contains the information required by sections 190.005(1)(a) and 190.005(2)(a), Florida Statutes; and

**WHEREAS**, the Petitioner has obtained written consent to the establishment of McCarty's Choice Community Development District by the owners of one hundred percent (100%) of the real property to be included in the District; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the City Council, in accordance with the requirements and procedures of section 190.005(1)(d), Florida Statutes, on June 22, 2026; and

**WHEREAS**, in accordance with Section 190.005(1)(e), Florida Statutes,

upon consideration of the record established at that hearing, the City Council determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services; and that the area that will be served by the District is amenable to separate special-district governance; and

**WHEREAS**, the establishment of the District shall not act to amend any land development approvals and/or regulations governing the land area to be included within the District; and

**WHEREAS**, the establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described in the petition; and

**WHEREAS**, the City Council of the City has determined that it is authorized pursuant to Section 190.005, Florida Statutes, to establish community development districts that are less than 2,500 acres in size and located within the corporate boundaries of the City;

**NOW THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

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.
2. Authority. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

3. District Name. There is hereby established a community development district situated entirely within the City of Port St. Lucie, St. Lucie County, Florida, which shall be known as “McCarty’s Choice Community Development District”, and which shall be referred to in this ordinance as the "District."
4. District External Boundaries. The external boundaries of the District are described in Exhibit “A” attached hereto, said boundaries encompassing 72.024 acres, more or less.
5. District Powers and Functions. McCarty’s Choice Community Development District shall have all those general powers granted pursuant to Section 190.011, Florida Statutes and those special powers granted pursuant to Section 190.012(1), Florida Statutes. Consent is hereby given to the District to exercise those powers relating to parks and facilities for indoor and outdoor recreational, cultural, and educational uses contained in Section 190.012(2)(a), Florida Statutes, and security, including, but not limited to, guardhouses, fences and gates, electronic detection systems, and patrol cars, as set forth in Section 190.012(2)(d), Florida Statutes, provided, however, that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries. Notwithstanding the foregoing, the adoption and passage of this Ordinance approving the Petition for the establishment of McCarty’s Choice Community Development District ("District") shall not be construed to delegate, authorize, or in any way consent to the District established hereunder to engage in the ownership and operation of a water and/or wastewater facility(s) which would allow the District to engage in the wholesale or retail sale of water, wastewater and/or reuse water services, or provide garbage services and/or any other municipal services absent the express written consent and/or agreement of the City. The District’s exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public’s access to public roadways. The District shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City.
6. Termination of District. In the event that the District established

hereunder is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for any improvements made by the District including, but not limited to, the road rights of way, stormwater management and drainage systems, and street lighting that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

7. Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are: Jack Berry, Bobbie Henley, Jessica Kowalski, Justin Frye, and Charleigh Berry.
8. Notice Requirements. The District shall provide public notice of all meetings pursuant to law.
9. Special Assessments. Non ad valorem special assessments, as defined in Chapter 190, Florida Statutes, shall only be levied by the District on those lands included within the District boundary, as such boundary may be amended, and in accordance with Chapter 190, Florida Statutes.
10. District Charter; Exercise of Special Powers. Pursuant to section 190.004(4), Florida Statutes, the charter for the District shall be sections 190.006 through 190.041, Florida Statutes, including the special powers provided by sections 190.012(1), (2)(a), and (2)(d), Florida Statutes. The exercise by the District of powers set forth in section 190.012(2)(b), (c), (e), and (f), Florida Statutes, shall require prior consent by the City Council, which consent shall only be provided by resolution or ordinance after specific petition to the City Council.
11. Notice of Special Assessments. The District is solely responsible for the implementation of special assessments upon benefited property within the District's internal boundaries. The Petitioner, its successors, and assignees shall provide notice of said special assessments to all prospective purchasers of said property.
  - a. The Petitioner, its successors, and assigns shall provide full

disclosure of the public financing and maintenance of improvements undertaken by the District. This disclosure shall include a statement in bold print that special assessments imposed by the District will appear in the tax bill for each property within the District. This disclosure shall meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the District, and in every recorded deed of conveyance from the Petitioner. The District shall record a notice of assessments in the Public Records after any bond sale.

- b. The Petitioner, its successors, and assignees shall disclose the fact that the development is located in a special taxing district, and that a special assessment will be collected on the tax roll against all benefited property within the District. This information shall be in bold type in any sale brochures, in any sales information, and on the front page of the Declaration of Restrictive Covenants creating the Property Owners Association or Homeowners Association.
- c. The Petitioner, its successors, and assigns, shall provide all the disclosures required by this Ordinance in a separate page as part of the contract for purchase and sale of property within the District. The prospective purchaser must sign this page.
- d. An affidavit of compliance by the Petitioner and, as applicable, its successors, and assignees, shall be submitted annually to the City of Port St. Lucie until all units have been sold, outlining the number of units sold, providing samples of the documents used in the closing process, and certifying compliance with the disclosure requirements contained in this Ordinance. Upon ten (10) days' written notice, the City shall have the right to audit these records and only these records of the Petitioner, its successors, and assignees, to verify the compliance with the disclosure requirements in this Ordinance. Failure to comply with the disclosure requirements in this Ordinance shall be a violation of a City ordinance and shall be punishable as provided by law including, but not limited to, enforcement procedures established in the City's Land Development Code. Petitioner shall have no

obligation to comply with the requirements of this paragraph in the event that Petitioner is not party to a real estate transaction. However, in the event of any sale or transfer of property by Petitioner to any person who is not the initial purchaser of a residential unit, Petitioner shall impose the obligations of this Section 11 on any recipient of such property.

12.Conditions. The District shall be subject to the following conditions:

- a. The Petitioner and all future property owners and persons within the District shall be subject to all City ordinances including, but not limited to, site plan approval and all permitting and review requirements and processes.
- b. All construction shall be subject to City inspections and requirements.
- c. The construction of all utility infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks, and water supply and distribution shall be built to City standards.

13.Exceptions and Interlocal Agreements. The District shall have all of the authority and power contained with Chapter 190, Florida Statutes, as set forth in this Ordinance. Although the District may construct potable water or wastewater facilities, the District shall not operate such facilities unless, pursuant to Chapter 163, Florida Statutes, an interlocal agreement is promulgated between the City and the District; provided, however, that following construction, the District will dedicate such facilities to the City after the City has inspected and approved the facilities through its turnover process.

14.Severability. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not

material to the logical and intended interpretation of this Ordinance.

15. The correction of typographical and/or scrivener errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Manager.
16. This Ordinance shall not be codified, but the City Manager shall retain this Ordinance as a permanent record of action taken by the City Council, City of Port St. Lucie, Florida.
17. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect.
18. This Ordinance shall take effect pursuant to the laws of the State of Florida.
19. The Clerk is hereby directed to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

(Signatures on Following Page)

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

ATTEST:

CITY COUNCIL, CITY OF PORT ST.  
LUCIE, FLORIDA

\_\_\_\_\_  
Sally Walsh, City Clerk

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard Berrios, City Attorney

**EXHIBIT "A"**

THE SOUTH 1290.46 FEET OF THE SOUTHWEST ONE QUARTER LYING SOUTH OF PONY PINES-UNIT ONE, AS IN PLAT BOOK 17, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE EAST 46 FOOT CANAL RIGHT OF WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL RIGHT OF WAY, ST. LUCIE COUNTY, FLORIDA

ALL ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°39'17" EAST, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°26'11" WEST, A DISTANCE OF 860.13 FEET; THENCE, NORTH 89°36'30" EAST, A DISTANCE OF 178.61 FEET; THENCE, NORTH 00°17'45" WEST, A DISTANCE OF 200.03 FEET; THENCE, NORTH 89°44'22" EAST, A DISTANCE OF 300.22 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 230.60 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 200.14 FEET; THENCE, SOUTH 00°19'38" EAST, A DISTANCE OF 30.37 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 87.85 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 47' 32", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 62.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 59° 46' 36" EAST FOR A DISTANCE OF 59.81 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 461.28 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 0.75 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 1267.24 FEET; THENCE, SOUTH 00°21'14" EAST, A DISTANCE OF 1290.46 FEET; THENCE, SOUTH 89°39'17" WEST, A DISTANCE OF 2546.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,137,359 SQUARE FEET OR 72.0238 ACRES, MORE OR LESS.



KILINSKI  
VAN WYK

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

April 27, 2026

**Via Electronic Mail**

Elizabeth Hertz ([EHertz@CityofPSL.com](mailto:EHertz@CityofPSL.com))  
Senior Deputy City Attorney  
Russell Ward ([RWard@CityofPSL.com](mailto:RWard@CityofPSL.com))  
Deputy City Attorney  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

RE: KVV Responses to City of Port St. Lucie Comments Provided Via Email on March 25<sup>th</sup>, March 26<sup>th</sup>, March 27<sup>th</sup>, and March 30<sup>th</sup> of 2026, regarding *Fourth Amended Petition to Establish McCarty's Choice Community Development District* (the "Fourth Amended Petition")

Dear Ms. Hertz and Mr. Ward:

On behalf of our client McCarty Town Development, LLC, please find in this email a link to the updated *Fourth Amended Petition to Establish McCarty's Choice Community Development District* ("**Fourth Amended Petition**"). Our responses to the City's comments provided on March 25<sup>th</sup>, March 26<sup>th</sup>, March 27<sup>th</sup>, and March 30<sup>th</sup> follow:

1. The Petition requests the ability to fund security improvements, as well as roads. Per the attached letter, all CDD, County, and City roads are open to the public and so any road that would be gated or otherwise restrict access would have to be funded in some other way. Please confirm this still remains the case. (*Email dated March 25, 2026*)

**The Petitioner confirms that the proposed District will not fund any security improvements that would gate or otherwise restrict public access to any CDD, City, or County road. All roads within the District will remain open to the public to the extent required by federal and state law.**

2. One additional development since initial submission has been a change to Section 120.541, Florida Statutes, regarding regulatory impact statements. There is not a direct requirement for inclusion of an additional section, but Ch. 2025-189 requires that:

In evaluating the impacts described in paragraphs (a) and (e), an agency must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

- Changes to customer charges for goods or services.
- Changes to the market value of goods or services produced, provided, or sold.
- Changes to costs resulting from the purchase of substitute or alternative goods or services.
- The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing required education, training, or testing.

I assume the consultant that prepared the statement considered these and determined them to not be applicable. Please confirm. (*Email dated March 25, 2026*)

**The establishment of the District by City ordinance is not a rulemaking action, and the Statement of Estimated Regulatory Costs submitted with the Petition was prepared pursuant to Chapter 190, Florida Statutes, rather than Chapter 120. Accordingly, the amendments to Section 120.541 made by Ch. 2025-189 do not govern this SERC. In any event, the market impact factors enumerated in Ch. 2025-189 would not apply to the establishment of the District. The Petitioner is prepared to provide supplemental information regarding the basis for this determination upon request.**

3. The City Surveyor has reviewed the exhibits and found that the legal descriptions provided within **Exhibits 2 and 8** do not close mathematically. Please have those exhibits double checked and make corrections as needed. If everything is confirmed right, let me know as well. *(Email dated March 26, 2026)*

**The legal descriptions contained in Exhibits 2 and 8 of the Petition have been reviewed, revised, and corrected. The corrected legal description reflects the District boundary of 72.024 acres, more or less, situated in Section 9, Township 36 South, Range 39 East, St. Lucie County, Florida, as confirmed by the boundary survey prepared by Caulfield & Wheeler. Revised Exhibits 2 and 8 are provided herewith. We have also attached a closure report for verification.**

4. Public Works would like to request clarification of intent regarding stormwater maintenance. Is the intention for the CDD to be responsible for the maintenance of all stormwater facilities related to the roadways to be maintained by the City or County or for that responsibility to be assumed by the party responsible for roadway maintenance? *(Email dated March 26, 2026)*

**The District will own and be responsible for the maintenance of all stormwater facilities located within the District boundaries, including facilities related to roadways to be maintained by the City or County.**

5. It appears that the boundaries of the CDD may not match the boundaries of the area from the annexation agreement. Please confirm that the CDD boundaries are correct and let me know if the intent is to be different from what was annexed. If the area for the CDD includes anything not annexed by the City, the CDD may not be able to be created by City ordinance. *(Email dated March 26, 2026)*

**The Petitioner confirms that the District boundary, as reflected in the revised legal description and boundary survey comprises 72.024 acres, more or less. The Petitioner has confirmed with the landowner that the annexation agreement and associated PUD are being updated to reflect the same 72.024-acre boundary, such that the District boundary will be coextensive with the annexed area. A copy of the updated annexation agreement will be provided upon execution.**

6. The City Utility Department has provided comments on your Water and Sewer Master Plans attached. *(Email dated March 26, 2026)*

**The Petitioner has reviewed the comments provided by the City's Utility department and revised the Water and Sewer Master Plans accordingly. A revised Exhibit 5 incorporating those comments is provided herewith. The Petitioner is available to address any further questions the City's Utility department may have.**

7. The City Public Works Department has provided comments pertaining to **Exhibits 4, 5, and 6** of the Petition:

- **Exhibit 6** - Table for improvement construction, ownership, and maintenance should be revised to specify internal roadways would be the CDD for construction, ownership and maintenance responsibilities. And then McCarty Rd and E/W 5 construction responsibility would be CDD with

maintenance/ownership being County/City.

- **Exhibits 4 and 5** - The CDD boundary is splitting the road ROWs in half for both McCarty Rd and E/W 5. This would make it difficult in the future, and the boundaries should include the entirety of the ROWs adjacent to the property or should not include the ROW.

More detailed comments are included on the attached document. (*Email dated March 30, 2026*)

**The Petitioner has revised Exhibits 4, 5, and 6 of the Petition in response to the comments from the City's Public Works department. Specifically: (i) the improvement construction, ownership, and maintenance table in Exhibit 6 has been revised to reflect that internal roadways will be the responsibility of the District for construction, ownership, and maintenance, and that McCarty Road and East/West-5 Roadway will be the responsibility of the District for construction, with ownership and maintenance by the County (McCarty Road) and City (East/West-5 Roadway), respectively; and (ii) the District boundary depicted in Exhibits 4 and 5 has been revised to include the East/West-5 Roadway rights-of-way adjacent to the property, rather than bisecting those rights-of-way. Revised Exhibits 4, 5, and 6 are provided herewith. The Petitioner has also reviewed the additional detailed comments provided with the City's memorandum and has incorporated those revisions into the Fourth Amended Petition.**

Sincerely,



Jennifer Kilinski, Esq.

Attachments (linked in email)

**FOURTH AMENDED  
PETITION TO ESTABLISH  
MCCARTY'S CHOICE  
COMMUNITY  
DEVELOPMENT DISTRICT**

Submitted by:  
Kilinski | Van Wyk PLLC  
Jennifer Kilinski  
Florida Bar No. 69367  
[jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com)  
(877) 350-0372  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attorneys for Petitioner

**BEFORE THE CITY OF PORT ST. LUCIE CITY COUNCIL  
FOURTH AMENDED PETITION TO ESTABLISH  
MCCARTY’S CHOICE COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, McCarty Town Development, LLC, a Florida limited liability company (hereinafter "Petitioner"), hereby petitions the City of Port St. Lucie City Council pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a community development district (hereinafter "District"), with respect to the land described herein. In support of this Petition, Petitioner states:

1. Location and Size. The proposed District will be located entirely within the city limits of the City of Port St. Lucie, Florida (hereinafter the “City”). **Exhibit 1** depicts the general location of the lands comprising the proposed District. The proposed District covers approximately 72.024 acres of land, more or less. The legal description of the lands that form the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Authorized Agent. The authorized agent for Petitioner is Kilinski | Van Wyk PLLC. The Authorization of Agent is attached to this petition as **Exhibit 3**. Copies of all correspondence and notices should be sent to:

Jennifer Kilinski  
[jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com)  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attorneys for Petitioner

4. Initial Board Members. The five persons to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Jack Berry

Address: 3801 PGA Blvd., Suite 806  
Palm Beach Gardens, Florida 33410

Name: Bobbie Shockley  
Address: 346 E. Central Avenue  
Winter Haven, Florida 33880

Name: Jessica Kowalski  
Address: 3801 PGA Blvd., Suite 806  
Palm Beach Gardens, Florida 33410

Name: Justin Frye  
Address: 3801 PGA Blvd., Suite 806  
Palm Beach Gardens, Florida, Florida 33410

Name: Charleigh Berry  
Address: 3801 PGA Blvd., Suite 806  
Palm Beach Gardens, Florida 33410

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The name of the proposed District is McCarty's Choice Community Development District.

6. Future Land Use. **Exhibit 4** shows the distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the City's Future Land Use Plan. The proposed land uses for lands contained within the proposed District are consistent with the approved City's Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Composite Exhibit 5** indicates the location of major outfall canals and drainage basins for the lands within the proposed District as well as the location of existing major trunk water mains, proposed storm drainage pipes, and wastewater interceptors within the currently undeveloped lands proposed to be included within the District.

8. District Facilities and Services. The District is presently expected to finance,

construct, and install improvements and facilities to benefit the lands within the District in two (2) phases from 2026 to 2032, with the first phase tentatively starting in 2026 and the second phase tentatively starting in 2027. Each phase will take approximately three (3) years to construct from inception. **Exhibit 6** describes the construction timetable and the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Exhibit 6**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District. Documentation of consents to the establishment of the District are contained in **Exhibit 8**.

11. This petition to establish McCarty's Choice Community Development District should be granted for the following reasons:

- a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.
- b. The area of land within the proposed District is part of a planned

community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community and will be developed in that manner.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special- district government.

**WHEREFORE**, Petitioner respectfully requests for the City of Port St. Lucie City Council to:

- a. Schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. Grant the petition and adopt an ordinance establishing the District pursuant to Chapter

190, Florida Statutes;

- c. Consent to the District's exercise of certain additional powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), Florida Statutes; and
- d. Grant such other relief as may be necessary or appropriate.

**RESPECTFULLY SUBMITTED**, this 27<sup>th</sup> day of April 2026.

Kilinski | Van Wyk PLLC

By: /s/ Jennifer Kilinski  
Jennifer Kilinski  
Florida Bar No. 69367  
[jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com)  
(877) 350-0372  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attorneys for Petitioner

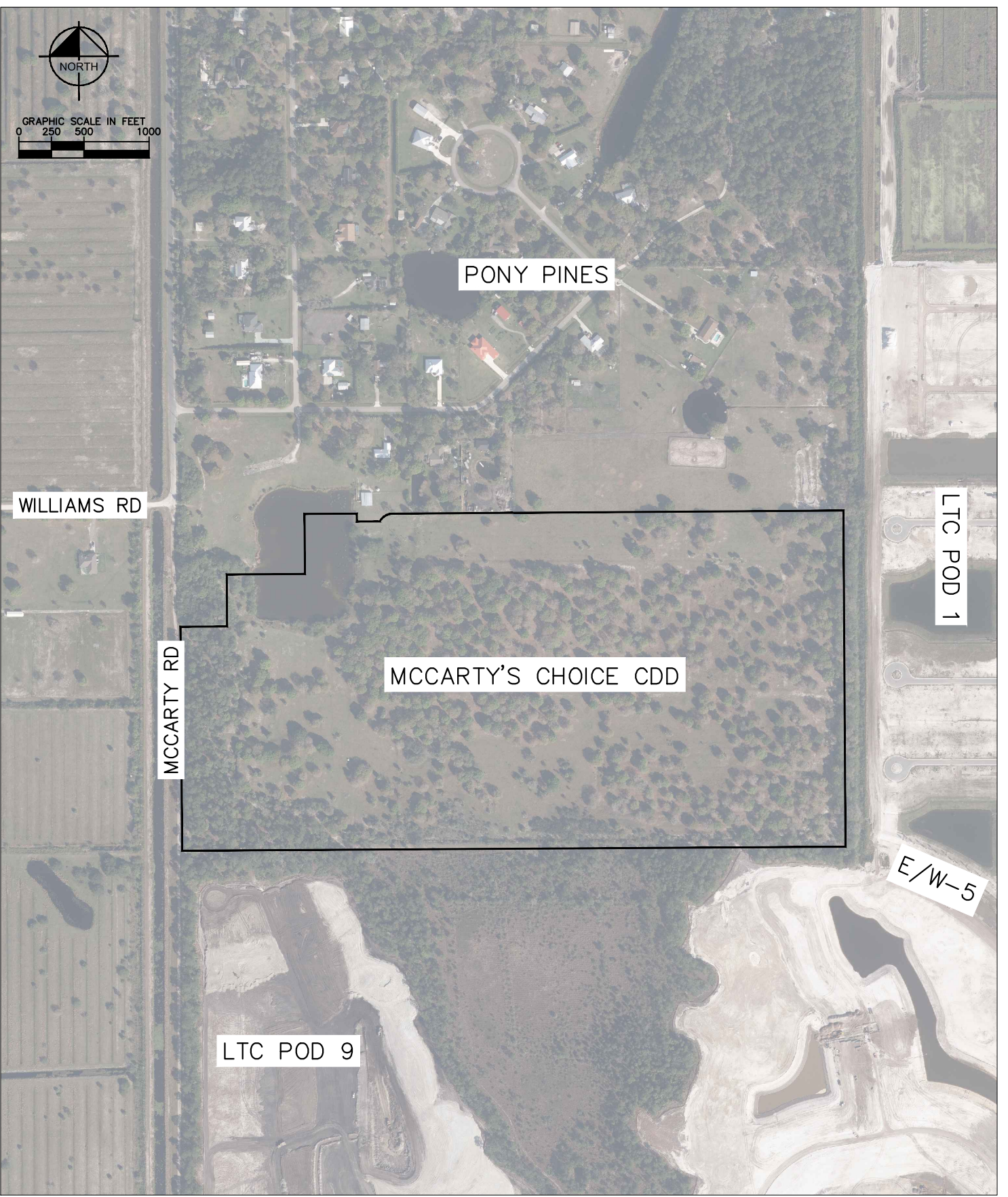
**PORT ST. LUCIE CITY COUNCIL  
EXHIBITS TO PETITION TO ESTABLISH  
MCCARTY'S CHOICE  
COMMUNITY DEVELOPMENT DISTRICT**

Exhibit 1	Location Map
Exhibit 2	Legal Description of the District
Exhibit 3	Authorization of Agent
Exhibit 4	Future Land Use Map
Composite Exhibit 5	Map of the District showing Existing and Proposed Utilities; Existing Major Trunk Water Mains and Wastewater Drainage
Exhibit 6	Types of Facilities/Ownership of Facilities & Timetable and Estimated Costs
Exhibit 7	Statement of Estimated Regulatory Costs
Exhibit 8	Landowner Consent

# **EXHIBIT 1**

Plotted By: Nicholas, Jacob Sheet Set: Kna Layout: Layout1 May 15, 2026 08:09:42am K:\VRB\_LDEV\McCarthy PUD\CAD\Exhibits\Location Map\LocationMap-McCarthy.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



# Kimley»Horn

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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940  
PHONE: 772-473-8575  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

## MCCARTY'S CHOICE CDD

## LOCATION MAP

SHEET NUMBER

# A

# 1171

## **EXHIBIT 2**

DESCRIPTION:

THE SOUTH 1290.46 FEET OF THE SOUTHWEST ONE QUARTER LYING SOUTH OF PONY PINES-UNIT ONE, AS IN PLAT BOOK 17, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE EAST 46 FOOT CANAL RIGHT OF WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL RIGHT OF WAY, ST. LUCIE COUNTY, FLORIDA

ALL ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°39'17" EAST, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°26'11" WEST, A DISTANCE OF 860.13 FEET; THENCE, NORTH 89°36'30" EAST, A DISTANCE OF 178.61 FEET; THENCE, NORTH 00°17'45" WEST, A DISTANCE OF 200.03 FEET; THENCE, NORTH 89°44'22" EAST, A DISTANCE OF 300.22 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 230.60 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 200.14 FEET; THENCE, SOUTH 00°19'38" EAST, A DISTANCE OF 30.37 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 87.85 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59° 47' 32", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 62.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 59° 46' 36" EAST FOR A DISTANCE OF 59.81 FEET; THENCE, NORTH 89°40'22" EAST, A DISTANCE OF 461.28 FEET; THENCE, NORTH 00°19'38" WEST, A DISTANCE OF 0.75 FEET; THENCE, NORTH 89°39'17" EAST, A DISTANCE OF 1267.24 FEET; THENCE, SOUTH 00°21'14" EAST, A DISTANCE OF 1290.46 FEET; THENCE, SOUTH 89°39'17" WEST, A DISTANCE OF 2546.26 FEET TO THE POINT OF BEGINNING.


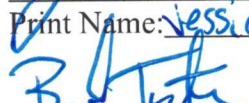
CONTAINING 3,137,359 SQUARE FEET OR 72.0238 ACRES, MORE OR LESS.


**EXHIBIT 3**

## Authorization of Agent

This letter shall serve as a designation of Kilinski | Van Wyk PLLC, whose address is 517 E. College Avenue, Tallahassee, Florida 32301, to act as agent for Petitioner, McCarty Town Development, LLC with regard to any and all matters pertaining to establish a community development district pursuant to the "Uniform Community Development District Act of 1980," and Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

### MCCARTY TOWN DEVELOPMENT, LLC

  
Print Name: Jessica Kowalski  
  
Print Name: Richard Toth

  
By: Jack M. Berry III  
Its: Manager

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me  physical presence or  online notarization this 7<sup>th</sup> day of July 2024, by Jack M. Berry III, as Manager of McCarty Town Development, LLC, who appeared before me on this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

[notary seal]

  
Print Name: Jessica Kowalski  
Notary Public, State of Florida



**EXHIBIT 4**

Plotted By: Nicholas, Jacob  
Layout: McCarty PUD  
April 15, 2026 05:11:53pm  
K:\VRE\_LDE\McCarty PUD\CAD\Exhibits\Access Dimension\FLU map.dwg

NO CURRENT FLU ZONING

NO CURRENT FLU ZONING

FLU: U

NO CURRENT FLU ZONING

FLU: RM

FLU: ROI

FLU: ROI

FLU: ROI

FLU: ROI

- LEGEND**
- RM: MEDIUM DENSITY RESIDENTIAL
  - ROI: RESIDENTIAL OFFICE INSTITUTIONAL
  - U: UTILITY

NSLRWCD C-90 CANAL

MCCARTY RD

CDD BOUNDARY

NSLRWCD C-91 CANAL

EW-5

WYLDER PKWY

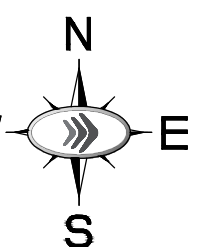
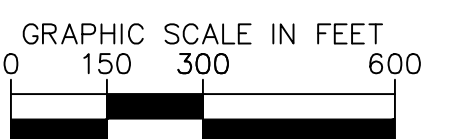
1

**MCCARTY'S CHOICE CDD**

PORT ST. LUCIE

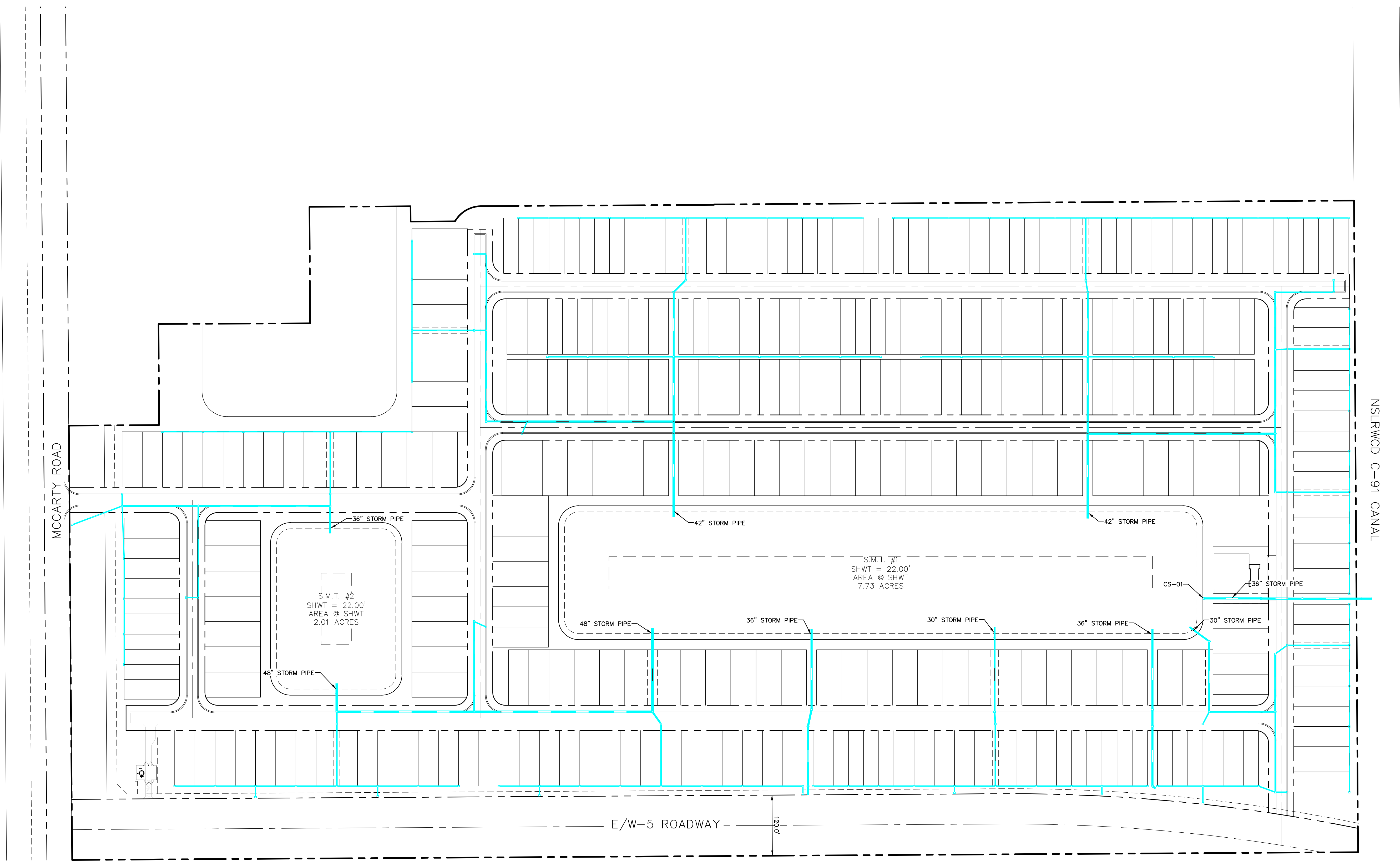
**FUTURE LAND USE MAP**

04/15/2026 - CONTACT: 321-225-0642



**Kimley»Horn**

**COMPOSITE EXHIBIT 5**

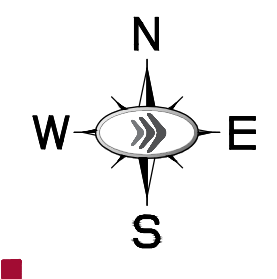
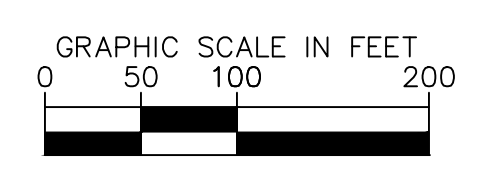
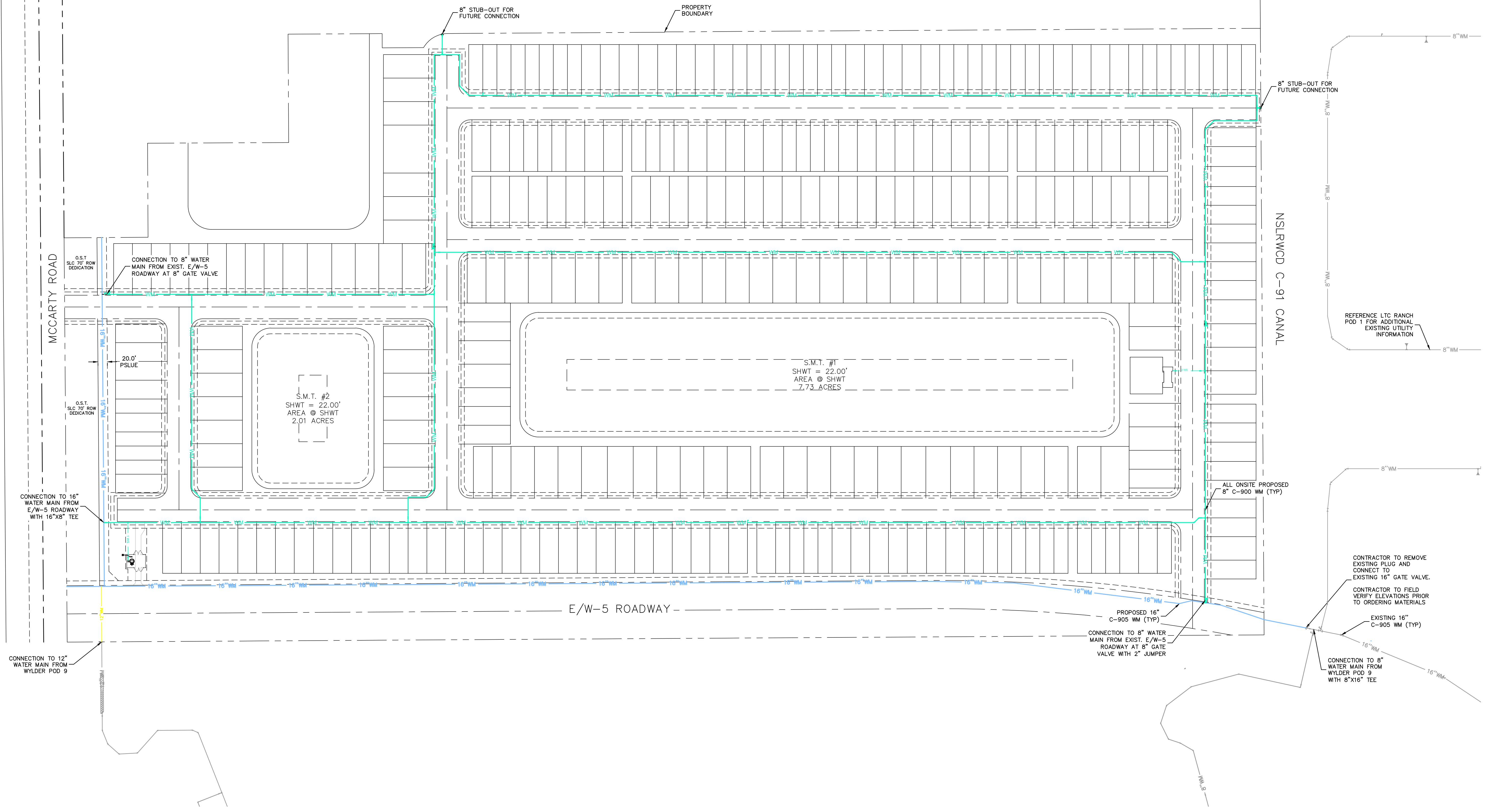




Plotted By: Nicholas, Jacob K:\VRB\_LDE\McCarty\_PUD\CAD\Exhibits\Conceptual Utility Grading and Drainage\2026-03-20\Water Main CDD.dwg

LEGEND

- 8" WM 8" ONSITE PROP. C-900 WM (9,282 LF)
- 16" WM 16" OFFSITE PROP. C-905 WM (3,389 LF)
- 12" WM 12" OFFSITE PROP. C-900 WM (118 LF)



**EXHIBIT 6**

**Exhibit 6**

<b>Facility Description*</b>	<b>Total Cost</b>
Roadways	\$5,786,000.00
Stormwater Management	\$8,250,000.00
Utilities (Water/Sewer/Reclaim)	\$9,206,928.00
Hardscape/Landscape/Irrigation/Trails	\$8,415,800.00
Undergrounding of Conduit	\$1,950,000.00
Environmental Conservation/Mitigation	\$494,200.00
Professional Services	\$4,051,600.00
Recreational Improvements	\$1,500,000.00
Contingency (15%)	\$5,948,179.00
<b>Total</b>	<b>\$45,602,707.00</b>

\*To be constructed in multiple phases from 2026 to 2032

<b>Improvement Categories</b>	<b>Construction Entity</b>	<b>Ownership Entity</b>	<b>Maintenance Entity</b>
Internal Roadways	CDD	CDD	CDD
McCarty Road	CDD	County	County
East/West-5 Roadway	CDD	City	City
Stormwater Management	CDD	CDD	CDD
Utilities (Water/Sewer/Reclaim)	CDD	City	City
Hardscape/Landscape/Irrigation/Trails	CDD	CDD	CDD
Undergrounding of Conduit	CDD	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD	CDD
Professional Services	CDD	CDD	CDD
Recreational Improvements	CDD	CDD	CDD

**EXHIBIT 7**

## STATEMENT OF ESTIMATED REGULATORY COSTS

### 1.0 Introduction

#### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **McCarty’s Choice Community Development District** (the “District”). The proposed District comprises approximately 72.024 acres of land located within the City of Port St. Lucie, Florida (hereafter “City”). The project is planned for approximately 321 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

#### 1.2 Overview of the McCarty’s Choice Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 72.024 acres.

The development plan for the proposed lands within the District includes approximately 321 residential units to be constructed in multiple phases. Such uses are authorized for inclusion within the District. A community development district (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” See Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as McCarty’s Choice Community Development District. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

#### 1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the McCarty’s Choice Community Development District is a community that is proposed to include approximately 321 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the developer and any other landowner will also be under the jurisdiction of the District. Such owners purchase property within the District willingly and with knowledge and advance notice they are subject to the District’s jurisdiction, including notice recorded in the public records, in title and through purchase and sale agreements.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

---

<sup>1</sup> For the purposes of this SERC, the term “agency” means City of Port St. Lucie and the term “rule” means the ordinance(s) which the City of Port St. Lucie will enact in connection with the creation of the District.

## **4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

### **State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The proposed District will encompass under 2500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the Florida Department of Economic Opportunity, which offsets such costs.

### **City of Port St. Lucie**

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the City charges the petitioner a filing fee to cover the cost of staff review of the petition.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

## **4.2 Impact on State and Local Revenues**

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the City. In accordance with Florida law, debts of the District are strictly the District's own responsibility.

## **5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals**

**and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the entry feature and signage; master stormwater management system; sewer and water systems; street lighting/conduit; roadway improvements; parks & recreational facilities; and offsite improvements will be financed by the District.

**Table 1.  
McCarty’s Choice CDD Proposed Facilities and Services**

<b>Improvement Categories</b>	<b>Construction Entity</b>	<b>Ownership Entity</b>	<b>Maintenance Entity</b>
Roadways	CDD	County/City	County/City
Stormwater Management	CDD	CDD	CDD
Utilities (Water/Sewer/Reclaim)	CDD	City	City
Hardscape/Landscape/Irrigation/Trails	CDD	CDD	CDD
Undergrounding of Conduit	CDD	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD	CDD
Professional Services	CDD	CDD	CDD
Recreational Improvements	CDD	CDD	CDD

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are estimated to be approximately \$45,602,707.00. The District may issue special assessment bonds or other revenue bonds to fund the construction and/or acquisition of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that benefit from the District’s capital improvement program.

**Table 2. Cost Estimate for District Facilities**

<b>Facility Description*</b>	<b>Total Cost</b>
Roadways	\$5,786,000.00
Stormwater Management	\$8,250,000.00
Utilities (Water/Sewer/Reclaim)	\$9,206,928.00
Hardscape/Landscape/Irrigation/Trails	\$8,415,800.00
Undergrounding of Conduit	\$1,950,000.00
Environmental Conservation/Mitigation	\$494,200.00
Professional Services	\$4,051,600.00
Recreational Improvements	\$1,500,000.00
Contingency (15%)	\$5,948,179.00
<b>Total</b>	<b>\$45,602,707.00</b>

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for

debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that the lands to be included within the District will receive four major classes of benefits.

First, the property in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, the proposed District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, the proposed District is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the proposed District has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no adverse impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a "small city" according to section 120.52(19),

Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:*

*Governmental Management Services - Central Florida, LLC*

*March 24, 2026*

**EXHIBIT 8**

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION  
IN PROPOSED COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that McCarty Town Development, LLC (“Petitioner”) intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the District is established or for a period of twelve months, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

*[signatures on following page]*

Executed this 28<sup>th</sup> day of June, 2024.

McCarty Road LLC

  
Print Name: Ann Somers

W.K. Schickedanz  
By: W.K. SCHICKEDANZ  
Its: MGR. McCARTY RD. ASSOC. LTD.,  
MGR McCARTY ROAD LLC

Vicki Hansbrough  
Print Name: Vicki Hansbrough

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of JUNE, 2024, by WALDEMAR K. SCHICKEDANZ as MANAGER of McCARTY ROAD, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Paul Vera  
Print Name: POLLAJAK VERAWETWATANA  
Notary Public, State of Florida



POLLAJAK VERAWETWATANA  
Commission # HH 296672  
Expires August 3, 2026

**Exhibit A:**  
**PROPERTY DESCRIPTION**

DESCRIPTION:

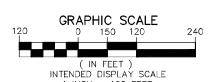
THE SOUTH 1290.46 FEET OF THE SOUTHWEST ONE QUARTER LYING SOUTH OF PONY PINES—UNIT ONE,  
AS IN PLAT BOOK 17, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE EAST 46 FOOT CANAL RIGHT OF WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL  
RIGHT OF WAY, ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN SECTION 9, TOWNSHIP 36 SOUTH,  
RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND CONTAIN  
72.024 ACRES, MORE OR LESS.

# BOUNDARY SURVEY

LAND LYING IN SECTION 9,  
TOWNSHIP 36 SOUTH, RANGE 39 EAST,  
ST. LUCIE COUNTY, FLORIDA,



**LEGEND/ABBREVIATIONS**

- CM - CONCRETE MONUMENT
- (D) - DEED
- (M) - MEASURED
- (C) - CALCULATED
- (P) - PLAT
- LB - LICENSED BUSINESS
- FD - FOUND
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- - DENOTES CONCRETE MONUMENT
- - DENOTES IRON ROD
- \* - INDICATES SECTION CORNER

**DESCRIPTION:**

THE SOUTH 1290.46 FEET OF THE SOUTHWEST ONE QUARTER LYING SOUTH OF PONY PINES-UNIT ONE, AS IN PLAT BOOK 17, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
LESS THE EAST 46 FOOT CANAL RIGHT-OF-WAY AND LESS THE WEST 98 FEET FOR ROAD AND CANAL RIGHT OF WAY, ST. LUCIE COUNTY, FLORIDA.

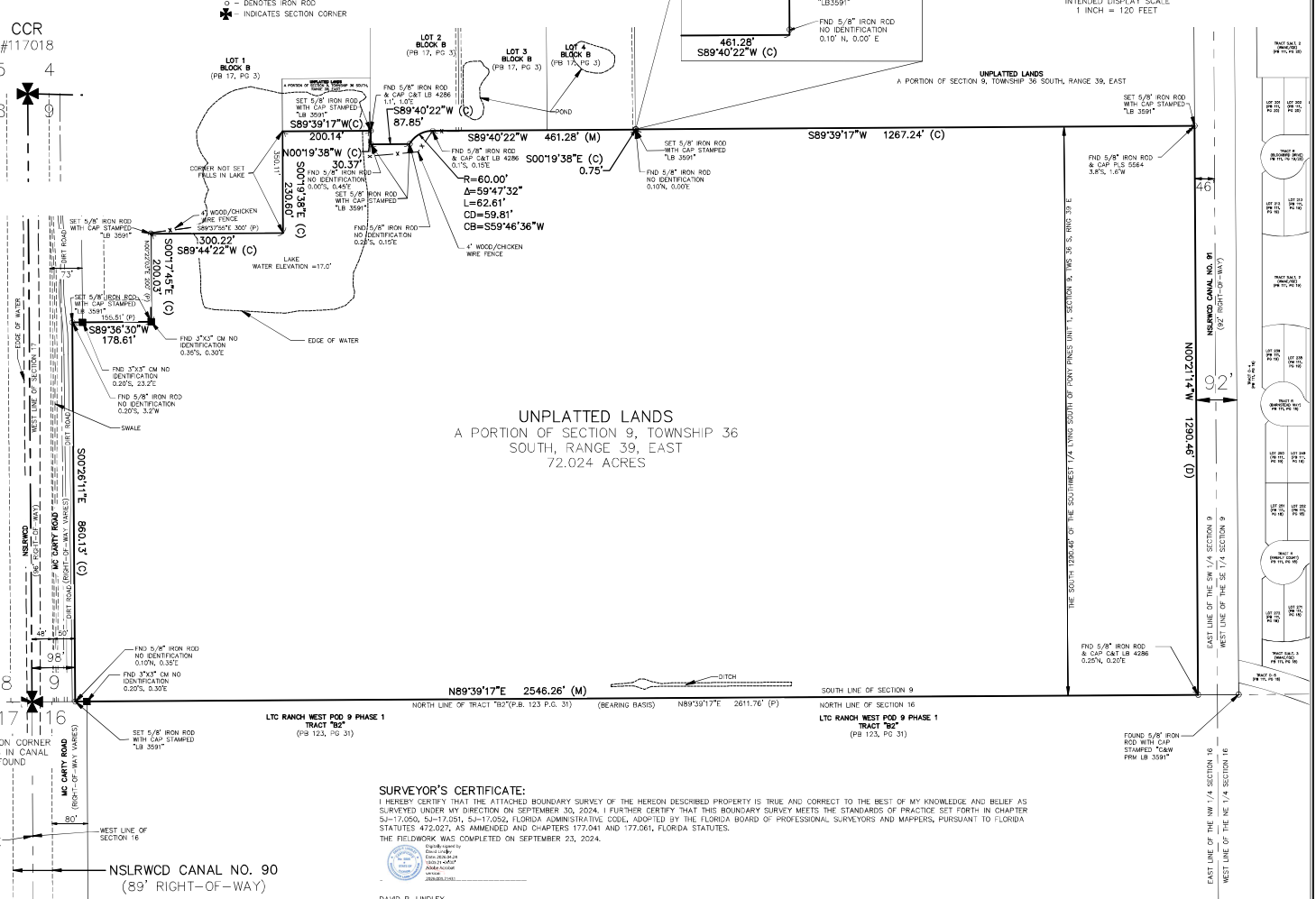
**SURVEY NOTES:**

- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS SEPTEMBER 23, 2024.
- THIS SURVEY IS CERTIFIED TO MCCARTHY ROAD LLC PROPERTY.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FEET. THE HORIZONTAL PROJECT DATUM IS THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK-GPS") SURVEY METHODS USING THE PRIVATE LENGTHMANN OF FLORIDA L-NET NETWORK OF FIXED BASE STATIONS, L-NET ALSO USES FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), THE NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TO PROVIDE RTK NETWORK SOLUTIONS. THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON LOCATED SURVEY CONTROL AS WELL AS CONSISTENT HORIZONTAL CHECKS TO ESTABLISHED CONTROL POINTS TO VERIFY THEIR ACCURACIES AND MEET OR EXCEED CLOSURE FOR LINEAR: 1 FOOT IN 5,000 FEET.
- THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS, SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- PURSUANT TO RULE 5J-17.05(2)(b), FLORIDA ADMINISTRATIVE CODE, THE FOLLOWING NOTE HAS BEEN PLACED ON THE MAP OF THIS SURVEY: "INTERIOR FENCED IMPROVEMENTS WERE NOT LOCATED AT THE REQUEST OF THE CLIENT". IN THE COURSE OF PREPARING THE SURVEY AND EXCEPT AS SHOWN HEREON, WE DID NOT UNCOVER ANY PHYSICAL USE BY OTHERS THAT IS NOT ALREADY ADDRESSED BY EASEMENTS OR AGREEMENTS. THIS SURVEY WAS CREATED TO SUPPORT THE PLAT OF MCCARTHY, A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "B2" OF THE PLAT OF LTC RANCH WEST PHASE 1, AS IN PLAT BOOK 123, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF NORTH 89°39'17" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM): FIRM PANEL NO. 121110252J UNINCORPORATED ST. LUCIE COUNTY, COMMUNITY NO. 120287, DATED FEBRUARY 16, 2012.
- THE APPARENT PHYSICAL USE OF THIS PROPERTY IS A PROPOSED HOUSING DEVELOPMENT.
- THE EXPECTED USE OF THIS SURVEY IS FOR DEVELOPMENT PURPOSES.
- THERE ARE NO GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

**TITLE SEARCH:**

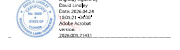
TITLE SEARCH PROVIDED BY MARK W. MANGEN, STRAUUGH & TURNER, P.A., ON APRIL 25, 2025. "SEARCH DOES NOT COVER MATTERS OTHER THAN THOSE RECORDED IN THE PUBLIC RECORDS OF SAINT LUCIE COUNTY. THE EFFECTIVE DATES OF THIS SEARCH ARE FROM THE EARLIEST PUBLIC RECORDS THROUGH AND INCLUDING APRIL 11, 2025, AT 11:00 PM."  
THE ONLY LIENS, EASEMENTS, JUDGEMENTS, MORTGAGES, AND OTHER ENCUMBRANCES ON THE PROPERTY ARE LISTED BELOW:

- Mortgage to Cassidy Land Development, LLC, a Florida limited liability company, mortgage(s), recorded in O.R. Book 5283, Page 1648, Public Records of Saint Lucie County, Florida.
  - Annexation Agreement recorded in O.R. Book 2541, Page 1588, Public Records of Saint Lucie County, Florida.
  - Agreement for Contribution Toward Public School Land Acquisition and Facilities Construction recorded in O.R. Book 2562, Page 2184, Public Records of Saint Lucie County, Florida.
  - Ordinance 05-1991 re-Annexation recorded in O.R. Book 2512, Page 1991, Public Records of Saint Lucie County, Florida
- AFFECTS - NOTHING TO PLLOT**



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 30, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMENDED AND CHAPTERS 172.041 AND 177.061, FLORIDA STATUTES.  
THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2024.



DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #6505 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATION OF AUTHORIZATION NO. LB 3591

REV. NO.	DATE	BY	DESCRIPTION
01	05/12/2025	B.P.	ADOPTED TITLE SEARCH/ALIAS PER CITY COMMENTS
02			
03			
04			
05			

CAULFIELD & WHEELER, INC.  
1001 NORTHERN AVENUE, SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE: (561) 992-1900 / FAX: (561) 992-1622

BOUNDARY SURVEY  
UNPLATTED LANDS  
SECTION 9, TOWNSHIP 36 SOUTH, RANGE 39, EAST

DATE 03/19/2025
DRAWN BY B.P.
P.L./P.G. ELECT
SCALE AS SHOWN

JOB # 11044
SP:TRD
1
OF 1 SHEETS

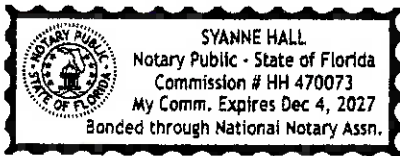


Executed this 1<sup>st</sup> day of June 2026.

Jillian Burns  
Jillian Burns

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of June 2026, by Jillian Burns, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Syanne Hall  
(Official Notary Signature & Seal)

Name: Syanne Hall  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

1                                   **TESTIMONY OF JILLIAN BURNS FOR ESTABLISHMENT OF**  
2                                   **MCCARTY’S CHOICE COMMUNITY DEVELOPMENT DISTRICT**  
3

4   **1.    Please state your name and business address.**

5  
6       My name is Jillian Burns. My business address is 219 E. Livingston Street,  
7       Orlando, Florida 32801.  
8

9   **2.    By whom are you employed and in what capacity?**

10  
11       I am employed with Governmental Management Services – Central Florida, LLC  
12       (“GMS”) and serve as District Manager and Assessment Administrator for community  
13       development districts.  
14

15   **3.    Please briefly summarize your duties and responsibilities.**

16  
17       GMS provides management consulting services to community development districts and  
18       the real estate industry, including general management, accounting, recording, secretarial  
19       services, field services and assessment administration. GMS currently serves as the  
20       district manager for over one hundred fifty (150) community development districts  
21       (“CDD” or “CDDs”) in the State of Florida.  
22

23   **4.    Do you work with both public and private sector clients?**

24  
25       GMS primarily works for public entities providing district management services.  
26       However, we are retained, from time to time, by private entities to consult on the creation  
27       of special districts as well as the viability of certain proposed developments.  
28

29   **5.    How long have you been managing special districts such as the one proposed and what**  
30   **are your responsibilities?**

31  
32       I have more than fifteen (15) years of experience in providing management to special  
33       districts in the State of Florida. I have extensive knowledge of special district operations,  
34       governmental budgeting and finance issues, and the development process. In my role as  
35       District Manager, I oversee all the works of the special districts and all management  
36       responsibilities similar to a county administrator/manager.  
37

38   **6.    Please describe your educational background.**

39  
40       I have a bachelor’s degree from the University of Central Florida.  
41

42   **7.    Please describe your work with community development districts in Florida.**

43  
44       Through GMS, the clients I serve are both resident-elected and landowner-elected CDDs,  
45       depending on the stage in the life of the development. I assist the various Boards of  
46       Supervisors and residents by managing the accounting, official recordkeeping, and

1 operations and management of the assets acquired or constructed by the CDD. I have  
2 provided management services to over forty (40) active CDDs across Florida.

- 3  
4 **8. Are any of these community development districts that you have worked with about**  
5 **the same size as the proposed District in the City of Port St. Lucie, Florida (the**  
6 **“City”)?**

7  
8 Yes.

- 9  
10 **9. What has been your role with respect to the proposed District establishment**  
11 **proceeding?**

12  
13 I serve as a financial, economic, and management consultant relating to the establishment  
14 of the proposed District. Specifically, my firm prepared Exhibit 7, the Statement of  
15 Estimated Regulatory Costs (“SERC”), of the petition to establish the Proposed District  
16 (“Petition”).

17  
18 **DISTRICT MANAGEMENT**

- 19  
20 **10. At this point, I will ask you to address certain matters that are related to community**  
21 **development district management. Please describe the general manner in which a**  
22 **community development district actually operates.**

23  
24 Community development districts are governed by a five-member board of supervisors.  
25 These board members are initially appointed by the establishment entity in its ordinance.  
26 Within 90 days of the establishment of the district, a new board is elected by the landowners  
27 in the district. The Board is the governing body of the district. The Board employs a district  
28 manager, who supervises the district’s services, facilities, and administrative functions.  
29 The Board annually considers and, after public notice and hearing, adopts a budget. The  
30 district submits a copy of the proposed budget to the applicable local general-purpose  
31 government for review and for optional comment prior to its adoption each year.

- 32  
33 **11. Are there requirements, such as the open meetings and public records laws, imposed**  
34 **upon community development districts in order to safeguard the public that are**  
35 **similar to those imposed upon other general-purpose local governments?**

36  
37 Yes, there are.

- 38  
39 **12. Please describe these requirements and safeguards.**

40  
41 First, it is important to note that the establishment of a CDD does not change any  
42 requirements for local general-purpose governmental approval of construction within the  
43 district. Any land development requirements and all state and local development  
44 regulations still apply.

45  
46 Second, members of a CDD Board of Supervisors must be residents of Florida and citizens  
47 of the United States. After the Board shifts to being elected by the resident electors of the

1 CDD, the Supervisors must also be residents and electors of the CDD. Supervisors must  
2 annually file the same financial disclosure forms required by other local officials. All  
3 meetings of the CDD Board of Supervisors are open to the public and are subject to the  
4 government in the sunshine requirements of Chapter 286, *Florida Statutes*. Furthermore,  
5 a CDD's records must be open for public inspection in accordance with the Florida law  
6 governing public records.

7  
8 Next, the District must provide financial reports to the state in the same form and manner  
9 as is required of all other political subdivisions. The District is annually audited by an  
10 independent certified public accountant. As I said before, the District budget is adopted  
11 annually by the board after a public hearing. All rates, fees, and charges imposed by the  
12 District must be adopted pursuant to Chapter 120, *Florida Statutes*.

13  
14 Finally, to impose special or non-ad valorem assessments under Chapter 170, 190 and 197,  
15 *Florida Statutes*, a CDD must provide published and mailed notice to those who are  
16 assessed providing them opportunity to appear before the Board of Supervisors and have  
17 an opportunity to comment on the advisability of the assessments. That assessment process  
18 entails preparation of an assessment methodology that fairly and equitably allocates the  
19 cost of the CDD's projects.

20  
21 **13. Please describe in general terms how a CDD operates financially, both on a day-to-**  
22 **day and a long-term basis.**

23  
24 In the early stages, particularly when a CDD is first formed, the CDD's operating funds  
25 may be funded by a "Funding Agreement" between the CDD and the landowner/developer  
26 in lieu of assessments that the CDD might have imposed on property within the CDD.

27  
28 In order to provide long term financing of capital projects, CDDs often issue bonds. All  
29 bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over  
30 a period of more than five years must be validated and confirmed by court decree pursuant  
31 to Chapter 75, *Florida Statutes*. A CDD may borrow funds on a long or short-term basis.

32  
33 Debt may be retired by the District through non ad valorem or special assessments imposed  
34 on benefited properties, or rates, fees, and charges imposed on users of district facilities  
35 and services. By law, debt of the District cannot become debt of any other government  
36 (city, county or state), without that government's consent.

37  
38 **14. What alternatives, other than community development districts, are you familiar with**  
39 **that might be available to provide community infrastructure for the lands within the**  
40 **proposed District?**

41  
42 In my opinion there are two alternatives that might provide community infrastructure such  
43 as the roads, utilities, drainage, recreation and other improvements contemplated for the  
44 proposed District. First, the general-purpose local government could finance the  
45 improvements utilizing special assessments and/or general funds. Alternatively, the  
46 developer could provide infrastructure through private means, including private financing  
47 if available. As discussed later in my testimony, neither of these alternatives is preferable

1 to use of the CDD concept.  
2

3 **15. Do you have an opinion, as someone experienced in district management and**  
4 **operations, as to whether the proposed District is the best available alternative for**  
5 **delivering community services and facilities to the areas that will be served by the**  
6 **District?**  
7

8 Yes. For this project, the proposed District is the best alternative available for delivering  
9 the proposed services and facilities to the area that will be served. These improvements  
10 include, but are not limited to, stormwater management systems, roadway improvements,  
11 water, sewer, and reclaim utilities, hardscaping, landscaping, undergrounding of conduit,  
12 recreational amenity facilities, and additional public improvements.  
13

14 **16. What is the basis for your opinion?**  
15

16 Looking at the alternatives, the City could finance and manage the improvements utilizing  
17 special assessments or general funds. The developer and/or a property owner's association  
18 ("POA") could provide these facilities as well through private financing.  
19

20 The other alternative is the use of private means, either through a POA or through the  
21 developer, or both in combination. This combination can clearly satisfy the high demand  
22 for focused service and facilities and managed delivery. However, only a public entity can  
23 assure a long-term perspective, act as a stable provider of services and facilities, qualify as  
24 a lower cost source of financing, and pay for services at sustained levels. POAs lack the  
25 ability to effectively finance the improvements. Their ability to assure adequate funds for  
26 sustained high levels of maintenance is less than with a CDD.  
27

28 Furthermore, neither the developer nor a POA would be required to conduct all actions  
29 relating to the provision of these improvements in the "sunshine" as a CDD must or abide  
30 by other public access requirements that are incumbent upon a CDD and its Board of  
31 Supervisors. Also, provision and long-term operation and maintenance of these  
32 improvements by a CDD ensures that residents have guaranteed access to the body or entity  
33 making decisions about these facilities, and in fact will one day sit as the five-member  
34 board making the decisions that impact their community directly.  
35

36 A CDD is an independent special purpose unit of local government designed to focus its  
37 attention on providing the best long-term service to its specifically benefited properties and  
38 residents. It has limited power and a limited area of jurisdiction. The District will be  
39 governed by its own board and managed by those whose sole purpose is to provide the  
40 District long term planning, management, and financing of these services and facilities.  
41 This long-term management capability extends to the operation and maintenance of the  
42 facilities owned by the District. Further, the sources for funding and manner of collection  
43 of funds will assure that the District facilities will be managed at the sustained levels of  
44 quality desired by property owners well into the future.  
45

46 **17. Do you have an opinion, as someone experienced in district management and**  
47 **operations, as to whether the area of land to be included within the proposed District**

1 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be  
2 developable as one functional interrelated community?

3  
4 Yes.

5  
6 **18. What is your opinion?**  
7

8 The proposed District has sufficient land area, and is sufficiently compact and contiguous  
9 to be developed, with the roadway, drainage, water and sewer, and other infrastructure  
10 systems, facilities and services contemplated. The District will operate as one functionally  
11 interrelated community.  
12

13 **19. What is the basis for your opinion?**  
14

15 The size of the proposed District is approximately 72.024 acres. Based on my previous  
16 experience, the proposed District is of sufficient size, compactness, and contiguity to be  
17 developed as a functional interrelated community.  
18

19 The qualities of compactness, contiguity, and size relate directly to whether an area can  
20 become one functional interrelated community. From the standpoint of the provision,  
21 management and operation of the community infrastructure expected to be provided by the  
22 District, the acres contemplated for inclusion within the District is sufficiently compact,  
23 contiguous and of sufficient size to maximize the successful delivery of these infrastructure  
24 improvements to these lands. The delivery of services and facilities to the lands within the  
25 District will not be hampered by insurmountable barriers or spatial problems. The area  
26 within the District is suitably configured to maximize the benefits available from the  
27 District services and facilities to be provided.  
28

29 **20. Do you have an opinion, as someone experienced in district management and**  
30 **operations, as to whether the area that will be served by the proposed District is**  
31 **amenable to separate special district government?**  
32

33 Yes.  
34

35 **21. What is your opinion?**  
36

37 The District is of sufficient size, compactness, and contiguity. Therefore, the area to be  
38 served by the proposed District is clearly amenable to separate special district governance.  
39 The configuration of the District is not unlike other CDDs with which I have worked over  
40 time.  
41

42 **22. What is the basis for your opinion?**  
43

44 Two criteria are needed to evaluate if a land area is amenable to separate special district  
45 government. One, does the land area have need for the facilities and services and will its  
46 owners and residents benefit from facilities that the special district could provide. Two, is

1 the land area of sufficient size, sufficient compactness, and sufficiently contiguous to be  
2 the basis for a functional interrelated community.

3  
4 Under both criteria, the proposed District is a planned community of sufficient size with a  
5 need for the facilities and improvements that are presently expected to be provided by the  
6 proposed District. As described in the petition, the proposed District will construct and  
7 maintain certain identified needed facilities and services. Other facilities and improvements  
8 will be constructed by the proposed District and ultimately owned and maintained by the  
9 City or Sarasota County. Based on my experience, CDDs of this size are large enough to  
10 effectively provide and manage services. From a management and operations perspective,  
11 the land area is well suited to the provision of the proposed services and facilities.  
12

13 **23. Do you have an opinion, as someone experienced in district management and**  
14 **operations, as to whether the community development services and facilities of the**  
15 **proposed District will be incompatible with the capacity and use of existing local and**  
16 **regional community development services and facilities?**

17  
18 Yes.

19  
20 **24. What is your opinion?**

21  
22 The proposed services and facilities of the proposed District are not incompatible with the  
23 capacity and uses of existing local or regional community development services and  
24 facilities.  
25

26 **25. What is the basis for your opinion?**

27  
28 Petitioner presently expects the proposed District to finance and construct certain sanitary  
29 sewer collection systems, water distribution systems, stormwater management systems,  
30 roadway improvements, and additional public improvements. None of the facilities  
31 expected to be provided by the District presently exist. Ultimately, a district may own and  
32 maintain certain of those improvements and the City, or other governmental entities, may  
33 own and maintain others. There will be no overlap or incompatibility because the facilities  
34 and improvements expected to be provided by the proposed District do not exist today.  
35

## 36 ECONOMICS AND FINANCING

37  
38 **26. You stated earlier that you are familiar with the Petition, and its Exhibits, filed by the**  
39 **Petitioner, to establish the proposed District. Are you particularly familiar with**  
40 **Exhibit 7 to the Petition?**

41  
42 Yes, Exhibit 7 is the SERC, a requirement of Chapter 190, *Florida Statutes*.

43  
44 **27. What exactly is a "SERC"?**  
45

1 The Statement of Estimated Regulatory Costs is actually a requirement under Section  
2 120.541(2), *Florida Statutes*, which has been incorporated into the law on establishment  
3 of community development districts.  
4

5 **28. In general terms, please summarize the economic analyses presented in the SERC.**  
6

7 An understanding of the SERC requires the recognition of the scope of review and  
8 evaluation for the establishment of a community development district as set out in Chapter  
9 190. Section 190.002(2)(d), *Florida Statutes*, states “[t]hat the process of establishing such  
10 a district pursuant to uniform general law [must] be fair and based only on factors material  
11 to managing and financing the service-delivery function of the district, so that any matter  
12 concerning permitting or planning of the development is not material or relevant.” Thus,  
13 the scope of the economic analysis included in the SERC addresses only the establishment  
14 of the proposed District, and not the planning or development of the property itself.  
15

16 The economic analysis sets out the assumptions about the development within the proposed  
17 District and the anticipated infrastructure to be provided by it. The analysis addresses each  
18 of the potentially affected parties defined in Chapter 120, *Florida Statutes*, and evaluates  
19 the impact of the proposed District on each such group.  
20

21 The proposed District is a specialized unit of local government. It is a special purpose unit  
22 of local government with a single objective: the provision of infrastructure and services for  
23 a planned new community. Its economic benefits exceed its economic cost to the Petitioner,  
24 the City, and to all subsequent purchasers and landowners of the community - in short, to  
25 all affected parties.  
26

27 Once the proposed District is established, there are no direct costs to the City. While the  
28 proposed District will provide certain reports and budgets to the City for its discretionary  
29 review, there are no requirements that either incur any obligations or expense associated  
30 with its review. In addition, to the extent the proposed District utilizes the services of the  
31 Property Appraiser or Tax Collector under the provisions of Chapter 197, *Florida Statutes*,  
32 to collect its assessments, the proposed District must pay the costs associated with those  
33 services.  
34

35 It is important to note that under Chapter 190, *Florida Statutes*, the debt of the proposed  
36 District cannot become the debt of the City, or the State of Florida. Since the proposed  
37 District will be an independent unit of government and issue its own bonds, the proposed  
38 District will not have any effect on the bonding capacity of the City or the State of Florida.  
39

40 **29. Please describe briefly the data and methodology used in preparing the SERC and**  
41 **related analyses.**  
42

43 The data for the analysis came from the landowner, other experts working on the Petition,  
44 and from the Petition itself. The methodology utilized is the standard economic impact  
45 assessment.  
46

47 **30. From an economic and financial perspective, do you have an opinion regarding the**

1 **financial viability and feasibility of the proposed District?**

2  
3 Yes, I do.

4  
5 **31. What is that opinion?**

6  
7 In my opinion, based on my experience with other districts, the proposed District is  
8 expected to be financially viable and feasible.

9  
10 **32. Are you familiar with the State Comprehensive Plan found in Chapter 187, *Florida***  
11 ***Statutes*?**

12  
13 Yes.

14  
15 **33. From an economic and financial perspective, do you have an opinion as to whether**  
16 **the proposed District is inconsistent with the State Comprehensive Plan from an**  
17 **economic perspective?**

18  
19 Yes.

20  
21 **34. What is that opinion?**

22  
23 It is my opinion that the proposed District is not inconsistent with any applicable element  
24 or portion of the state comprehensive plan.

25  
26 **35. What is the basis for your opinion?**

27  
28 I have reviewed, from an economic and financial perspective, the State Comprehensive  
29 Plan, particularly those portions that relate to community development districts. The State  
30 of Florida Comprehensive Plan (Chapter 187, *Florida Statutes*) “provides long-range  
31 policy guidance for the orderly social, economic, and physical growth of the state.” From  
32 an economic and financial perspective, four subjects, subjects 15, 17, 20, and 25 of the  
33 State Comprehensive Plan are relevant to the establishment of a CDD.

34  
35 Subject 15, titled Land Use, recognizes the importance of locating development in areas  
36 that have the fiscal abilities and service capacity to accommodate growth. It is relevant  
37 because CDDs are designed to provide infrastructure services and facilities in a fiscally  
38 responsible manner to the areas that can accommodate development. The establishment of  
39 the District will not be inconsistent with this goal because the District will have the fiscal  
40 capability to provide the specified services and facilities within its boundaries.

41  
42 Subject 17, titled Public Facilities, relates to (i) protecting investments in existing public  
43 facilities; (ii) providing financing for new facilities, (iii) allocating the costs of new public  
44 facilities on the basis of the benefits received by future residents; (iv) implementing  
45 innovative but fiscally sound techniques for financing public facilities; and (v) identifying  
46 and using stable revenue sources for financing public facilities. The establishment of the  
47 District will further these State Comprehensive Plan Goals and Policies.

1  
2 Subject 20, titled Governmental Efficiency, provides that governments shall economically  
3 and efficiently provide the amount and quality of services required by the public. The  
4 proposed District will be consistent with this element because the proposed District will  
5 continue to:

- 6  
7 (i) cooperate with other levels of Florida government;  
8  
9 (ii) be established under uniform general law standards as specified in Chapter  
10 190, *Florida Statutes*;  
11  
12 (iii) be professionally managed, financed, and governed by those whose  
13 property directly receives the benefits;  
14  
15 (iv) not burden the general taxpayer with costs for services or facilities inside  
16 the proposed District; and  
17  
18 (v) plan and implement cost efficient solutions for the required public  
19 infrastructure and assure delivery of selected services to residents.  
20

21 Subject 25, titled Plan Implementation, calls for systematic planning capabilities to be  
22 integrated into all levels of government throughout the state, with particular emphasis on  
23 improving intergovernmental coordination and maximizing citizen involvement. The  
24 proposed District is consistent with this element of the State Comprehensive Plan.  
25

26 **36. Based on your work with districts and from an economic and financial perspective,**  
27 **do you have an opinion as to whether the area of land that is proposed to be included**  
28 **within the proposed District is of sufficient size, sufficient compactness, and sufficient**  
29 **contiguity to be developable as one functional interrelated community?**

30  
31 Yes.

32  
33 **37. What is your opinion?**

34  
35 Based on my previous experience, the proposed District is of sufficient size, compactness,  
36 and contiguity to be developed as a functional interrelated community.  
37

38 **38. What is the basis for your opinion?**

39  
40 The project is compact with land use typical of a planned community. The development  
41 of the land has been planned to be a functional interrelated community making the most  
42 efficient use of public funds available.  
43

44 **39. From a financial perspective, do you have an opinion as to whether the proposed**  
45 **District is the best alternative available for providing the proposed community**  
46 **development services and facilities to the area to be served?**  
47

1 Yes.

2  
3 **40. What is your opinion?**  
4

5 The proposed District is the best alternative to provide community development facilities  
6 to the area to be served. This is true for the landowners and the governmental entities for  
7 the following reasons.  
8

9 From the perspective of current and future property owners within the District, the District  
10 is the best alternative for providing community facilities, infrastructure, and services. The  
11 land development envisioned for the area within the District's boundaries will require  
12 substantial provision of infrastructure, facilities and services. The CDD is an alternative  
13 method to provide these necessary services. The CDD can access the tax-exempt public  
14 capital markets and thereby fund these facilities and services at a lower cost than the  
15 alternative of developer funding. Furthermore, unlike a POA, the CDD has the power to  
16 assess property and collect those assessments along with other property taxes. Therefore,  
17 a CDD can fund large capital improvement programs that a POA cannot.  
18

19 With regard to the operations and maintenance of community facilities and services, the  
20 CDD is also the best alternative. The CDD is preferable to a POA to future landowners for  
21 the following reasons. First, unlike a POA, the CDD collects funds for operations and  
22 maintenance directly from assessments collected along with all other property taxes, which  
23 is a more assured income stream. Unlike a POA, a CDD is a unit of local government,  
24 and it must hold its meetings in the sunshine and bid out its contracts where required by  
25 law. A CDD provides control to the landowners much sooner in time than a POA. A CDD  
26 is focused on providing the community with services, facilities, and their maintenance in a  
27 way the general-purpose government, with its competing interests and broad  
28 responsibilities, is not. This level of local control serves the best interests of property  
29 owners in the CDD.  
30

31 From the perspective of the State of Florida, the City, and the water management districts,  
32 a CDD is the best alternative for providing community facilities and their operations and  
33 maintenance for a variety of reasons. First, as noted above, compared to a POA the CDD  
34 is a more powerful and more responsive organization for providing and maintaining  
35 infrastructure and services. Second, without a CDD the City may have to assume greater  
36 responsibility for construction, operations, and maintenance of community facilities and  
37 services. Even if the City formed a dependent district to provide community facilities and  
38 services to the area to be served by the CDD, and charged appropriately for these services,  
39 the City would be enmeshed in the responsibilities and in the management of those  
40 facilities. Furthermore, without a CDD the City cannot be assured that only residents of the  
41 area to be served by the CDD would bear the full costs of the needed facilities and services.  
42

43 **41. From an economic and financial perspective, do you have an opinion as to whether**  
44 **the services and facilities to be provided by the proposed District will be incompatible**  
45 **with the uses and existing local and regional facilities and services?**  
46

47 Yes.

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31

**42. What is your opinion?**

The proposed District covers approximately 72.024 acres of land. The configuration of the land is sufficiently compact and contiguous. As such, it will not create any economic disincentives to the provision of the infrastructure facilities contemplated in this case.

Given the scope and expected cost of facilities to be provided, 72.024 acres for a residential development provides a sufficient economic base to absorb the debt costs and annual operating costs for district administration and to efficiently apportion the cost of improvements.

**43. From an economic and financial perspective, do you have an opinion as to whether the area that will be served by the proposed District is amenable to separate special district government?**

Yes.

**44. What is your opinion and its basis?**

It is my opinion that the area within the boundaries of the proposed District is amendable to a separate special district government. The lands within the proposed District's boundaries have the need for basic infrastructure.

The land is of sufficient size, compactness, and contiguity and meets those tests. Therefore, from an economic and financial perspective, the area to be served by the proposed District is clearly amendable to separate special district governance.

**45. Does this conclude your testimony?**

Yes, it does.

BEFORE THE CITY COUNCIL OF THE  
CITY OF PORT ST. LUCIE, FLORIDA

IN RE:            PETITION TO ESTABLISH THE            )  
                     MCCARTY’S CHOICE COMMUNITY        )  
                     DEVELOPMENT DISTRICT                )  
\_\_\_\_\_ )

**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, Kinan Husainy, P.E., being first duly sworn, do hereby state for my affidavit as follows:

1.        I have personal knowledge of the matters set forth in this affidavit.
2.        My name is Kinan Husainy, and I am employed with Kimley-Horn and Associates, Inc.
3.        The prepared written, pre-filed testimony consisting of eight (8) pages, submitted under my name to the City Council of the City of Port St. Lucie, Florida, relating to the petition to establish McCarty’s Choice Community Development District and attached hereto, is true and correct.
4.        If I were asked the questions contained in the pre-filed testimony orally at the establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5.        My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.
6.        No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

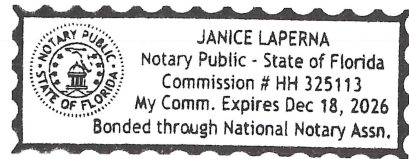
Executed this 29 day of May 2026.

*[Signature]*  
Kinan Husainy, P.E.

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 29<sup>th</sup> of May 2026, by Kinan Husainy, who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC  
*[Signature]*  
Print Name: JT Laperna  
Notary Public, State of Florida  
Commission No.: HH 325113  
My Commission Expires: 12/18/2026



1                   **TESTIMONY OF KINAN HUSAINY, P.E., FOR ESTABLISHMENT OF**  
2                   **MCCARTY’S CHOICE COMMUNITY DEVELOPMENT DISTRICT**  
3

4   **1.     Please state your name and business address.**

5  
6           My name is Kinan Husainy, and my business address is Kimley-Horn and Associates, Inc.,  
7           7341 Office Park Place, Suite 102, Melbourne, FL 32940  
8

9   **2.     By whom are you employed and in what capacity?**

10  
11          Kimley-Horn as a professional engineer.  
12

13   **3.     How long have you been in the engineering field?**

14  
15          19 years.  
16

17   **4.     Does your firm represent McCarty Town Development, LLC, (“Petitioner”)?**

18  
19          Yes. My firm serves as Project Engineer.  
20

21   **5.     Please give your educational background, with degrees earned, major areas of study**  
22   **and institutions attended.**

23  
24          Bachelor of Science in Civil Engineering from Florida State University.  
25

26   **6.     Do you have any professional licenses, registrations, or certifications?**

27  
28          Professional Engineering License in the State of Florida (#75481).  
29

30   **7.     Have you been involved in any developments of the type and nature similar to those**  
31   **in the proposed McCarty’s Choice Community Development District (“District”)?**

32  
33          Yes. I have been involved in several developments in the area that contain similar necessary  
34          public infrastructure facilities utilizing my expertise in the design, permitting, and  
35          construction of similar systems..  
36

37   **8.     Are you familiar with the Fourth Amended Petition to Establish McCarty’s Choice**  
38   **Community Development District (“Petition”) filed by the Petitioner with the City**  
39   **Council of the City of Port St. Lucie, Florida (“City”), on or around May 15, 2026,**  
40   **seeking the establishment of the proposed District?**

41  
42          Yes. My firm assisted the Petitioner with the preparation of some of the exhibits filed with  
43          the Petition.  
44

45   **9.     Are you familiar with those parcels of land proposed to be included in the District**  
46   **that are located within the City?**

1  
2 Yes, I am.  
3

4 **10. Are you generally familiar with the geographical area, type, and scope of development**  
5 **and the available services and facilities in the vicinity of the proposed District?**  
6

7 Yes, I am.  
8

9 **11. Which documents did you prepare or have others prepare under your supervision?**  
10

11 Exhibits 1, 2, 4, 5, and 6.  
12

13 **12. Do any of those exhibits require any additional changes or corrections?**  
14

15 Not to my knowledge.  
16

17 **13. Are Exhibits 1, 2, 4, 5, and 6 attached to the Petition true and correct?**  
18

19 Yes, to the best of my knowledge.  
20

21 **14. In general, what do Exhibits 1, 2, 4, 5, and 6 attached to the Petition demonstrate?**  
22

23 Exhibit 1 is the map showing the general location of the proposed District.  
24

25 Exhibit 2 is the metes and bounds legal description of the lands to be included within the  
26 proposed District.  
27

28 Exhibit 4 shows the distribution, location, and extent of the public and private land uses  
29 proposed for the District by the future land use plan element of the City's Future Land Use  
30 Plan.  
31

32 Exhibit 5 indicates the location of major outfall canals and drainage basins for the lands  
33 within the proposed District as well as the location of existing major trunk water mains and  
34 wastewater interceptors within the currently undeveloped lands proposed to be included  
35 within the District.  
36

37 Exhibit 6 describes the types of facilities the District presently expects to finance, construct,  
38 and install, as well as the entities anticipated for future ownership, operation, and  
39 maintenance.  
40

41 **15. What capital facilities are presently expected to be provided by the District?**  
42

43 At present, the District is expected to provide stormwater management systems, water,  
44 wastewater, and reclaim utility systems, roadway improvements, offsite roadway  
45 improvements, hardscape including entry features and signage, landscape, irrigation,  
46 environmental conservation, and recreational amenity improvements.

1  
2 **16. Based upon your training and experience as an engineer, do you have an opinion as**  
3 **to whether the proposed District is of sufficient size, compactness, and sufficient**  
4 **contiguity to be developed as a functional interrelated community?**  
5

6 Yes. Based on my experience, the proposed District is of sufficient size, compactness and  
7 contiguity to be developed as a one functional interrelated community.  
8

9 **17. What is the basis for your opinion?**  
10

11 For many reasons the proposed District facilities can be provided in an efficient, functional  
12 and integrated manner.  
13

14 First, there are sufficient, significant infrastructure needs for the area within the proposed  
15 District to allow development as a functionally interrelated community.  
16

17 Second, the specific design of the community allows infrastructure to be provided in a cost  
18 effective manner. The land included within the proposed District area is contiguous, which  
19 facilitates an efficient and effective planned development.  
20

21 Third, the provision of services and facilities through the use of one development plan  
22 provides a contiguous and homogenous method of providing services to lands throughout  
23 the District.  
24

25 **18. In your opinion, the proposed District is sufficiently compact and contiguous to be**  
26 **developable as a functionally interrelated community. Would you please explain what**  
27 **you mean when stating that the proposed District is of sufficient compactness?**  
28

29 The District will encompass approximately 72.024 acres and will provide a range of  
30 residential and residential-support land uses that require the necessary elements of  
31 infrastructure including the improvements described in the Petition. The proposed District  
32 will have sufficient overall residential density to require all the above-mentioned necessary  
33 elements of infrastructure of a comprehensive community. These facilities and services  
34 require adequate planning, design, financing, construction, and maintenance to provide the  
35 community with appropriate infrastructure. The preferred method of developing land,  
36 especially for higher density residential uses, is for the development to be spatially  
37 compact. This augments the District's ability to construct and maintain improvements, and  
38 provide services, in a cost efficient manner. The lands within the proposed District will be  
39 developed with a common overall design and functionality. Also, all the lands will share a  
40 common recreational element(s).  
41

42 **19. Can you provide an example of a service or facility and explain why a community**  
43 **development district ("CDD") is a preferred alternative for long-term operation and**  
44 **maintenance?**  
45

46 Yes. A good example would be a stormwater management system. Both a CDD and a

1 homeowner association are permitted to operate and maintain such systems under  
2 applicable Southwest Florida Water Management District (“SWFWMD”) rules. However,  
3 SWFWMD rules generally require homeowners’ associations to provide significantly more  
4 information and documentation before the SWFWMD permit can be issued. This  
5 additional information is required to ensure that the association has the financial, legal and  
6 administrative capability to provide for long-term maintenance of the stormwater  
7 management system. Such documentation generally must (1) indicate that the association  
8 has the power to levy assessments; (2) mandate that the association will operate and  
9 maintain such systems; and (3) provide that the association cannot be dissolved until  
10 another entity is found to maintain the system.

11  
12 In comparison, a CDD is a perpetual local government unit, which by law has the requisite  
13 assessment authority, including the ability to collect such assessments on the county tax  
14 roll. Thus, a CDD generally must simply provide a letter to the SWFWMD stating that the  
15 CDD will accept operation and maintenance responsibility. All things being equal, a CDD  
16 is preferred over a homeowners’ or property owners’ association for operation and  
17 maintenance of a stormwater management system.

18  
19 **20. Does the establishment of the proposed District obviate the need for local land**  
20 **development regulations, ordinances or plans?**

21  
22 No. Section 190.004, *Florida Statutes*, explicitly provides that the establishment of a CDD  
23 does not in any way impact or change the applicability of any governmental planning,  
24 environmental and land development laws, regulations, and ordinances. A CDD cannot  
25 take any action that is inconsistent with the comprehensive plan, code of ordinances or  
26 regulations of the city or county within which it is located.

27  
28 **21. Based on your experience, do you have an opinion as to whether the services and**  
29 **facilities to be provided by the proposed District will be incompatible with the**  
30 **capacities and uses of existing local and regional community facilities and services?**

31  
32 Yes. It is my opinion that the proposed services and facilities of the proposed District will  
33 not be incompatible with the capacity and uses of existing local or regional community  
34 development services and facilities.

35  
36 **22. What is the basis for your opinion?**

37  
38 Currently, none of the planned infrastructure improvements that the proposed District plans  
39 to provide exist on the subject property in a manner which is useful to the proposed  
40 development. Each of the elements of infrastructure for the necessary services and facilities  
41 will connect into the existing, surrounding systems according to criteria, review and  
42 approval of the existing operational entity; there will be no incompatibility issues.

43  
44 **23. Based on your experience, do you have an opinion as to whether the area to be**  
45 **included within the proposed District is amenable to being served by a separate**  
46 **special district government?**

1  
2 Yes. In my opinion, and to the best of my knowledge, the area identified in the petition is  
3 amenable to being served by a separate special district government.  
4

5 **24. What is the basis for your opinion?**  
6

7 The proposed District is limited in purpose and the infrastructure improvements to be  
8 provided by the proposed District are limited in scope. This infrastructure is expected to  
9 directly benefit the development and may be adequately served by a special district  
10 government. In addition, special district governance provides a mechanism whereby long-  
11 term maintenance obligations can be satisfied by the persons primarily using the facilities  
12 and services.  
13

14 **25. Do you have an opinion, as someone experienced in land planning, as to whether the**  
15 **proposed District is a viable alternative for delivering community services and**  
16 **facilities to the areas that will be served by the proposed District?**  
17

18 Yes. It is my opinion that the proposed District is a viable alternative for providing the  
19 proposed services and facilities to the land to be included within the proposed District.  
20

21 **26. What are the alternatives contemplated in rendering this opinion?**  
22

23 There would be two alternatives to the establishment of the proposed District. First, to  
24 facilitate economic development, accommodate new growth, and provide new services, the  
25 City could perhaps provide the selected facilities. The second alternative would be for the  
26 developer or property owners association (“POA”) to provide the infrastructure using  
27 private financing.  
28

29 **27. How does the proposed District compare to these alternatives?**  
30

31 By comparison of the alternatives referenced above, from a planning perspective, the  
32 proposed District is the best alternative available to provide the necessary infrastructure  
33 improvements. As a special-purpose “local government,” the proposed District is a stable,  
34 long-term public entity capable of constructing, maintaining and managing the proposed  
35 elements of infrastructure of the necessary facilities and services. The limited purpose and  
36 scope of the District, combined with the statutory safeguards in place, such as notice of  
37 public hearings and access to district records, would ensure that the proposed District is  
38 responsive to the infrastructure needs of the proposed District. The proposed District would  
39 be able to obtain low-cost financing to provide the necessary improvements and then  
40 impose special or non-ad valorem assessments upon the property owners within the District  
41 to fund the infrastructure.  
42

43 Only a CDD allows for the independent financing, administration, operations and  
44 maintenance of the land within the District. Only a CDD allows district property owners,  
45 and eventually residents, to completely control the district board and, therefore, the timing  
46 and extent of infrastructure improvement and maintenance. Knowing when, where and how

1 infrastructure will be needed to service the projected population of an area allows for the  
2 smooth delivery of those facilities. The proposed District exceeds other available  
3 alternatives at focusing attention to when and where and how the next system of  
4 infrastructure will be required for this specific area. This results in a full utilization of  
5 existing facilities before new facilities are constructed. It reduces the delivered cost to the  
6 citizens being served. All other alternatives do not have these characteristics.  
7

8 **28. In the course of your work in Florida, have you had an opportunity to work with the**  
9 **State Comprehensive Plan found in Chapter 187, *Florida Statutes*?**

10  
11 Yes. In the course of preparing planning documents for private development proposals, I  
12 have often referred to the State Comprehensive Plan.  
13

14 **29. In the course of your work in Florida, have you had an opportunity to review local**  
15 **government comprehensive plans?**

16  
17 Yes. In fact, I have reviewed the City of Port St. Lucie Comprehensive Plan in the course  
18 of my work.  
19

20 **30. At this point, I will ask you to address certain matters that are related to land use and**  
21 **comprehensive planning. Are you familiar with the development approvals that have**  
22 **been obtained or are being sought by the Petitioner to govern the lands within the**  
23 **proposed District?**

24  
25 Yes, I am.  
26

27 **31. Based upon your training and experience as a civil engineer specializing in land**  
28 **development, do you have an opinion as to whether the proposed District is**  
29 **inconsistent with any portion or element of the State Comprehensive Plan found in**  
30 **Chapter 187, *Florida Statutes*?**

31  
32 Yes.  
33

34 **32. What is that opinion?**

35  
36 In my professional opinion, the proposed District is not inconsistent with the applicable  
37 provisions of Chapter 187, *Florida Statutes*.  
38

39 **33. What is the basis for your opinion?**

40  
41 I have reviewed, from a planning perspective, applicable portions of the State  
42 Comprehensive Plan which relate to CDDs. The State Comprehensive Plan “provides long-  
43 range policy guidance for the orderly social, economic, and physical growth of the state.”  
44 The State Comprehensive Plan provides twenty-five (25) subjects, and numerous goals and  
45 policies. Three subjects are particularly relevant, from a planning perspective to the  
46 establishment of CDDs: No. 15 - Land Use, No. 17 – Public Facilities, and No. 25 - Plan

1 Implementation. Several of the policies and goals are particularly supportive of the  
2 establishment of the proposed District.  
3

4 **34. Why is subject No. 15 in the State Comprehensive Plan relevant to the establishment**  
5 **of the proposed District?**  
6

7 This goal recognizes the importance of enhancing the quality of life in the State of Florida  
8 and attempts to do so by ensuring that development is located in areas that have fiscal  
9 abilities and service capacity to accommodate growth. CDDs are designed to provide  
10 services and facilities in a fiscally responsible manner to areas which can accommodate  
11 development. The proposed District is consistent with this goal because it will continue to  
12 have the fiscal capability to provide a range of services and facilities to a population in a  
13 designated growth area.  
14

15 **35. Are any of the policies under subject No. 15 relevant?**  
16

17 Yes. Policy 1 promotes efficient development activities in areas which will have the  
18 capacity to service new populations and commerce. The proposed District will be a vehicle  
19 to provide high quality services in an efficient and focused manner over the long term.  
20

21 **36. What is Subject 17 and why is it relevant?**  
22

23 Subject 17 addresses public facilities. The goal is to finance new facilities in a timely,  
24 orderly and efficient manner. In particular, Policy 3 states that the cost of new public  
25 facilities should be allocated to existing and future residents on the basis of the benefits  
26 received. Policy 6 also encourages the identification and implementation of innovative but  
27 fiscally sound and cost-effective techniques for financing public facilities. Establishment  
28 of the proposed District will further this goal and related policies.  
29

30 **37. Why is subject No. 25, the other subject you mentioned, relevant to the establishment**  
31 **of the proposed district?**  
32

33 Subject No. 25 addresses Plan Implementation. This goal requires that systematic planning  
34 capabilities be integrated into all levels of government throughout the state, with particular  
35 emphasis on improving inter-governmental coordination and maximizing citizen  
36 involvement. The proposed District will operate through a separate and distinct Board of  
37 Supervisors who will systematically plan the construction, operation and maintenance of  
38 public improvements and community facilities authorized under Chapter 190, *Florida*  
39 *Statutes*, subject to and not inconsistent with the local government comprehensive plan and  
40 land development regulations. Further, meetings held by the Board of Supervisors are  
41 publicly advertised and open to the public.  
42

43 **38. Are there any relevant policies in this portion of the State Comprehensive Plan?**  
44

45 Yes. Policy 6 encourages public citizen participation at all levels of policy development,  
46 planning and operations. Under Chapter 190, *Florida Statutes*, six (6) years after the

1 establishment of a CDD, and after two hundred and fifty (250) electors reside in the CDD,  
2 the election of the Board of Supervisors begins to transition from a landowner-elected  
3 Board to a resident-elected Board. Regardless of whether the board is elected by the  
4 landowners or the residents, the District must convene its meetings in accordance with  
5 government in the sunshine provisions set forth in Chapter 286, *Florida Statutes*. This  
6 encourages citizen participation in the planning and operational activities of the District.  
7

8 **39. Based upon your training and experience as a land development engineer, do you**  
9 **have an opinion as to whether establishment of the proposed District is inconsistent**  
10 **with any portion or element of the Comprehensive Plans of the City?**

11 Yes, I do.  
12

13  
14 **40. What is that opinion?**

15  
16 In my professional opinion, the establishment of the proposed District is not inconsistent  
17 with any applicable provisions of the City's Comprehensive Plans.  
18

19 **41. What is the basis for that opinion?**

20  
21 My opinion is based upon years of experience reviewing comprehensive plans (including  
22 for purposes of this project the current City's Comprehensive Plan) and there not being any  
23 provisions that would render a CDD inconsistent. Furthermore, Chapter 190, *Florida*  
24 *Statutes*, prohibits any CDD from acting in a way that is inconsistent with the local  
25 government's comprehensive plan, the exercising of any power must be done with the  
26 comprehensive plan in mind.  
27

28 It is my opinion, therefore, that with respect to the establishment of the proposed District,  
29 the proposed District will not be inconsistent with any applicable element or portion of the  
30 City's Comprehensive Plan.  
31

32 **42. Does this conclude your testimony?**

33 Yes, it does.  
34



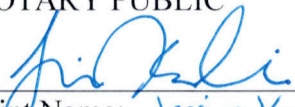
Executed this 29<sup>th</sup> day of May 2026.

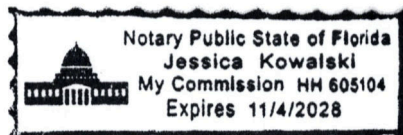
  
\_\_\_\_\_  
Jack M. Berry, III

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of May 2026, by Jack M. Berry, III, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

  
\_\_\_\_\_  
Print Name: Jessica Kowalski  
Notary Public, State of Texas  
Commission No.: HH 605104  
My Commission Expires: 11-4-2028



1           **TESTIMONY OF JACK M. BERRY, III FOR ESTABLISHMENT OF MCCARTY’S**  
2                                           **CHOICE COMMUNITY DEVELOPMENT DISTRICT**

3  
4   **1.     Please state your name and business address.**

5  
6       My name is Jack M. Berry, III. My business address is 3801 PGA Blvd, Suite 806  
7       Palm Beach Gardens, FL 33410.

8  
9   **2.     By whom are you employed and in what capacity?**

10  
11       I am the designated representative of the Petitioner, McCarty Town Development, LLC for  
12       the purposes of this project.

13  
14   **3.     Briefly summarize your duties and responsibilities.**

15  
16       I am responsible for overseeing land development, entitlement and related work for the  
17       Petitioner as it relates to this project, as well as overseeing day-to-day operations.

18  
19   **4.     Who is the Petitioner in this proceeding?**

20  
21       The Petitioner is McCarty Town Development, LLC (“Petitioner”).

22  
23   **5.     Are you familiar with the Fourth Amended Petition to Establish McCarty’s Choice**  
24       **Community Development District (“Petition”) filed by Petitioner with the City of Port**  
25       **St. Lucie, Florida (“City”) on or around May 15, 2026, seeking the establishment of**  
26       **the proposed District?**

27  
28       Yes.

29  
30   **6.     What is the proposed name of the District?**

31  
32       The proposed name is McCarty’s Choice Community Development District (“District”).

33  
34   **7.     Have you reviewed the contents of the Petition and approved its findings?**

35  
36       Yes, I have.

37  
38   **8.     Are there any further changes or corrections to the Petition at this time?**

39  
40       No.

41  
42   **9.     Are there any changes or corrections to any of the exhibits submitted to the City at**  
43       **this time?**

44  
45       No.  
46

1 **10. Please generally describe each of the exhibits attached to the Petition.**

2  
3 Exhibit 1 is the map showing the general location of the proposed District.

4  
5 Exhibit 2 is the metes and bounds legal description of the lands to be included within the  
6 proposed District.

7  
8 Exhibit 3 is the authorization of agent form, which authorizes Kilinski | Van Wyk PLLC  
9 to act as agent for the Petitioner.

10  
11 Exhibit 4 shows the distribution, location, and extent of the public and private land uses  
12 proposed for the District by the future land use plan element of the City's Future Land Use  
13 Plan.

14  
15 Exhibit 5 indicates the location of major outfall canals and drainage basins for the lands  
16 within the proposed District as well as the location of existing major trunk water mains and  
17 wastewater interceptors within the currently undeveloped lands proposed to be included  
18 within the District.

19  
20 Exhibit 6 describes the types of facilities the District presently expects to finance, construct,  
21 and install, as well as the entities anticipated for future ownership, operation, and  
22 maintenance.

23  
24 Exhibit 7 is the Statement of Estimated Regulatory Costs ("SERC"), required by statute.

25  
26 Exhibit 8 is the Consent of Landowner to the establishment of the proposed District,  
27 executed by McCarty Road LLC, which represents the consent of one hundred percent  
28 (100%) of the owner of the lands to be included within the District.

29  
30 **11. Were these exhibits prepared by you or under your supervision?**

31  
32 Yes, the Petitioner engaged a consultant team and directed the preparation of the exhibits  
33 to the Petition. I reviewed the Petition and exhibits prior to its filing.

34  
35 **12. Are the contents of the Petition and the Exhibits attached to it and referenced above  
36 true and correct to the best of your knowledge?**

37  
38 Yes.

39  
40 **13. Are you familiar with the area that is proposed to be included within the District?**

41  
42 Yes, I am familiar with the general area and the site specifically.

43  
44 **14. Approximately how large is the proposed District in acres?**

45  
46 The proposed District covers approximately 72.024 acres, more or less, of land.

1  
2 **15. What steps were taken with respect to filing the Petition with the City?**  
3

4 On or around May 15, 2026, the Petitioner filed the Fourth Amended Petition with the City.  
5 The Petitioner paid the filing fees, in accordance with the City's fee schedule requirements.  
6

7 **16. Has notice of the hearing been provided in accordance with Section 190.005, Florida**  
8 **Statutes?**  
9

10 Yes. The Notice of Public Hearing is being published as a display ad in the Treasure Coast  
11 News, a newspaper of general circulation in St. Lucie County and of general interest and  
12 readership in the community. An affidavit of the publications will be provided to the City's  
13 staff after final publication.  
14

15 **17. Who are the five (5) persons designated in the Petition to serve as the initial Board of**  
16 **Supervisors?**  
17

18 The five persons include: myself, Bobbie Shockley, Jessica Kowalski, Justin Frye, and  
19 Charleigh Berry.  
20

21 **18. Do you know each of these persons personally?**  
22

23 Yes, I do.  
24

25 **19. Are each of the persons designated to serve as the initial Board of Supervisors**  
26 **residents of the State of Florida and citizens of the United States?**  
27

28 Yes, they are.  
29

30 **20. Are there residential units planned for development within the proposed District?**  
31

32 Yes. There are approximately 321 residential units planned for development within the  
33 proposed District.  
34

35 **21. Are there residents currently living within the areas to be included within the District,**  
36 **and, if so, have they been notified about the creation of the District?**  
37

38 No. As of this date, there are no residents currently living in any of the areas proposed to  
39 be included within the boundaries of the proposed District.  
40

41 **22. Would you please describe the proposed timetable for development of land within the**  
42 **proposed District?**  
43

44 The proposed timetable for the construction of infrastructure to develop the land is  
45 expected to occur in two (2) phases from 2026 to 2032, with the first phase tentatively  
46 starting in 2026 and the second phase tentatively starting in 2027.

1 **23. Would you generally describe the services and facilities you currently expect the**  
2 **proposed District to provide?**  
3

4 The Petitioner presently intends for the District to be involved in providing the following  
5 services and facilities: stormwater management systems, water, wastewater, and reclaim  
6 utility systems, roadway improvements, offsite roadway improvements, hardscape  
7 including entry features and signage, landscape, irrigation, environmental conservation,  
8 and recreational amenity improvements. Capital costs of these improvements, including  
9 associated contingencies and professional fees, will be borne by the District. The  
10 Petitioner's good faith expectation of the costs associated with the acquisition or  
11 construction of such improvements is itemized in Exhibit 6 of the Petition.  
12

13 **24. Are these costs expected to include the cost of acquiring land from the developer?**  
14

15 No.  
16

17 **25. Do you have an opinion, as someone experienced in development, as to whether the**  
18 **area of land to be included within the proposed District is of sufficient size, is**  
19 **sufficiently compact, and is sufficiently contiguous to be developable as one functional**  
20 **interrelated community?**  
21

22 Yes.  
23

24 **26. What is your opinion?**  
25

26 The proposed District has sufficient land area, and is sufficiently compact and contiguous  
27 to be developed, with the roadway, drainage, water and sewer, and other infrastructure  
28 systems, facilities and services contemplated. The District will operate as one functionally  
29 interrelated community.  
30

31 **27. What is the basis for your opinion?**  
32

33 The size of the proposed District is approximately 72.024 acres of land, more or less. Based  
34 on my previous experience, the proposed District is of sufficient size, compactness, and  
35 contiguity to be developed as a functional interrelated community.  
36

37 The qualities of compactness, contiguity, and size relate directly to whether an area can  
38 become one functional interrelated community. From the standpoint of the provision,  
39 management and operation of the community infrastructure expected to be provided by the  
40 District, the acres contemplated for inclusion within the District is sufficiently compact,  
41 contiguous and of sufficient size to maximize the successful delivery of these infrastructure  
42 improvements to these lands. The delivery of services and facilities to the lands within the  
43 District will not be hampered by insurmountable barriers or spatial problems. The area  
44 within the District is suitably configured to maximize the benefits available from the  
45 District services and facilities to be provided.  
46

1 **28. In general, what financing methods does the Petitioner propose that the proposed**  
2 **District use to pay for the anticipated facilities and services?**  
3

4 The Petitioner presently expects that the District will finance certain services and  
5 improvements through the issuance of tax-exempt bonds. The debt issued by the proposed  
6 District is expected to be retired by funds from landowners in the form of “non-ad valorem”  
7 or “special” assessments on benefitted property within the proposed District. Ongoing  
8 maintenance and operational activities are expected to be funded by maintenance special  
9 assessments. At present, the Petitioner expects that the proposed District may issue both  
10 long- and short-term bonds that will pay a portion of the cost of these facilities. The short-  
11 term bonds, and any facilities not financed with a bond issue, will be funded by the  
12 developer through conventional bank financing.  
13

14 **29. Who will be responsible for paying the proposed District’s assessments?**  
15

16 Only those property owners, including the developer, within the proposed District will be  
17 responsible for paying District assessments.  
18

19 **30. Will these debts of the proposed District be an obligation of the City or the State of**  
20 **Florida?**  
21

22 No. Florida law provides that community development district debt cannot become the  
23 obligation of a city, a county, or the state without the consent of that government.  
24

25 **31. Why is the Petitioner seeking to have a community development district established**  
26 **for this area?**  
27

28 Districts are an efficient, effective way to provide infrastructure and have become accepted  
29 in the marketplace by home buyers. Further, they are a preferred method of long term  
30 maintenance by water management districts and other regulatory agencies because they  
31 offer professional staff, assessments collected on the tax roll which makes funding secure  
32 and other benefits not offered by a private entity operator of infrastructure.  
33

34 From our perspective, the establishment of a District is logical for this project. It is a long-  
35 term, stable, financially-secure entity. The District is a structured, formal entity, with the  
36 legal ability to respond to current and future changes in the circumstances and desires of  
37 its residents. This project requires that the landowners within the development must  
38 provide for the ownership and maintenance of the roadways and stormwater management  
39 system. A District is the best mechanism for the perpetual maintenance and operation of  
40 such improvements. Under Florida law, the District has access to the county tax collection  
41 mechanisms, which helps ensure that assessments will be collected and that the facilities  
42 will be maintained. In that sense, to us, it is preferable to a property owners’ association.  
43

44 In addition, the District has the financial capability to assist in the provision of necessary  
45 capital improvements sooner than might otherwise be the case. The City, developers,  
46 builders and residents will all benefit from these improvements in terms of access, traffic

1 flow, safety, and general property value enhancement.

2

3 **32. Does this conclude your testimony?**

4

5 Yes.

6



## Agenda Summary

2026-516

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**Agenda Date:** 6/8/2026

**Agenda Item No.:** 13.a

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Placement: New Business

Action Requested: Motion / Vote

Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CA-2754.

Submitted By: Richard Berrios, City Attorney

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

Executive Summary (General Business): Request for an Attorney/Client Session with respect to pending litigation in the matter of McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CA-002754.

Presentation Information: N/A

Staff Recommendation: Move that the Council approve the request.

Alternate Recommendations:

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

Background: Pursuant to Section 286.011(8), Florida Statutes, any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision, and the chief administrative or executive officer of the governmental entity, may meet in private with the entity's attorney to discuss pending litigation to which the entity is presently a party before a court or administrative agency, provided that the following conditions are met:

(a) The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning the litigation;

(b) The subject matter of the meeting shall be confined to settlement negotiations or strategy sessions related to litigation expenditures;

(c) The entire session shall be recorded by a certified court reporter. The reporter shall record the times of commencement and termination of the session, all discussion and proceedings, the names of all persons present at any time, and the names of all persons speaking. No portion of the session shall be off the record.

The court reporter's notes shall be fully transcribed and filed with the entity's clerk within a reasonable time after the meeting;

(d) The entity shall give reasonable public notice of the time and date of the Attorney/Client Session and the names of persons who will be attending the session. The session shall commence at an open meeting at which the persons chairing the meeting shall announce the commencement and estimated length of the Attorney/Client Session and the names of the persons attending. At the conclusion of the Attorney/Client Session, the meeting shall be reopened, and the person chairing the meeting shall announce the termination of the session;

(e) The transcript shall be made part of the public record upon conclusion of the litigation.

Issues/Analysis: In conformance with the provisions as outlined in Section 286.011(8), Florida Statutes, the City Attorney's Office hereby requests an Attorney/Client Session with the City Council to discuss the pending litigation in the matter McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CA-002754. This request for an Attorney/Client Session is made at a public hearing pursuant to the requirements of Section 286.011(8), Florida Statutes.

Financial Information: N/A

Special Consideration: The Attorney/Client Session will be scheduled at a mutually convenient time for the Mayor, Vice-Mayor, and Councilmembers.

Location of Project: N/A

Business Impact Statement: 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: 25246-13

Legal Sufficiency Review:

Reviewed by Richard Berrios, City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.



**PUBLIC WORKS**  
**Administration Division**  
**MEMORANDUM NO. 26-07M**

**TO:** Mayté Santamaria, Deputy County Administrator II

**THROUGH:** Patrick Dayan, P.E., Public Work Director *pd*

**FROM:** Christopher Lestrage, P.E., Assistant Public Works Director *cl*

**DATE:** April 29, 2026

**SUBJECT:** St. James Drive Interlocal Agreement

St. Lucie County is currently out to bid for construction of a missing link of sidewalk on St. James Drive between Royce Avenue and Lazy River Parkway. The project is funded by a LAP agreement with FDOT. Bid advertisement closes May 13, 2026. The grant's final deadline for completion is December 31, 2027. During the development of the project, the design identified a parcel of land owned by the City of Port St. Lucie that wherein sections of the sidewalk were to be constructed. Staff proposed an ownership transfer of the property from the City to the County along with an easement in favor of the City to continue to convey and maintain drainage on the parcel.

Maintenance of St. James Drive is currently divided between the City of Port St. Lucie and County according to the terms of an existing Interlocal Agreement dated July 1, 1982. The existing agreement includes multiple roadways and does not adequately reflect the growth and expansion that has occurred since 1982. The existing agreement does not accurately describe nor assign maintenance responsibility for all of the infrastructure along the roadway.

Both City and County Public Works Department have agreed to work in good faith to update the agreement to better align with current needs and assign maintenance responsibility where the current agreement is silent. This is intended to occur concurrent with the construction of the St. James Drive sidewalk project.