AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Regular Meeting 2023-01
April 5, 2023 - 6:00 PM

City Hall Council Chambers, 120 Malabar Road SE

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ADOPTION OF MINUTES:

1. **Regular Meeting 2023-03; March 1, 2023**

ANNOUNCEMENTS:

OLD/UNFINISHED BUSINESS:

1. **T23-00002 (formerly T-12-2023) - REQUEST TO CONTINUE TO 05/03 P&Z - Crown of Road for Single-Family Residential Construction - City of Palm Bay (Public Works Department) - A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 174: Floodplain and Stormwater Management, Section 174.073, to clarify residential elevations for single-family residential construction**
2. ****Z23-00002 (formerly Z-18-2023) - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A Zoning amendment from a CC, Community Commercial District to a GC, General Commercial District. A portion of Tax Parcel 1.1, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 11.668 acres. Located in the vicinity south of Malabar Road SE, east of Interchange-95, and west of Babcock Street SE**
3. **CP23-00002 (formerly CP-5-2023) - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use. Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE**

NEW BUSINESS:

1. ****CPZ23-00001 - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District. A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE**
2. **FS23-00001 - L3Harris-Leo - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo. A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE**
3. ****FD23-00001 – Jupiter Bay - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.) - A Final Development Plan to allow a proposed PUD for a 236-unit development of mixed uses to be called Jupiter Bay PUD.Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE**
4. **PS23-00001 – Jupiter Bay - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.) - A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD. Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE**
5. **T23-00003 – Self-Storage Units - City of Palm Bay (Growth Management Department – Requested by Councilman Kenny Johnson) – A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.088, Special Requirements and Conditions; Section 185.045 LI – Light Industrial and Warehousing District; Section 185.046 HI – Heavy Industrial District; and Section 185.054, GC – General Commercial District; to amend the locations, requirements, and conditions for self-storage facilities**

OTHER BUSINESS:

1. **Election of Board Member to serve on Community Development Advisory Board**

ADJOURNMENT:

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Any aggrieved or adversely affected person desiring to become a party in the quasi-judicial proceeding shall provide written notice to the city clerk which notice shall, at a minimum, set forth the

aggrieved or affected person's name, address, and telephone number, indicate how the aggrieved or affected person qualifies as an aggrieved or affected person and indicate whether the aggrieved or affected person is in favor of or opposed to the requested quasi-judicial action. The required notice must be received by the clerk no later than five (5) business days at the close of business, which is 5 p.m., before the hearing. (Section 59.03, Palm Bay Code of Ordinances)

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Land Development Division at (321) 733-3042 or Florida Relay System at 711.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

**Quasi-Judicial Proceeding.

The City of Palm Bay Florida

MEMORANDUM

DATE: April 5, 2023

SUBJECT: Regular Meeting 2023-03; March 1, 2023

ATTACHMENTS:

Description

- **P&Z/LPA Minutes - Regular Meeting 2023-03; March 1, 2023**

CITY OF PALM BAY, FLORIDA

PLANNING AND ZONING BOARD/
LOCAL PLANNING AGENCY
REGULAR MEETING 2023-03

Held on Wednesday, March 1, 2023, in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Land Development Division, Palm Bay, Florida. The minutes are not a verbatim transcript but a brief summary of the discussions and actions taken at this meeting.

Chairperson Leeta Jordan called the meeting to order at approximately 6:00 p.m.

Mr. Ranier Warner led the Pledge of Allegiance to the Flag.

ROLL CALL:

CHAIRPERSON:	Leeta Jordan	Present
VICE CHAIRPERSON:	Philip Weinberg	Present
MEMBER:	Donald Boerema	Present
MEMBER:	Robert Good	Present
MEMBER:	Randall Olszewski	Present
MEMBER:	Rainer Warner	Present
MEMBER:	VACANT	
NON-VOTING MEMBER:	David Karaffa (School Board Appointee)	Present

CITY STAFF: Present were Ms. Alexandra Bernard, Growth Management Director; Mr. Jesse Anderson, Ph.D., Assistant Growth Management Director; Mr. Stephen White, Principal Planner, Ms. Tania Ramos, Senior Planner; Ms. Uma Sarmistha, Senior Planner; Ms. Carol Gerundo, Planning Specialist; Mr. Rodney Edwards, Deputy City Attorney.

ADOPTION OF MINUTES:

1. Regular Planning and Zoning Board/Local Planning Agency Meeting 2023-02; February 1, 2023.

   Motion to approve the minutes as presented.

Motion by Mr. Weinberg, seconded by Mr. Warner. Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

ANNOUNCEMENTS:

Ms. Jordan addressed the audience on the meeting procedures and explained that the Planning and Zoning Board/Local Planning Agency consists of volunteers who act as an advisory board to the City Council.

NEW BUSINESS:

1. ****CU-3-2023 - U-Haul Self-Storage - M. David Moallem (Erick Garcia-Salas, Contineo Group and Cal Conner, U-Haul Co. of Eastern FL, Reps.) - A Conditional Use to allow a proposed self-storage facility in a CC, Community Commercial District, in accordance with Section 185.088 of the Palm Bay Code of Ordinances. Tax Parcel 528, Section 22, Township 28, Range 37, Brevard County, Florida, containing approximately 4.9 acres. Located north of and adjacent to Hunter Avenue NE, in the vicinity east of Babcock Street**

Mr. White presented the staff report for Case CU-3-2023. Case CU-3-2023 met the minimum requirements for a Conditional Use request subject to the staff comments contained in the staff report, which are required to be addressed during Site Plan review. Mr. White noted that one of the conditions, the Cross Access Easement Agreement, was turned in to staff after the agenda was uploaded. The agreement was recorded by the Clerk of Court.

Mr. Warner asked if the project was an extension of the current business. Mr. White stated that it was a separate business with the same owners.

Mr. Erick Garcia-Salas, P.E., The Contineo Group, Atlanta, Georgia (representative for the applicant), gave an overview of the conditional use request. Mr. Garcia-Salas indicated that the subject property, an empty island lot located behind Publix, would only have access through the U-Haul portion of the property into the U-Haul area. The primary use for the property was for U-Boxes, where persons would be able to

store belongings, and it would not be open to the public. Mr. Garcia-Salas noted that it would be open for U-Haul employees, although further into the property there would be a component for drive-up self-storage. The property was in a secluded area, and did not front residential areas, with no future connections to Publix.

Mr. Boerema asked if there would be street entrances or exits to the east. Mr. Garcia-Salas indicated that there would be no street entrances or exits to the east and reiterated that the only access would be through the U-Haul portion.

Mr. Boerema inquired about the residential properties to the south. Mr. Garcia-Salas stated that the residential area to the south would be buffered by a stormwater retention pond.

Mr. Olszewski wanted to know if most of the square footage would be used by the U-Haul employees for moving the U-Boxes, and if customers would not be involved with the keeping of the U-Boxes. Mr. Garcia-Salas indicated that the U-Boxes would be in the north portion of the building and would be used by the employees, not the customers.

Mr. Olszewski asked if the self-storage component of the project was going to be like the current self-storage in the U-Haul parking lot. Mr. Garcia-Salas stated that self-storage would be drive-up, like the current self-storage.

Mr. Olszewski wanted to know how the project would be affected by the current Publix project. Mr. Garcia-Salas stated there would be no effect on the purpose and overall look. Mr. Garcia-Salas described the screening, the location and access agreement of the project.

Mr. Boerema asked where the entrance to the project would be. Mr. Garcia-Salas stated that the entrance would be at the north end of the property.

Mr. Boerema wanted to know if there were any meetings with Publix. Mr. Garcia-Salas explained that U-Haul representatives met with the property owners and noted that everyone was aware and in full support of the project.

There were no public comments, and there was no correspondence in the file.

Motion to approve Case CU-3-2023 subject to the conditions in the Staff Report.

Motion by Mr. Weinberg, seconded by Mr. Olszewski. Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

2. **CP-2-2023 - Micco Park Village - Brian Lulfs, Managing Member of Peat Holdings, LLC (Jake Wise, P.E., Construction Engineering Group, LLC) - A large-scale Comprehensive Plan Future Land Use Map amendment from Micco Park Village Use to Parkway Flex Use. Tax Parcels 500 and 751 of Section 12, Township 30, Range 37 along with Tax Parcel 2 of Section 13, Township 30, Range, 37, Brevard County, Florida, containing approximately 353.47 acres. Located north of and adjacent to Micco Road SE in the vicinity east of Interstate 95 Highway**

Mr. Anderson presented the staff report for Case CP-2-2023. Case CP-2-2023 met the minimum criteria for a large-scale Comprehensive Plan Future Land Use Map Amendment request.

Mr. Good inquired if the plan for the area was a higher density zoning. Mr. Anderson stated that the Micco Park Village District already had entitlements through the adoption of the Comprehensive Plan. He noted that if you were to look at the adopted current plan versus what had been proposed you would notice that Micco Park Village had not changed in any way. If the applicant wanted to change the entitlements, they would have to come forward and make an application.

Mr. Warner wanted to know how this project changed from the original Micco Park Village District in the newly adopted Comprehensive Plan. Mr. Anderson stated that the area was going to be significantly less intense and less dense.

Mr. Karaffa wanted to know if there would be a school inside the project. Mr. Anderson explained that there had not been any discussions for a school site for the project and mentioned that the School Concurrency Application indicated that they were greenlighted for the next phase. He mentioned that it would be unlikely that the

subject project would require a school site because of the proximity to the previous Micco Village District project that included a school site.

Mr. Olszewski wanted to know if there was any other project that existed in the City that was designated Parkway Flex District. Mr. Anderson stated that there was, and that it was located in the northwestern portion of the City near the St. Johns Heritage Parkway Extension area. Mr. Olszewski wanted to know how long the Parkway Flex Use existed. Mr. Anderson noted that it has existed since 2016.

Mr. Jake Wise, P.E. Construction Engineering Group, LLC (civil engineer for the project and representative for the applicant) introduced the developer for the project, Mr. James Gielda, Chief Development Officer, Lotis Group. Mr. Gielda informed the board of he and his partners years of experience in developing in Florida, and he looked forward to being in Palm Bay.

Mr. Olszewski asked when Lotis Group got involved in the project. Mr. Gielda explained that the property was owned by an investment partner for about 5 or 6 years. Mr. Olszewski wanted to know how dependent the project was on Emerald Lakes occurring. Mr. Gielda explained that it was not 100 percent dependent on Emerald Lakes and that the primary reason was the Emerald Lakes property to the north already had public right-of-way dedicated to the City which would allow legal access to extend the I-95 through the subject property for additional right-of-way dedication. Mr. Olszewski asked if Mr. Gielda was personally aware of how the existing St. John's Heritage Parkway had got there. Mr. Gielda explained that he was aware of the history.

Mr. Wise showed slides of the Master Plan of Micco Park Village District and gave details of the project. He noted that the eight criteria that staff mentioned in the staff report for a Land Use approval were met. A Citizen Participation Plan (CPP) meeting was held and there were no attendees. Mr. Wise stated that the proposed land use would require 40 square feet of commercial land for every residential unit. He noted that the project was proposing 80,000 square feet of commercial. Mr. Wise mentioned that there were two lakes that encompassed almost 75 acres of the property and would total 100 acres of the project with the Parkway. The master plan reshaped the area and included pedestrian interconnectivity and recreational

amenities. Mr. Wise noted that Brevard County Environmental Endangered Lands (EELS), that would be preserved in perpetuity, abuts the property to both the east and west.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) spoke in favor of the request. Mr. Battin stated that he was speaking in favor of the project because of the previous approval of the Micco Park Village to the east. He noted that without approval of the subject request, Micco Park Village would fail. Mr. Battin stated that the City would fail on the St. Johns Heritage Parkway unless there was some kind of agreement between the developers that were involved. Mr. Battin wanted to know how the pedestrians were supposed to get across the St. Johns Heritage Parkway since it was supposed to be a walkable community. Mr. Battin appreciated the fact that the developer had gone into neighborhoods where equestrian communities were a high priority. He hoped that the project would succeed.

Mr. Wise responded to Mr. Battin's questions. He stated that they understood that it would be developer dollars driving the extension of the Parkway and utilities.

The floor was closed for public comments, and there was no correspondence in the file.

Motion by Mr. Weinberg, seconded by Mr. Warner to approve Case CP-2-2023.

Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

3. **CP-5-2023 - Adelon - Sam Wolkowick, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyon Rezanka Attorneys at Law / Alberto Krygier, Adelon Capital, Reps.) - A small-scale Comprehensive Plan Future Land Use Map amendment from Residential Open Space Use to Commercial Use**

Ms. Jordan announced the request to continue Case CP-5-2023.

Motion to continue Case CP-5-2023 to the April 5, 2023, Planning and Zoning Board Meeting.

Motion by Mr. Weinberg, seconded by Mr. Warner.

Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

4. ****Z-18-2023 - Adelon - Sam Wolkowick, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyon Rezanka Attorneys at Law / Alberto Krygier, Adelon Capital, Reps.) - A zoning change from a CC, Community Commercial District to a GC, General Commercial District - A portion of Tax Parcel 1.1, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 8.93 acres. Located in the vicinity, south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE**

Ms. Jordan announced the request to continue Case Z-18-2023.

Motion to continue Case Z-18-2023 to the April 5, 2023, Planning and Zoning Board Meeting.

Motion by Mr. Weinberg, seconded by Mr. Warner.

Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

5. **T-12-2023 - Crown of Road for Single-Family Residential Construction - City of Palm Bay (Public Works Department) - A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 174: Floodplain and Stormwater Management, Section 174.073, to clarify residential elevations for single-family residential construction**

Ms. Jordan announced the request to continue Case T-12-2023.

Motion to continue Case T-12-2023 to the April 5, 2023, Planning and Zoning Board Meeting.

Motion by Mr. Weinberg, seconded by Mr. Warner.

Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

6. **CP-6-2023 - Comprehensive Plan Elements (Remaining) - City of Palm Bay (Growth Management Department) - Adoption of updates to the City of Palm Bay Comprehensive Plan Transportation, Recreation and Open Space, Housing, Conservation, Intergovernmental Coordination, Coastal Management, Capital Improvements, Infrastructure, and Private Property Rights Elements**

Ms. Bernard stated that at last month's Planning and Zoning Board Meeting, the Comprehensive Plan Future Land Use Element was presented and noted that staff worked with the consultant for the City to prepare the remaining elements. Ms. Bernard introduced, Mr. Chris Dougherty, Inspire Placemaking Collective, to present the remaining elements. Mr. Dougherty, project manager, stated that the Palm Bay 2045 Comprehensive Plan was the culmination of the Visioning Process that began in 2020 and 2021. He gave a PowerPoint presentation on the timeline and scope of the remaining Comprehensive Plan Elements, public engagement, and amendments to the Future Land Use Element and Maps. Evaluation and Appraisal Review based amendments had also been done to address statutory changes that had been neglected. Adoption of the remaining elements, Transportation, Housing, Coastal Management, Infrastructure, Recreation & Open Space, Conservation, Intergovernmental Coordination, Capital Improvements and Private Property Rights should occur in April.

Mr. Olszewski inquired about the change in the 2045 Vision year to 2050 on the cover page of the attachment to the agenda item, Comprehensive Plan Elements (Remaining). Mr. Dougherty confirmed that the Vision year was 2045 to align with the Transportation Planning Organization's Long-Range Transportation Plan and noted that the cover page would be corrected.

Mr. Olszewski wanted to know what the next action item would be after implementation of the Comprehensive Plan. Ms. Bernard stated that the next part in the process was to review the Land Development Regulations. Mr. Dougherty mentioned that as part of the visioning process there was discussion with staff about creating a score card on the City's website that showed progress in terms of implementation.

Mr. Good commented that there appeared to be very little planned for commercial. Mr. Dougherty explained that the biggest change in the Future Land Use Element, discussed last month, was a shift to more mixed-use development. He stated that the shift in that direction was because the model that the community was developed was extremely suburban to a point where there was not enough infrastructure in the ground to support a lot of the suburban development. Mr. Dougherty stated that there was a need to focus on densities and intensities where there was infrastructure. Mr. Anderson stated that there were a few different things going on in terms of trying to draw more commercial land in such as changes in future land use categories and orientation towards mixed use. The primary change would be from Multi-family to Neighborhood Center which would allow for commercial entitlements on multi-family land and expand that type of entitlement nature to create more of an infill density and intensity of mixture of uses.

Mr. Weinberg remarked that once the Comprehensive Plan was reviewed by the State and returned to the City, typically it would be returned with comments and sometimes changes were requested. He wanted to know if it would come back to the Planning and Zoning Board if changes were requested. Mr. Dougherty explained that unless the changes were substantial, he did not anticipate that there would be that much intervention at the State level. Mr. Dougherty mentioned that he suspected there may be comments about the water supply. Mr. Weinberg wanted to know where comments could be accessed. Mr. Anderson indicated that comments would be made available.

Mr. Olszewski wanted to know how a Comprehensive Plan could be created for land that had no reasonable forecast of getting water delivered to it. Mr. Dougherty explained that a Consumptive Use Permit would be needed and indicated that there were techniques to help offset the strain on just pulling from the aquifer. He noted

that every city was required to update their water supply plan eighteen (18) months after the Regional Plan.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) remarked that the map in the plan showed the entire city as the recharge area. He wanted to know how there could be landmasses, roads, pavement and no water, and still be called recharge. Mr. Dougherty stated that the GIS mapping was data from the Water Management District policy and was not the best layer in terms of data. A new model would need to be done to get the different recharge areas and the District was not maintaining that level of information anymore. Mr. Dougherty noted that it would still need to be looked at as part of statutory requirements. Mr. Battin wanted clarification on Future Land Use and Zoning. He asked which one had priority since current zoning was not being changed. Mr. Dougherty stated that related to the Land Use Element, presented last month, changes were made to Future Land Use. He stated that Zoning would prevail for right now. Zoning districts with new Land Use categories would need to be addressed in the next phase.

The floor was closed for public comments, and there was no correspondence in the file.

Motion to submit Case CP-6-2023 to City Council for approval and adoption.

Motion by Mr. Weinberg, seconded by Mr. Olszewski. Motion carried with members voting as follows:

Aye: Jordan, Weinberg, Boerema, Good, Olszewski, Warner.

ADJOURNMENT:

The meeting was adjourned at approximately 7:32 p.m.

Leeta Jordan, CHAIRPERSON

Attest:

Carol Gerundo, SECRETARY

**Quasi-Judicial Proceeding

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Stephen White, Principal Planner

DATE: April 5, 2023

SUBJECT: T23-00002 (formerly T-12-2023) - REQUEST TO CONTINUE TO 05/03 P&Z - Crown of Road for Single-Family Residential Construction - City of Palm Bay (Public Works Department) - A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 174: Floodplain and Stormwater Management, Section 174.073, to clarify residential elevations for single-family residential construction

A request to continue Case T23-00002 (formerly T-12-2023) to the May 3, 2023 Planning and Zoning Board Meeting to allow further review.

Board action is required to continue the case.

City Council is scheduled to hear the request on May 18, 2023.

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Uma Sarmistha, Senior Planner

DATE: April 5, 2023

SUBJECT: **Z23-00002 (formerly Z-18-2023) - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A Zoning amendment from a CC, Community Commercial District to a GC, General Commercial District. A portion of Tax Parcel 1.1, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 11.668 acres. Located in the vicinity south of Malabar Road SE, east of Interchange-95, and west of Babcock Street SE

**Quasi-Judicial Proceeding.

ATTACHMENTS:

Description

- **Case Z23-00002- Staff Report**
- **Case Z23-00002- Boundary Survey**
- **Case Z23-00002- Citizen Participation Plan Report**
- **Case Z23-00002-Application**
- **Case Z23-00002- Authorization Letter**
- **Case Z23-00002-Acknowledgment**
- **Case Z23-00002-Lega Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Uma Sarmistha, Senior Planner

CASE NUMBER
Z23-00002

PLANNING & ZONING BOARD HEARING DATE
April 5, 2023

PROPERTY OWNER & APPLICANT
Sam Wolkowick, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyon Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

PROPERTY LOCATION/ADDRESS
A portion of Tax Parcel 1.1, Section 4, Township 29, Range 37, Brevard County, Florida, containing 11.668 acres. Located in the vicinity, south of Malabar Road SE, east of I-95, and west of Babcock Street SE

SUMMARY OF REQUEST The applicant is requesting a Zoning Amendment from CC, Community Commercial to a GC, General Commercial District.

Existing Zoning	CC, Community Commercial
Existing Land Use	COM, Commercial
Site Improvements	Vacant; Undeveloped Land
Site Acreage	Approximately 11.668 acres

SURROUNDING ZONING & USE OF LAND

North	CC- Community Commercial; Hotel
East	GC - General Commercial; Vacant
South	CC- Community Commercial; Vacant
West	LI - Light Industrial and Warehousing; Car Dealership

BACKGROUND:

The subject property is generally located in the vicinity, south of Malabar Road SE, east of I-95, and west of Babcock Street SE and is approximately 11.668 acres.

ANALYSIS:

The following analysis is per Chapter 185: Zoning Code, Section 185.201(C) which states that all proposed amendments shall be submitted to the Planning and Zoning Board, which shall study such proposals in accordance with items 1 through 4 of Section 185.201(C).

Item 1 - *The need and justification for the change.*

The applicant's justification for the zoning change to GC, General Commercial is to provide supporting development to the surrounding area. As stated by the applicant, "The proposed development will have multiple commercial-flex buildings ranging in square footage that is currently not allowed in CC".

The subject parcel is a portion of a larger parcel. The remaining eastern portion of the parcel has an established Zoning district of GC, General Commercial. This request will consolidate the zoning districts across the parcel to GC- General Commercial.

Item 2 - *When pertaining to the rezoning of land, the effect of the change, if any, on the particular property and on surrounding properties*.

This request would have minimal effect on surrounding properties, as these surrounding properties have similar intensities to that proposed on the parcel in question.

Item 3 - *When pertaining to the rezoning of land, the amount of undeveloped land in the general area and in the City having the same classification as that requested.*

The property in question is currently vacant. The proposed change in zoning will allow for a cohesive zoning development. It will also allow for the utilization of the nearest undeveloped General Commercial zoned land which happens to be the part of the overall project.

Item 4 - *The relationship of the proposed amendment to the purpose of the city plan for development, with appropriate consideration as to whether the proposed change will further the purposes of this chapter and the Comprehensive Plan (Plan).*

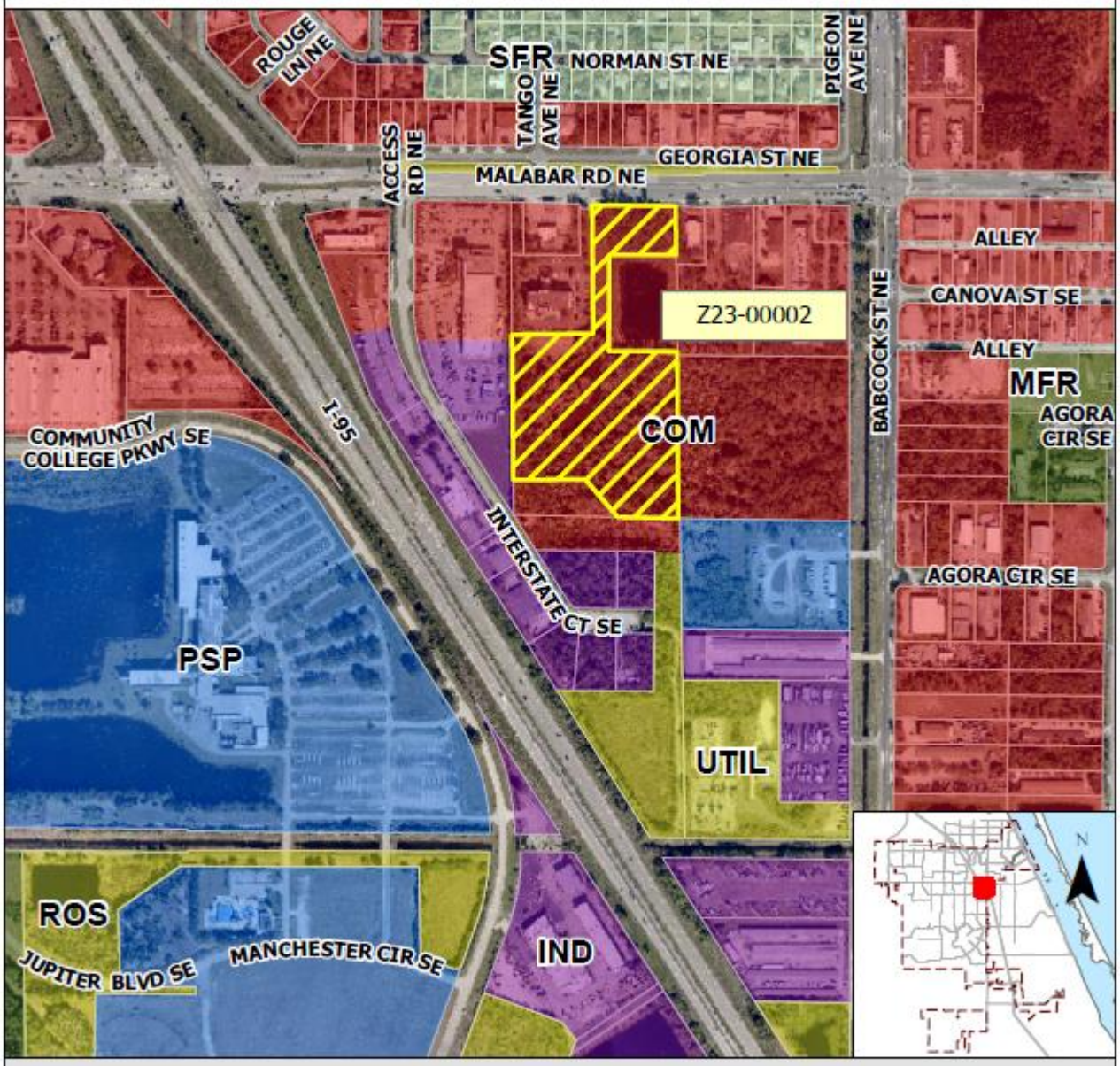
The rezoning is aligned with the currently established future land use and does not require amending.

STAFF FINDINGS:

Case Z23-00002 meets the minimum requirements of a rezoning request and recommends approval.

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.

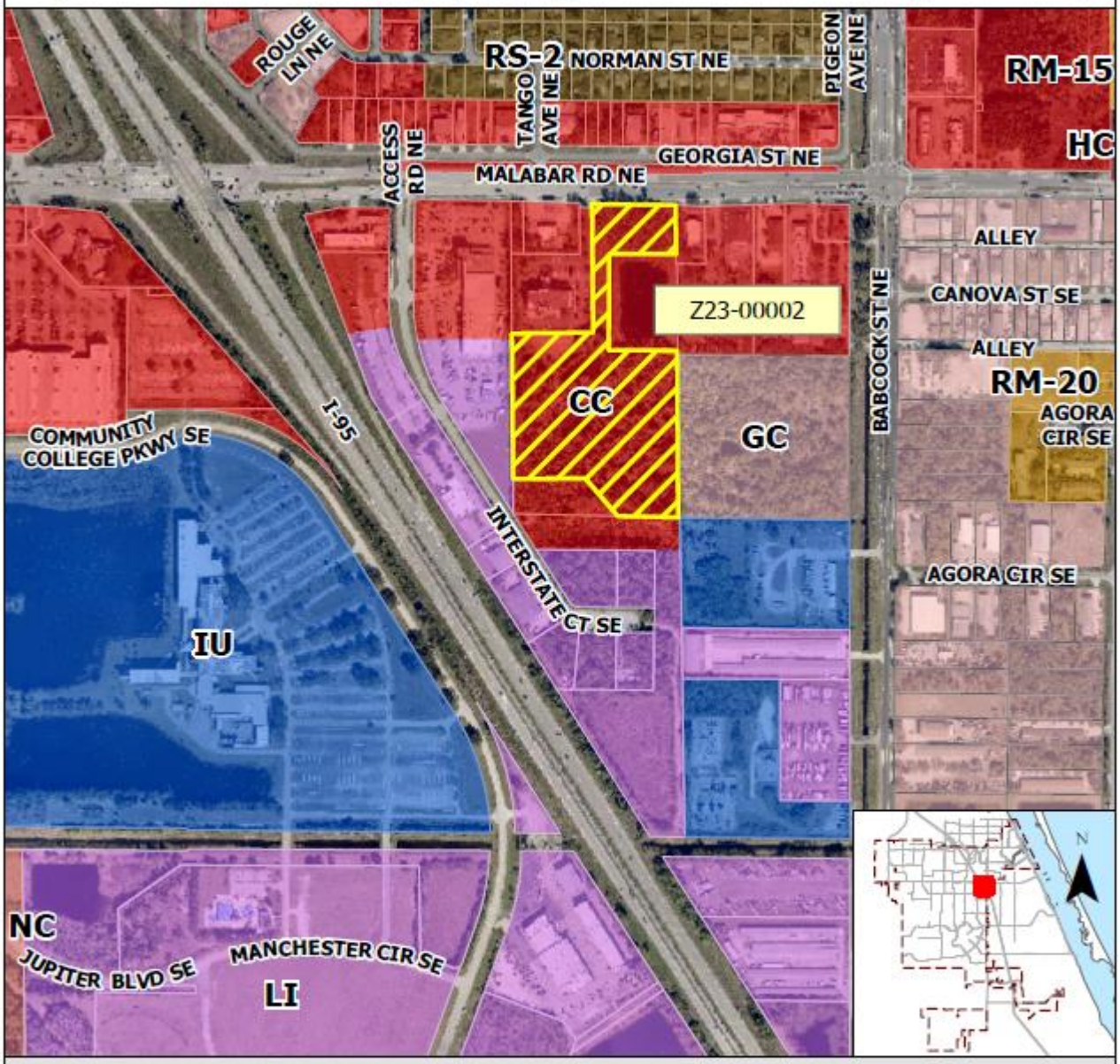


FUTURE LAND USE MAP CASE: Z23-00002

Subject Property
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE
Future Land Use Classification
COM – Commercial

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



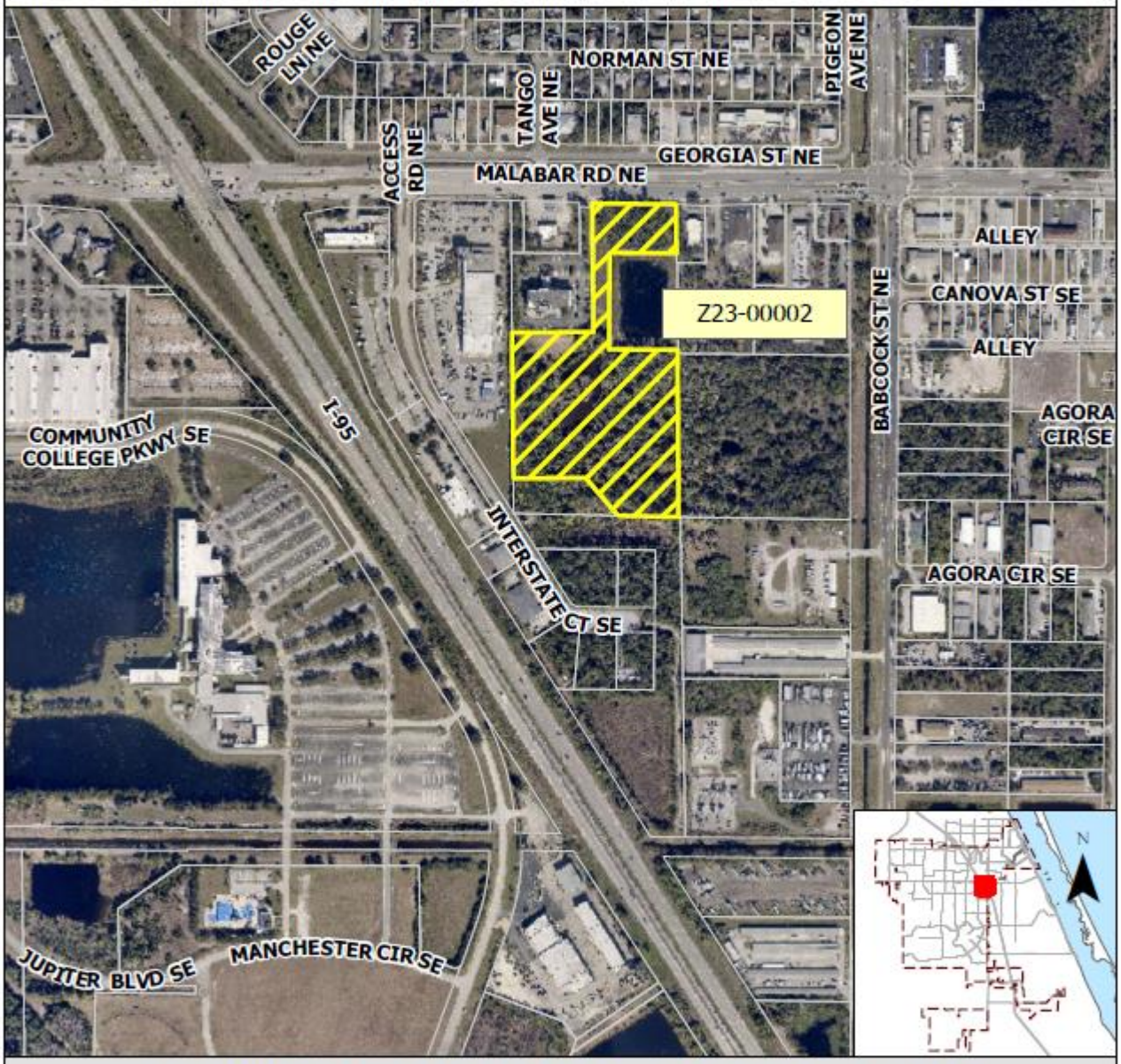
ZONING MAP CASE: Z23-00002

Subject Property
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Current Zoning Classification
CC – Community Commercial

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: Z23-00002

Subject Property

In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DESCRIPTION OF PORTION OF PARCEL ID: 29-37-04-00-1.1

A PORTION OF PARCEL ID: 29-37-04-00-1.1, AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5372, PAGE 8959, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL LYING AND BEING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN, AS RECORDED IN PLAT BOOK 30, PAGE 67, OF SAID PUBLIC RECORDS, THENCE RUN NORTH 00°31'47" WEST ALONG THE WEST LINE OF SAID PARCEL ID: 29-37-04-00-1.1, FOR 147.20 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 00°31'47" WEST ALONG SAID WEST LINE, FOR 592.89 FEET TO A POINT;
THENCE LEAVING SAID WEST LINE RUN NORTH 89°28'13" EAST, FOR 325.50 FEET TO A POINT;
THENCE RUN NORTH 00°31'47" WEST, FOR 515.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MALABAR ROAD (STATE ROAD NO. 514);
THENCE RUN SOUTH 89°23'23" EAST ALONG SAID RIGHT OF WAY LINE, FOR 336.96 FEET TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY LINE RUN SOUTH 00°29'18" EAST, FOR 196.63 FEET TO THE NORTHEAST CORNER OF A STORMWATER RETENTION AREA AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP SECTION NO. 70180-253;
THENCE RUN ALONG THE PERIMETER BOUNDARY OF SAID STORMWATER RETENTION AREA THE FOLLOWING (3) COURSES
1. NORTH 89°22'48" WEST, FOR 267.67 FEET TO A POINT;
2. THENCE RUN SOUTH 00°33'45" WEST, FOR 386.53 FEET TO A POINT;
3. THENCE RUN SOUTH 89°22'52" EAST, FOR 274.76 FEET TO A POINT;

THENCE LEAVING SAID RETENTION AREA RUN SOUTH 00°29'18" EAST, FOR 19.67 FEET TO A POINT;
THENCE RUN SOUTH 00°28'56" EAST, FOR 659.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN;
THENCE RUN NORTH 89°24'10" WEST ALONG THE NORTH LINE OF SAID TRACT G-2, FOR 242.00 FEET TO A POINT;
THENCE LEAVING SAID NORTH LINE RUN NORTH 40°17'40" WEST, FOR 202.23 FEET TO A POINT;
THENCE RUN SOUTH 89°28'13" WEST, FOR 290.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 11.668 ACRES OR 508,242 SQUARE FEET, MORE OR LESS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF MALABAR ROAD, BREVARD COUNTY, FLORIDA TO BEAR SOUTH 89° 23' 23" EAST, PER OFFICIAL RECORDS BOOK 5372, PAGE 8959 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES:

1. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

3-9-23

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF SKETCH: MARCH 9, 2023
DATE OF LAST REVISION: MARCH 9, 2023

MARK G. LEIST LICENSED PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NO. 5836 STATE OF FLORIDA

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SKETCH & DESCRIPTION PREPARED BY:
NV5, L.B. 7386
16467 TELECOM DRIVE, TAMPA, FL 33637
PHONE: (800) 787-8395
EMAIL: mike.vukoder@nv5.com

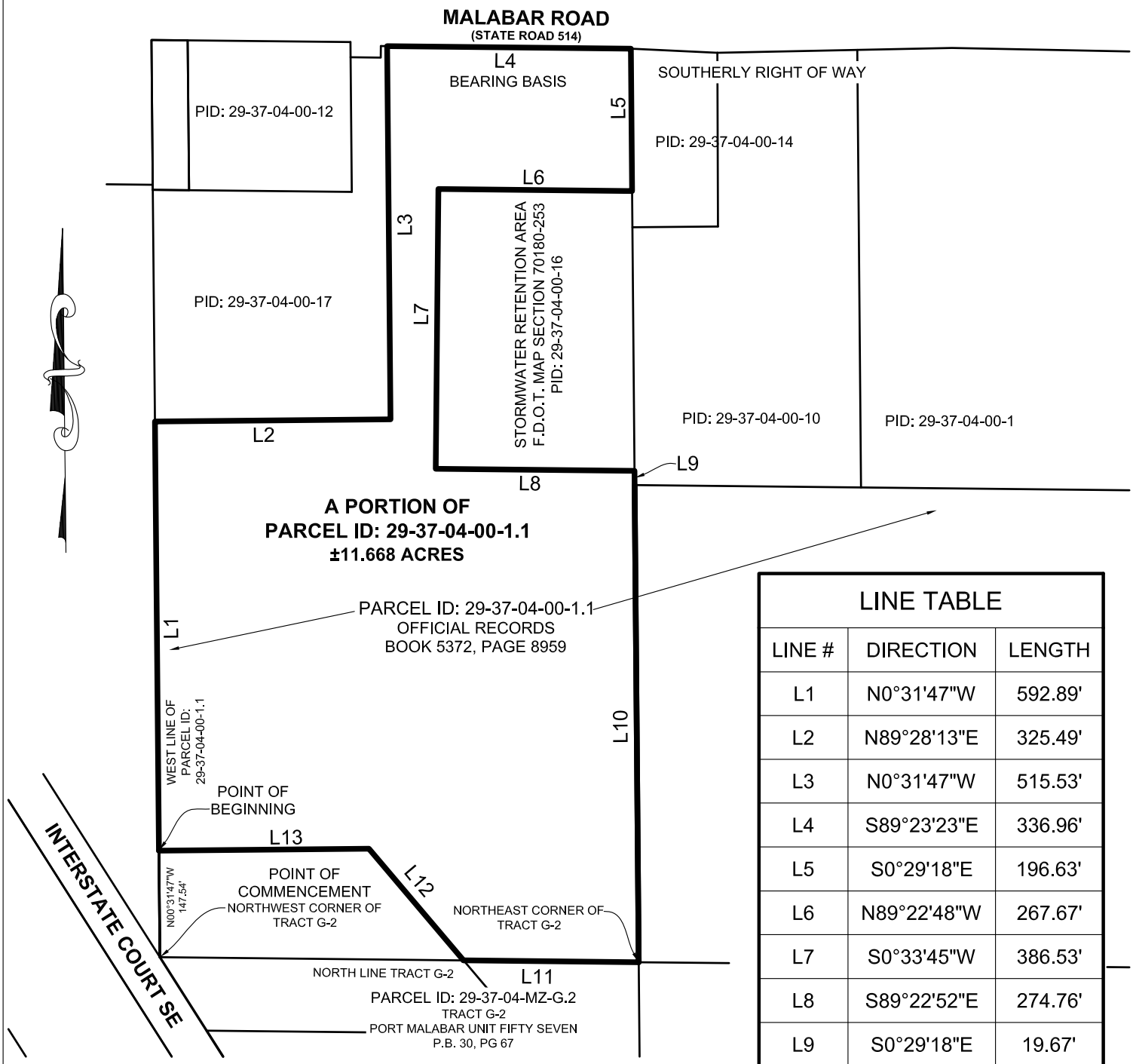
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S EMBOSSED SEAL

NETWORK PROJECT NO. 202203954-1 AAC

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N0°31'47"W	592.89'
L2	N89°28'13"E	325.49'
L3	N0°31'47"W	515.53'
L4	S89°23'23"E	336.96'
L5	S0°29'18"E	196.63'
L6	N89°22'48"W	267.67'
L7	S0°33'45"W	386.53'
L8	S89°22'52"E	274.76'
L9	S0°29'18"E	19.67'
L10	S0°28'57"E	659.03'
L11	N89°24'10"W	242.00'
L12	N40°17'40"W	202.23'
L13	S89°28'13"W	290.10'

SCALE : 1" = 200'

0' 100' 200' 400'

NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bowman
CONSULTING

2/3/2023

To Ms. Alexandra Bernard
Growth Management Director
City of Palm Bay
120 Malabar Road SE
Palm Bay, FL 32907

Citizen Participation Plan Meeting Report,

This document was intended for the rezoning meeting at the parcel on the corner of Babcock and Malabar (parcel 29-37-04-00-1.1). The Citizen Participation Meeting Plan was held at Ted Whitlock Community Center (370 Championship Circle NW Palm Bay, FL 32907) the 23rd of January at 6:30 PM. Mr. Shubham Desai with Bowman attended the meeting and there were no attendants. We brought with us the proposed site plan (attached). Due to the lack of neighbors that showed up, we do not have a sign in sheet to provide.

Jacqueline Pedevillano
Bowman
Project Engineer

Project Details: Z23-00002

Project Type: **Rezoning Zoning Change**

Project Location:	**UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL**
Milestone:	**Submitted**
Created:	**3/10/2023**
Description:	**Adelon - Rezoning of Main Parcel**
Assigned Planner:	**Uma Sarmistha**

Contacts

Contact	Information
Owner/Applicant	Sam Wolkowicki, BABCOCK & MALABAR LLC 625 W 51ST ST NEW YORK, NY 10019 (917) 670-1067 swolkr@yahoo.com
Legal Representative	Alberto Krygier 1955 Harrison Street Hollywood, FL 33020 (305) 707-8044 akrygier@adeloncapital.com
Legal Representative (2)	Shubman Desai, E.I. 4450 W. Eau Gallie Boulevard Melbourne, FL 32934 (321) 750-5405 sdesai@bowman.com
Legal Representative (3)	Kimberly Rezanka 1290 U.S. Highway 1 Rockledge, FL 32955 (321) 608-0892 krezanka@llr.law
Assigned Planner	Uma Sarmistha 120 Malabar Road SE Palm Bay, FL 32907 uma.sarmistha@palmbayflorida.org
Submitter	Shubham Desai 4450 W Eau Gallie Blvd Melbourne, FL 32934 sdesai@bowman.com

Fields

Field Label	Value
Size of Area (acres)	

Project Details: Z23-00002

Present Use of Property	CC
Zoning Classification Desired	GC
Structures On Property?	False
Intended Use of Property	Flex Commercial
Justification for Change	We are looking to rezone due to the use not allowed
Is Owner the Representative?	False

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Kimberly Rezanka, LACEY LYONS REZANKA

Address: 1290 US Highway 1, Suite 201

Telephone: 321-608-0892

Email: KRezanka@LLR.Law

to represent the request(s) for:

Speak on my behalf during the public hearings and all planning and zoning processes

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 20 23 by Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Bowman Consulting (Shubham Desai, E.I.)

Address: 4450 W Eau Gallie Blvd suite 144 Melbourne, FL 32934

Telephone: 321-750-5405

Email: sdesai@bowman.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of February, 20 23 by Shiman Walkowicki, property owner.

Stefania Berman

, Notary Public

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I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Adelon Capital (Alberto Krygier)

Address: 1955 Harrison St STE 200 Hollywood, FL 33020

Telephone: 305-707-8044

Email: akrygier@adeloncapital.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Broward

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Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

Acknowledgement Log

Header:
Legal Acknowledgement
Text:
I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:
Shubham Desai
On:
3/10/2023 2:43:36 PM

Z23-00002

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
120 MALABAR RD SE
PALM BAY, FL 32907
ATTN

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

as published in **FLORIDA TODAY** in the issue(s) of

3/24/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 24th DAY OF MARCH 2023 by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-9-25

My commission expires

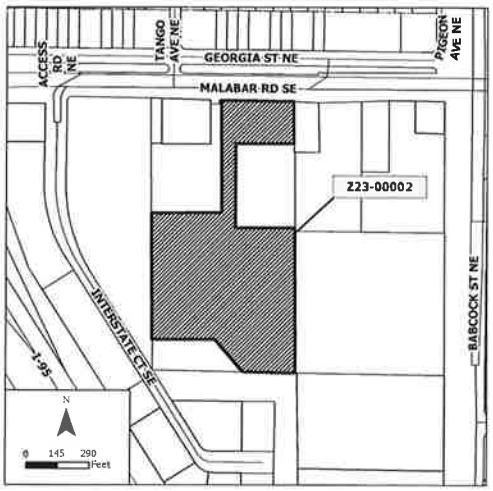
RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

PUBLICATION COST: $623.60
AD NO: GCI1036103
CUSTOMER NO: 6CI213
PO#: PUBLIC NOTICE

KATHLEEN ALLEN
Notary Public
State of Wisconsin

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING FOR A ZONING CHANGE

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):



1. ****Z23-00002 (formerly Z-18-2023) - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)**

   A Zoning change from a CC, Community Commercial District to a GC, General Commercial District

   A portion of Tax Parcel 1.1, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 11.668 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced case(s).

Chandra Powell
Planning Specialist

FT-GCI1036103-01

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Alexandra Bernard, Growth Management Director

DATE: April 5, 2023

SUBJECT: CP23-00002 (formerly CP-5-2023) - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use. Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

.

ATTACHMENTS:

Description

- **Case CP23-00002- Staff Report**
- **Case CP23-00002- Sketch and Description**
- **Case CP23-00002- Citizen Participation Plan Report**
- **Case CP23-00002- Application**
- **Case CP23-00002- Authorization Letter**
- **Case CP23-00002- Acknowledgement**
- **Case CP23-00002- Legal Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Uma Sarmistha, Senior Planner

CASE NUMBER
CP23-00002

PLANNING & ZONING BOARD HEARING DATE
April 5, 2023

PROPERTY OWNER & APPLICANT
Sam Wolkowick, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyon Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

PROPERTY LOCATION/ADDRESS
Tract G.2, Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing 7.43 acres. Located in the vicinity, south of Malabar Road SE, east of I-95, and west of Babcock Street SE

SUMMARY OF REQUEST The applicant is requesting a small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space to Commercial.

Existing Land Use	Recreation Open Space and Commercial
Site Improvements	Undeveloped Land, vacant
Site Acreage	7.43 acres

SURROUNDING FLU & USE OF LAND

North	COM- Commercial; Vacant
East	UTIL- Utility, Florida Power & Light; IND-Industrial, Mini Warehousing; PSP-Public Semi-Public, State of Florida.
South	IND- Industrial, New & Used Building Supply.
West	IND- Industrial; Vacant

BACKGROUND:
The subject property is located in the vicinity south of Malabar Road SE, east of I-95, and west of Babcock Street SE and is approximately 7.43 acres.

ANALYSIS:

Per Chapter 183: Comprehensive Plan Regulations, Section 183.01(B), the purpose and intent of the Comprehensive Plan is to encourage the most appropriate use of land and resources to promote the health, safety, and welfare of the community.

1. FUTURE LAND USE ELEMENT

The Comprehensive Plan (Plan) FLU Element Goal FLU-1: ensures a high-quality, diversified living environment through the efficient distribution of compatible land uses.

The Comprehensive Plan (Plan) FLU Element Goal FLU-3: Provide for economically viable commercial areas which promote a sound and diversified local economy and serve the retail and service needs of the City's residents.

The Comprehensive Plan (Plan) FLU Element Goal FLU-8: A diverse and self-sustaining pattern of land uses which support the present and future population of the City of Palm Bay.

The property currently has a split Future Land Use, with the majority of the parcel being designated as Recreation and Open Space Use, excluding the most northern portion. The remaining northern portion of the parcel is currently having a designation as commercial. The proposed Future Land Use Map amendment change is to consolidate these designations. As the intended project by the applicant is commercial in nature. The surrounding area is composed of industrial and commercial uses. The proposed Future Land Use amendment designation to a Commercial classification. The intended use for the 7.43-acre property will be for an improved stormwater management system supporting the proposed future commercial development to the north known as "Adelon Flex Use". The proposed land use amendment would ensure compatibility by providing stormwater management for the adjacent land and future development of the surrounding properties.

2. CONSERVATION ELEMENT

The environmental character of the city is maintained through conservation, appropriate use, and protection of natural resources.

The subject property is not located within any of the Florida scrub-jay polygons identified in the City's Habitat Conservation Plan (HCP). No other protected species are known to inhabit the subject property. Any protected species that would be found on the subject property would need to be mitigated as required by State and Federal regulations and per Comprehensive Plan Policy CON-1.7B.

Coastal Management: The subject property is not located within the Coastal Management Area.

3. HOUSING ELEMENT

The proposed FLU amendment does not adversely impact the supply and variety of safe, decent, attractive, and affordable housing within the city.

4. INFRASTRUCTURE ELEMENTS

The city evaluates present and future water, sewer, drainage, and solid waste and assesses the ability of infrastructure to support development.

Utilities: The FLU change will not cause the level of service to fall below the standards adopted in the Comprehensive Plan for these services for the current planning period. If developed, the owner/developer will be responsible for extending service to the site in accordance with current City regulations.

Drainage: If developed, a drainage plan must be prepared in accordance with current regulations and approved by the City, along with appropriate outside agencies, including the St. Johns River Water Management District. Any proposed stormwater management system will be reviewed and approved by the City during the site plan review process

5. INTERGOVERNMENTAL COORDINATION ELEMENT

Public Schools: The proposed FLU amendment will not add housing units. Thus, there will be no impacts to the public-school system.

6. RECREATION AND OPEN SPACE ELEMENT

The proposed FLU amendment would not increase the demand for recreation services as there is no proposed increase in density.

7. TRANSPORTATION ELEMENT

The objectives of the Comprehensive Plan's Transportation Element are to provide a safe, balanced, efficient transportation system that maintains the roadway level of service and adequately serves the needs of the community. If developed, a traffic impact analysis will be required to determine any negative impacts on the existing transportation system along with any suggested improvements, which will be taken under consideration during the Site Plan review/approval process.

8. PROPERTY RIGHTS ELEMENT

The goal of the Comprehensive Plan's Property Rights Element is for the City to respect judicially acknowledged and constitutionally protected private property rights.

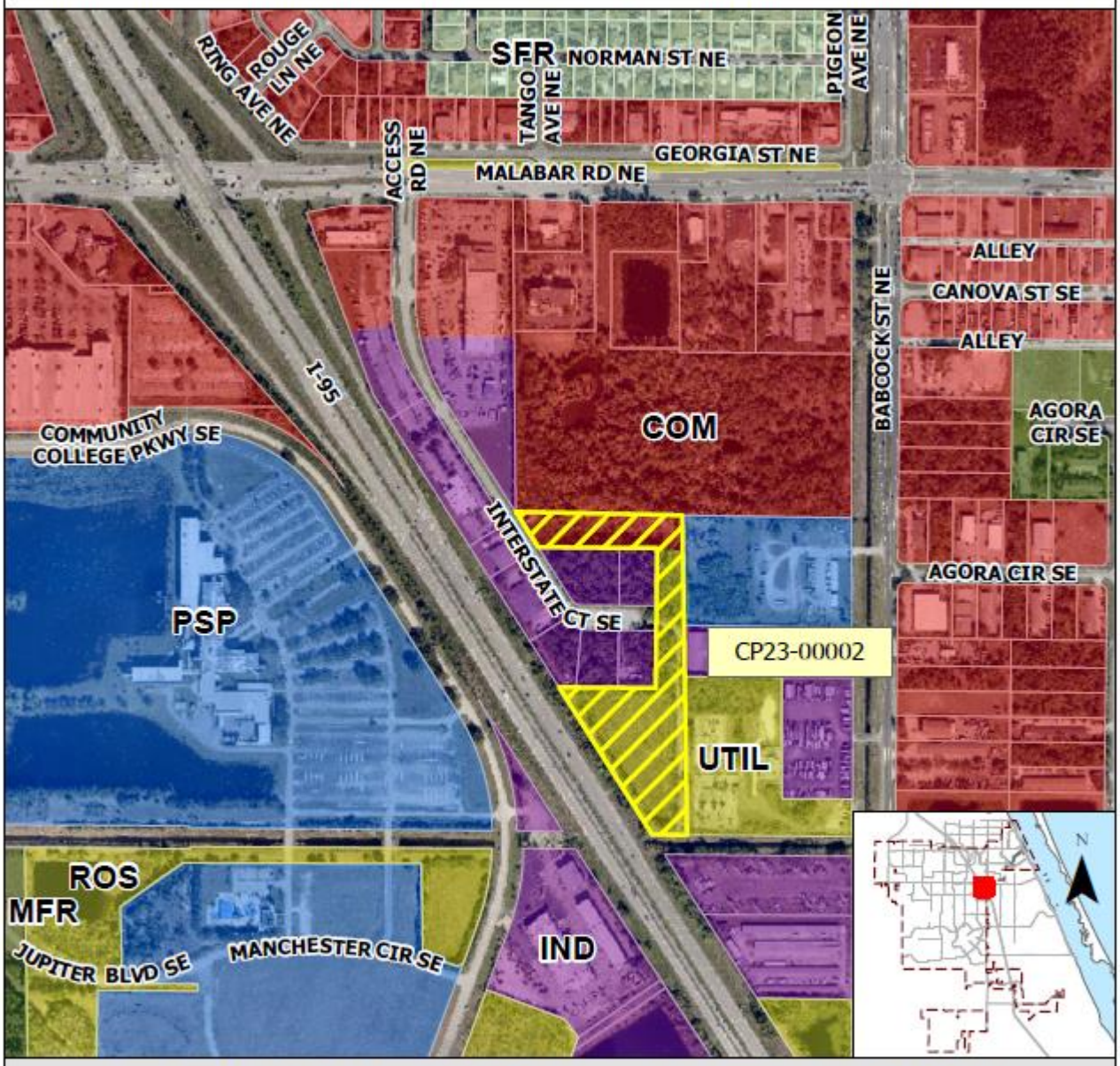
This proposed land-use change does not appear to infringe upon the property rights of the applicant.

STAFF RECOMMENDATION:

Case CP23-00002 meets the minimum requirements for a Small-Scale Comprehensive Plan Future Land Use Map Amendment and staff recommends for approval.

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP CASE: CP23-00002

Subject Property

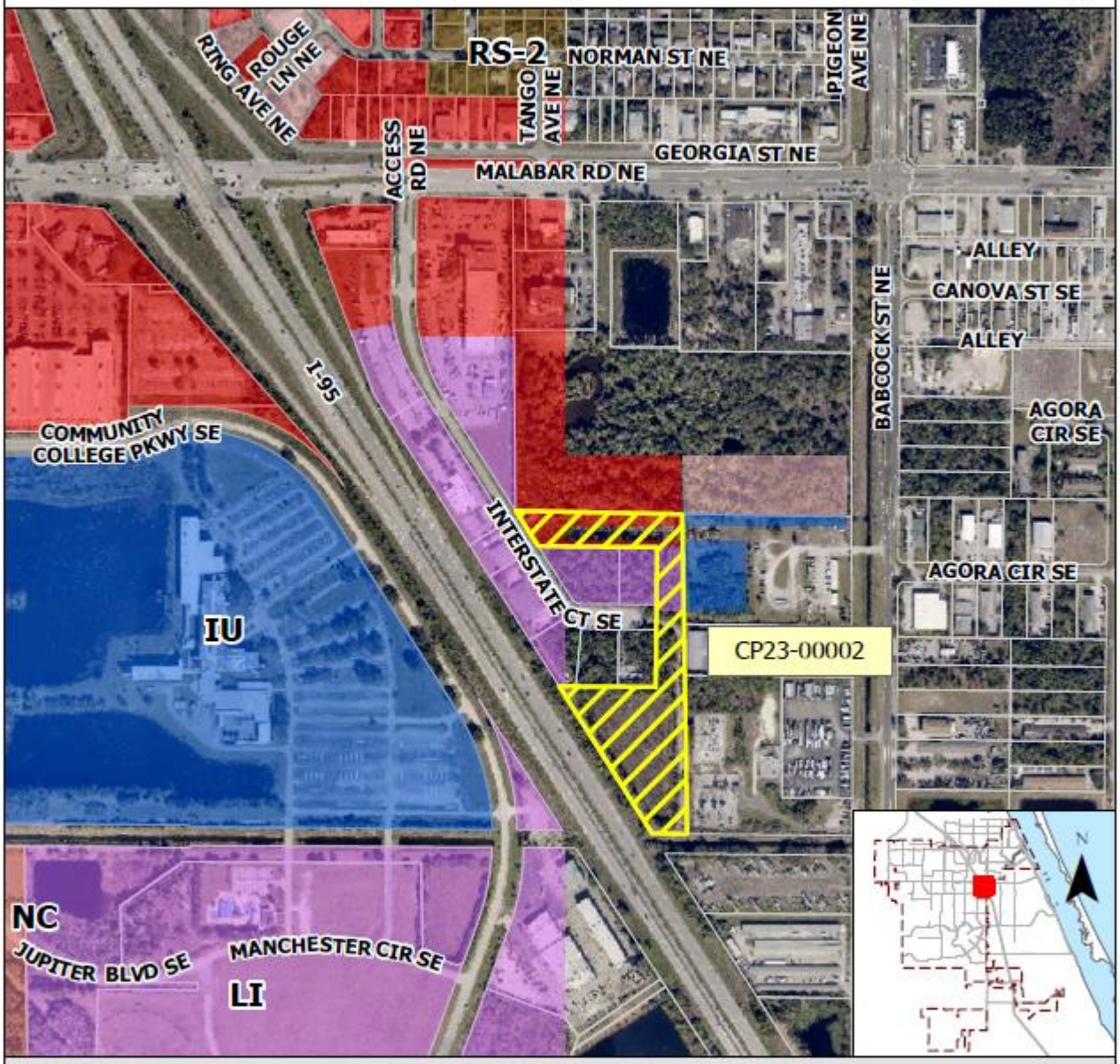
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Future Land Use Classification

COM, ROS– Commercial, Recreation and Open Space

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP CASE: CP23-00002

Subject Property

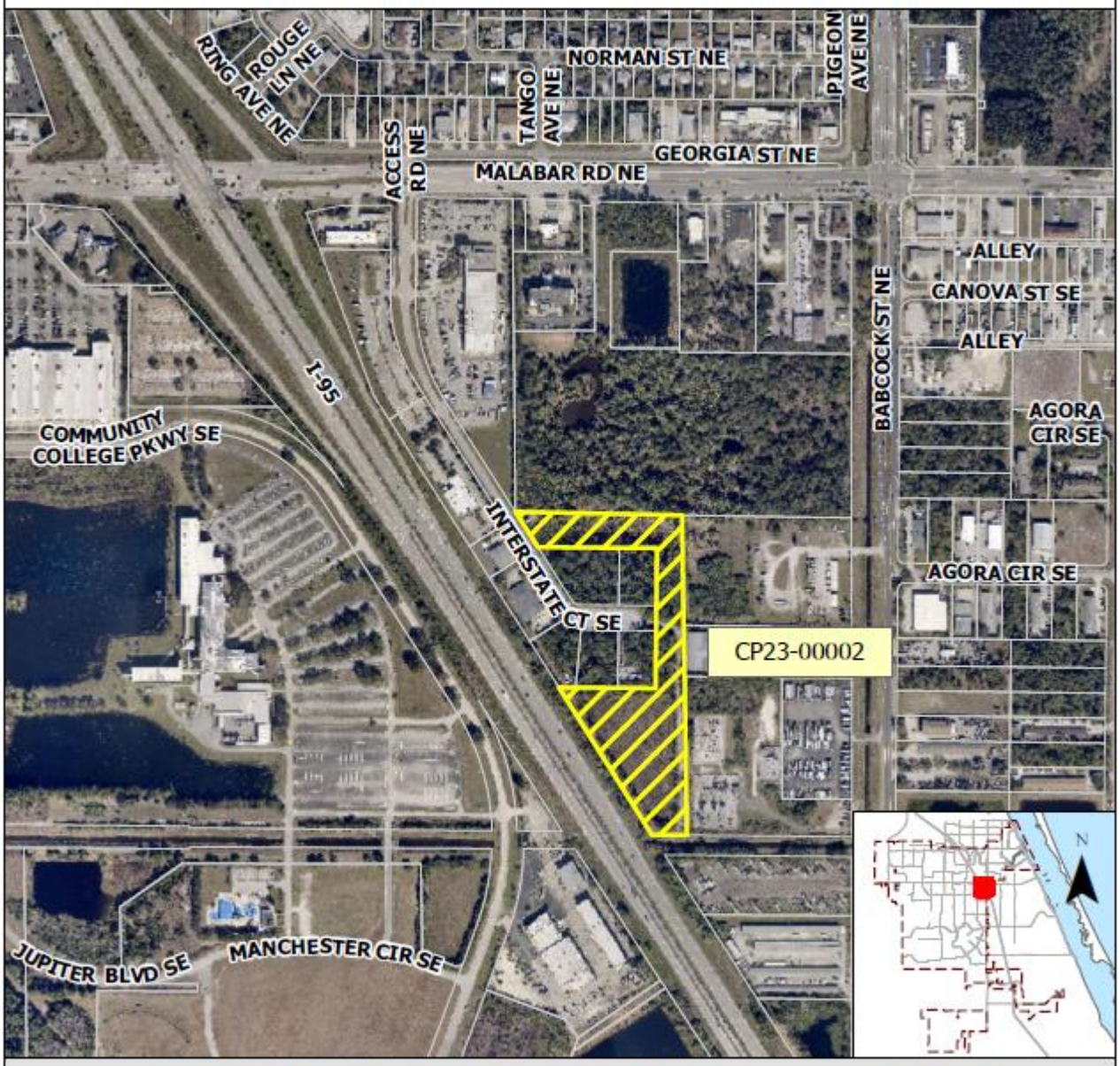
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Current Zoning Classification

CC, LI – Community Commercial, Light Industrial and Warehousing

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: CP23-00002

Subject Property

In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DESCRIPTION OF TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN

A TRACT OR PARCEL OF LAND BEING TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN, AS RECORDED IN PLAT BOOK 30, PAGE 67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID TRACT OR PARCEL LYING AND BEING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT G-2 THENCE RUN ALONG THE PERIMETER BOUNDARY OF SAID TRACT G-2 THE FOLLOWING (8) COURSES;

1. SOUTH 89°24'10" EAST ALONG THE NORTH LINE OF SAID TRACT G-2, FOR 661.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT G-2;
2. THENCE RUN SOUTH 00°33'55" EAST ALONG THE EAST LINE OF SAID TRACT G-2, FOR 1,277.77 FEET TO THE SOUTHWEST CORNER THEREOF;
3. THENCE RUN NORTH 89°31'22" WEST ALONG THE SOUTH LINE OF SAID TRACT G-2, FOR 129.78 FEET TO SOUTHWEST CORNER THEREOF;
4. THENCE RUN NORTH 32°29'00" WEST ALONG THE WESTERLY LINE OF SAID TRACT G-2 AND THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, FOR 687.86 FEET TO A POINT;
5. THENCE LEAVING SAID RIGHT OF WAY LINE RUN SOUTH 89°29'48" EAST, FOR 386.18 FEET TO A POINT;
6. THENCE RUN NORTH 00°30'12" EAST, FOR 560.00 FEET TO A POINT;
7. THENCE RUN NORTH 89°24'25" WEST, FOR 475.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE INTERSTATE COURT SE (ILFORD COURT PER PLAT BOOK 30, PAGE 67);
8. THENCE RUN NORTH 32°25'20" WEST ALONG SAID RIGHT OF WAY LINE, FOR 167.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 7.436 ACRES OR 323,893 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF MALABAR ROAD, BREVARD COUNTY, FLORIDA TO BEAR SOUTH 89° 23' 23" EAST, PER OFFICIAL RECORDS BOOK 5372, PAGE 8959 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES:

1. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

3-9-23

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF SKETCH: MARCH 9, 2023
DATE OF LAST REVISION: MARCH 9, 2023

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

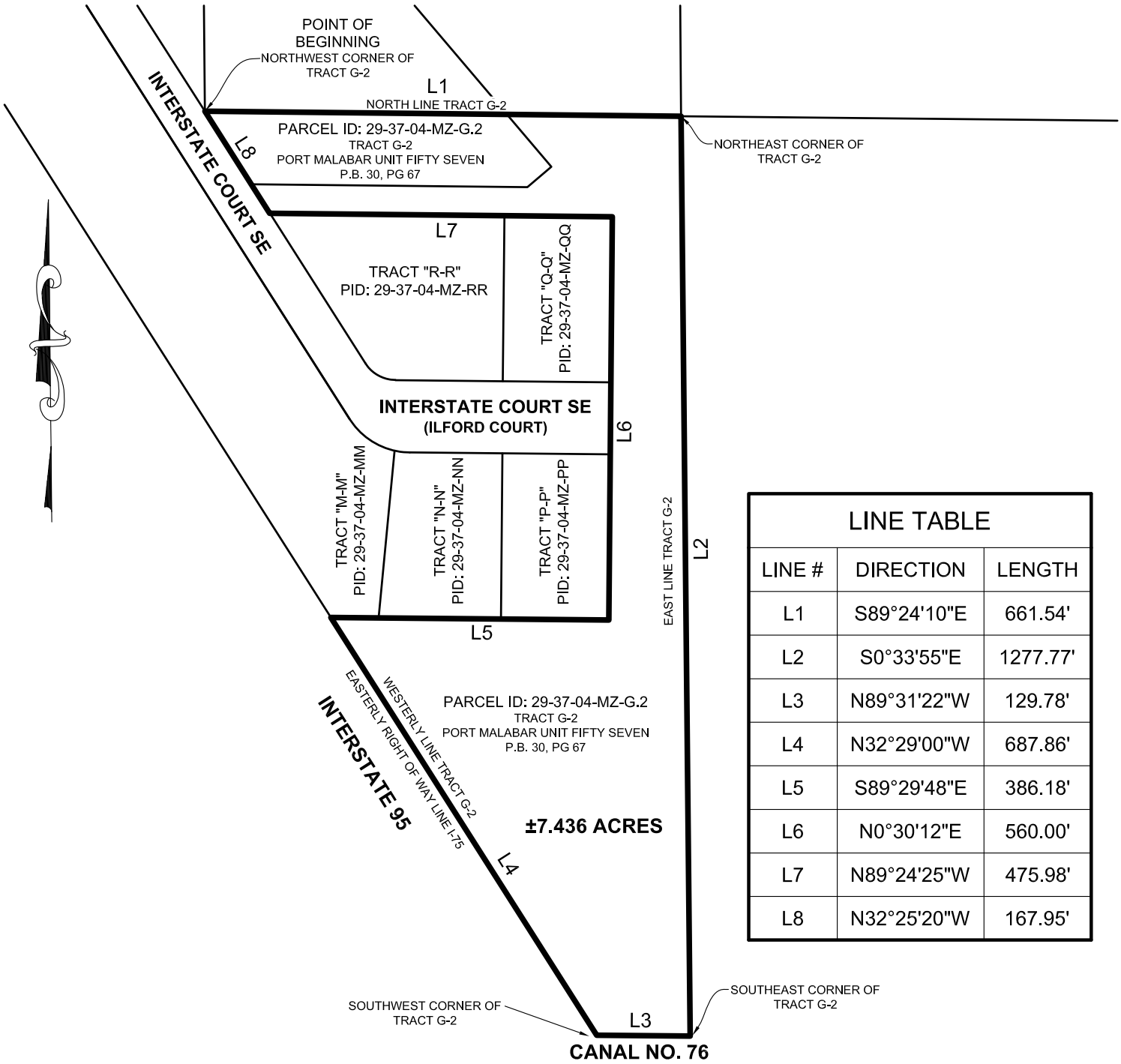
SKETCH & DESCRIPTION PREPARED BY:
NV5, L.B. 7386
16467 TELECOM DRIVE, TAMPA, FL 33637
PHONE: (800) 787-8395
EMAIL: mike.vukoder@nv5.com
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S EMBOSSED SEAL

NETWORK PROJECT NO. 202203954-1 AAC

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°24'10"E	661.54'
L2	S0°33'55"E	1277.77'
L3	N89°31'22"W	129.78'
L4	N32°29'00"W	687.86'
L5	S89°29'48"E	386.18'
L6	N0°30'12"E	560.00'
L7	N89°24'25"W	475.98'
L8	N32°25'20"W	167.95'

NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SCALE : 1" = 200'

0' 100' 200' 400'

SHEET 2 OF 2

NETWORK PROJECT NO. 202203954-1 AAC

3/2/2023

To Ms. Alexandra Bernard
Growth Management Director
City of Palm Bay
120 Malabar Road SE
Palm Bay, FL 32907

Citizen Participation Plan Meeting Report,

This document was intended for the Future Land Use Amendment meeting at the parcel on the corner of Babcock and Malabar (parcel 29-37-04-MZ-G.2). The Citizen Participation Meeting Plan was held at Ted Whitlock Community Center (370 Championship Circle NW Palm Bay, FL 32907) the 23rd of January at 6:30 PM. Mr. Shubham Desai with Bowman attended the meeting and there were no attendants. We brought with us the proposed site plan
(attached). Due to the lack of neighbors that showed up, we do not have a sign in sheet to provide.

Jacqueline Pedevillano

Jacqueline Pedevillano
Bowman
Project Engineer

Project Details: CP23-00002

Project Type: **Comprehensive Plan Future Land Use Map**

Project Location:	**UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL**
Milestone:	**Submitted**
Created:	**3/15/2023**
Description:	**Adelon - Comprehensive Plan Amendment**
Assigned Planner:	**Uma Sarmistha**

Contacts

Contact	Information
Owner/Applicant	Sam Wolkowicki, BABCOCK & MALABAR LLC 625 W 51ST ST NEW YORK, NY 10019 (917) 670-1067 swolkr@yahoo.com
Legal Representative	Shubman Desai, E.I. 4450 W. Eau Gallie Boulevard Melbourne, FL 32934 (321) 750-5405 sdesai@bowman.com
Submitter	Shubman, Kimberly, Alberto Desai, Reszank, Krygier
Legal Representative (2)	Kimberly Rezanka 1290 U.S. Highway 1 Rockledge, FL 32955 (321) 608-0892 krezanka@llr.law
Legal Representative (3)	Alberto Krygier 1955 Harrison Street Hollywood, FL 33020 (305) 707-8044 akrygier@adeloncapital.com
Assigned Planner	Uma Sarmistha 120 Malabar Road SE Palm Bay, FL 32907 uma.sarmistha@palmbayflorida.org

Fields

Field Label	Value
Total Acreage	

Project Details: CP23-00002

Present Land Use Classification	COM/ROS
Proposed Land Use Classification	COM
Structures On Property?	False
List Structures	
Rezoning Submitted?	False
Development Submitted?	False
Justification for Change	Adelon Flex Space
Specific Use Intended for Property	Adelon Flex Space
Project Scale	Small Scale (50 acres or less)
Present Use of Property	
Is Owner the Representative?	False
Ordinance Number	

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Kimberly Rezanka, LACEY LYONS REZANKA

Address: 1290 US Highway 1, Suite 201

Telephone: 321-608-0892

Email: KRezanka@LLR.Law

to represent the request(s) for:

Speak on my behalf during the public hearings and all planning and zoning processes

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 20 23 by Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Bowman Consulting (Shubham Desai, E.I.)

Address: 4450 W Eau Gallie Blvd suite 144 Melbourne, FL 32934

Telephone: 321-750-5405

Email: sdesai@bowman.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of February, 20 23 by Shiman Walkowicki, property owner.

Stefania Berman

, Notary Public

[X] Personally Known or [ ] Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

02/06, 20 23

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Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Adelon Capital (Alberto Krygier)

Address: 1955 Harrison St STE 200 Hollywood, FL 33020

Telephone: 305-707-8044

Email: akrygier@adeloncapital.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

Acknowledgement Log

Header:
Legal Acknowledgement
Text:
I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:
Uma Sarmistha
On:
3/15/2023 9:14:19 AM

CP23-00002

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
SUITE 201
120 MALABAR RD SE
PALM BAY, FL, 32907

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** , a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized, on

03/23/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of March 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

My commission expires

Publication Cost: $187.07
Ad No: 0005638642
Customer No: BRE-6CI213
This is not an invoice

# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#5638642 3/23/2023

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1.CP23-00002 (formerly CP-5-2023) - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use

Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

2.CP223-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)**

A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District

A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

3.PS23-00001 - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.)

A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD

Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

4.FS23-00001 - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo

A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE

5.T23-00001 - City of Palm Bay (Growth Management)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005, to eliminate conflict within the City of Palm Bay Code of Ordinance

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Uma Sarmistha, Senior Planner

DATE: April 5, 2023

SUBJECT: **CPZ23-00001 - Adelon - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.) - A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District. A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

**Quasi-Judicial Proceeding.

ATTACHMENTS:

Description

- **Case CPZ23-00001- Staff Report**
- **Case CPZ23-00001-Sketch and Description**
- **Case CPZ23-00001- Citizen Participation Plan Report**
- **Case CPZ23-00001- Application**
- **Case CPZ23-00001- Authorization Letter**
- **Case CPZ23-00001- Acknowledgement**
- **Case CPZ23-00001- Legal Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Uma Sarmistha, Senior Planner

CASE NUMBER	**PLANNING & ZONING BOARD HEARING DATE**
CPZ23-00001	April 5, 2023

PROPERTY OWNER & APPLICANT	**PROPERTY LOCATION/ADDRESS**
Sam Wolkowick, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyon Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)	A Portion of Tract G.2 Retention Area, Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity, south of Malabar Road SE, east of I-95, and west of Babcock Street SE

SUMMARY OF REQUEST	The applicant is requesting a zoning amendment from CC- Community Commercial, and LI- Light Industrial and Warehousing to GC- General Commercial.
Existing Zoning	Community Commercial (CC) and Light Industrial and Warehousing (LI)
Existing Land Use	Commercial (COM) and Recreation Open Space Use (ROS)
Site Improvements	Undeveloped Land
Site Acreage	Approximately 6.459 acres

SURROUNDING ZONING & USE OF LAND

North	COM- Commercial, Vacant
East	UTIL- Utility, Florida Power & Light; IND-Industrial, Mini Warehousing; PSP-Public Semi-Public, State of Florida
South	IND- Industrial, New & Used Building Supply
West	IND- Industrial, Vacant

BACKGROUND:
The subject property is located in the vicinity south of Malabar Road SE, east of I-95, and west of Babcock Street SE and is approximately 6.459 acres.

ANALYSIS:

The following analysis is per Chapter 185: Zoning Code, Section 185.201(C) which states that all proposed amendments shall be submitted to the Planning and Zoning Board, which shall study such proposals in accordance with items 1 through 4 of Section 185.201(C).

Item 1 - *The need and justification for the change.*

The applicant's justification for the zoning change to GC, General Commercial is to provide supporting development to the surrounding area. As stated by the applicant, "The proposed development will provide the stormwater management to the adjacent land and future development to the north of the property".

Item 2 - *When pertaining to the rezoning of land, the effect of the change, if any, on the particular property and on surrounding properties*.

This request would have minimal effect on surrounding properties, as these surrounding properties have similar intensities to that proposed on the parcel in question.

Item 3 - *When pertaining to the rezoning of land, the amount of undeveloped land in the general area and in the City having the same classification as that requested.*

The subject property will provide improved stormwater management system supporting the future commercial development to the north known as "Adelon Flex". The Adelon Flex development is approximately 11.668 acres of GC, General Commercial zoned land proposed to be developed to the north of the subject property. The closest undeveloped General Commercial zoned land located north of the subject property and will be a part of same project.

Item 4 - *The relationship of the proposed amendment to the purpose of the city plan for development, with appropriate consideration as to whether the proposed change will further the purposes of this chapter and the Comprehensive Plan (Plan).*

The proposed amendment will further the purposes of Chapter 185 and the Comprehensive Plan by ensuring compatibility to the adjacent land use district. This amendment will provide support the development of the adjacent property.

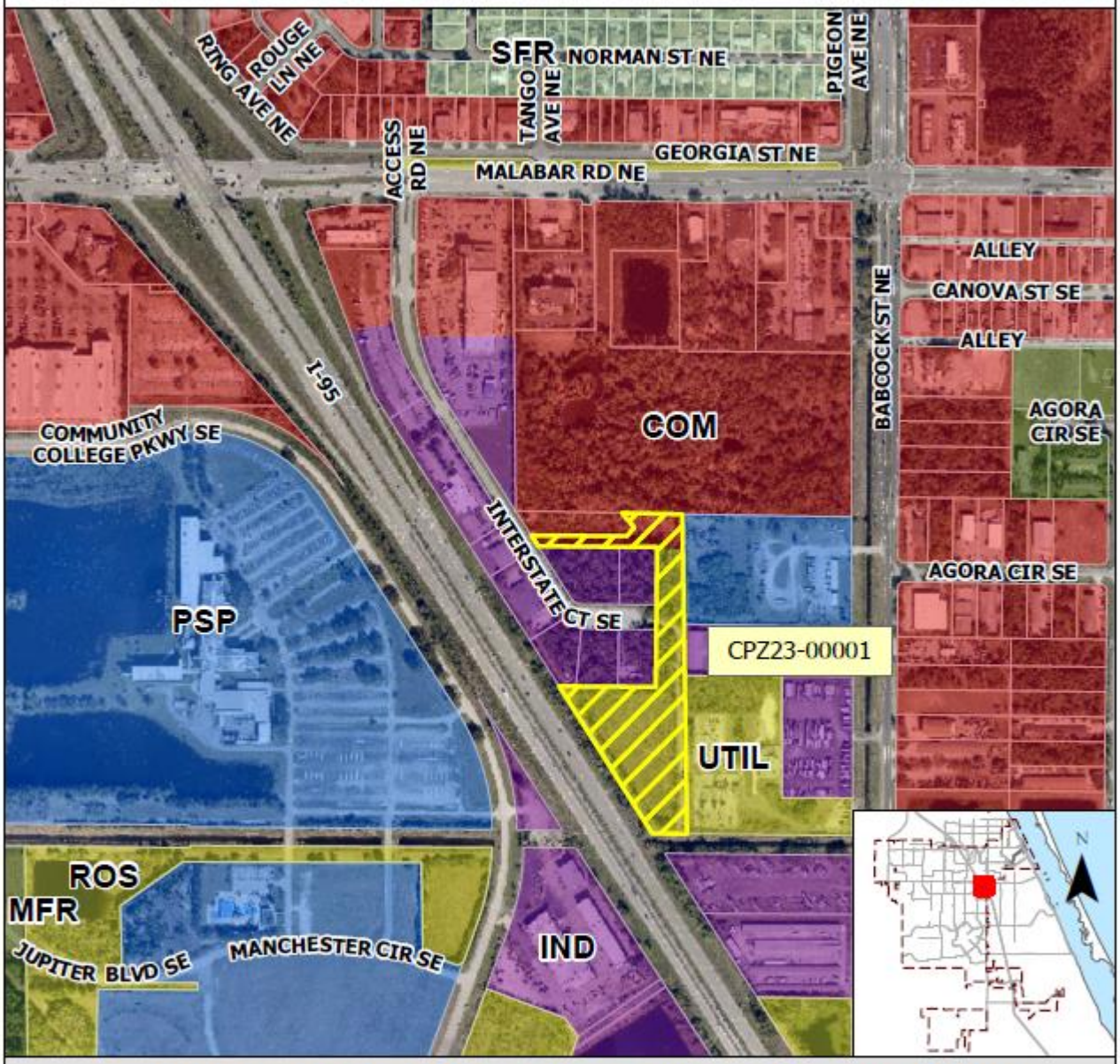
The rezoning application is accompanied by future land use amendment application CP23-00002.

STAFF FINDINGS:

Case CPZ23-00001 meets the minimum requirements of a rezoning request and staff recommends approval.

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP CASE: CPZ23-00001

Subject Property

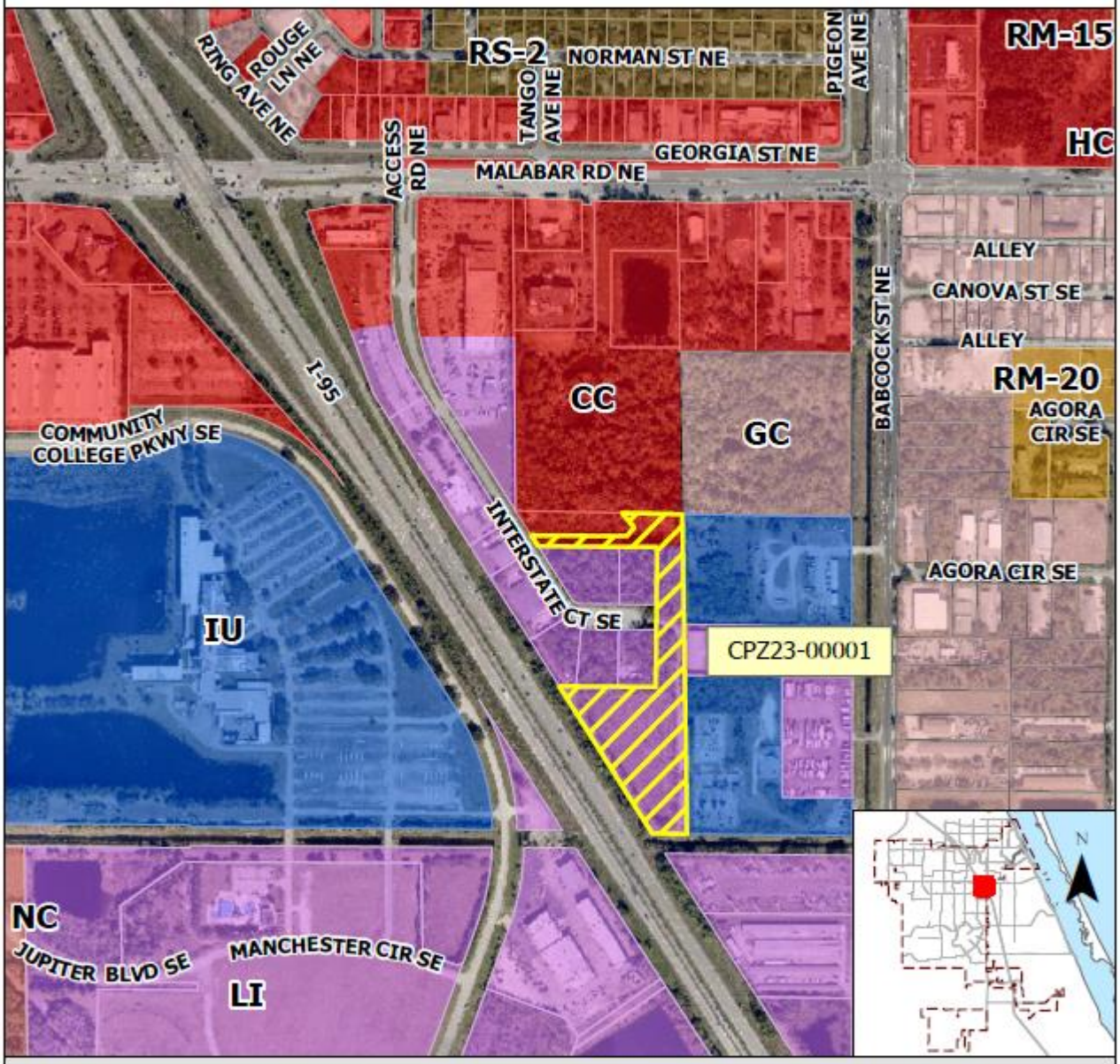
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Future Land Use Classification

COM, ROS – Commercial, Recreation and Open Space

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP CASE: CZP23-00001

Subject Property

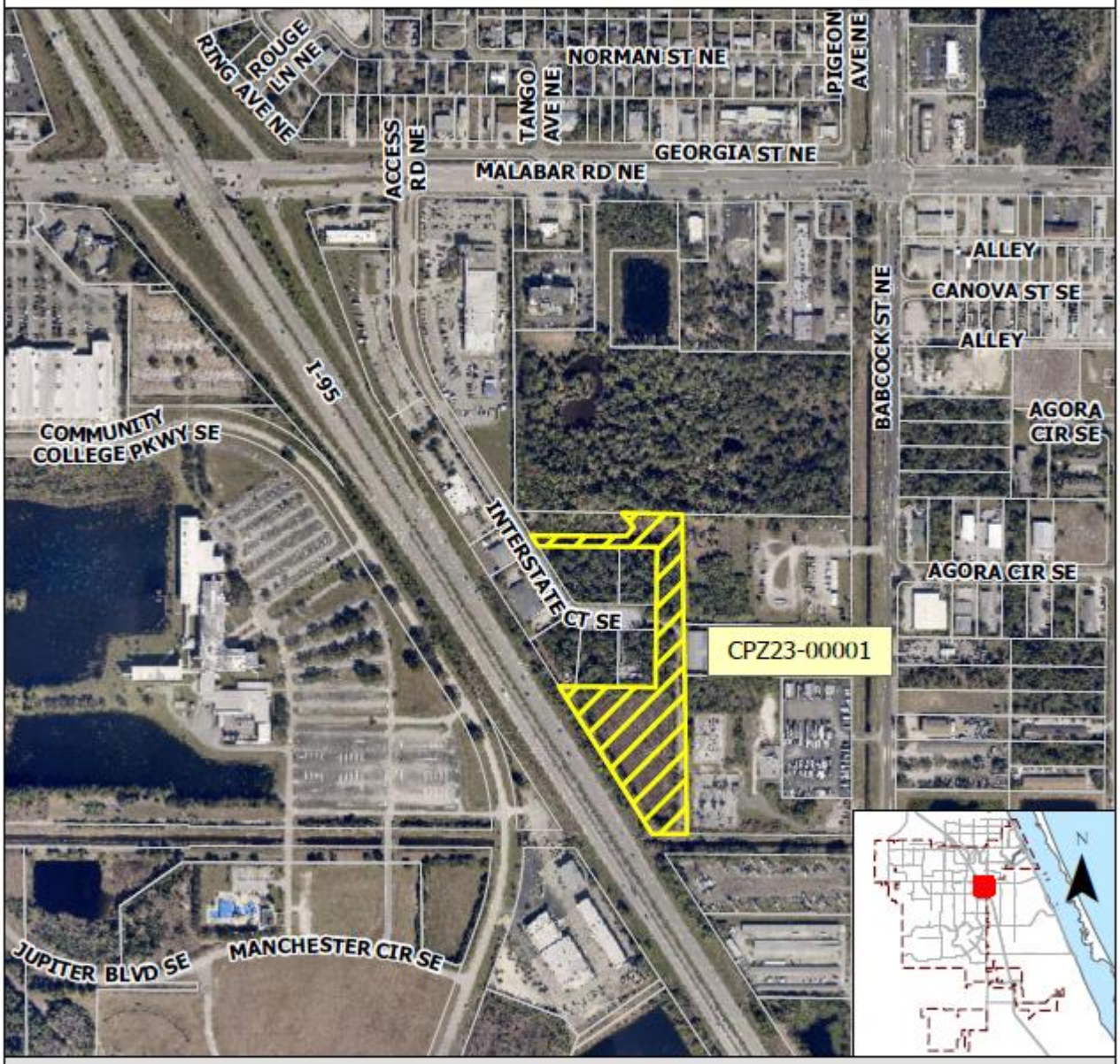
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Current Zoning Classification

CC, LI – Community Commercial, Light Industrial and Warehousing

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: CPZ23-00001

Subject Property

In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DESCRIPTION OF PORTION OF TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN

A TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT G-2 OF PORT MALABAR UNITY FIFTY SEVEN, AS RECORDED IN PLAT BOOK 30, PAGE 67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID TRACT OR PARCEL LYING AND BEING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT G-2 THENCE RUN SOUTH 89°24'10" EAST ALONG THE NORTH LINE OF SAID TRACT G-2, FOR 419.54 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 89°24'10" EAST ALONG SAID NORTH LINE, FOR 242.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G-2;
THENCE RUN ALONG THE PERIMETER BOUNDARY OF SAID TRACT G-2 THE FOLLOWING (7) COURSES;

1. RUN SOUTH 00°33'55" EAST, FOR 1,277.77 FEET TO A POINT;
2. THENCE RUN NORTH 89°31'22" WEST, FOR 129.78 FEET TO A POINT;
3. THENCE RUN NORTH 32°29'00" WEST, FOR 687.86 FEET TO A POINT;
4. THENCE RUN SOUTH 89°29'48" EAST, FOR 386.18 FEET TO A POINT;
5. THENCE RUN NORTH 00°30'12" EAST, FOR 560.00 FEET TO A POINT;
6. THENCE RUN NORTH 89°24'25" WEST, FOR 475.98 FEET TO A POINT;
7. THENCE RUN NORTH 32°29'00" WEST, FOR 47.74 FEET TO A POINT;

THENCE LEAVING SAID TRACT G-2 BOUNDARY RUN SOUTH 89°24'25" EAST, FOR 383.49 FEET TO A POINT;
THENCE RUN NORTH 49°42'20" EAST, FOR 43.75 FEET TO A POINT;
THENCE RUN NORTH 40°17'40" WEST, FOR 95.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 6.459 ACRES OR 281,332 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF MALABAR ROAD, BREVARD COUNTY, FLORIDA TO BEAR SOUTH 89° 23' 23" EAST, PER OFFICIAL RECORDS BOOK 5372, PAGE 8959 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES:

1. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

03-02-2023
DATE

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF SKETCH: FEBRUARY 24, 2023
DATE OF LAST REVISION: FEBRUARY 24, 2023

NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

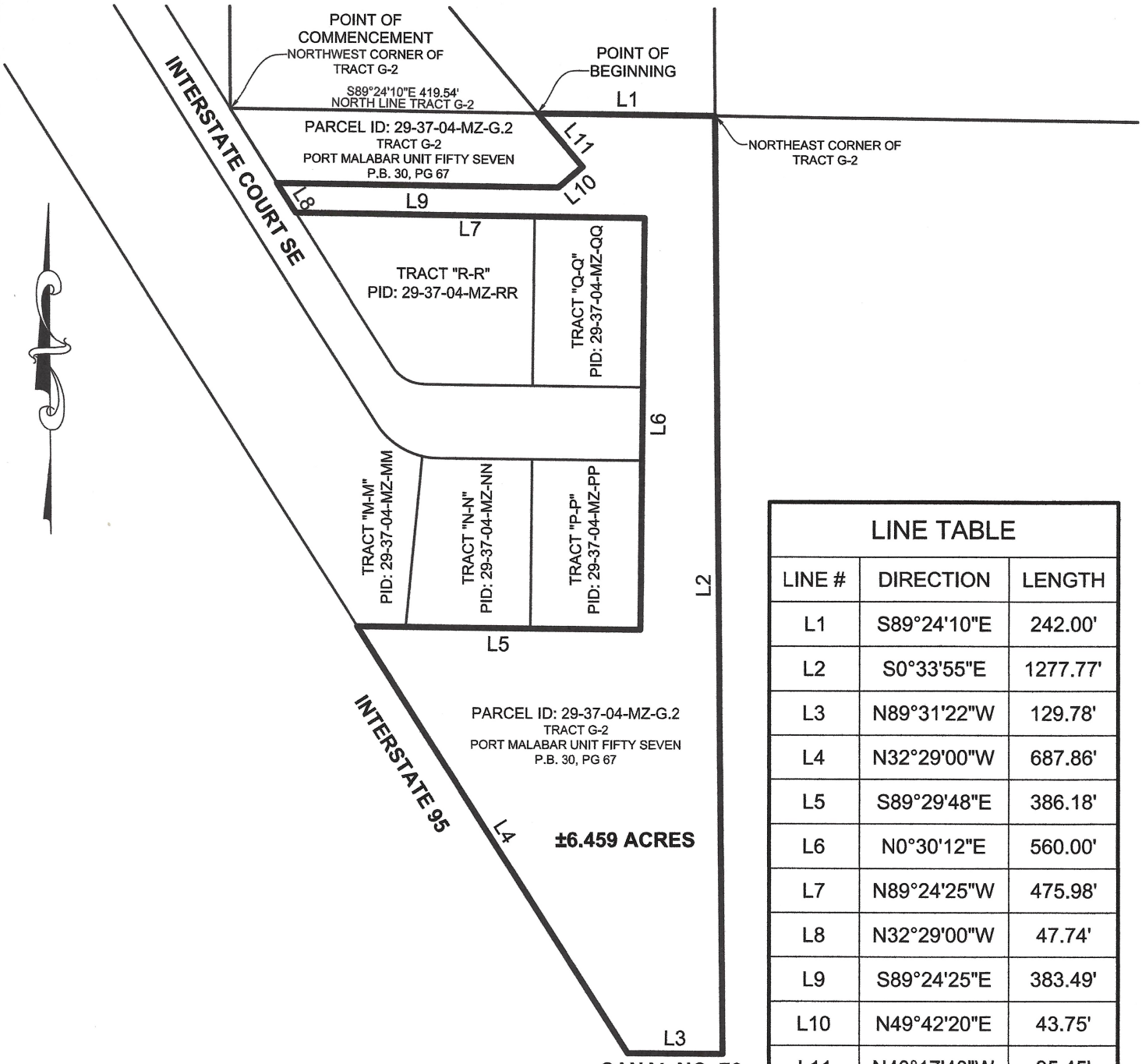
SKETCH & DESCRIPTION PREPARED BY:
NV5, L.B. 7386
16467 TELECOM DRIVE, TAMPA, FL 33637
PHONE: (800) 787-8395
EMAIL: mike.vukoder@nv5.com
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S EMBOSSED SEAL

NETWORK PROJECT NO. 202203954-1 AAC

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



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L5	S89°29'48"E	386.18'
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L7	N89°24'25"W	475.98'
L8	N32°29'00"W	47.74'
L9	S89°24'25"E	383.49'
L10	N49°42'20"E	43.75'
L11	N40°17'40"W	95.45'

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SCALE : 1" = 200'

0' 100' 200' 400'

SHEET 2 OF 2

NETWORK PROJECT NO. 202203954-1 AAC

3/2/2023

To Ms. Alexandra Bernard
Growth Management Director
City of Palm Bay
120 Malabar Road SE
Palm Bay, FL 32907

Citizen Participation Plan Meeting Report,

This document was intended for the rezoning meeting at the parcel on the corner of Babcock and Malabar (parcel 29-37-04-MZ-G.2). The Citizen Participation Meeting Plan was held at Ted Whitlock Community Center (370 Championship Circle NW Palm Bay, FL 32907) the 23rd of January at 6:30 PM. Mr. Shubham Desai with Bowman attended the meeting and there were no attendants. We brought with us the proposed site plan (attached). Due to the lack of neighbors that showed up, we do not have a sign in sheet to provide.

Jacqueline Pedevillano

Jacqueline Pedevillano
Bowman
Project Engineer

Project Details: CPZ23-00001

Project Type: **Rezoning Comprehensive Plan Zoning Amendment**

Project Location:	**UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL**
Milestone:	**Submitted**
Created:	**3/10/2023**
Description:	**Adelon - CPZ change of Tract G-2**
Assigned Planner:	**Uma Sarmistha**

Contacts

Contact	Information
Owner/Applicant	Sam Wolkowicki, BABCOCK & MALABAR LLC 625 W 51ST ST NEW YORK, NY 10019 (917) 670-1067 swolkr@yahoo.com
Legal Representative	Alberto Krygier 1955 Harrison Street Hollywood, FL 33020 (305) 707-8044 akrygier@adeloncapital.com
Legal Representative (2)	Shubman Desai, E.I. 4450 W. Eau Gallie Boulevard Melbourne, FL 32934 (321) 750-5405 sdesai@bowman.com
Legal Representative (3)	Kimberly Rezanka 1290 U.S. Highway 1 Rockledge, FL 32955 (321) 608-0892 krezanka@llr.law
Assigned Planner	Uma Sarmistha 120 Malabar Road SE Palm Bay, FL 32907 uma.sarmistha@palmbayflorida.org
Submitter	Shubham Desai 4450 W Eau Gallie Blvd Melbourne, FL 32934 sdesai@bowman.com

Fields

Field Label	Value
Size of Area (acres)	

Project Details: CPZ23-00001

Present Use of Property	CC/ LI
Zoning Classification Desired	General Commercial
Structures On Property?	False
Intended Use of Property	Flex Commercial
Justification for Change	we are seeking to match the zoning district with the northern portion of the development.
Is Owner the Representative?	False

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Kimberly Rezanka, LACEY LYONS REZANKA

Address: 1290 US Highway 1, Suite 201

Telephone: 321-608-0892

Email: KRezanka@LLR.Law

to represent the request(s) for:

Speak on my behalf during the public hearings and all planning and zoning processes

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 20 23 by Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Bowman Consulting (Shubham Desai, E.I.)

Address: 4450 W Eau Gallie Blvd suite 144 Melbourne, FL 32934

Telephone: 321-750-5405

Email: sdesai@bowman.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Braward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of February, 20 23 by Shiman Walkowicki, property owner.

Stefania Berman

, Notary Public

[X] Personally Known or [ ] Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

02/06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Two Parcels with tax account 2923396 and 2960911

I, Owner Name: I Sam Wolkowicki Owner of BABCOCK & MALABAR LLC

Address:

Telephone:

Email: swolkr@yahoo.com

hereby authorize:

Representative: Adelon Capital (Alberto Krygier)

Address: 1955 Harrison St STE 200 Hollywood, FL 33020

Telephone: 305-707-8044

Email: akrygier@adeloncapital.com

to represent the request(s) for:

Speak on my behalf in public hearings, all planning and zoning processes, and submit for the site plan approval and other permits required for the proposed project.

(Property Owner Signature)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

STEFANIA JO BERMAN
Notary Public - State of Florida
Commission # GG 954613
My Comm. Expires Feb 7, 2024
Bonded through National Notary Assn.

Acknowledgement Log

Header:
Legal Acknowledgement
Text:
I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:
Shubham Desai
On:
3/10/2023 2:37:30 PM

CPZ23-00001

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
SUITE 201
120 MALABAR RD SE
PALM BAY, FL, 32907

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** , a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized, on

03/23/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of March 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

My commission expires

Publication Cost: $187.07
Ad No: 0005638642
Customer No: BRE-6CI213
This is not an invoice

# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#5638642 3/23/2023

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1.CP23-00002 (formerly CP-5-2023) - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use

Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

2.CP223-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)**

A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District

A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

3.PS23-00001 - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.)

A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD

Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

4.FS23-00001 - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo

A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE

5.T23-00001 - City of Palm Bay (Growth Management)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005, to eliminate conflict within the City of Palm Bay Code of Ordinance

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Jesse Anderson, Ph.D., Assistant Growth Management Director

DATE: April 5, 2023

SUBJECT: FS23-00001 - L3Harris-Leo - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo. A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE

.

ATTACHMENTS:

Description

- **Case FS23-00001 - Staff Report**
- **Case FS23-00001 - Plat**
- **Case FS23-00001 - Application**
- **Case FS23-00001 - Signing Authority**
- **Case FS23-00001 - Authorization Letter**
- **Case FS23-00001 - Legal Acknowledgement**
- **Case FS23-00001 - Legal Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Jesse Anderson, Assistant Growth Management Director

CASE NUMBER	**PLANNING & ZONING BOARD HEARING DATE**
FS23-00001	April 5, 2023

PROPERTY OWNER & APPLICANT	**PROPERTY LOCATION/ADDRESS**
Andrew Dugan, L3HARRIS TECHNOLOGIES INC (Jake Wise, PE, Rep.)	A portion of Tract F and Tract G, Port Malabar Industrial Park, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73. Located in the vicinity west of Troutman Boulevard NE and Binary Lane NE

SUMMARY OF REQUEST The applicant requests Final Plat approval for the replating of tracts "F" and "G" of the L3 Harris campus.

Existing Zoning	LI, Light Industrial and Warehousing
Existing Land Use	Industrial
Site Improvements	L3 Harris Campus
Site Acreage	Approximately 117.73 acres

SURROUNDING ZONING & USE OF LAND

North	IND, Industrial – Storage Units and Electronics Manufacturer
East	IU, Institutional Use - Public Recreation; IND, Industrial – Vacant
South	IU, Institutional Use - Public Utilities; IND, Industrial – Public Utilities
West	IND, Industrial – L3Harris Technologies; COM- Commercial – Multiple Unit Retail

COMPREHENSIVE PLAN COMPATIBILITY Yes, the property has an Industrial Future Land Use Designation

BACKGROUND:

The subject property is located in the vicinity west of Troutman Boulevard NE and Binary Lane NE, containing approximately 117.73 acres. Specifically, the site is located at 1395 Troutman Boulevard NE.

The current zoning of the property is LI, Light Industrial and Warehousing. The proposed subdivision will create new lots within the L3 Harris Technologies campus. The new lots being created will be surrounded on all sides by the remaining campus.

ANALYSIS:

The minimum lot size required within the LI, Light Industrial and Warehousing Zoning district is 20,000 square feet. The minimum lot width is 100 feet minimum, while the minimum lot depth is 200 feet. The two lots being created are 3.77 acres (Lot 2) and 4.58 acres (Lot 3), respectively, and meet the minimum lot size and dimensions of the zoning district.

Access to “Lot 2” will be via a private road Right-of-Way denoted as Tract A on the plat document, which connects to Troutman Boulevard NE. Access to “Lot 3” will be via direct connection to Palm Bay Road.

Any exceptional specimen trees present on the site require proper preservation or mitigation efforts. Specifically, the City's Subdivision Code (Section 184.24) requires the Applicant to make a concerted effort to preserve as many of these trees as possible. In this case, the requested replat is of an existing industrial campus. As such, the land was surveyed for exceptional tree specimens for preservation and mitigation during the original site planning process. Furthermore, a tree survey will be required for any subsequent site plan applications that occur from this proposed replat.

Lastly, technical staff review comments are attached to this report and shall be incorporated into the construction drawings for any subsequent site plans.

To receive Final Plat Approval, the proposal must meet the requirements of Section 184.08 of the Palm Bay Code of Ordinances. Upon review of the submitted materials the Final Plat request is in substantial conformance with the applicable requirements of this section. The following items shall be provided and addressed prior to approval of the construction drawings for any subsequent site plans:

A. An Environmental Study with a Wetland and Endangered Species Assessment

B. An FDEP-approved Remedial Action Plan for mitigation of soil contaminants

STAFF RECOMMENDATION:

Case FS23-00001 meets the minimum requirements of a Final Plat request, subject to the staff comments and staff recommends approval.

TECHNICAL COMMENTS

CASE FS23-00001 – L3H Leo Plat

PUBILC WORKS (Valentino Perez, Acting Public Works Director):
Third Review

PW Survey Review 03/22/2023 04/05/2023 Approved with Conditions 03/22/2023

Plat – Seymour - 21 MAR 2023

Non-Plat Comments - REMINDERS

1. Please provide a Final Plat Review check in the amount of $620.

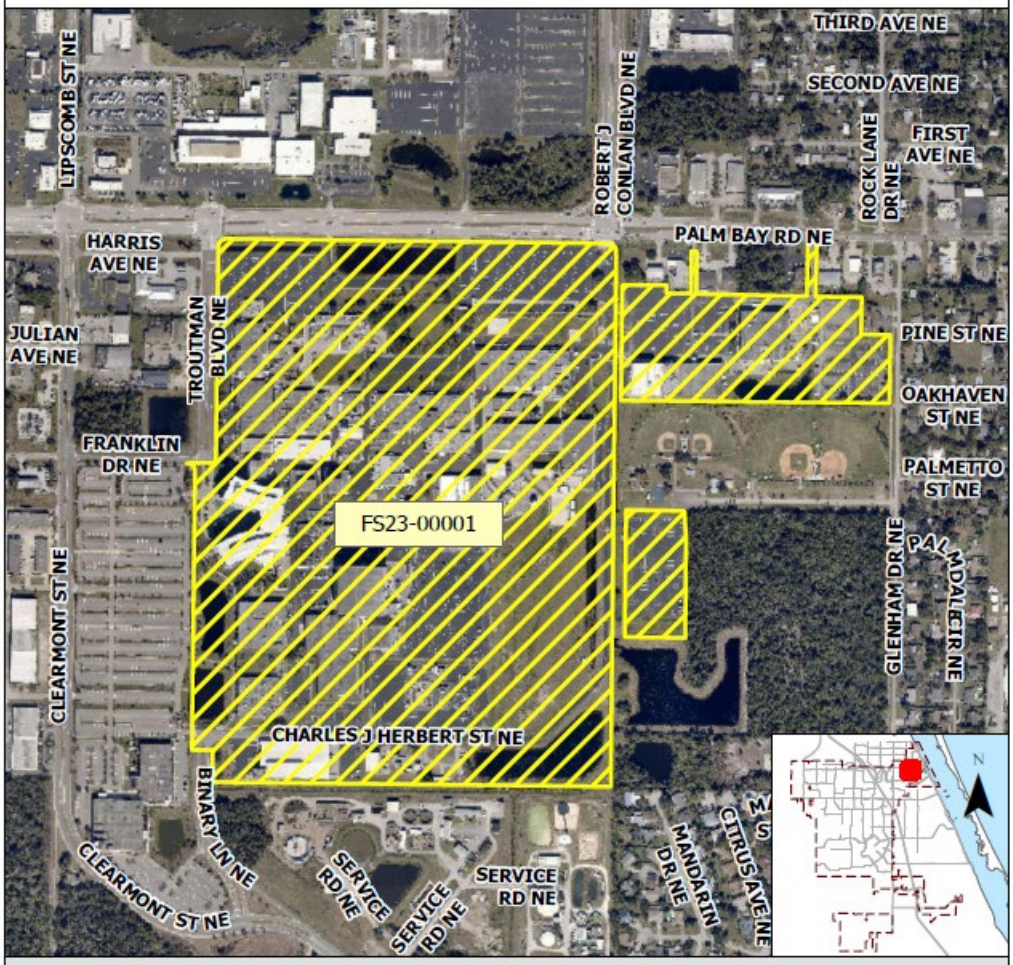
2. Please provide 3 paper copies to the City's Growth Management Department of the signed and sealed mylar after recordation.

3. Please provide an embossed Seal on Final Plat mylar. Please contact the City Surveyor if you have any questions about this requirement.

4. Please note the Property Information Report needs statements which say certified true, correct, and complete with the title of the signing individual.

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



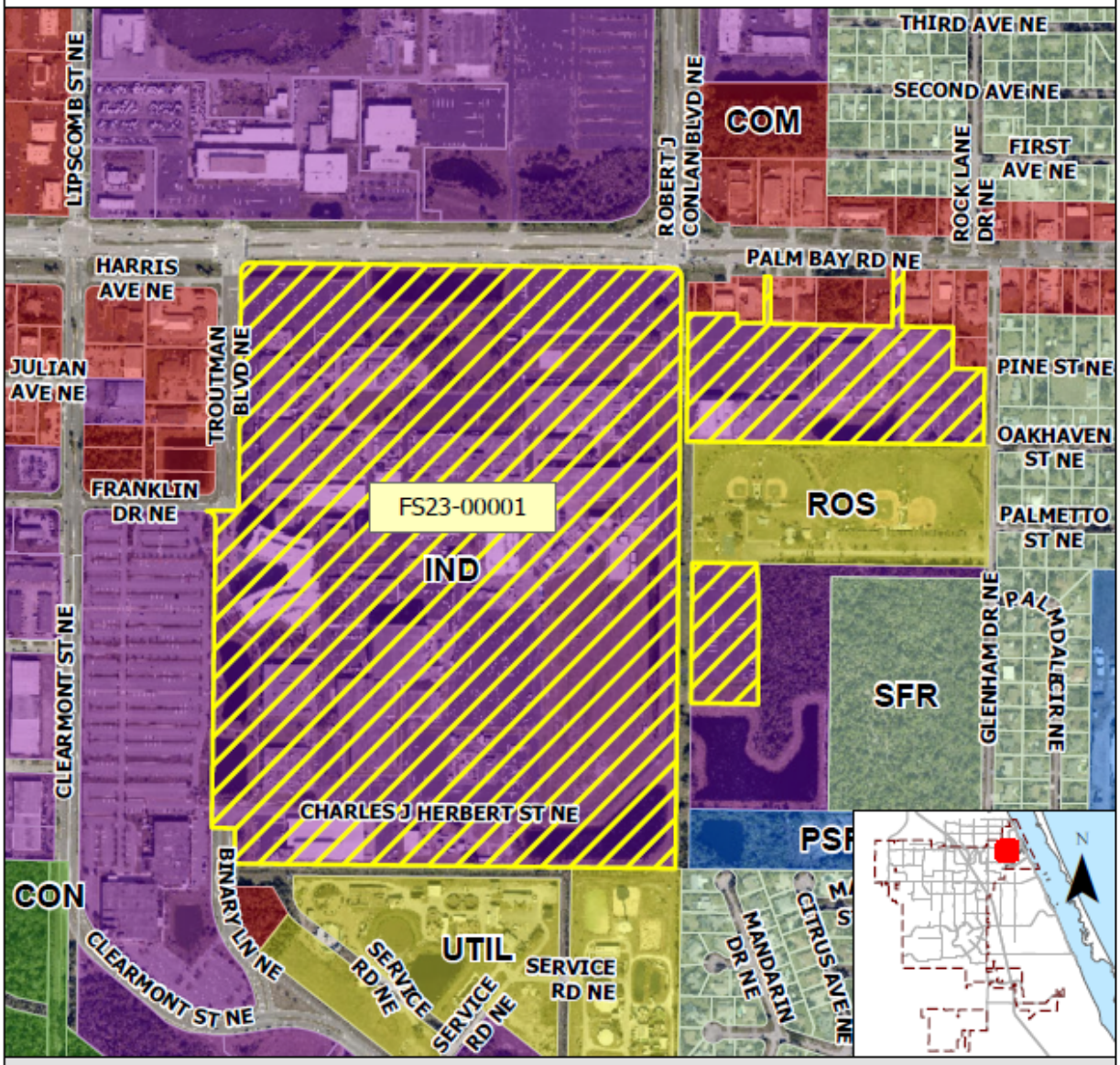
AERIAL LOCATION MAP CASE: FS23-00001

Subject Property

Southeast corner of Palm Bay Road NE and Troutman Boulevard NE

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP CASE: FS23-00001

Subject Property

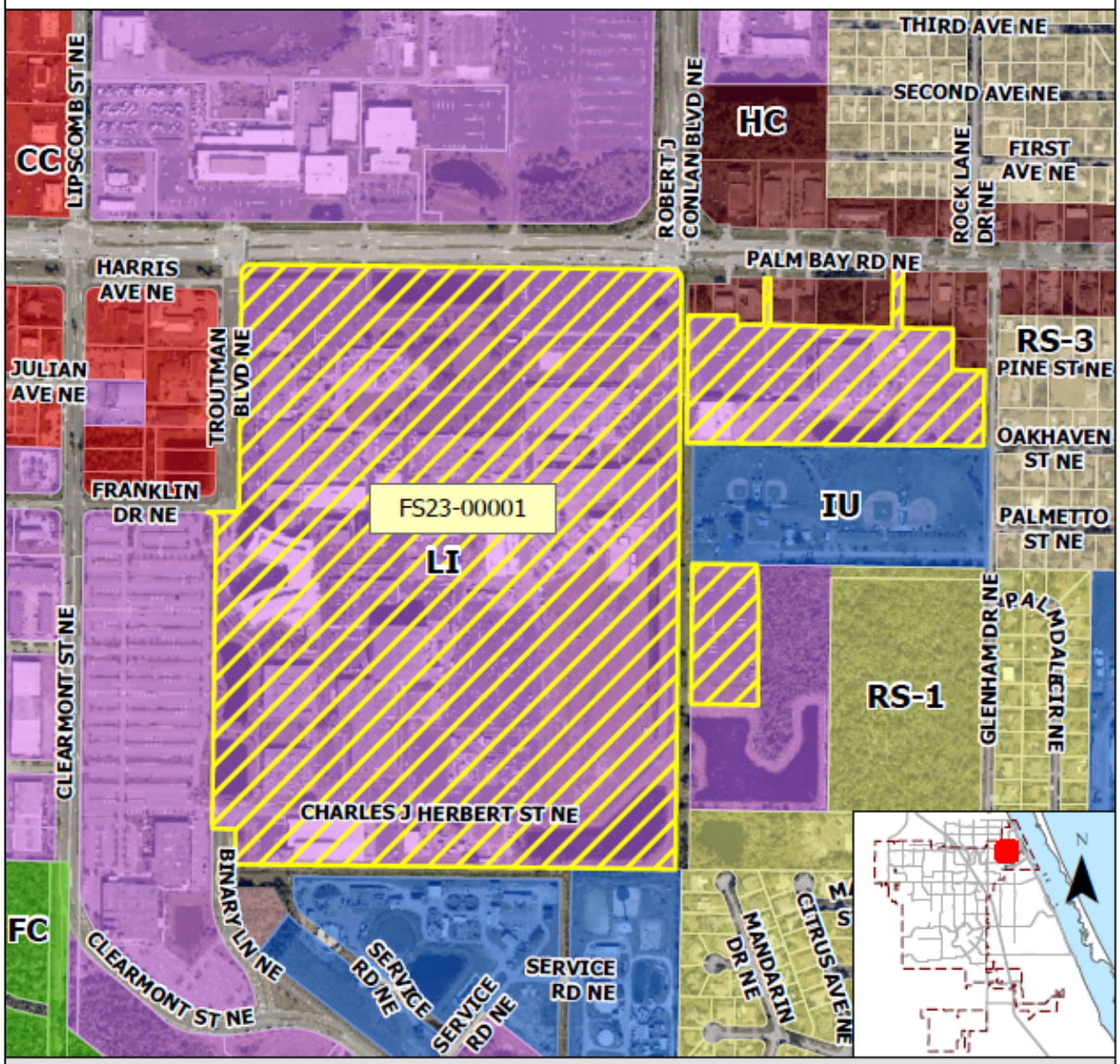
Southeast corner of Palm Bay Road NE and Troutman Boulevard NE

Future Land Use Classification

IND – Industrial

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP CASE: FS23-00001

Subject Property
Southeast corner of Palm Bay Road NE and Troutman Boulevard NE

Current Zoning Classification
LI – Light Industrial and Warehousing

L3HARRIS - LEO and SAMT

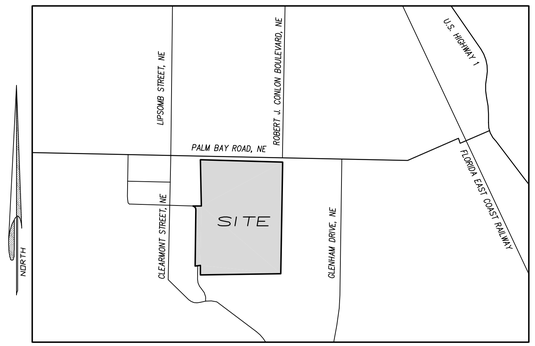
A REPLAT OF TRACT "F" AND TRACT "G", PORT MALABAR INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 103–107, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
SECTION 23, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION:

A parcel of land lying in Section 23, Township 28 South, Range 37 East, Brevard County, Florida being all of Tract F and Tract G, Port Malabar Industrial Park, according to the Plat thereof recorded in Plat Book 13, Pages 102–107 of the Public Records of Brevard County, Florida, together with that portion Of Troutman Boulevard, NE, vacated by City of Palm Bay Ordinance 2012–33, recorded in Official Records Book 6724, Page 961, all of the above being more particularly described as follows:

Commence at the Southeast corner of the Southwest one–quarter of said Section 23 and run N 89°15'21" W along the South line of the said Southwest one–quarter, a distance of 30.00 feet to the Point of Beginning of the herein described parcel; thence continue N 89°15'21" W along the South line of the said Southwest one–quarter, a distance of 1915.43 feet to the intersection with the Easterly right–of–way line of Binary Lane, a 100 foot wide Public right–of–way as presently occupied: thence N 00°44'40" E along said Easterly right–of–way line a distance of 149.67 feet to the Southeast corner of said lands described in Official Records Book 6724, Page 961; thence N 89°15'20" W along the South line of said lands, a distance of 100.00 feet to the intersection with the West line of said lands described in Official Records Book 6724, Page 961; thence N 00°44'40" E along the West line of said lands, a distance of 1339.49 feet to a point of curvature of a circular curve, concave to the Southwest, having a radius of 40.00 feet; thence run Northwesterly along the West line of said Lands described in Official Records Book 6724, Page 961 and along the arc of said curve, through a central angle of 89°55'54", an arc distance of 62.78 feet to a point of tangency with the South right–of–way line of Franklin Drive, a 70 foot wide Public right–of–way, as presently occupied; thence S 89°11'31" E along an Easterly projection of said right–of–way line and along the North line of said lands described in Official Records Book 6724, Page 961, a distance of 139.96 feet to the Northeast corner of said lands described in Official Records Book 6724, Page 961 and the East right–of–way line of Troutman Boulevard, a 100 foot wide Public right–of–way as presently occupied; thence N 00°44'40" E 1039.83 feet to a point of curvature of a circular curve, concave to the Southeast, having a radius of 40.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 90°03'49", an arc distance of 62.88 feet to a point of tangency with the South right–of–way line of Palm Bay Road, a variable width Public right–of–way, as presently occupied; thence S 89°11'31" E, along the said South right–of–way line of Palm Bay Road, a distance of 1832.25 feet to a point of curvature of a circular curve, concave to the Southwest, having a radius of 40.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 89°51'55", an arc distance of 62.74 feet to a point of tangency with the East line of said Tract F; thence S 00°40'24" W along the East line of said Tract F and Tract G, a distance of 2566.85 feet to the Point of Beginning. Containing 117.73 acres more or less.

GENERAL NOTES:

1. TRACT "A" IS FOR PRIVATE INGRESS AND EGRESS, UTILITIES AND PRIVATE DRAINAGE FOR THE BENEFIT OF LOTS 1 AND 2. TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 1.

2. BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 BEING N89°15'21"W AS PER THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011 (NAD 83/11) (SEE SKETCH)

3. SURVEY MONUMENTATION WITHIN THE SUBDIVISION HAS BEEN SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTERS 177.091 (7)(8)(9).

4. CHAPTER 177.091(28), F.S. – ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5. SEE DECLARATION OF CONDITIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN ORB_____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

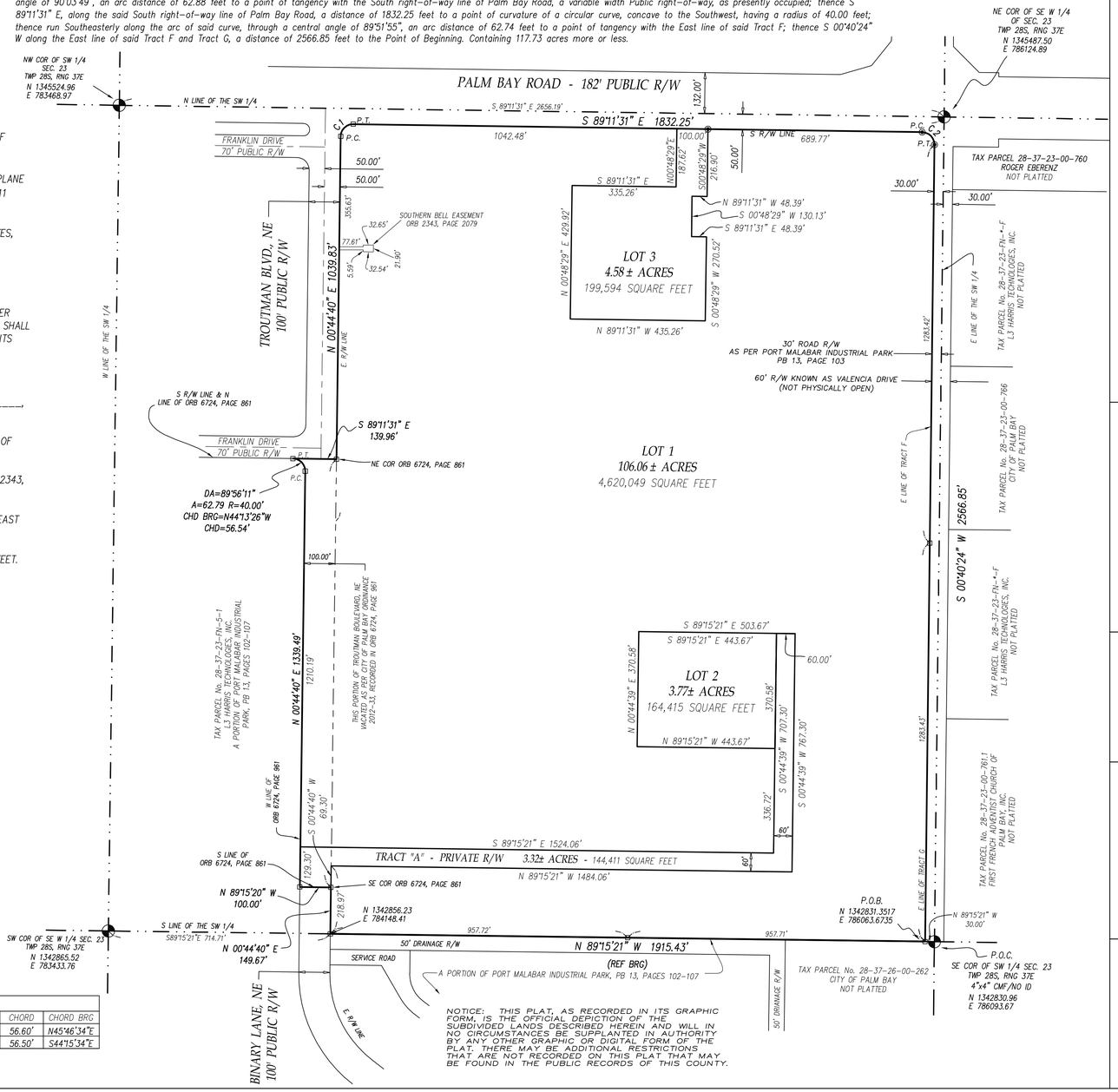
6. SEE CONSENT AND JOINDER RECORDED IN ORB_____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

7. LOT 1 IS SUBJECT TO A SOUTHERN BELL TELEPHONE AND TELEGRAPH EASEMENT AS RECORDED IN ORB 2343, PAGE 2079, AS SHOWN HEREON.

8. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011 (NAD 83/11).

9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND THE VALUES ARE EXPRESSED IN US SURVEY FEET.

TRACT	DESCRIPTION	ACRES
A	INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE	3.32



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

⊡ = 4"x4" CMF WITH DISK STAMPED "P.R.M. – LB 7838"

◉ = SET NAIL AND 1¼" DISK STAMPED "PRM – LB 7838"

BRG = BEARING
C/L = CENTERLINE
CMF = CONCRETE MONUMENT FOUND
ESMT = EASEMENT
HOA = HOME OWNERS ASSOCIATION
ID = IDENTIFICATION
IRC = IRON ROD WITH CAP
L = LENGTH
LB = LICENSED SURVEYOR BUSINESS
LS = LAND SURVEYOR
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.T. = POINT OF TANGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT–OF–WAY
SEC. = SECTION
S.F. = SQUARE FEET
TWP = TOWNSHIP

NORTH

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	62.88'	40.00'	90°03'49"	56.60'	N45°46'34"E
C2	62.74'	40.00'	89°51'55"	56.50'	S44°15'34"E

PREPARED BY

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676–0427 FAX (321) 984–1448

PLAT BOOK _____ PAGE _____

SHEET 1 OF 1

SECTION 23 TWP. 28 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Company named below, the owner in fee simple the lands described in

L3HARRIS - LEO and SAMT

Hereby dedicates said lands and plat for the uses and purposes therein expressed. Hereby dedicates to the City of Palm Bay, Florida an ingress and egress easement over and across TRACT A for law enforcement, emergency access and emergency maintenanc. No other easements are dedicated or granted to the public.

IN WITNESS WHEREOF,

BY _____

Print Name:_____ Title_____

Company:_____

Signed and sealed in the presence of:

Witness:_____

Print Name:_____

Witness:_____

Print Name:_____

STATE OF FLORIDA COUNTY OF BREVARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS ___ DAY OF _____ 2023

BY _____

_____

_____.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

SEAL

_____
NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on February 23, 2023, I completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapters 177, Part 1, Florida Statutes; and that said land is located in Brevard County Florida.

Joel Seymour Registration No. LS 6133

DATE: 3/21/2023

Joel A. Seymour 3/21/2023 | 11:24 AM PDT
Kane Surveying, Inc.
505 Distribution Drive
Melbourne, FL 32904
LB 0007838 Certificate of Authorization Number

JOEL A. SEYMOUR LICENSE NO. 6133 STATE OF FLORIDA

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

_____
Joseph N. Hale PSM No. 6366
Reviewing Surveyor for the City of Palm Bay

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY that on _____ the City Council of the City of Palm Bay approved the foregoing plat

_____
J. Robert Medina – Mayor

ATTEST:

_____
Terese Jones – City Clerk

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____.

File No. _____.

_____
Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL

Project Details: FS23-00001

Project Type: **Subdivisions & Plats Final Plat**

Project Location:	**1395 TROUTMAN BLVD NE Palm Bay, FL 32905**
Milestone:	**Submitted**
Created:	**3/8/2023**
Description:	**L3Harris - Leo**
Assigned Planner:	**Jesse Anderson**

Contacts

Contact	Information
Owner/Applicant	Andrew Dugan, L3HARRIS TECHNOLOGIES INC 1025 W NASA BLVD MELBOURNE, FL 32919 (321) 586-7328 andy.dugan@L3harris.com
Legal Representative	Jake Wise, P.E. 2651 W. Eau Gallie Boulevard Melbourne, FL 32935 (321) 610-1760 jwise@cegengineering.com
Assigned Planner	Jesse Anderson Palm Bay, FL 32907 jesse.anderson@palmbayflorida.org
Submitter	Jake Wise 2651 W Eau Gallie Blvd; Suite A Melbourne, FL 32935 jwise@cegengineering.com

Fields

Field Label	Value
Block	*
Lot	F
Section Township Range	23-28-37
Subdivision	FN
Year Built	Multiple
Use Code	4100
Use Code Desc	LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SM

Project Details: FS23-00001

LotSize	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Township Description	TOWNSHIP 28
Tax ID	2832147
Flu Description	Industrial
Flu Code	IND
Zoning Description	Light Industrial and Warehousing
Zoning Code	LI
Total Lots Proposed by Use	2
Intended Use of Property	manufacturing/industrial
Proposed Subdivision Name	L3Harris - Leo
Submitted Preliminary Subdivision?	No
Size of Area Covered (acres)	
Is Owner the Representative?	False
Action Letter Date	

L3HARRIS™

February 16, 2023

City of Palm Bay
Palm Bay, Florida

To whom it may concern:

As an officer of L3Harris Technologies, I hereby grant signature authority for "Notice of Commencement" and "Owner Authorization" documents necessitated by the Mechanic's Lien Law of the Florida Statutes to the following L3Harris employees:

Crysti Rife Fafard-Facilities Senior Director
Troy Davidson-Facilities Senior Manager
Walter (Eddie) Wilborn-Facilities Maintenance Manager
John Choi-Facilities Engineer/Project Manager
Andy Dugan-Facilities Engineer/Project Manager
Santo Geraci-Facilities Engineer/Project Manager
James Kesilman-Facilities Engineer/Project Manager
Tim Rodriguez-Facilities Engineer/Project Manager
Jose Socias-Facilities Engineer/Project Manager
Donnell Wright-Facilities Engineer/Project Manager
Sean Raley-Maintenance Project Manager
Mark Beatty-Group Lead Tech Maintenance
Tristan Heck-Group Lead Tech Maintenance
Jim Witherell-Information Tech Project Manager
Sebastian Costa-Information Tech Project Manager
John Steinman-Security Project Manager
Michael Toth-Security Project Manager

This authorization is restricted to documents required for the purposes of allowing Construction Contractors to obtain Building Permits from the various municipalities.

Sincerely,

Byron Green
Vice President/Global Operations

:smm

STATE OF Florida, COUNTY OF Brevard, ss.:

On this day, personally appeared before me Byron Green, to me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

this 16 day of February, 2023.

Notary Public State of Florida
Yvette Armenteros
My Commission
HH 219442
Exp. 3/18/2026

Notary Public in and for the State of Florida

My commission expires March 18, 2026

MARCH 7TH, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

BCPA Parcel ID: 28-37-23-FN-*-F

I, Owner Name: ANDY DUGAN L3Harris Technologies, Inc

Address: 1025 W NASA Blvd: Melbourne, FL 32919

Telephone: 321.586.7328

Email: ANDY.DUGAN@L3HARRIS.com

hereby authorize:

Representative: Jake Wise, PE- Construction Engineering Group, LLC

Address: 2651 W Eau Gallie Blvd; Suite A; Melbourne, FL 32935

Telephone: 321-610-1760

Email: jwise@cegengineering.com

to represent the request(s) for:

Any and all submittals related to the Final Plat

(Property Owner Signature)

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7 day of March, 20 23 by Andrew Dugan, property owner.

Notary Public State of Florida
Beth L Rutgerson
My Commission
HH 180609
Exp. 9/29/2025

Beth L. Rutgerson

March 7, 2023, Notary Public

☐ Personally Known or ☑ Produced the Following Type of Identification:

Dr Lic D256.002.89.125.0

Acknowledgement Log

FS23-00001 | *Subdivisions & Plats* | *Final Plat*

Header: Legal Acknowledgement

Text: I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By: Jake Wise

On: 3/8/2023 1:33:51 PM

FS23-00001

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
SUITE 201
120 MALABAR RD SE
PALM BAY, FL, 32907

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** , a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized, on

03/23/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of March 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

My commission expires

Publication Cost: $187.07
Ad No: 0005638642
Customer No: BRE-6CI213
This is not an invoice

# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#5638642 3/23/2023

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1.CP23-00002 (formerly CP-5-2023) - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use

Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

2.CP223-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)**

A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District

A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

3.PS23-00001 - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.)

A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD

Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

4.FS23-00001 - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo

A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE

5.T23-00001 - City of Palm Bay (Growth Management)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005, to eliminate conflict within the City of Palm Bay Code of Ordinance

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Uma Sarmistha, Senior Planner

DATE: April 5, 2023

SUBJECT: **FD23-00001 – Jupiter Bay - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.) - A Final Development Plan to allow a proposed PUD for a 236-unit development of mixed uses to be called Jupiter Bay PUD.Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

**Quasi-Judicial Proceeding.

ATTACHMENTS:

Description

- **Case FD23-00001-Staff Report**
- **Case FD23-00001-Final Development Plan**
- **Case FD23-00001- Boundary Survey**
- **Case FD23-00001- Development Standards**
- **Case FD23-00001- Development Schedule**
- **Case FD23-00001-Traffic Report**
- **Case FD23-00001-Environment Report**
- **Case FD23-00001- Deed Declaration - Townhomes**
- **Case FD23-00001- Deed declaration - Commercial**
- **Case FD23-00001- Title Report**
- **Case FD23-00001- School Board Impact Analysis**
- **Case FD23-00001-Citizen Participation Plan Report**
- **Case FD23-00001- Application**
- **Case FD23-00001- Authorization Letter**
- **Case FD23-00001- Acknowledgment**
- **Case FD23-00001- Legal Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Uma Sarmistha, Senior Planner

CASE NUMBER
FD23-00001

PLANNING & ZONING BOARD HEARING DATE
April 5, 2023

PROPERTY OWNER & APPLICANT
Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Represented by Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc. / Kim Rezanka, Lacey Lyon Rezanka Attorneys at Law)

PROPERTY LOCATION/ADDRESS
Tax Parcels 750, 751, and 752 along with Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

SUMMARY OF REQUEST Final Planned Unit Development approval for a 236-unit mixed use subdivision to be called Jupiter Bay PUD.

Existing Zoning	Rural Residential
Future Land Use	Mixed Use
Site Improvements	Vacant Unimproved Land
Site Acreage	24.69 acres

SURROUNDING ZONING & USE OF LAND

North	RS-2, Single-Family Residential: Single Family Homes/Vacant
East	RS-2, Single-Family Residential: Single Family Homes/Vacant
South	RS-2, Single-Family Residential: Single Family Homes/Vacant
West	IU, Public Semi-Public; School

COMPREHENSIVE PLAN COMPATIBILITY

The Future Land Use designation of the subject property is Mixed Use. The development of a Planned Unit Development is compatible. The proposed density is 9.56 units per acre, which is below the maximum density defined in the City's Comprehensive Plan for Mixed Use.

BACKGROUND:

The property is located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE. Specifically, the property is Tax Parcels 750, 751, and 752 along with Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida. The subject properties are 24.69 acres of undeveloped land.

The applicant is currently seeking Final Development Plan (FDP) approval. The purpose of this request is to allow for the development of a mixture of townhome, apartment, and commercial uses to be called Jupiter Bay PUD. This project includes an overall density of 9.56 units per acre. The applicant for this request is Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC. He is being represented by Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc. / Kim Rezanka, Lacey Lyon Rezanka Attorneys at Law.

ANALYSIS:

The planned unit development (PUD) is a concept which encourages variation in residential developments by allowing deviation in lot size, type of dwellings, density, lot coverage, setbacks, and open space, from those elements required in any singular zoning classification. The purpose of a planned unit development is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as commercial uses designed to serve the inhabitants of the proposed community.

Specifically, the Jupiter Bay PUD FDP proposes 236 residential units and 30,000 square feet of commercial retail. The total residential unit count is comprised of 176 townhome units and 60 condos. The commercial area is comprised of three (3) 10,000 square feet commercial retail units.

The minimum requirement for open space for a PUD is 25% of the total developed area. The required open space for the subject property is 6.172 acres (i.e., 25% of 24.69 acres). The proposed recreation and amenity area according to the FD plan is 10.158 acres (41.1%) and includes, swimming pool, club house, walking trails and lake areas.

The proposed plan will be carried out in 2 (two) phases with phase 1 (one) being 176 townhomes and phase 2 (two) will be comprised of the retail building and 60 condos. The projected completion date for both the phases is 2027.

CONDITIONS:

In order to receive Final Planned Unit Development approval, the proposal must meet the requirements of Section 185.067 of the City of Palm Bay's Code of Ordinances. Upon review, it appears that the request is in conformance with the applicable requirements of this section, subject to the following items being submitted prior to final plat approval:

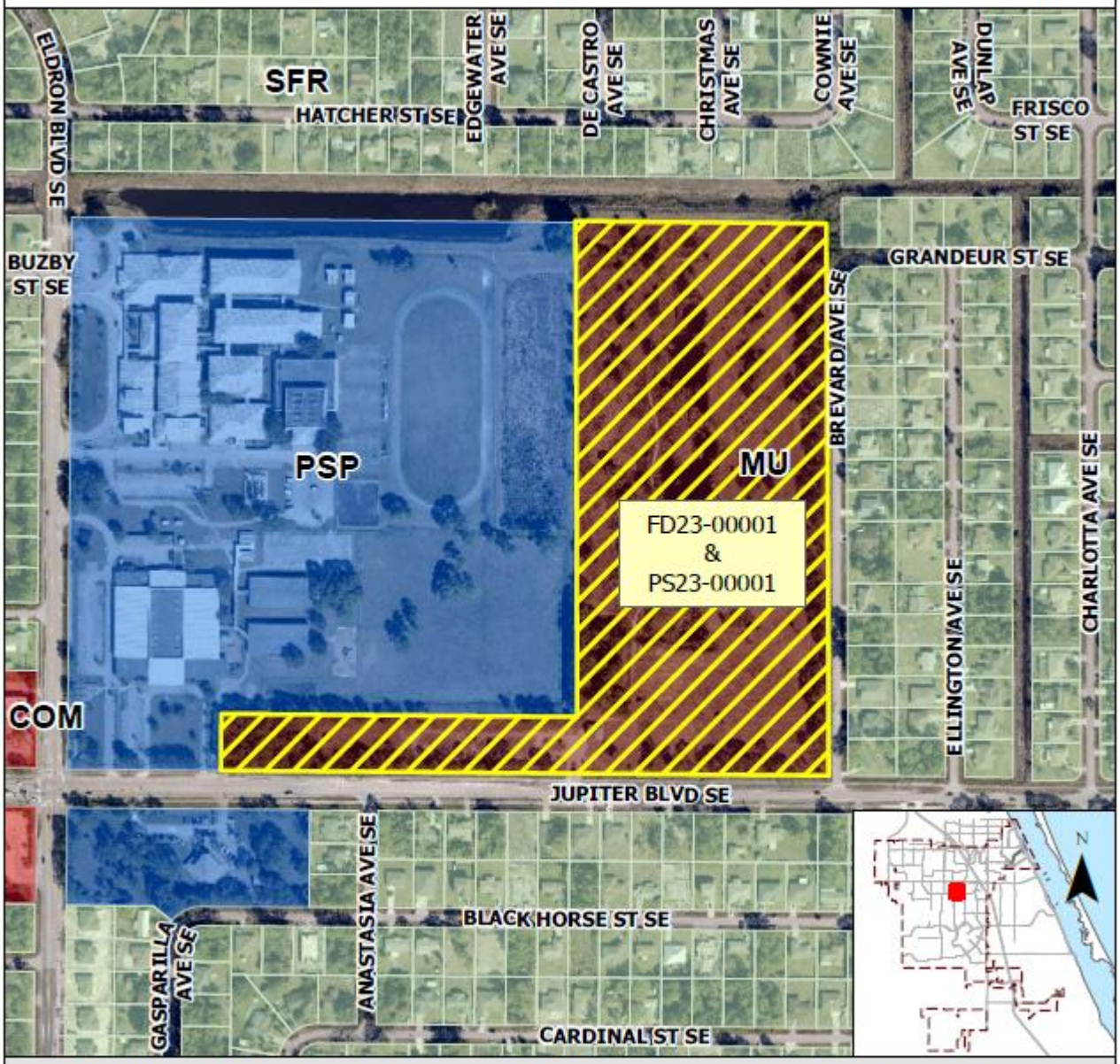
- Preliminary Plat Plan
- Fully engineered construction drawings.
- The technical comments generated by the Development Review Staff (attached) shall be observed and incorporated into the engineered construction drawings.

STAFF RECOMMENDATION:

Case FD23-00001, is in alignment with the Comprehensive Plan, and this project meets the minimum criteria for a Final Development request and staff recommends approval.

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP CASE: FD23-00001 & PS23-00001

Subject Property

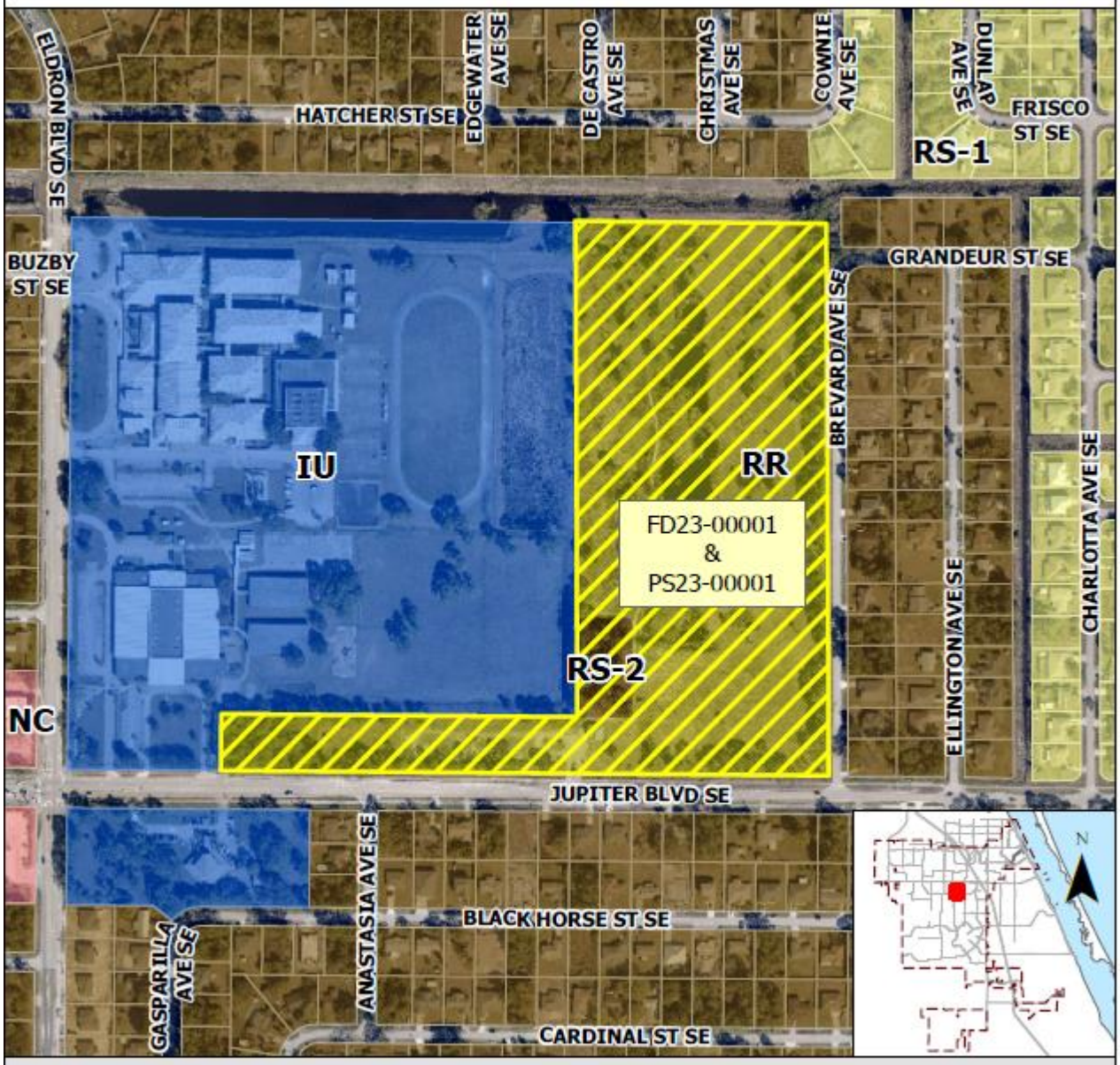
The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Future Land Use Classification

MU – Mixed Use

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP CASE: FD23-00001 & PS23-00001

Subject Property

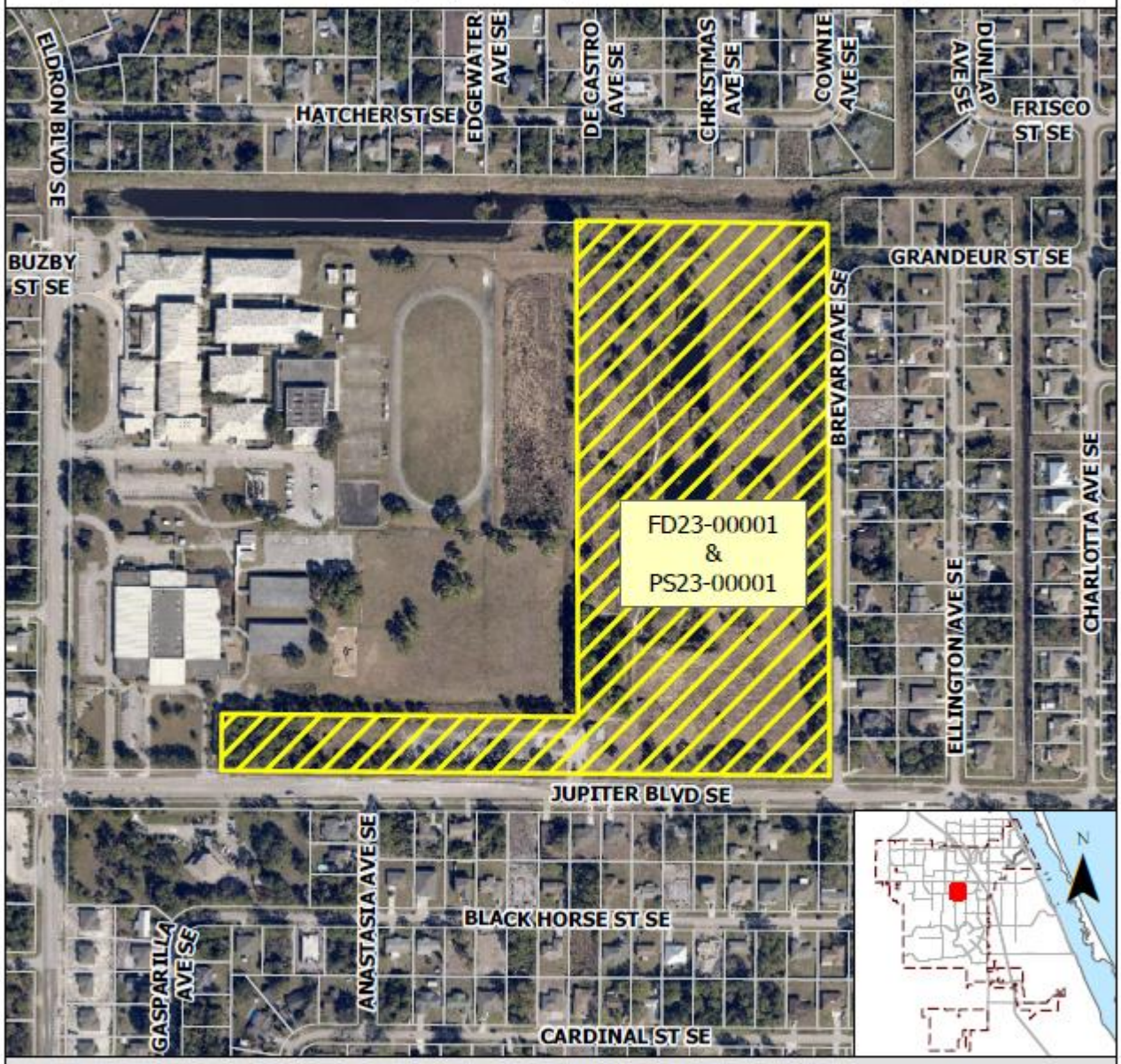
The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Current Zoning Classification

RR, RS-2 – Rural Residential, Single-Family Residential

The City of Palm Bay Florida

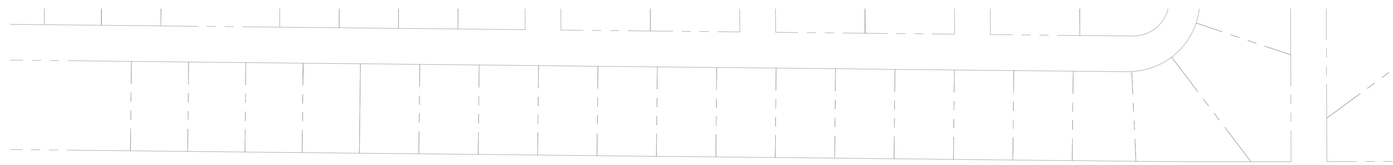
Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.

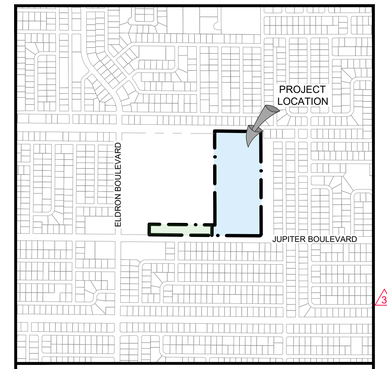


AERIAL LOCATION MAP CASE: FD23-00001 & PS23-00001

Subject Property

The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE



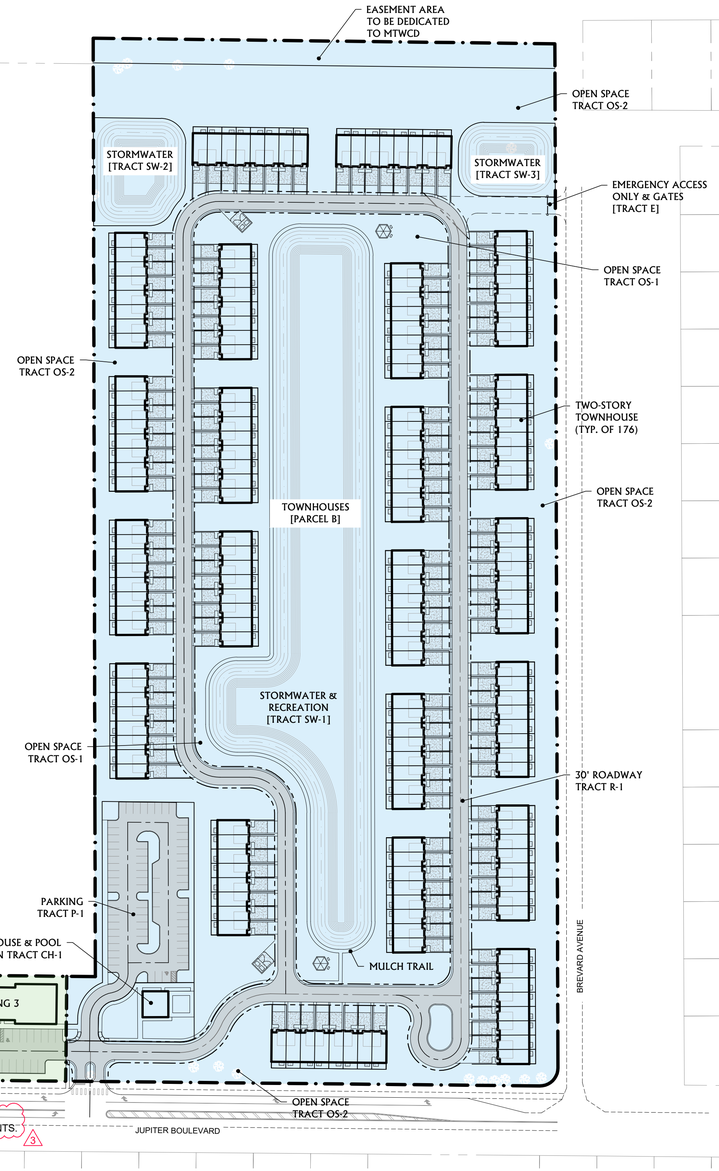


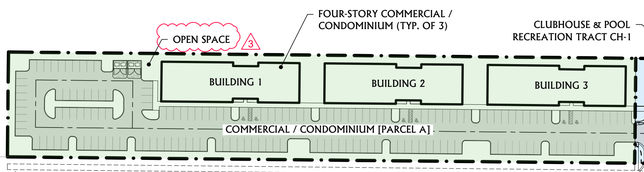
VICINITY MAP

BUILDING INFORMATION			
PARCEL A - COMMERCIAL & RESIDENTIAL CONDOMINIUM			
	FLOOR	AREA (SF)	USE
BUILDING 1	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)
	FLOOR	AREA (SF)	USE
BUILDING 2	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)
	FLOOR	AREA (SF)	USE
BUILDING 3	1	10,000	COMMERCIAL (RETAIL / OFFICE)
	2	10,000	RESIDENTIAL (8 UNITS)
	3	10,000	RESIDENTIAL (8 UNITS)
	4	10,000	RESIDENTIAL (4 UNITS)

COMMERCIAL & RESIDENTIAL CONDOMINIUM - PARCEL A					
DESCRIPTION	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (AC)	PERCENT (%)	OPEN SPACE CREDIT	ACTUAL OPEN SPACE AREA (AC.)
BUILDINGS	30,000	0.689	23.4	0	0
PARKING / DRIVES	58,421	1.341	45.5	0	0
SIDEWALKS / CONCRETE	5,479	0.126	4.3	0	0
OPEN SPACE	34,523	0.793	26.8	100%	0.793
COMMERCIAL TOTAL	128,423	2.948	100.0	26.8%	0.793
RESIDENTIAL TOWNHOUSES - PARCEL B					
DESCRIPTION	AREA (SF)	AREA (AC)	PERCENT (%)	OPEN SPACE CREDIT	ACTUAL OPEN SPACE AREA (AC.)
RESIDENTIAL LOTS	313,588	7.199	33.1	0	0
PARKING LOT TRACT P-1	35,862	0.823	3.8	0	0
OPEN SPACE TRACT OS-1	103,734	2.381	11.0	100%	2.381
OPEN SPACE TRACT OS-2	202,729	4.654	21.4	100%	4.654
TRACT SW-1	122,344	2.809	12.9	75%	2.106
TRACT SW-2 & 3	31,633	0.726	3.3	0	0
ROADWAY TRACT R-1	104,547	2.400	11.0	0	0
RECREATION TRACT CH-1	9,742	0.224	1.0	100%	0.224
EASEMENT DEDICATION AREA	22,703	0.521	2.4	0	0
RESIDENTIAL TOTAL	946,882	21.737		43.1%	9.365
PROJECT TOTAL - PROPOSED	1,075,305	24.686		41.1%	10.158
PROJECT TOTAL - REQUIRED MIN.	1,075,305	24.686		25.0%	6.172

NOTES :
1. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHMENT OF AN ASSOCIATION OR NON-PROFIT CORPORATION OF ALL INDIVIDUALS OR CORPORATIONS OWNING PROPERTY WITHIN THE PUD.
2. COMMON OPEN SPACE SHALL BE IMPROVED TO INCLUDE TWO (2) PAVILIONS, AN INTERNAL WALKING TRAIL, CLUBHOUSE, AND POOL .





NOTE: SEE SHEET C-3 FOR JUPITER BOULEVARD ROADWAY IMPROVEMENTS.

LEGEND

- COMMERCIAL - PHASE 2
- MULTI-FAMILY RESIDENTIAL - PHASE 1

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

ALSO

TRACT "K" OF PORT MALABAR UNIT TEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO

THE EAST 1/2 OF LOT 16, IN SECTION 6, TOWNSHW 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMP ANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR BREY ARD COUNTY IN PLAT BOOK 1, PAGE 165, LESS AND EXCEPT THE SOUTH 40 FEET AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.

ALSO

THE WEST ½ OF LOT 16, FLORIDA INDIAN RIVER LAND COMPANY, A SUBDIVISION IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERNLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

SOILD WASTE NOTES
THE PROJECT UNITS SHALL HAVE BULK REFUSE CONTAINER SERVICE FOR EACH USE.

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL No. 12009C 0660 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE
CITY OF PALM BAY SANITARY SEWER SYSTEM

POTABLE WATER SOURCE
CITY OF PALM BAY WATER SYSTEM

PLANNED UNIT DEVELOPMENT NOTES:
1. NO BUILDINGS, PARKING LOTS OR OTHER STRUCTURES MAY BE LOCATED WITHIN THE PERIMETER SETBACK AREA. HOWEVER, SWIMMING POOLS AND POOL DECKS MAY BE PERMITTED SUBJECT TO THE NORMAL RESIDENTIAL SETBACK REQUIREMENTS.
2. WITHIN THE PUD, ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
3. THE MINIMUM REQUIREMENTS FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BAY SUBDIVISION REGULATIONS.
4. SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 178 OF THE LAND DEVELOPMENT REGULATIONS.
5. WALLS AND FENCES SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 170 OF THE LAND DEVELOPMENT REGULATIONS.
6. PARKING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 185 OF THE LAND DEVELOPMENT REGULATIONS.
7. LANDSCAPING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 180 OF THE LAND DEVELOPMENT REGULATIONS.

LANDSCAPING NOTES:
PARCEL A:
TOTAL SPACES = 164 SPACES
50 SF LANDSCAPED AREA / PARKING SPACE
REQUIRED LANDSCAPING AREA = 164 x 50 = 8,200 SF

PROVIDED ALONG PERIMETER = 29,620 SF
PROVIDED WITHIN INTERIOR ISLANDS = 2,909 SF

PARCEL B:
TOTAL SPACES = 68 SPACES
50 SF LANDSCAPED AREA / PARKING SPACE
REQUIRED LANDSCAPING AREA = 68 x 50 = 3,400 SF

PROVIDED ALONG PERIMETER = 7,500 SF
PROVIDED WITHIN INTERIOR ISLANDS = 5,229 SF

SITE INFORMATION

GENERAL STATEMENT
THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF A MIXED USE (COMMERCIAL & RESIDENTIAL) PLANNED UNIT DEVELOPMENT (PUD). INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION, POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

APPLICANT/OWNER
SACHS CAPITAL GROUP
2132 DEEP WATER LANE
SUITE 232, NAPERVILLE, IL 60564

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT L
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SITE ADDRESS
JUPITER BOULEVARD
PALM BAY, FLORIDA

SURVEYOR
WALLACE SURVEYING, CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
PHONE: (561) 640-4551

CURRENT FUTURE LAND USE
MU - MIXED USE

CURRENT ZONING
RR - RURAL RESIDENTIAL

PROPOSED FUTURE LAND USE
MU - MIXED USE

PROPOSED ZONING
PUD

TAX PARCEL I.D. NUMBER(S)
29-37-06-GK-K
29-37-06-00-750
29-37-06-00-751
29-37-06-00-752

TAX ACCOUNT NO.
2925050
2926316
2926317
2926318

SITE DATA CALCULATIONS

TOTAL ACREAGE		24.69 AC.
RESIDENTIAL TRACT		21.74 AC.
TOTAL UNITS		176 UNITS (TH) 60 UNITS (MF) 236 (TOTAL)
DENSITY		236 UNITS / 24.69 AC. = 9.56 U.P.A.
COMMERCIAL TRACT (PARCEL A)		2.95 AC.
GROSS FLOOR AREA		30,000 SF
FLOOR AREA RATIO [BASED ON COMM AREA]		0.233
	COMMERCIAL (PARCEL A)	RESIDENTIAL TRACT
IMPERVIOUS AREA	2.16 AC.	12.38 AC.
PERVIOUS AREA	0.79 AC.	9.36 AC.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	2 (RETAIL & STORAGE)
TOTAL PROPOSED BUILDINGS	176 RESIDENTIAL TOWNHOMES 3 COMMERCIAL RETAIL / CONDOS 1 CLUBHOUSE
CLUBHOUSE	2,025 SF
COMMERCIAL RETAIL	10,000 SF (EACH)

PERIMETER BUILDING SETBACKS (PUD)

	REQUIRED	PROPOSED
FRONT	NONE	20.0 FT
REAR	NONE	10.0 FT
SIDE CORNER	NONE	20.0 FT
SIDE INTERIOR	NONE	10.0 FT

INTERIOR BUILDING SETBACKS (TOWNHOUSES)

	REQUIRED	PROPOSED
FRONT	NONE	20.0 FT
REAR	NONE	NONE
SIDE CORNER	NONE	10.0 FT
SIDE INTERIOR	NONE	NONE

BUILDING HEIGHT (PUD)
ALLOWED NO MAXIMUM
PROPOSED TOWNHOUSES & CLUBHOUSE (25'-0")
COMMERCIAL / CONDOS (45'-0")

BUILDING SEPARATION

	REQUIRED	PROVIDED
TWO-STORY (OR LESS)	10 FT	30 FT
FOUR-STORY	30 FT	35 FT

NOTE: MINIMUM ALLOWABLE SETBACK TO PERIMETER OF PUD BOUNDARY SHALL BE 30 FEET FOR RESIDENTIAL AND 10 FEET FOR COMMERCIAL.

TOWNHOUSE LOT AREA
REQUIRED: NONE
MIN. PROPOSED: 20 FT WIDE
90 FT LENGTH
1,800 SF AREA

PARKING INFORMATION

REQUIRED COMMERCIAL	1 SPACE /200 SF	@ 30,000 SF	= 100 SPACES
REQUIRED MULTI-FAMILY CONDOS	2 SPACES/ UNIT	@ 60 UNITS	= 120 SPACES
(ALL CONDO UNITS SHALL HAVE 3 OR MORE BEDROOMS PER UNIT)			
PROVIDED (COMMERCIAL)	1 SPACE /300 SF	@30,000 SF	= 100 SPACES
PROVIDED (CONDOS)			= 132 SPACES
PROVIDED (TOTAL)			= 232 SPACES
REQUIRED (TOWNHOMES)	2 SPACES / UNIT	@176 UNITS	= 352 SPACES
PROVIDED (SEE NOTE #1 BELOW)	2 SPACES / UNIT	@176 UNITS	= 352 SPACES
ADA PARKING (REQUIRED)	7		
ADA PARKING (PROVIDED)	7		

NOTE:
1. PARKING FOR ALL 176 TOWNHOUSES UNITS ARE PROVIDED FOR AS ONE (1) GARAGE SPACE AND ONE (1) DRIVEWAY SPACE PER EACH UNIT.
2. COMMERCIAL PARKING REDUCED FROM 1/200 SF TO 1/300 SF DUE TO PROPOSED RESIDENTIAL HAVING DIRECT ACCESS TO COMMERCIAL.

PARKING SETBACKS

REQUIRED	PROPOSED
NONE	10.0 FT (FROM PROPERTY PERIMETER BOUNDARY)

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	05-05-2022

REVISIONS		DATE
8		
7		
6		
5		
4		
3	REVISED PER COPB COMMENTS	01-03-2023
2	REVISED PER COPB COMMENTS	05-05-2022
1	REVISED PER COPB COMMENTS	05-04-2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
MELBOURNE, FLORIDA 32935 CA#3728
1250 W. EAU GALLIE BLVD, SUITE H
P: 321-253-1510 F: 321-253-0911
P.O. BOX 1102 VERO BEACH, FL 32961
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

OVERALL FINAL DEVELOPMENT PLAN

Jupiter Bay
FLORIDA
CITY OF PALM BAY

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

N

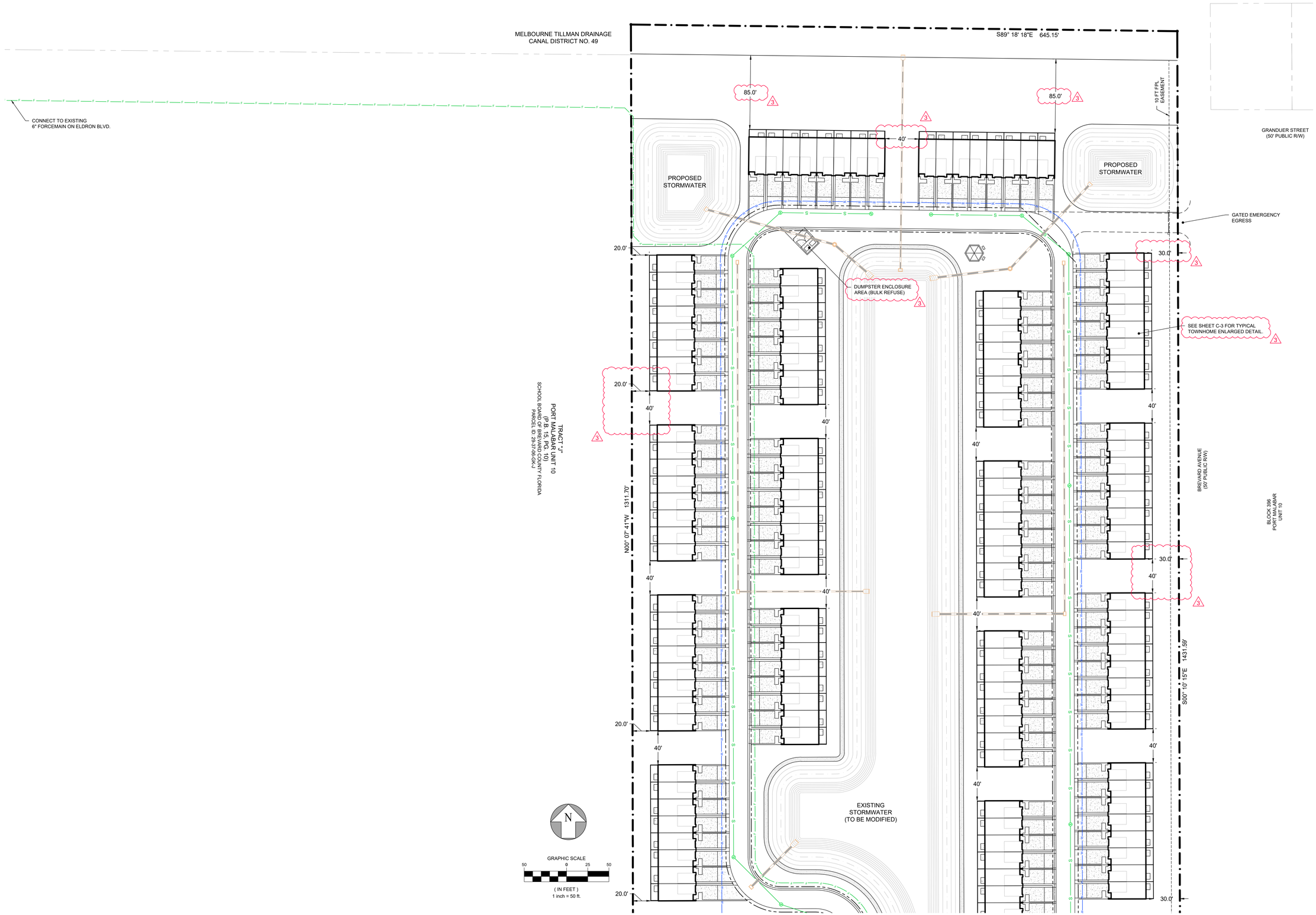
GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SHEET
C-1

20-1013

PRELIMINARY SET

H:\2020\20-1013 JUPITER BAY\CADD\ac20-1013 PUD OVERALL.dwg 11/18/2022 3:13 PM DWB BASSER\DWD



JOB NO.	20-1013	
DESIGNED	DWB	
DRAWN	DWB	
DATE	06-24-2020	
CHECKED	BAM	
DATE ISSUED	1/16/2023	

		COMMENTS	DATE
8			
7			
6			
5			
4			
3			
2			
1			

△ **REVISIONS**

MBV ENGINEERING, INC.
MOIA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA#27126 LB#2657 LA#2666
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

FINAL DEVELOPMENT PLAN (SHEET 01)

Jupiter Bay

CITY OF PALM BAY FLORIDA

NOT FOR CONSTRUCTION

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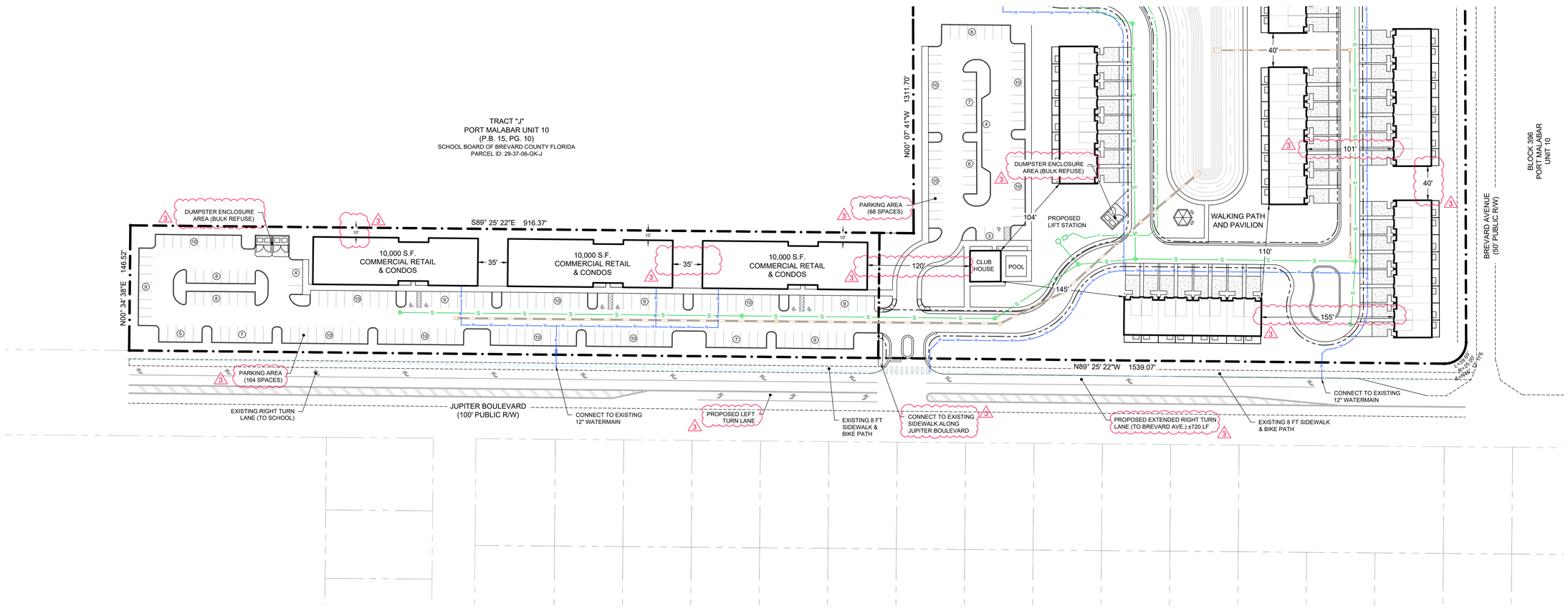
SHEET

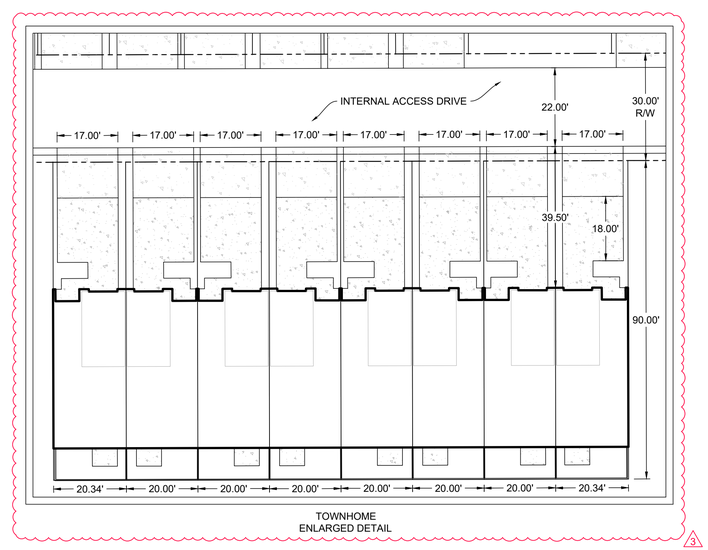
C-2

20-1013

PRELIMINARY SET

W:\0000-0019 JUPITER BAY\CADD\bw20-1013 PUD SHEET.dwg, 1/16/2023 11:51 AM BAVID BAGSFORD





TOWNHOME
ENLARGED DETAIL

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below. Call before you dig.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	1/16/2023

#	COMMENTS	DATE
8		
7		
6		
5		
4		
3		
2		
1		

REVISIONS

MBV ENGINEERING, INC.
MOIA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H MELBOURNE, FLORIDA 32935 CA#3728
P: 321-253-1510 F: 321-253-0911
WWW.MBVENGINEERING.COM
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

FINAL DEVELOPMENT PLAN (SHEET 02)

Jupiter Bay
CITY OF PALM BAY FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BID! CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-3

20-1013
PRELIMINARY SET

W:\20020-1013 JUPITER BAY\ACAD\Bay20-1013 PUD SHEET.dwg 1/16/2023 2:01 PM DAVID BADGEROW

ALTA/NSPS Land Title Survey For:

SACHS CAPITAL GROUP,

L.P.IDENTICAL INVESTMENTS LLC

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Sachs Capital Group,
L.P.Identical Investments LLC

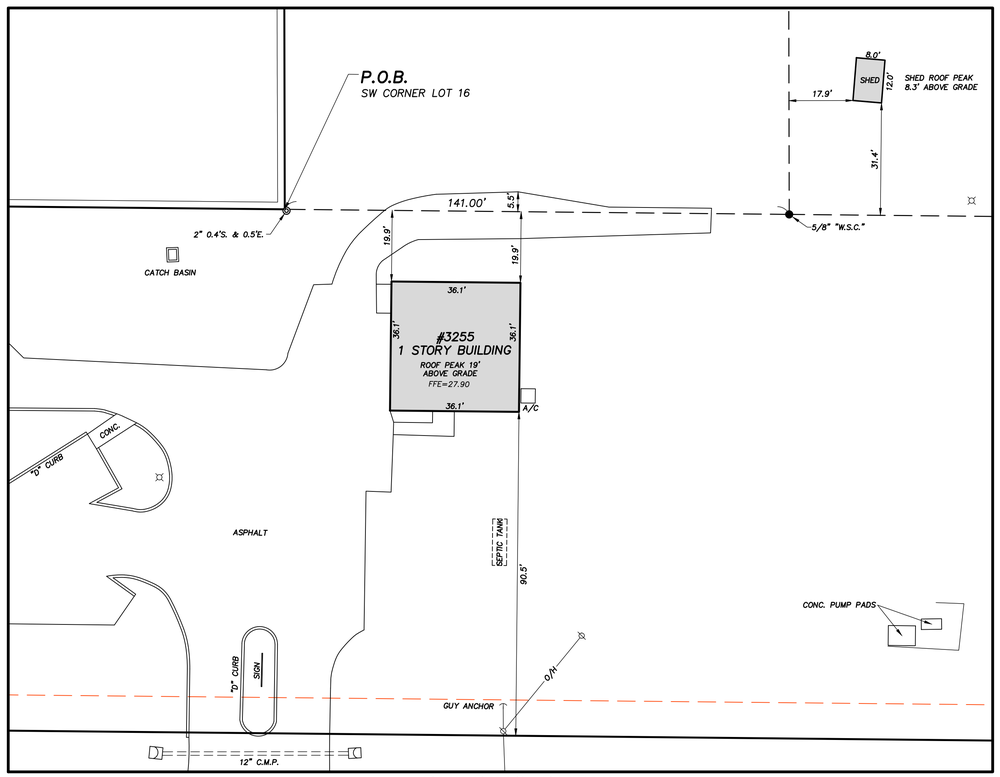
No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

LEGEND

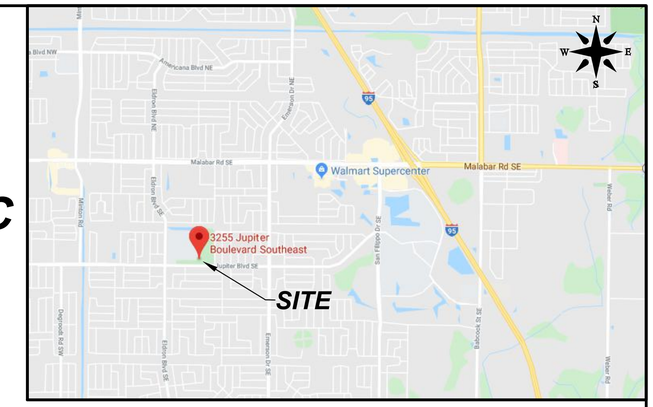
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
⅊	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE

TITLE COMMITMENT REVIEW

CLIENT: Satellite Beach Manager LLC		COMMITMENT NO. : 2140-2737787	DATE: 03/04/22			
REVIEWED BY: Craig Wallace		JOB NO. : 19-1600.3				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				●
9	PB 1, PG 165	Matters shown on the Plat of THE FLORIDA INDIAN RIVER LAND COMPANY.	●			
10	PB 15, PG 10	Matters shown on the Plat of PORT MALABAR UNIT TEN.	●			
11	ORB 3527, PG 3890	Easement, granted to the Florida Power & Light Company.	●			
12	ORB 4263, PG 3920	Easement, granted to the Florida Power & Light Company.	●			
13	PB 1, PG 165	Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of FLORIDA INDIAN RIVER LAND COMPANY.	●			
14-16	N/A	Standard Exceptions.				●



BUILDING DETAIL



VICINITY SKETCH
(NOT TO SCALE)

PROPERTY ADDRESS:
3255 Jupiter Blvd.
Palm Bay, FL

LEGAL DESCRIPTION:
PARCEL 1:
The west 1/2 of Lot 16, Section 6, Township 29 South, Range 37 East, according to the Subdivision of said Section by the ***FLORIDA INDIAN RIVER LAND COMPANY****, according to the Plat thereof, as recorded in Plat Book 1, Page 165, Public Records of Brevard County, Florida, less and except: being a part of the West ½ of Lot 16, Section 6, Township 29 South, Range 37 East, as recorded in Plat Book 1, Page 165, Public Records of Brevard County, Florida, being more particularly described as follows:*

COMMENCING *at the SW corner thereof, thence run in an Easterly direction along the Southern boundary of said property a distance of 141 feet; thence in a Northerly direction parallel to the West boundary line of said property a distance of 255 feet; thence Westerly on a line parallel to the South boundary line of said property a distance of 141 feet; thence Southerly along the West boundary line of said property a distance of 255 feet to the* ***POINT OF BEGINNING.***

and the South 40 feet of the East ½ of Lot 16, Section 6, Township 29 South, Range 37 East, according to the subdivision of said Section by the FLORIDA INDIAN RIVER LAND COMPANY, as per Plat recorded in the Office of the Clerk of the Circuit Court, Brevard County, Florida in Plat Book 1, Page 165.

ALSO
Tract "K" of ***PORT MALABAR UNIT TEN****, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Page 10 of the Public Records of Brevard County, Florida.*

ALSO
The East ½ of Lot 16, in Section 6, Township 29 South, Range 37 East, according to the Subdivision of said Section by the ***FLORIDA INDIAN RIVER LAND COMPANY,*** *as per plat recorded in the office of the Clerk of the Circuit Court for Brevard County in Plat Book 1, Page 165, less and except the South 40 feet, less and except Melbourne-Tillman drainage District Canal No. 49.*

PARCEL 2:
Being part of the West ½ of Lot 16, ***FLORIDA INDIAN RIVER LAND COMPANY****, a subdivision in Section 6, Township 29 South, Range 37 East, Florida, according to the Plat thereof, as recorded in Plat Book 1, Page 165, of the Public Records of Brevard County, Florida, being more particularly described as follows:*
COMMENCING *at the SW corner thereof, thence run in an Easterly direction along the Southern boundary of said property a distance of 141 feet; thence in Northerly direction parallel to the West boundary line of said property a distance of 255 feet, thence Westerly on a line parallel to the South boundary line of said property a distance of 141 feet, thence Southerly along the West boundary line of said property a distance of 255 feet to the* ***POINT OF BEGINNING.***

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12009C 0660G, dated 03/17/2014.

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

To: ***Sachs Capital Group, L.P.***
Identical Investments LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 1, 2, 3, 4, 14 and 17 thereof. The field work was completed on May 25, 2022.

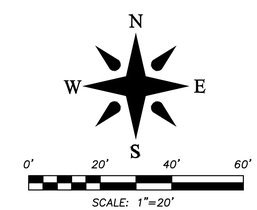
DATE OF LAST FIELD SURVEY: 05/25/2022

Craig Wallace
Digitally signed by Craig Wallace
Date: 2022.10.12 10:27:54 -04'00'

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 2140-2737787, issued by First American Title Insurance Company, dated March 4th, 2022. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenanes only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *The surveyed parcels are contiguous along their common boundaries and there are no gaps or gores between said parcels.*



SCALE: 1"=20'

REVISIONS:
10/04/22 SPOT ELEVATIONS & TREE TIE-IN J.D. & J.O./S.W. 19-1600.6
05/25/22 ALTA SURVEY TIE-IN FINAL B.M./S.W. 19-1600.4 MC37/41
RECERTIFY S.W. 19-1600.2

ALTA/NSPS Land Title Survey For:

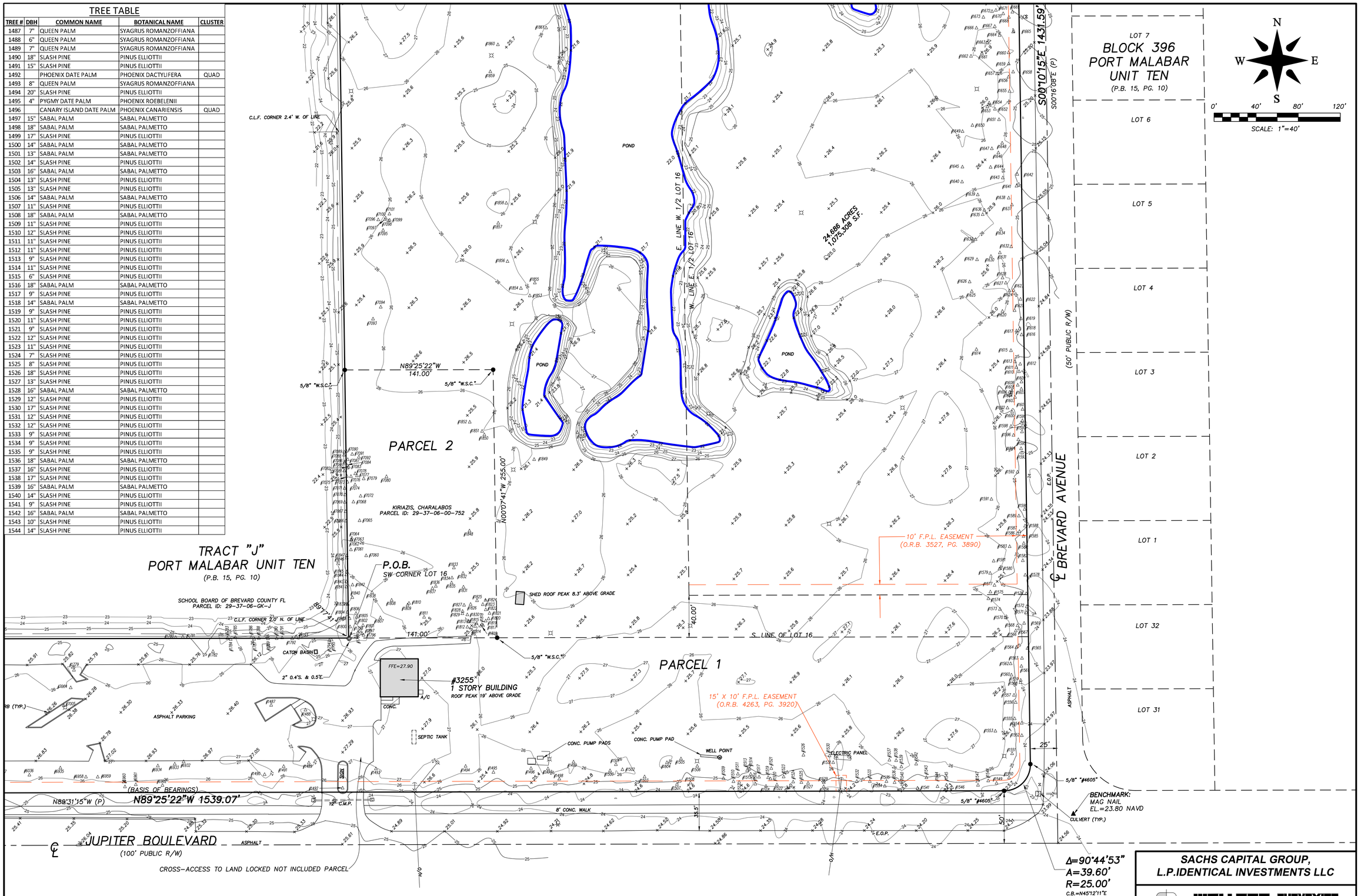
SACHS CAPITAL GROUP,
L.P.IDENTICAL INVESTMENTS LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB No.: 19-1600	F.B. MC33 PG. 19	
OFFICE: S.W.	DATE: 12/30/19	DWG. No.: 19-1600	
C'K'D.: C.W.	REF.: 19-1600.DWG	SHEET: 1 OF 5	

TREE TABLE

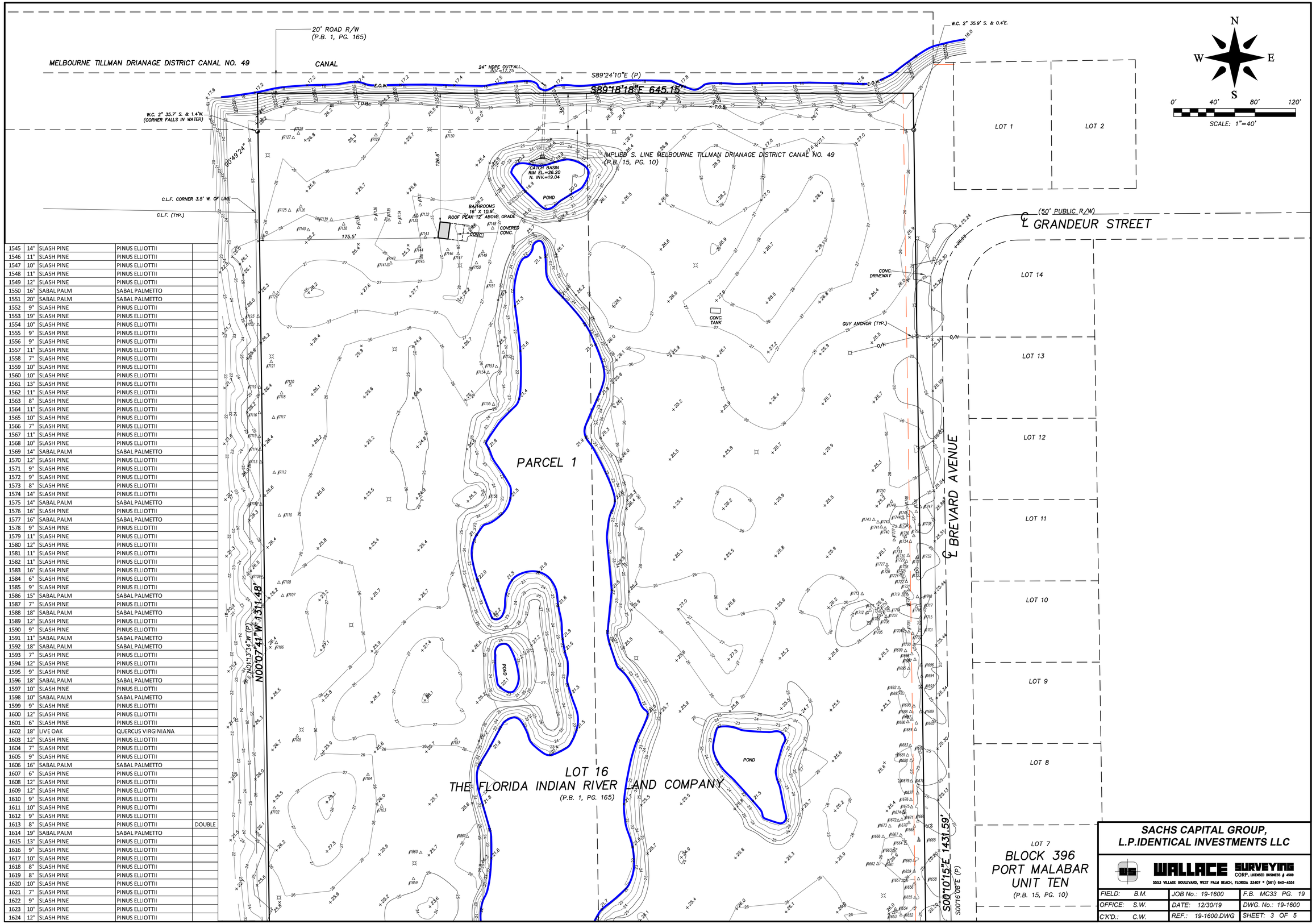
TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
1487	7"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	
1488	6"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	
1489	7"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	
1490	18"	SLASH PINE	PINUS ELLIOTTII	
1491	15"	SLASH PINE	PINUS ELLIOTTII	
1492		PHOENIX DATE PALM	PHOENIX DACTYLIFERA	QUAD
1493	8"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	
1494	20"	SLASH PINE	PINUS ELLIOTTII	
1495	4"	PYGMY DATE PALM	PHOENIX ROEBELENII	
1496		CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	QUAD
1497	15"	SABAL PALM	SABAL PALMETTO	
1498	18"	SABAL PALM	SABAL PALMETTO	
1499	17"	SLASH PINE	PINUS ELLIOTTII	
1500	14"	SABAL PALM	SABAL PALMETTO	
1501	13"	SABAL PALM	SABAL PALMETTO	
1502	14"	SLASH PINE	PINUS ELLIOTTII	
1503	16"	SABAL PALM	SABAL PALMETTO	
1504	13"	SLASH PINE	PINUS ELLIOTTII	
1505	13"	SLASH PINE	PINUS ELLIOTTII	
1506	14"	SABAL PALM	SABAL PALMETTO	
1507	11"	SLASH PINE	PINUS ELLIOTTII	
1508	18"	SABAL PALM	SABAL PALMETTO	
1509	11"	SLASH PINE	PINUS ELLIOTTII	
1510	12"	SLASH PINE	PINUS ELLIOTTII	
1511	11"	SLASH PINE	PINUS ELLIOTTII	
1512	11"	SLASH PINE	PINUS ELLIOTTII	
1513	9"	SLASH PINE	PINUS ELLIOTTII	
1514	11"	SLASH PINE	PINUS ELLIOTTII	
1515	6"	SLASH PINE	PINUS ELLIOTTII	
1516	18"	SABAL PALM	SABAL PALMETTO	
1517	9"	SLASH PINE	PINUS ELLIOTTII	
1518	14"	SABAL PALM	SABAL PALMETTO	
1519	9"	SLASH PINE	PINUS ELLIOTTII	
1520	11"	SLASH PINE	PINUS ELLIOTTII	
1521	9"	SLASH PINE	PINUS ELLIOTTII	
1522	12"	SLASH PINE	PINUS ELLIOTTII	
1523	11"	SLASH PINE	PINUS ELLIOTTII	
1524	7"	SLASH PINE	PINUS ELLIOTTII	
1525	8"	SLASH PINE	PINUS ELLIOTTII	
1526	18"	SLASH PINE	PINUS ELLIOTTII	
1527	13"	SLASH PINE	PINUS ELLIOTTII	
1528	16"	SABAL PALM	SABAL PALMETTO	
1529	12"	SLASH PINE	PINUS ELLIOTTII	
1530	17"	SLASH PINE	PINUS ELLIOTTII	
1531	12"	SLASH PINE	PINUS ELLIOTTII	
1532	12"	SLASH PINE	PINUS ELLIOTTII	
1533	9"	SLASH PINE	PINUS ELLIOTTII	
1534	9"	SLASH PINE	PINUS ELLIOTTII	
1535	9"	SLASH PINE	PINUS ELLIOTTII	
1536	18"	SABAL PALM	SABAL PALMETTO	
1537	16"	SLASH PINE	PINUS ELLIOTTII	
1538	17"	SLASH PINE	PINUS ELLIOTTII	
1539	16"	SABAL PALM	SABAL PALMETTO	
1540	14"	SLASH PINE	PINUS ELLIOTTII	
1541	9"	SLASH PINE	PINUS ELLIOTTII	
1542	16"	SABAL PALM	SABAL PALMETTO	
1543	10"	SLASH PINE	PINUS ELLIOTTII	
1544	14"	SLASH PINE	PINUS ELLIOTTII	



SACHS CAPITAL GROUP,
L.P.IDENTICAL INVESTMENTS LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB No.: 19-1600	F.B. MC33 PG. 19
OFFICE: S.W.	DATE: 12/30/19	DWG. No.: 19-1600
C'K'D.: C.W.	REF.: 19-1600.DWG	SHEET: 2 OF 5



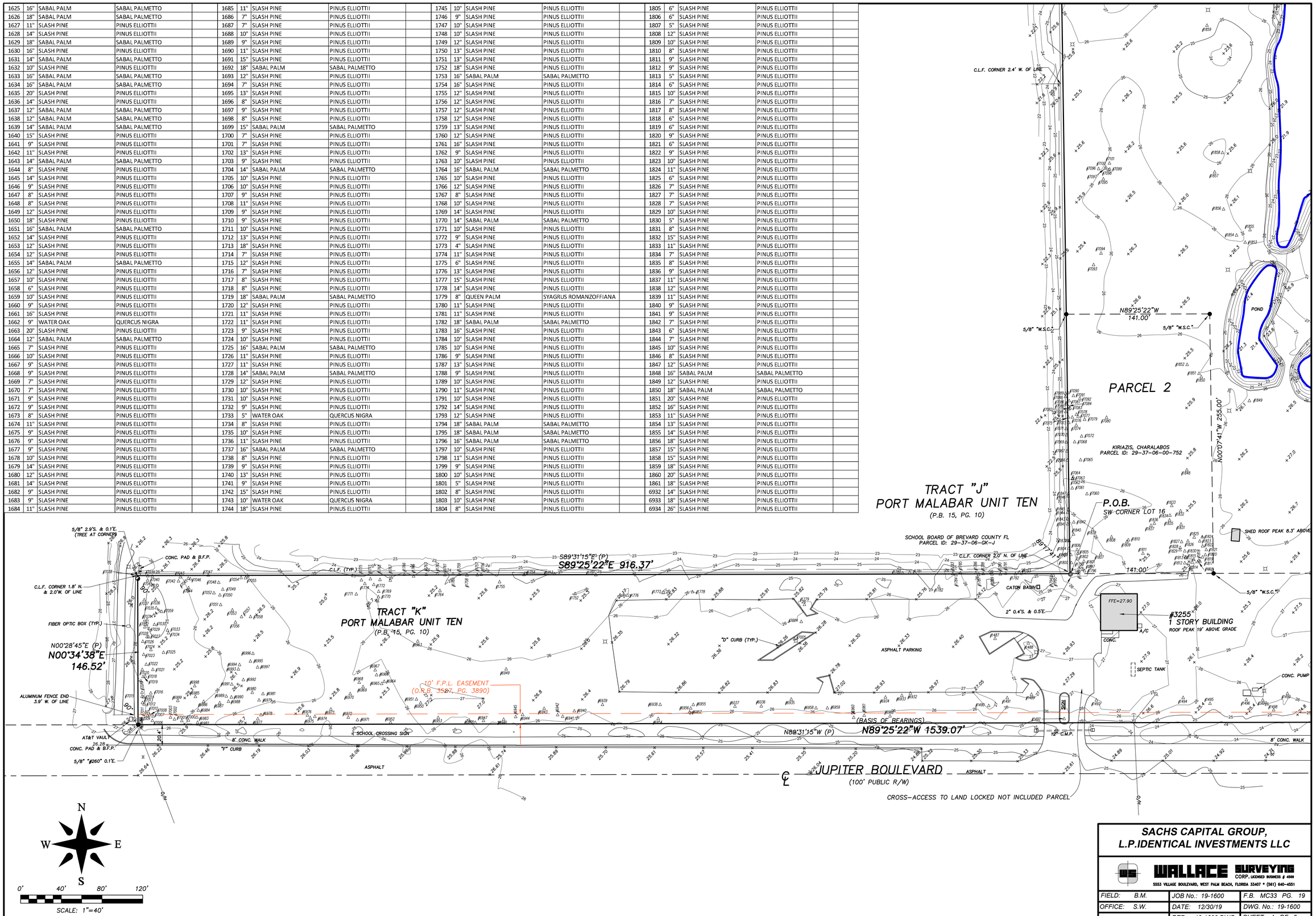
1545	14"	SLASH PINE	PINUS ELLIOTTII	
1546	11"	SLASH PINE	PINUS ELLIOTTII	
1547	10"	SLASH PINE	PINUS ELLIOTTII	
1548	11"	SLASH PINE	PINUS ELLIOTTII	
1549	12"	SLASH PINE	PINUS ELLIOTTII	
1550	16"	SABAL PALM	SABAL PALMETTO	
1551	20"	SABAL PALM	SABAL PALMETTO	
1552	9"	SLASH PINE	PINUS ELLIOTTII	
1553	19"	SLASH PINE	PINUS ELLIOTTII	
1554	10"	SLASH PINE	PINUS ELLIOTTII	
1555	9"	SLASH PINE	PINUS ELLIOTTII	
1556	9"	SLASH PINE	PINUS ELLIOTTII	
1557	11"	SLASH PINE	PINUS ELLIOTTII	
1558	7"	SLASH PINE	PINUS ELLIOTTII	
1559	10"	SLASH PINE	PINUS ELLIOTTII	
1560	10"	SLASH PINE	PINUS ELLIOTTII	
1561	13"	SLASH PINE	PINUS ELLIOTTII	
1562	11"	SLASH PINE	PINUS ELLIOTTII	
1563	8"	SLASH PINE	PINUS ELLIOTTII	
1564	11"	SLASH PINE	PINUS ELLIOTTII	
1565	10"	SLASH PINE	PINUS ELLIOTTII	
1566	7"	SLASH PINE	PINUS ELLIOTTII	
1567	11"	SLASH PINE	PINUS ELLIOTTII	
1568	10"	SLASH PINE	PINUS ELLIOTTII	
1569	14"	SABAL PALM	SABAL PALMETTO	
1570	12"	SLASH PINE	PINUS ELLIOTTII	
1571	9"	SLASH PINE	PINUS ELLIOTTII	
1572	9"	SLASH PINE	PINUS ELLIOTTII	
1573	8"	SLASH PINE	PINUS ELLIOTTII	
1574	14"	SLASH PINE	PINUS ELLIOTTII	
1575	14"	SABAL PALM	SABAL PALMETTO	
1576	16"	SLASH PINE	PINUS ELLIOTTII	
1577	16"	SABAL PALM	SABAL PALMETTO	
1578	9"	SLASH PINE	PINUS ELLIOTTII	
1579	11"	SLASH PINE	PINUS ELLIOTTII	
1580	12"	SLASH PINE	PINUS ELLIOTTII	
1581	11"	SLASH PINE	PINUS ELLIOTTII	
1582	11"	SLASH PINE	PINUS ELLIOTTII	
1583	16"	SLASH PINE	PINUS ELLIOTTII	
1584	6"	SLASH PINE	PINUS ELLIOTTII	
1585	9"	SLASH PINE	PINUS ELLIOTTII	
1586	15"	SABAL PALM	SABAL PALMETTO	
1587	7"	SLASH PINE	PINUS ELLIOTTII	
1588	18"	SABAL PALM	SABAL PALMETTO	
1589	12"	SLASH PINE	PINUS ELLIOTTII	
1590	9"	SLASH PINE	PINUS ELLIOTTII	
1591	11"	SABAL PALM	SABAL PALMETTO	
1592	18"	SABAL PALM	SABAL PALMETTO	
1593	7"	SLASH PINE	PINUS ELLIOTTII	
1594	12"	SLASH PINE	PINUS ELLIOTTII	
1595	9"	SLASH PINE	PINUS ELLIOTTII	
1596	18"	SABAL PALM	SABAL PALMETTO	
1597	10"	SLASH PINE	PINUS ELLIOTTII	
1598	10"	SABAL PALM	SABAL PALMETTO	
1599	9"	SLASH PINE	PINUS ELLIOTTII	
1600	12"	SLASH PINE	PINUS ELLIOTTII	
1601	6"	SLASH PINE	PINUS ELLIOTTII	
1602	18"	LIVE OAK	QUERCUS VIRGINIANA	
1603	12"	SLASH PINE	PINUS ELLIOTTII	
1604	7"	SLASH PINE	PINUS ELLIOTTII	
1605	9"	SLASH PINE	PINUS ELLIOTTII	
1606	16"	SABAL PALM	SABAL PALMETTO	
1607	6"	SLASH PINE	PINUS ELLIOTTII	
1608	12"	SLASH PINE	PINUS ELLIOTTII	
1609	12"	SLASH PINE	PINUS ELLIOTTII	
1610	9"	SLASH PINE	PINUS ELLIOTTII	
1611	10"	SLASH PINE	PINUS ELLIOTTII	
1612	9"	SLASH PINE	PINUS ELLIOTTII	
1613	8"	SLASH PINE	PINUS ELLIOTTII	DOUBLE
1614	19"	SABAL PALM	SABAL PALMETTO	
1615	13"	SLASH PINE	PINUS ELLIOTTII	
1616	9"	SLASH PINE	PINUS ELLIOTTII	
1617	10"	SLASH PINE	PINUS ELLIOTTII	
1618	8"	SLASH PINE	PINUS ELLIOTTII	
1619	8"	SLASH PINE	PINUS ELLIOTTII	
1620	10"	SLASH PINE	PINUS ELLIOTTII	
1621	7"	SLASH PINE	PINUS ELLIOTTII	
1622	9"	SLASH PINE	PINUS ELLIOTTII	
1623	10"	SLASH PINE	PINUS ELLIOTTII	
1624	12"	SLASH PINE	PINUS ELLIOTTII	

SACHS CAPITAL GROUP,
L.P.IDENTICAL INVESTMENTS LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4949
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB No.: 19-1600	F.B. MC33 PG. 19	
OFFICE: S.W.	DATE: 12/30/19	DWG. No.: 19-1600	
C'K'D.: C.W.	REF.: 19-1600.DWG	SHEET: 3 OF 5	

1625	16"	SABAL PALM	SABAL PALMETTO		1685	11"	SLASH PINE	PINUS ELLIOTTII		1745	10"	SLASH PINE	PINUS ELLIOTTII		1805	6"	SLASH PINE	PINUS ELLIOTTII	
1626	18"	SABAL PALM	SABAL PALMETTO		1686	7"	SLASH PINE	PINUS ELLIOTTII		1746	9"	SLASH PINE	PINUS ELLIOTTII		1806	6"	SLASH PINE	PINUS ELLIOTTII	
1627	11"	SLASH PINE	PINUS ELLIOTTII		1687	7"	SLASH PINE	PINUS ELLIOTTII		1747	10"	SLASH PINE	PINUS ELLIOTTII		1807	5"	SLASH PINE	PINUS ELLIOTTII	
1628	14"	SLASH PINE	PINUS ELLIOTTII		1688	10"	SLASH PINE	PINUS ELLIOTTII		1748	10"	SLASH PINE	PINUS ELLIOTTII		1808	12"	SLASH PINE	PINUS ELLIOTTII	
1629	18"	SABAL PALM	SABAL PALMETTO		1689	9"	SLASH PINE	PINUS ELLIOTTII		1749	12"	SLASH PINE	PINUS ELLIOTTII		1809	10"	SLASH PINE	PINUS ELLIOTTII	
1630	16"	SLASH PINE	PINUS ELLIOTTII		1690	11"	SLASH PINE	PINUS ELLIOTTII		1750	13"	SLASH PINE	PINUS ELLIOTTII		1810	8"	SLASH PINE	PINUS ELLIOTTII	
1631	14"	SABAL PALM	SABAL PALMETTO		1691	15"	SLASH PINE	PINUS ELLIOTTII		1751	13"	SLASH PINE	PINUS ELLIOTTII		1811	9"	SLASH PINE	PINUS ELLIOTTII	
1632	10"	SLASH PINE	PINUS ELLIOTTII		1692	18"	SABAL PALM	SABAL PALMETTO		1752	18"	SLASH PINE	PINUS ELLIOTTII		1812	9"	SLASH PINE	PINUS ELLIOTTII	
1633	16"	SABAL PALM	SABAL PALMETTO		1693	12"	SLASH PINE	PINUS ELLIOTTII		1753	16"	SABAL PALM	SABAL PALMETTO		1813	5"	SLASH PINE	PINUS ELLIOTTII	
1634	16"	SABAL PALM	SABAL PALMETTO		1694	7"	SLASH PINE	PINUS ELLIOTTII		1754	16"	SLASH PINE	PINUS ELLIOTTII		1814	6"	SLASH PINE	PINUS ELLIOTTII	
1635	20"	SLASH PINE	PINUS ELLIOTTII		1695	13"	SLASH PINE	PINUS ELLIOTTII		1755	12"	SLASH PINE	PINUS ELLIOTTII		1815	10"	SLASH PINE	PINUS ELLIOTTII	
1636	14"	SLASH PINE	PINUS ELLIOTTII		1696	8"	SLASH PINE	PINUS ELLIOTTII		1756	12"	SLASH PINE	PINUS ELLIOTTII		1816	7"	SLASH PINE	PINUS ELLIOTTII	
1637	12"	SABAL PALM	SABAL PALMETTO		1697	9"	SLASH PINE	PINUS ELLIOTTII		1757	12"	SLASH PINE	PINUS ELLIOTTII		1817	8"	SLASH PINE	PINUS ELLIOTTII	
1638	12"	SABAL PALM	SABAL PALMETTO		1698	8"	SLASH PINE	PINUS ELLIOTTII		1758	12"	SLASH PINE	PINUS ELLIOTTII		1818	6"	SLASH PINE	PINUS ELLIOTTII	
1639	14"	SABAL PALM	SABAL PALMETTO		1699	15"	SABAL PALM	SABAL PALMETTO		1759	13"	SLASH PINE	PINUS ELLIOTTII		1819	6"	SLASH PINE	PINUS ELLIOTTII	
1640	15"	SLASH PINE	PINUS ELLIOTTII		1700	7"	SLASH PINE	PINUS ELLIOTTII		1760	12"	SLASH PINE	PINUS ELLIOTTII		1820	9"	SLASH PINE	PINUS ELLIOTTII	
1641	9"	SLASH PINE	PINUS ELLIOTTII		1701	7"	SLASH PINE	PINUS ELLIOTTII		1761	16"	SLASH PINE	PINUS ELLIOTTII		1821	6"	SLASH PINE	PINUS ELLIOTTII	
1642	11"	SLASH PINE	PINUS ELLIOTTII		1702	13"	SLASH PINE	PINUS ELLIOTTII		1762	9"	SLASH PINE	PINUS ELLIOTTII		1822	9"	SLASH PINE	PINUS ELLIOTTII	
1643	14"	SABAL PALM	SABAL PALMETTO		1703	9"	SLASH PINE	PINUS ELLIOTTII		1763	10"	SLASH PINE	PINUS ELLIOTTII		1823	10"	SLASH PINE	PINUS ELLIOTTII	
1644	8"	SLASH PINE	PINUS ELLIOTTII		1704	14"	SABAL PALM	SABAL PALMETTO		1764	16"	SABAL PALM	SABAL PALMETTO		1824	11"	SLASH PINE	PINUS ELLIOTTII	
1645	14"	SLASH PINE	PINUS ELLIOTTII		1705	10"	SLASH PINE	PINUS ELLIOTTII		1765	10"	SLASH PINE	PINUS ELLIOTTII		1825	6"	SLASH PINE	PINUS ELLIOTTII	
1646	9"	SLASH PINE	PINUS ELLIOTTII		1706	10"	SLASH PINE	PINUS ELLIOTTII		1766	12"	SLASH PINE	PINUS ELLIOTTII		1826	7"	SLASH PINE	PINUS ELLIOTTII	
1647	8"	SLASH PINE	PINUS ELLIOTTII		1707	9"	SLASH PINE	PINUS ELLIOTTII		1767	8"	SLASH PINE	PINUS ELLIOTTII		1827	7"	SLASH PINE	PINUS ELLIOTTII	
1648	8"	SLASH PINE	PINUS ELLIOTTII		1708	11"	SLASH PINE	PINUS ELLIOTTII		1768	10"	SLASH PINE	PINUS ELLIOTTII		1828	7"	SLASH PINE	PINUS ELLIOTTII	
1649	12"	SLASH PINE	PINUS ELLIOTTII		1709	9"	SLASH PINE	PINUS ELLIOTTII		1769	14"	SLASH PINE	PINUS ELLIOTTII		1829	10"	SLASH PINE	PINUS ELLIOTTII	
1650	18"	SLASH PINE	PINUS ELLIOTTII		1710	9"	SLASH PINE	PINUS ELLIOTTII		1770	14"	SABAL PALM	SABAL PALMETTO		1830	5"	SLASH PINE	PINUS ELLIOTTII	
1651	16"	SABAL PALM	SABAL PALMETTO		1711	10"	SLASH PINE	PINUS ELLIOTTII		1771	10"	SLASH PINE	PINUS ELLIOTTII		1831	8"	SLASH PINE	PINUS ELLIOTTII	
1652	14"	SLASH PINE	PINUS ELLIOTTII		1712	13"	SLASH PINE	PINUS ELLIOTTII		1772	9"	SLASH PINE	PINUS ELLIOTTII		1832	15"	SLASH PINE	PINUS ELLIOTTII	
1653	12"	SLASH PINE	PINUS ELLIOTTII		1713	18"	SLASH PINE	PINUS ELLIOTTII		1773	4"	SLASH PINE	PINUS ELLIOTTII		1833	11"	SLASH PINE	PINUS ELLIOTTII	
1654	12"	SLASH PINE	PINUS ELLIOTTII		1714	7"	SLASH PINE	PINUS ELLIOTTII		1774	11"	SLASH PINE	PINUS ELLIOTTII		1834	7"	SLASH PINE	PINUS ELLIOTTII	
1655	14"	SABAL PALM	SABAL PALMETTO		1715	12"	SLASH PINE	PINUS ELLIOTTII		1775	6"	SLASH PINE	PINUS ELLIOTTII		1835	8"	SLASH PINE	PINUS ELLIOTTII	
1656	12"	SLASH PINE	PINUS ELLIOTTII		1716	7"	SLASH PINE	PINUS ELLIOTTII		1776	13"	SLASH PINE	PINUS ELLIOTTII		1836	9"	SLASH PINE	PINUS ELLIOTTII	
1657	10"	SLASH PINE	PINUS ELLIOTTII		1717	8"	SLASH PINE	PINUS ELLIOTTII		1777	15"	SLASH PINE	PINUS ELLIOTTII		1837	11"	SLASH PINE	PINUS ELLIOTTII	
1658	6"	SLASH PINE	PINUS ELLIOTTII		1718	8"	SLASH PINE	PINUS ELLIOTTII		1778	14"	SLASH PINE	PINUS ELLIOTTII		1838	12"	SLASH PINE	PINUS ELLIOTTII	
1659	10"	SLASH PINE	PINUS ELLIOTTII		1719	18"	SABAL PALM	SABAL PALMETTO		1779	8"	QUEEN PALM	SYAGRUS ROMANZOFFIANA		1839	11"	SLASH PINE	PINUS ELLIOTTII	
1660	9"	SLASH PINE	PINUS ELLIOTTII		1720	12"	SLASH PINE	PINUS ELLIOTTII		1780	11"	SLASH PINE	PINUS ELLIOTTII		1840	9"	SLASH PINE	PINUS ELLIOTTII	
1661	16"	SLASH PINE	PINUS ELLIOTTII		1721	11"	SLASH PINE	PINUS ELLIOTTII		1781	11"	SLASH PINE	PINUS ELLIOTTII		1841	9"	SLASH PINE	PINUS ELLIOTTII	
1662	9"	WATER OAK	QUERCUS NIGRA		1722	11"	SLASH PINE	PINUS ELLIOTTII		1782	18"	SABAL PALM	SABAL PALMETTO		1842	7"	SLASH PINE	PINUS ELLIOTTII	
1663	20"	SLASH PINE	PINUS ELLIOTTII		1723	9"	SLASH PINE	PINUS ELLIOTTII		1783	16"	SLASH PINE	PINUS ELLIOTTII		1843	6"	SLASH PINE	PINUS ELLIOTTII	
1664	12"	SABAL PALM	SABAL PALMETTO		1724	10"	SLASH PINE	PINUS ELLIOTTII		1784	10"	SLASH PINE	PINUS ELLIOTTII		1844	7"	SLASH PINE	PINUS ELLIOTTII	
1665	7"	SLASH PINE	PINUS ELLIOTTII		1725	16"	SABAL PALM	SABAL PALMETTO		1785	10"	SLASH PINE	PINUS ELLIOTTII		1845	10"	SLASH PINE	PINUS ELLIOTTII	
1666	10"	SLASH PINE	PINUS ELLIOTTII		1726	11"	SLASH PINE	PINUS ELLIOTTII		1786	9"	SLASH PINE	PINUS ELLIOTTII		1846	8"	SLASH PINE	PINUS ELLIOTTII	
1667	9"	SLASH PINE	PINUS ELLIOTTII		1727	11"	SLASH PINE	PINUS ELLIOTTII		1787	13"	SLASH PINE	PINUS ELLIOTTII		1847	12"	SLASH PINE	PINUS ELLIOTTII	
1668	9"	SLASH PINE	PINUS ELLIOTTII		1728	14"	SABAL PALM	SABAL PALMETTO		1788	9"	SLASH PINE	PINUS ELLIOTTII		1848	16"	SABAL PALM	SABAL PALMETTO	
1669	7"	SLASH PINE	PINUS ELLIOTTII		1729	12"	SLASH PINE	PINUS ELLIOTTII		1789	10"	SLASH PINE	PINUS ELLIOTTII		1849	12"	SLASH PINE	PINUS ELLIOTTII	
1670	7"	SLASH PINE	PINUS ELLIOTTII		1730	10"	SLASH PINE	PINUS ELLIOTTII		1790	11"	SLASH PINE	PINUS ELLIOTTII		1850	18"	SABAL PALM	SABAL PALMETTO	
1671	9"	SLASH PINE	PINUS ELLIOTTII		1731	10"	SLASH PINE	PINUS ELLIOTTII		1791	10"	SLASH PINE	PINUS ELLIOTTII		1851	20"	SLASH PINE	PINUS ELLIOTTII	
1672	9"	SLASH PINE	PINUS ELLIOTTII		1732	9"	SLASH PINE	PINUS ELLIOTTII		1792	14"	SLASH PINE	PINUS ELLIOTTII		1852	16"	SLASH PINE	PINUS ELLIOTTII	
1673	8"	SLASH PINE	PINUS ELLIOTTII		1733	5"	WATER OAK	QUERCUS NIGRA		1793	12"	SLASH PINE	PINUS ELLIOTTII		1853	11"	SLASH PINE	PINUS ELLIOTTII	
1674	11"	SLASH PINE	PINUS ELLIOTTII		1734	8"	SLASH PINE	PINUS ELLIOTTII		1794	18"	SABAL PALM	SABAL PALMETTO		1854	13"	SLASH PINE	PINUS ELLIOTTII	
1675	9"	SLASH PINE	PINUS ELLIOTTII		1735	10"	SLASH PINE	PINUS ELLIOTTII		1795	18"	SABAL PALM	SABAL PALMETTO		1855	14"	SLASH PINE	PINUS ELLIOTTII	
1676	9"	SLASH PINE	PINUS ELLIOTTII		1736	11"	SLASH PINE	PINUS ELLIOTTII		1796	16"	SABAL PALM	SABAL PALMETTO		1856	18"	SLASH PINE	PINUS ELLIOTTII	
1677	9"	SLASH PINE	PINUS ELLIOTTII		1737	16"	SABAL PALM	SABAL PALMETTO		1797	10"	SLASH PINE	PINUS ELLIOTTII		1857	15"	SLASH PINE	PINUS ELLIOTTII	
1678	10"	SLASH PINE	PINUS ELLIOTTII		1738	8"	SLASH PINE	PINUS ELLIOTTII		1798	11"	SLASH PINE	PINUS ELLIOTTII		1858	15"	SLASH PINE	PINUS ELLIOTTII	
1679	14"	SLASH PINE	PINUS ELLIOTTII		1739	9"	SLASH PINE	PINUS ELLIOTTII		1799	9"	SLASH PINE	PINUS ELLIOTTII		1859	18"	SLASH PINE	PINUS ELLIOTTII	
1680	12"	SLASH PINE	PINUS ELLIOTTII		1740	13"	SLASH PINE	PINUS ELLIOTTII		1800	10"	SLASH PINE	PINUS ELLIOTTII		1860	20"	SLASH PINE	PINUS ELLIOTTII	
1681	14"	SLASH PINE	PINUS ELLIOTTII		1741	9"	SLASH PINE	PINUS ELLIOTTII		1801	5"	SLASH PINE	PINUS ELLIOTTII		1861	18"	SLASH PINE	PINUS ELLIOTTII	
1682	9"	SLASH PINE	PINUS ELLIOTTII		1742	15"	SLASH PINE	PINUS ELLIOTTII		1802	8"	SLASH PINE	PINUS ELLIOTTII		6932	14"	SLASH PINE	PINUS ELLIOTTII	
1683	9"	SLASH PINE	PINUS ELLIOTTII		1743	10"	WATER OAK	QUERCUS NIGRA		1803	10"	SLASH PINE	PINUS ELLIOTTII		6933	18"	SLASH PINE	PINUS ELLIOTTII	
1684	11"	SLASH PINE	PINUS ELLIOTTII		1744	18"	SLASH PINE	PINUS ELLIOTTII		1804	8"	SLASH PINE	PINUS ELLIOTTII		6934	26"	SLASH PINE	PINUS ELLIOTTII	



SACHS CAPITAL GROUP, L.P.IDENTICAL INVESTMENTS LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	B.M.	JOB No.: 19-1600		F.B. MC33 PG. 19	
OFFICE:	S.W.	DATE: 12/30/19		DWG. No.: 19-1600	
C'K'D.:	C.W.	REF.: 19-1600.DWG		SHEET: 4 OF 5	

6935	15"	SLASH PINE	PINUS ELLIOTTII	
6936	10"	SLASH PINE	PINUS ELLIOTTII	
6937	15"	SLASH PINE	PINUS ELLIOTTII	
6938	18"	SLASH PINE	PINUS ELLIOTTII	
6939	16"	SLASH PINE	PINUS ELLIOTTII	
6940	15"	SLASH PINE	PINUS ELLIOTTII	
6941	10"	SLASH PINE	PINUS ELLIOTTII	
6942	10"	SLASH PINE	PINUS ELLIOTTII	
6943	11"	SLASH PINE	PINUS ELLIOTTII	
6944	15"	SLASH PINE	PINUS ELLIOTTII	
6945	18"	SLASH PINE	PINUS ELLIOTTII	
6946	17"	SLASH PINE	PINUS ELLIOTTII	
6947	12"	SLASH PINE	PINUS ELLIOTTII	
6948	18"	SLASH PINE	PINUS ELLIOTTII	
6949	13"	SLASH PINE	PINUS ELLIOTTII	
6950	19"	SLASH PINE	PINUS ELLIOTTII	
6951	16"	SLASH PINE	PINUS ELLIOTTII	
6952	18"	SLASH PINE	PINUS ELLIOTTII	
6953	18"	SABAL PALM	SABAL PALMETTO	
6954	10"	SLASH PINE	PINUS ELLIOTTII	
6955	18"	SLASH PINE	PINUS ELLIOTTII	
6956	16"	SABAL PALM	SABAL PALMETTO	
6957	16"	SABAL PALM	SABAL PALMETTO	
6958	16"	SLASH PINE	PINUS ELLIOTTII	
6959	8"	SLASH PINE	PINUS ELLIOTTII	
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6961	12"	SLASH PINE	PINUS ELLIOTTII	
6962	10"	SLASH PINE	PINUS ELLIOTTII	
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6967	15"	SLASH PINE	PINUS ELLIOTTII	
6968	13"	SABAL PALM	SABAL PALMETTO	
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6976	13"	SABAL PALM	SABAL PALMETTO	
6977	20"	SABAL PALM	SABAL PALMETTO	
6978	14"	SLASH PINE	PINUS ELLIOTTII	
6979	21"	SABAL PALM	SABAL PALMETTO	
6980	13"	SLASH PINE	PINUS ELLIOTTII	
6981	14"	SLASH PINE	PINUS ELLIOTTII	
6982	15"	SABAL PALM	SABAL PALMETTO	
6983	11"	SLASH PINE	PINUS ELLIOTTII	
6984	9"	SLASH PINE	PINUS ELLIOTTII	
6985	8"	SLASH PINE	PINUS ELLIOTTII	
6986	10"	SLASH PINE	PINUS ELLIOTTII	
6987	13"	SLASH PINE	PINUS ELLIOTTII	
6988	16"	SLASH PINE	PINUS ELLIOTTII	
6989	16"	SABAL PALM	SABAL PALMETTO	
6990	16"	SABAL PALM	SABAL PALMETTO	
6991	16"	SABAL PALM	SABAL PALMETTO	
6992	12"	SLASH PINE	PINUS ELLIOTTII	
6993	12"	SLASH PINE	PINUS ELLIOTTII	
6994	4"	SLASH PINE	PINUS ELLIOTTII	
6995	10"	SLASH PINE	PINUS ELLIOTTII	
6996	10"	SABAL PALM	SABAL PALMETTO	
6997	13"	SLASH PINE	PINUS ELLIOTTII	
6998	5"	SLASH PINE	PINUS ELLIOTTII	
6999	13"	SLASH PINE	PINUS ELLIOTTII	
7000	3"	SLASH PINE	PINUS ELLIOTTII	
7001	9"	SLASH PINE	PINUS ELLIOTTII	
7002	17"	SLASH PINE	PINUS ELLIOTTII	
7003	11"	SLASH PINE	PINUS ELLIOTTII	
7004	13"	SABAL PALM	SABAL PALMETTO	
7005	13"	SABAL PALM	SABAL PALMETTO	
7006	16"	SABAL PALM	SABAL PALMETTO	
7007	10"	SLASH PINE	PINUS ELLIOTTII	
7008	9"	SLASH PINE	PINUS ELLIOTTII	
7009	10"	SLASH PINE	PINUS ELLIOTTII	
7010	8"	SLASH PINE	PINUS ELLIOTTII	
7011	18"	SABAL PALM	SABAL PALMETTO	
7012	7"	SLASH PINE	PINUS ELLIOTTII	
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7014	6"	SLASH PINE	PINUS ELLIOTTII	
7015	7"	SLASH PINE	PINUS ELLIOTTII	
7016	7"	SLASH PINE	PINUS ELLIOTTII	
7017	12"	SLASH PINE	PINUS ELLIOTTII	
7018	11"	SLASH PINE	PINUS ELLIOTTII	
7019	6"	SLASH PINE	PINUS ELLIOTTII	
7020	6"	SLASH PINE	PINUS ELLIOTTII	
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7027	5"	SLASH PINE	PINUS ELLIOTTII	
7028	10"	SLASH PINE	PINUS ELLIOTTII	
7029	5"	SLASH PINE	PINUS ELLIOTTII	
7030	6"	SLASH PINE	PINUS ELLIOTTII	
7031	7"	SLASH PINE	PINUS ELLIOTTII	
7032	9"	SLASH PINE	PINUS ELLIOTTII	
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7034	12"	SLASH PINE	PINUS ELLIOTTII	
7035	20"	SABAL PALM	SABAL PALMETTO	
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7037	11"	SLASH PINE	PINUS ELLIOTTII	
7038	22"	SABAL PALM	SABAL PALMETTO	
7039	16"	SABAL PALM	SABAL PALMETTO	
7040	16"	SABAL PALM	SABAL PALMETTO	
7041	8"	SLASH PINE	PINUS ELLIOTTII	
7042	10"	SLASH PINE	PINUS ELLIOTTII	
7043	10"	SLASH PINE	PINUS ELLIOTTII	
7044	11"	SLASH PINE	PINUS ELLIOTTII	
7045	10"	SABAL PALM	SABAL PALMETTO	
7046	14"	SABAL PALM	SABAL PALMETTO	
7047	12"	SLASH PINE	PINUS ELLIOTTII	
7048	14"	SABAL PALM	SABAL PALMETTO	
7049	17"	SLASH PINE	PINUS ELLIOTTII	DOUBLE
7050	14"	SABAL PALM	SABAL PALMETTO	
7051	14"	SABAL PALM	SABAL PALMETTO	
7052	14"	SLASH PINE	PINUS ELLIOTTII	
7053	10"	SLASH PINE	PINUS ELLIOTTII	
7054	14"	SABAL PALM	SABAL PALMETTO	
7055	17"	SABAL PALM	SABAL PALMETTO	
7056	13"	SLASH PINE	PINUS ELLIOTTII	
7057	15"	SLASH PINE	PINUS ELLIOTTII	
7058	14"	SLASH PINE	PINUS ELLIOTTII	
7059	16"	SLASH PINE	PINUS ELLIOTTII	
7060	8"	SLASH PINE	PINUS ELLIOTTII	
7061	8"	SLASH PINE	PINUS ELLIOTTII	
7062	5"	SLASH PINE	PINUS ELLIOTTII	
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7069	7"	SLASH PINE	PINUS ELLIOTTII	
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7071	11"	SLASH PINE	PINUS ELLIOTTII	
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7073	10"	SLASH PINE	PINUS ELLIOTTII	
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7076	6"	SLASH PINE	PINUS ELLIOTTII	
7077	6"	SLASH PINE	PINUS ELLIOTTII	
7078	6"	SLASH PINE	PINUS ELLIOTTII	
7079	6"	WATER OAK	QUERCUS NIGRA	
7080	18"	SLASH PINE	PINUS ELLIOTTII	
7081	8"	SLASH PINE	PINUS ELLIOTTII	
7082	6"	SLASH PINE	PINUS ELLIOTTII	
7083	6"	SLASH PINE	PINUS ELLIOTTII	
7084	10"	SLASH PINE	PINUS ELLIOTTII	
7085	6"	SLASH PINE	PINUS ELLIOTTII	
7086	6"	SLASH PINE	PINUS ELLIOTTII	
7087	6"	SLASH PINE	PINUS ELLIOTTII	
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7098	10"	SLASH PINE	PINUS ELLIOTTII	
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7100	10"	SLASH PINE	PINUS ELLIOTTII	
7101	10"	SLASH PINE	PINUS ELLIOTTII	
7102	15"	SLASH PINE	PINUS ELLIOTTII	
7103	16"	SLASH PINE	PINUS ELLIOTTII	
7104	18"	SLASH PINE	PINUS ELLIOTTII	
7105	18"	SABAL PALM	SABAL PALMETTO	
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7107	18"	SLASH PINE	PINUS ELLIOTTII	
7108	16"	SLASH PINE	PINUS ELLIOTTII	
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7117	14"	SLASH PINE	PINUS ELLIOTTII	
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7125	30"	DATE PALM	PHOENIX DACTYLIFERA	
7126	36"	DATE PALM	PHOENIX DACTYLIFERA	
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7149	16"	SLASH PINE	PINUS ELLIOTTII	
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7152	15"	SLASH PINE	PINUS ELLIOTTII	
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7154	17"	SLASH PINE	PINUS ELLIOTTII	
7155	17"	SLASH PINE	PINUS ELLIOTTII	
7156	22"	SLASH PINE	PINUS ELLIOTTII	
7157	19"	SABAL PALM	SABAL PALMETTO	
7159	22"	SABAL PALM	SABAL PALMETTO	

SACHS CAPITAL GROUP,
L.P.IDENTICAL INVESTMENTS LLC

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB No.: 19-1600	F.B. MC33 PG. 19	
OFFICE: S.W.	DATE: 12/30/19	DWG. No.: 19-1600	
C'K'D.: C.W.	REF.: 19-1600.DWG	SHEET: 5 OF 5	

Exhibit "A"
Building Restrictions for
Jupiter Bay Planned Unit Development

All construction within Jupiter Bay Plat shall be governed by the following requirements:

1. Minimum Distance between structures shall be thirty (30) feet for a one (1) or two (2) story buildings and shall be thirty-five (35) feet for more than two (2) story buildings.

2. The maximum building height of a two (2) story building shall be twenty-five (25) feet and the maximum building height for four (4) story mixed use building shall bey forty-five (45) feet.

3. All Condominium units shall have two (2) or more bedrooms per unit. All Townhome units shall have at least one (1) garage space.

4. The minimum lot area for each Townhome unit shall be one thousand eight hundred (1,800) square feet with a minimum density of 9.56 U.P.A. (15.0 maximum).

5. The following chart contains the provided building setbacks for all Condo and Townhome Units:

	Townhome Unit	Commercial / Condo Building
Front	20'	10'
Rear	0'	10'
Side	10'	10'
Side Interior	0'	0'

6. Accessory structure setbacks shall be zero (0) feet for Townhome Units.

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

December 5, 2022

Ms. Chandra Powell
City of Palm Bay, Land Development Division
120 Malabar Road, S.E.
Palm Bay, FL 32909

Via Electroinc Delivery

Subject: Jupiter Bay PUD
MBV Project # 20-1013

Dear Ms. Powell :

Please allow this letter to serve as a Development Schedule for Jupiter Bay PUD.

1. Phasing Order:
   The residential portion of the development will be constructed within phase 1 of the project and the 3 commercial parcels within phase 2.

2. Beginning Date of Construction:
   Construction of Phase 1 in the first quarter of 2024. We would estimate the start of Phase 2 in the last quarter of 2025.

3. Construction Completion:
   Construction of Phase 1 completion in the first quarter of 2025. We would estimate the completion of Phase 2 in the first quarter of 2027.

4. Schedule for improvements of common open space within staging and complementary buildings:
   All open space associated with each phase will be completed during the construction duration of that phase.

Copies of this letter have been provided in electronic form and sent to your attention. Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Wanda Kessler

Wanda Kessler, Permitting Coordinator

1835 20th Street
Vero Beach, FL 32960
772.569.0035
Fax: 772.778.3617

1250 W. Eau Gallie Blvd., Suite L
Melbourne, FL 32935
321.253.1510
Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

Jupiter Bay

Traffic Impact Study

City of Palm Bay, Florida

March 2022

Kimley»Horn

TRAFFIC IMPACT STUDY

Jupiter Bay

City of Palm Bay, FL

Prepared for:

Sachs Capital Group

Prepared by:

Kimley-Horn and Associates, Inc.

Alex R. Memering, P.E., State of Florida, Professional Engineer, License No. 91501

This item has been electronically signed and sealed by Alex R. Memering, P.E. using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Alexander Memering
DN: cn=Alexander Memering, c=US, o=North Carolina, email=alex.memering@kimley-horn.com
Date: 2022.03.15 13:13:33 -04'00'

Alex Memering, P.E.

PE #91501

March 2022

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Figures

Tables

Appendices

1.0 INTRODUCTION

Kimley-Horn has been retained by Sachs Capital Group to analyze and document the traffic impacts associated with the development of Jupiter Bay in the City of Palm Bay, Florida. The following Traffic Impact Study (TIS) generally conforms to the methodology statement provided in **Appendix A** and the policies and guidelines established in the City of Palm Bay (COPB) Standardized Traffic Impact Study Guidance Manual (dated February 2018).

The site is generally located north of Jupiter Boulevard and east of Southwest Middle School and composed of three (3) parcels (#29-37-06-GK-K, #29-37-06-00-751, #29-37-06-00-750). The ±23.862-acre project property was previously a golf course but is currently vacant. The applicant is proposing to develop the site to consist of ±176 townhomes, ±60 condos, and ±30,000 square feet of commercial space to be built out by Year 2024.

Access to the site will be provided via one (1) full-access driveway along Jupiter Boulevard.

1.1 STUDY AREA

As stated in the COPB Standardized Traffic Impact Study Guidance Manual, the analysis extents and type of study required are determined based on the number of new daily trips generated by the proposed development. From discussion with City Staff, the study area will include the following, as displayed in **Figure 1**:

<u>Study Area Roadway Segments</u>

- Jupiter Boulevard, from Degroodt Road to San Filippo Drive
- Emerson Drive, from Jupiter Boulevard to Malabar Road
- San Filippo Drive, from Jupiter Boulevard to Malabar Road
- Eldron Boulevard, from Jupiter Boulevard to Malabar Road
- Malabar Road, from Minton Road to I-95 Ramps

<u>Study Area Intersections</u>

- Jupiter Boulevard & Degroodt Road
- Jupiter Boulevard & Minton Road
- Jupiter Boulevard & Eldron Boulevard
- Jupiter Boulevard & Project Driveway
- Jupiter Boulevard & Emerson Drive
- Jupiter Boulevard & San Filippo Drive
- Malabar Road & Emerson Drive
- Malabar Road & San Filippo Drive

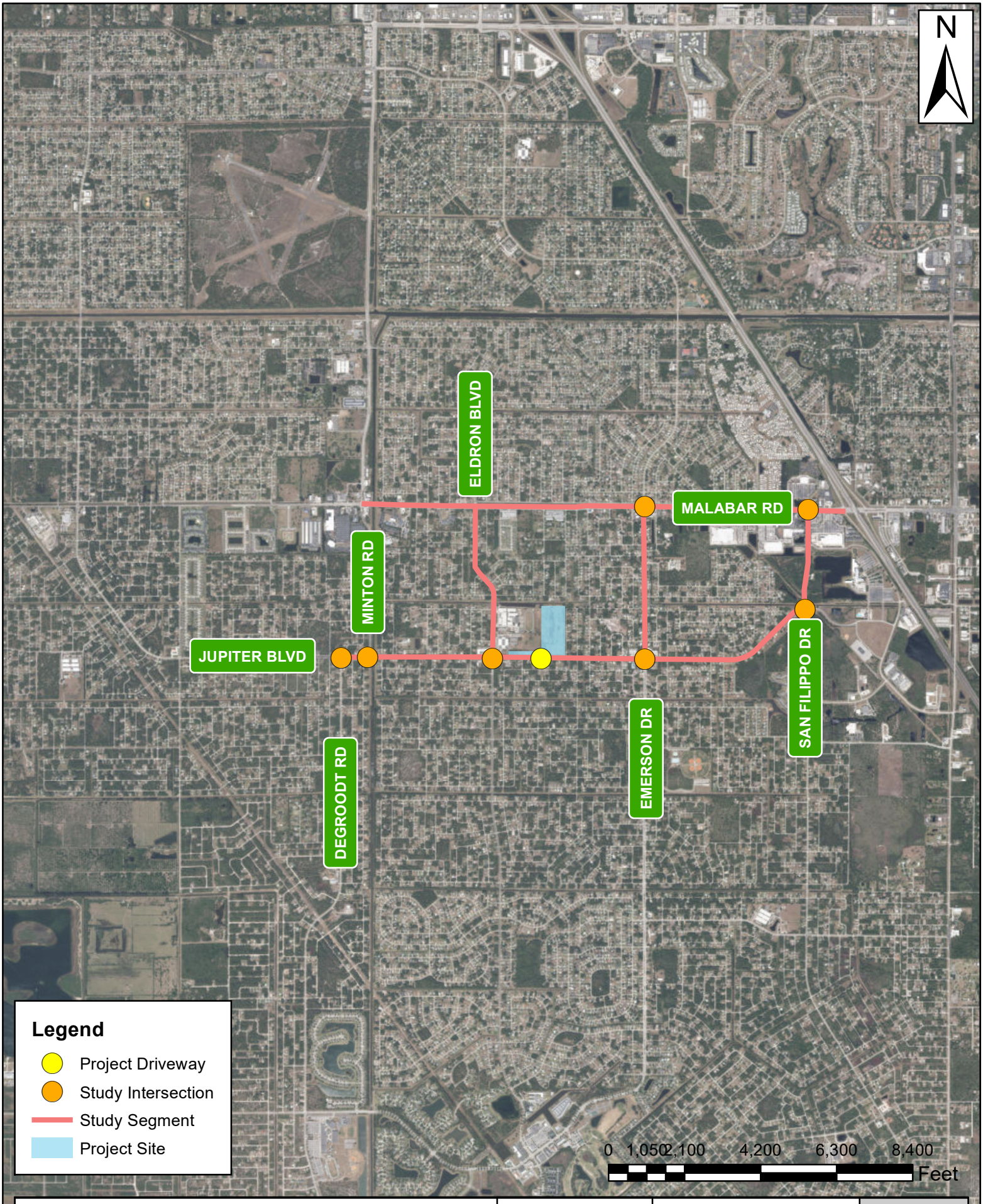

Figure 2: Study Area Segments and Intersections

Jupiter Bay | Traffic Impact Study

Date: March 2022
Proj #: 249085000

Kimley»Horn

189 S Orange Ave, Suite 1000, Orlando FL 32801
Phone: (407) 898-1511

2.0 EXISTING DATA

Turning movement counts (TMCs) were collected at the study intersections on Wednesday, November 17, 2021, Tuesday, December 7, 2021, and Thursday, February 24, 2022 during the AM peak period (7:00 AM – 9:00 AM) and PM peak period (4:00 PM – 6:00 PM). The raw TMCs are provided in **Appendix B**. Seasonal factor data provided by FDOT's Florida Traffic Online (FTO) was used to adjust the raw turning movement volumes. For TMCs collected during the peak season, a conservative seasonal factor of 1.0 was applied. The seasonal factor data is included in **Appendix C**.

Adjusted turning movement volume worksheets for all intersections are provided in **Appendix D.** Signal timings for the signalized study intersections were obtained from the City and are provided in **Appendix E**.

The daily segment analysis was conducted utilizing FDOT's Florida Traffic Online (FTO) and Year 2020 Average Annual Daily Traffic (AADT) segment volumes from the latest Space Coast Transportation Planning Organization (SCTPO) Traffic Count publication. Relevant AADT data from the Space Coast TPO Traffic Count publication is provided in in **Appendix F.**

3.0 EXISTING CONDITIONS ANALYSIS

3.1 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing daily conditions. The Year 2020 AADT volumes provided by the SCTPO or FTO were grown to existing Year 2021 by applying a growth rate of two percent (2%) over one (1) year. This projected Year 2021 existing volume was then compared to the Maximum Service Volumes (MSV), determined from the City of Palm Bay Comprehensive Plan Transportation Element, FDOT Q/LOS Handbook, and SCTPO for the respective roadway segment.

The existing roadway segment data is included in **Table 1** for daily roadway segment conditions. As shown in the table, the analysis identifies two (2) existing roadway segment capacity deficiencies:

- Jupiter Boulevard from San Filippo Drive to Emerson Drive
- San Filippo Drive from Jupiter Boulevard to Malabar Road

Table 1: Existing (2021) Roadway Segment Analysis

Roadway			Daily - Existing (2021)						
	From	To	Maximum Allowable Volume (MAV) [1]	No. of Lanes	Adopted LOS [1]	2020 AADT [1]	Growth Rate	Existing 2021 AADT [2]	Existing (2021) Deficiency?
Jupiter Boulevard									
	San Filippo Drive	Emerson Drive	6,570	2	C	10,530	2.00%	10,741	Yes
	Emerson Drive	Eldron Boulevard	15,120	2	C	9,950	2.00%	10,149	No
	Eldron Boulevard	Degroodt Road	15,120	2	C	11,920	2.00%	12,158	No
Malabar Road									
	Minton Road	Emerson Drive	34,110	4	C	22,110	2.00%	22,552	No
	Emerson Drive	San Filippo Drive	52,560	6	C	29,930	2.00%	30,529	No
	San Filippo Drive	I-95 Ramps	52,560	6	C	49,770	2.00%	50,765	No
Eldron Boulevard									
	Jupiter Boulevard	Malabar Road	6,570	2	C	5,300	2.00%	5,406	No
Emerson Drive									
	Jupiter Boulevard	Malabar Road	34,110	4	C	15,390	2.00%	15,698	No
San Filippo Drive									
	Jupiter Boulevard	Malabar Road	13,050	4	C	21,460	2.00%	21,889	Yes

Notes

1. Data obtained from the Space Coast TPO Traffic Counts Report, City of Palm Bay Transportation Element, and FDOT Q/LOS Handbook.

2. Year 2020 AADTs were forecasted to Existing Year 2021 using a 2% annual growth rate.

3.2 EXISTING INTERSECTION CONDITIONS

An intersection operational analysis was performed for existing conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for the AM and PM peak hour existing conditions are provided in **Tables 2 and 3**, respectively. Synchro outputs are provided in **Appendix G**.

As shown in the tables below, all study area intersections currently operate with acceptable LOS and v/c ratios less than 1.0 under existing AM and PM peak hour conditions with the exception of the following approaches and movements:

- Jupiter Boulevard & Degroodt Road
  - Northbound Approach, AM and PM Peak Hour
  - Northbound Right Movement, AM and PM Peak Hour
- Jupiter Boulevard & Minton Road
  - Southbound Approach, PM Peak Hour
  - Southbound Right Movement, PM Peak Hour
- Jupiter Boulevard & Emerson Drive
  - Westbound Left Movement, PM Peak Hour
- Malabar Road & Emerson Drive
  - Northbound Approach, AM and PM Peak Hour
  - Northbound Right Movement, AM and PM Peak Hour

Table 2: Existing (2021) Intersection Conditions (AM Peak Hour)

Existing Condition - 2021					
Intersection	Control Type	Approach	AM Peak Hour		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.32
		WB	A	WBL	0.59
		NB	F	NBR	1.56
		SB	-	-	-
		Overall	**E (78.5 s)**	**NBR**	**1.56**
Jupiter Boulevard & Minton Road	Signalized	EB	A	EBL	0.62
		WB	B	WBT/R	0.25
		NB	-	-	-
		SB	C	SBR	0.67
		Overall	**B (14.6 s)**	**SBR**	**0.67**
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBT	0.74
		WB	C	WBT	0.47
		NB	B	NBR	0.42
		SB	B	SBT/R	0.27
		Overall	**B (19.9 s)**	**EBT**	**0.74**
Jupiter Boulevard & Emerson Drive	Signalized	EB	C	EBT/R	0.85
		WB	D	WBL	0.93
		NB	C	NBT/R	0.86
		SB	C	SBT/R	0.51
		Overall	**C (32.2 s)**	**WBL**	**0.93**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	B	EBL	0.87
		WB	C	WBR	0.31
		NB	C	NBT/R	0.44
		SB	C	SBT	0.72
		Overall	**C (21.2 s)**	**EBL**	**0.87**
Malabar Road & Emerson Drive	Signalized	EB	C	EBT/R	0.58
		WB	C	WBL	0.44
		NB	F	NBR	1.65
		SB	E	SBL	0.74
		Overall	**F (87.2 s)**	**NBR**	**1.65**
Malabar Road & San Filippo Drive	Signalized	EB	C	EBT/R	0.73
		WB	C	WBL	0.87
		NB	E	NBR	0.67
		SB	E	SBL	0.28
		Overall	**D (35.3 s)**	**WBL**	**0.87**

Table 3: Existing (2021) Intersection Conditions (PM Peak Hour)

Existing Condition - 2021					
Intersection	**Control Type**	**Approach**	**PM Peak Hour**		
			Level of Service (*overall delay*)	**Max V/C Movement**	**Max V/C Ratio**
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.29
		WB	A	WBL	0.73
		NB	F	NBR	1.10
		SB	-	-	-
		Overall	**C (28.5 s)**	**NBR**	**1.10**
Jupiter Boulevard & Minton Road	Signalized	EB	A	EBL	0.61
		WB	B	WBT/R	0.36
		NB	-	-	-
		SB	F	SBR	1.18
		Overall	**D (48.7 s)**	**SBR**	**1.18**
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBR	0.80
		WB	C	WBT	0.74
		NB	B	NBL	0.61
		SB	C	SBT/R	0.56
		Overall	**C (23.7 s)**	**EBR**	**0.80**
Jupiter Boulevard & Emerson Drive	Signalized	EB	C	EBT/R	0.82
		WB	D	WBL	1.02
		NB	C	NBT/R	0.75
		SB	C	SBT/R	0.80
		Overall	**C (32.9 s)**	**WBL**	**1.02**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	C	EBL	0.82
		WB	C	WBL/T	0.44
		NB	B	NBT/R	0.30
		SB	D	SBT	0.93
		Overall	**C (28.2 s)**	**SBT**	**0.93**
Malabar Road & Emerson Drive	Signalized	EB	C	EBT/R	0.55
		WB	C	WBL	0.72
		NB	F	NBR	1.04
		SB	E	SBR	0.81
		Overall	**D (45.4 s)**	**NBR**	**1.04**
Malabar Road & San Filippo Drive	Signalized	EB	D	EBT/R	0.63
		WB	D	WBL	0.93
		NB	D	NBR	0.52
		SB	E	SBT/R	0.58
		Overall	**D (42.4 s)**	**WBL**	**0.93**

4.0 BACKGROUND CONDITIONS ANALYSIS

4.1 BACKGROUND ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine background daily conditions. The existing (2021) AADTs were grown to Year 2024 background volumes by applying a growth rate of two percent (2%) over three (3) years. This projected Year 2024 volume was then compared to the daily Maximum Service Volumes (MSV) for the respective roadway segment.

The background roadway segment data is included in **Table 4** for daily roadway segment conditions. As shown in the table, the analysis identifies an additional background roadway segment capacity deficiency: Malabar Road from San Filippo Drive to the I-95 Ramps.

Table 4: Background (2024) Roadway Segment Analysis

Roadway		Daily - Background (2024)				
From	**To**	**Maximum Allowable Volume (MAV) [1]**	**Existing (2021) AADT [2]**	**Growth Rate**	**Background 2024 AADT [3]**	**Background (2024) Deficiency**
Jupiter Boulevard						
San Filippo Drive	Emerson Drive	6,570	10,741	2.0%	11,398	Yes
Emerson Drive	Eldron Boulevard	15,120	10,149	2.0%	10,770	No
Eldron Boulevard	Degroodt Road	15,120	12,158	2.0%	12,903	No
Malabar Road						
Minton Road	Emerson Drive	34,110	22,552	2.0%	23,933	No
Emerson Drive	San Filippo Drive	52,560	30,529	2.0%	32,397	No
San Filippo Drive	I-95 Ramps	52,560	50,765	2.0%	53,873	Yes
Eldron Boulevard						
Jupiter Boulevard	Malabar Road	6,570	5,406	2.0%	5,737	No
Emerson Drive						
Jupiter Boulevard	Malabar Road	34,110	15,698	2.0%	16,659	No
San Filippo Drive						
Jupiter Boulevard	Malabar Road	13,050	21,889	2.0%	23,229	Yes

Notes

1. Data obtained from the Space Coast TPO Traffic Counts Report, City of Palm Bay Transportation Element, and FDOT Q/LOS Handbook.

2. Year 2020 AADTs were forecasted to Existing Year 2021 using a 2% annual growth rate.

3. Existing Year 2021 AADTs were forecasted to Background Year 2024 using a 2% annual growth rate.

4.2 BACKGROUND INTERSECTION CONDITIONS

An intersection operational analysis was performed for background conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. The existing (2021) volumes were grown to Year 2024 background volumes by applying a growth rate of two percent (2%) over three (3) years. The volume development worksheets are provided in **Appendix D**.

Intersection level of service (LOS) and maximum volume to capacity (v/c) ratios for the AM and PM peak hour background conditions are provided in **Tables 5 and 6**, respectively. Synchro outputs are provided in **Appendix G**.

As shown in the tables below, all study area intersections are anticipated to operate with acceptable LOS and v/c ratios less than 1.0 under background AM and PM peak hour conditions, with the exception of the existing deficiencies and the following movement that operates with a v/c ratio greater than 1.0:

- Jupiter Boulevard & Emerson Drive
    - Westbound Left Movement, AM Peak Hour
- Malabar Road & Emerson Drive
    - Southbound Approach, PM Peak Hour

In addition, the southbound through movement at the intersection of Jupiter Boulevard & San Filippo Drive operates with a v/c ratio of 0.99 under PM peak hour conditions.

To mitigate these background deficiencies, modifications were made to the existing signal timing splits. The recommended improvements and the improved LOS and v/c ratios are provided in **Tables 5 and 6** for the AM and PM peak hours, respectively.

Table 5: Background (2024) Intersection Conditions (AM Peak Hour)

Background Condition - 2024 - AM Peak Hour									
			Without Improvements				With Improvements		
Intersection	**Control Type**	**Approach**	**Level of Service (*overall delay*)**	**Max V/C Movement**	**Max V/C Ratio**	**Recommended Improvements**	**Level of Service (*overall delay*)**	**Max V/C Movement**	**Max V/C Ratio**
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.34	Modify Signal Timing Split to Provide NBL/R with Additional Green Time	B	EBT/R	0.45
		WB	A	WBL	0.65		B	WBL	0.81
		NB	F	NBR	1.65		D	NBR	0.95
		SB	-	-	-		-	-	-
		Overall	**F (88.1 s)**	**NBR**	**1.65**		**C (28.5 s)**	**NBR**	**0.95**
Jupiter Boulevard & Minton Road	Signalized	EB	A	EBL	0.67	-	-	-	-
		WB	B	WBT/R	0.26				
		NB	-	-	-				
		SB	C	SBR	0.71				
		Overall	**B (15.4 s)**	**SBR**	**0.71**				
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBT	0.76	-	-	-	-
		WB	C	WBT	0.48				
		NB	B	NBR	0.46				
		SB	B	SBT/R	0.30				
		Overall	**C (20.6 s)**	**EBT**	**0.76**				
Jupiter Boulevard & Emerson Drive	Signalized	EB	D	EBT/R	0.87	Modify Signal Timing Split to Provide WBL with Additional Green Time	D	EBT/R	0.89
		WB	D	WBL	1.03		D	WBL	0.92
		NB	D	NBT/R	0.90		D	NBT/R	0.91
		SB	C	SBT/R	0.53		C	SBT/R	0.54
		Overall	**D (38.0 s)**	**WBL**	**1.03**		**D (38.1 s)**	**WBL**	**0.92**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	C	EBL	0.88	-	-	-	-
		WB	C	WBR	0.32				
		NB	C	NBT/R	0.47				
		SB	C	SBT	0.78				
		Overall	**C (22.4 s)**	**EBL**	**0.88**				
Malabar Road & Emerson Drive	Signalized	EB	C	EBT/R	0.61	Modify Signal Timing Split to Provide NBT with Additional Green Time	E	EBT/R	0.89
		WB	C	WBL	0.50		D	WBL	0.74
		NB	F	NBR	1.75		E	NBR	0.97
		SB	E	SBL	0.81		D	SBL	0.46
		Overall	**F (95.9 s)**	**NBR**	**1.75**		**E (55.8 s)**	**NBR**	**0.97**
Malabar Road & San Filippo Drive	Signalized	EB	D	EBT/R	0.82	-	-	-	-
		WB	C	WBL	0.88				
		NB	E	NBR	0.65				
		SB	E	SBL	0.30				
		Overall	**D (39.4 s)**	**WBL**	**0.88**				

Table 6: Background (2024) Intersection Conditions (PM Peak Hour)

Background Condition - 2024 - PM Peak Hour									
			Without Improvements				With Improvements		
Intersection	**Control Type**	**Approach**	**Level of Service (*overall delay*)**	**Max V/C Movement**	**Max V/C Ratio**	**Recommended Improvements**	**Level of Service (*overall delay*)**	**Max V/C Movement**	**Max V/C Ratio**
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.31	Modify Signal Timing Split to Provide NBL/R with Additional Green Time	B	EBT/R	0.33
		WB	B	WBL	0.79		B	WBL	0.84
		NB	F	NBR	1.17		E	NBR	0.97
		SB	-	-	-		-	-	-
		Overall	**C (33.1 s)**	**NBR**	**1.17**		**C (24.9 s)**	**NBR**	**0.97**
Jupiter Boulevard & Minton Road	Signalized	EB	A	EBL	0.67	Modify Signal Timing Split to Provide Additional Green Time to SB Approach and the EBL/SBR phase	B	EBL	0.71
		WB	B	WBT/R	0.38		B	WBT/R	0.46
		NB	-	-	-		-	-	-
		SB	F	SBR	1.24		D	SBR	0.96
		Overall	**E (56.8 s)**	**SBR**	**1.24**		**C (26.7 s)**	**SBR**	**0.96**
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBR	0.81	-	-	-	-
		WB	C	WBT	0.76				
		NB	C	NBL	0.65				
		SB	C	SBT/R	0.60				
		Overall	**C (24.7 s)**	**EBR**	**0.81**				
Jupiter Boulevard & Emerson Drive	Signalized	EB	C	EBT/R	0.84	Modify Signal Timing Split to Provide WBL with Additional Green Time	D	EBT/R	0.87
		WB	E	WBL	1.13		D	WBL	0.93
		NB	C	NBT/R	0.77		C	NBT/R	0.79
		SB	C	SBT/R	0.83		D	SBT/R	0.86
		Overall	**D (38.8 s)**	**WBL**	**1.13**		**D (36.4 s)**	**WBL**	**0.93**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	C	EBL	0.84	Modify Signal Timing Split to Provide SBT with Additional Green Time	C	EBL	0.85
		WB	C	WBL/T	0.46		D	WBL/T	0.48
		NB	B	NBT/R	0.32		B	NBT/R	0.30
		SB	D	SBT	0.99		D	SBT	0.92
		Overall	**C (34.8 s)**	**SBT**	**0.99**		**C (28.2 s)**	**SBT**	**0.92**
Malabar Road & Emerson Drive	Signalized	EB	D	EBT/R	0.59	Modify Signal Timing Split to Provide NBT with Additional Green Time	D	EBT/R	0.65
		WB	C	WBL	0.79		D	WBL	0.83
		NB	F	NBR	1.11		E	NBR	0.94
		SB	F	SBR	0.86		E	SBR	0.73
		Overall	**D (49.2 s)**	**NBR**	**1.11**		**D (46.1 s)**	**NBR**	**0.94**
Malabar Road & San Filippo Drive	Signalized	EB	D	EBT/R	0.73	-	-	-	-
		WB	D	WBL	0.94				
		NB	D	NBR	0.51				
		SB	E	SBT/R	0.60				
		Overall	**D (46.1 s)**	**WBL**	**0.94**				

5.0 DEVELOPMENT TRAFFIC

The applicant is proposing to develop the site to consist of ±176 townhomes, ±60 condos, and ±30,000 square feet of commercial space. Buildout of the project is anticipated in Year 2024. The latest industry standards were referenced to evaluate the amount of new external trips to be generated by the site at buildout. The latest adopted regional travel demand model was used to forecast the distribution of trips throughout the study area.

5.1 TRIP GENERATION

Trip generation for the proposed site was calculated using procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*.

Table 7 provides the daily, AM, and PM peak hour trip generation summary for the project. As shown in the table, the proposed site is anticipated to generate 2,102 daily trips, 145 AM peak hour trips (57 inbound and 88 outbound), and 197 PM peak hour trips (106 inbound and 91 outbound).

Internal capture and pass-by reductions were applied using procedures published in the ITE *Trip Generation Handbook, 3rd Edition.* Per the COPB Standardized TIS Guidance Manual, pass-by rates were confirmed to be less than 10% of the adjacent roadway traffic.

5.2 TRIP DISTRIBUTION

Projected traffic patterns on study area facilities were developed using the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Central Florida Regional Planning Model (CFRPM v7) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percent of daily project distribution is provided in **Appendix H**.

Per discussion with City staff, the project distribution from the model output overestimates the distribution of project traffic that would use Emerson Drive. Therefore, the model output was been manually adjusted to reflect this change.

Daily model project distribution was referenced to manually assign project distribution at the study area in general accordance with daily model output. **Figure 2** shows the intersection movement project distribution within the local operational area for use in forecasting project trips.

5.3 TRIP ASSIGNMENT

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. **Figure 3** shows the anticipated peak hour project trip assignments at study area intersections during both the AM and PM peak hours.

Table 7: Trip Generation

Trip Generation Summary											
Daily	**Land Use**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**Daily Trip Generation**					
						Total	**In[1]**		**Out[1]**		
	Single-Family Attached Housing	215	**176**	DU	7.34	**1,291**	*50%*	**646**	*50%*	**645**
	Multifamily Housing (Mid-Rise)	221	**60**	DU	4.00	**240**	*50%*	**120**	*50%*	**120**
	Strip Retail Plaza (< 40 K)	822	**30.000**	KSF	49.87	**1,496**	*50%*	**748**	*50%*	**748**
	Total Generated Trips					**3,027**	**1,514**		**1,513**	
	Internal Capture[2]	16.6%	(see attached capture matrices)			502	251		251	
	Net External Trips					**2,525**	**1,263**		**1,262**	
	Pass by Trips[3]	34.0%	of external retail trips			423	220		203	
	Adjacent Street Traffic Cap [4]	10.0%	of adjacent street volume			*995*	*498*		*497*	
	New External Trips					**2,102**	**1,043**		**1,059**	
AM Peak Hour	**Land Use**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**AM Peak Hour Trip Generation**					
						Total	**In[1]**		**Out[1]**		
	Single-Family Attached Housing	215	**176**	DU	0.49	**86**	*31%*	**27**	*69%*	**59**
	Multifamily Housing (Mid-Rise)	221	**60**	DU	0.25	**15**	*23%*	**3**	*77%*	**12**
	Strip Retail Plaza (< 40 K)	822	**30.000**	KSF	2.37	**71**	*60%*	**43**	*40%*	**28**
	Total Generated Trips					**172**	**73**		**99**	
	Internal Capture[2]	2.3%	(see attached capture matrices)			4	2		2	
	Net External Trips					**168**	**71**		**97**	
	Pass by Trips[3]	34.0%	of external retail trips			23	14		9	
	Adjacent Street Traffic Cap [4]	10.0%	of adjacent street volume			90	*45*		*45*	
	New External Trips					**145**	**57**		**88**	
PM Peak Hour	**Land Use**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour Trip Generation**					
						Total	**In[1]**		**Out[1]**		
	Single-Family Attached Housing	215	**176.000**	DU	0.58	**102**	*57%*	**58**	*43%*	**44**
	Multifamily Housing (Mid-Rise)	221	**60.000**	DU	0.40	**24**	*61%*	**15**	*39%*	**9**
	Strip Retail Plaza (< 40 K)	822	**30.000**	KSF	6.60	**198**	*50%*	**99**	*50%*	**99**
	Total Generated Trips					**324**	**172**		**152**	
	Internal Capture[2]	22.2%	(see attached capture matrices)			72	36		36	
	Net External Trips					**252**	**136**		**116**	
	Pass by Trips[3]	34.0%	of external retail trips			55	30		25	
	Adjacent Street Traffic Cap [4]	10.0%	of adjacent street volume			90	*45*		*45*	
	New External Trips					**197**	**106**		**91**	

Notes: [1] Vehicle trip rate and directional splits per ITE Trip Generation, 11th Edition

[2] Internal Capture (IC) based on ITE Trip Generation Handbook, 3rd Edition, Internal Capture Reduction Calculation Spreadsheet

[3] Pass-by trip rate determined from ITE Trip Generation Handbook, 3rd Edition, capped at 10% of Adjacent Street Traffic per City of Palm Bay TIS Procedure.

[4] Adjacent Street Traffic on Jupiter Boulevard

Daily: 9,947 from Space Coast TPO 2020 Segment Functional Classification, Maximum Acceptable Volume, and Level of Service Report.

AM Peak Hour: 895 Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068

PM Peak Hour: 895 Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068

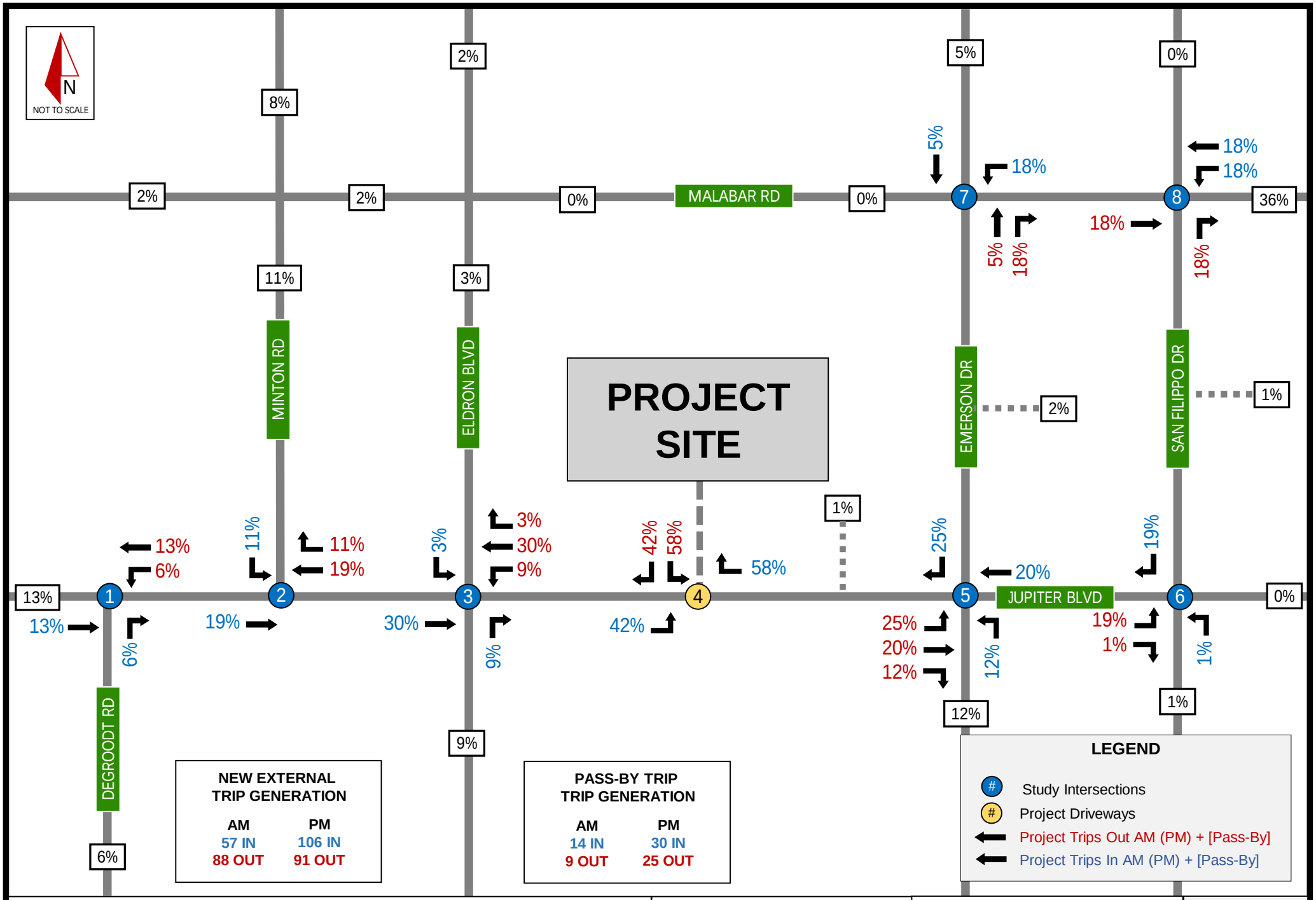

Figure 2: Project Trip Distribution

Jupiter Bay | Traffic Impact Study

Project No.: 249085000

March 2022

Kimley»Horn

189 S Orange Ave, Suite 1000, Orlando, FL, 32801

Phone: (407)-898-1511

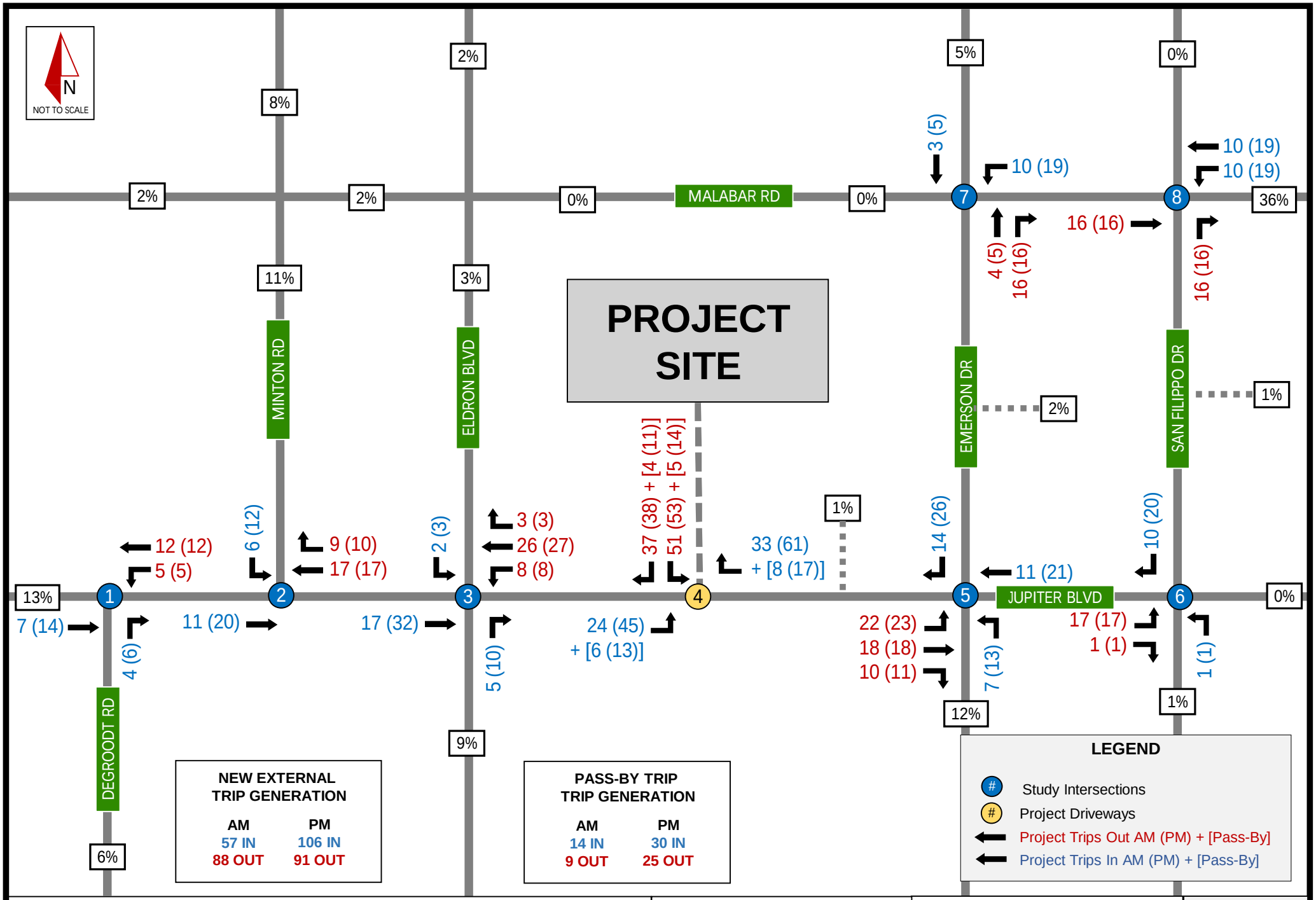

Figure 3: Project Trip Assignment

Jupiter Bay | Traffic Impact Study

Project No.: 249085000

March 2022

Kimley»Horn

189 S Orange Ave, Suite 1000, Orlando, FL, 32801

Phone: (407)-898-1511

6.0 BUILDOUT CONDITIONS ANALYSIS

Buildout volumes were developed by adding anticipated project trips to background volumes. A determination of the impact of project traffic on the roadway network was made, including LOS conditions for the intersections and roadway segments within the study area. Turning movement volume worksheets for all intersections and driveways are provided in **Appendix D.**

6.1 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout daily conditions. The daily analysis was conducted by comparing the projected Year 2024 buildout AADT segment volumes to the Maximum Service Volumes (MSV) for each roadway segment.

The buildout roadway segment data is shown in **Table 8** for daily conditions. As shown in the table, study segment roadways are anticipated to continue to operate similar to background conditions with the addition of project trips under buildout conditions. No roadway segment deficiencies were identified as a result of project traffic.

Table 8: Buildout (2024) Roadway Segment Analysis

Roadway		Daily - Buildout (2024)					
		Maximum Allowable Volume (MAV) [1]	Background 2024 AADT [2]	2,102 Daily Trips		Buildout 2024 AADT	Buildout (2024) Deficiency
From	To			% Assign [3]	Project Trips		
Jupiter Boulevard							
San Filippo Drive	Emerson Drive	6,570	11,398	20%	420	11,818	Yes
Emerson Drive	Eldron Boulevard	15,120	10,770	58%	1219	11,989	No
Eldron Boulevard	Degroodt Road	15,120	12,903	30%	631	13,534	No
Malabar Road							
Minton Road	Emerson Drive	34,110	23,933	1%	21	23,954	No
Emerson Drive	San Filippo Drive	52,560	32,397	18%	378	32,775	No
San Filippo Drive	I-95 Ramps	52,560	53,873	36%	757	54,630	Yes
Eldron Boulevard							
Jupiter Boulevard	Malabar Road	6,570	5,737	3%	63	5,800	No
Emerson Drive							
Jupiter Boulevard	Malabar Road	34,110	16,659	25%	526	17,185	No
San Filippo Drive							
Jupiter Boulevard	Malabar Road	13,050	23,229	19%	399	23,628	Yes

Notes

1. Data obtained from the Space Coast TPO Traffic Counts Report, City of Palm Bay Transportation Element, and FDOT Q/LOS Handbook.

2. Existing Year 2021 AADTs were forecasted to Background Year 2024 using a 2% annual growth rate.

3. Percent distribution determined as highest along the segment in accordance with adjusted the model output.

4. Buildout Volumes are the sum of Background Year 2024 volumes and project trips.

6.2 BUILDOUT INTERSECTION ANALYSIS

An intersection operational analysis was performed for Year 2024 buildout conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection level of service (LOS), delay and maximum volume to capacity (v/c) ratios for the AM and PM peak hour buildout conditions are provided in **Tables 9 and 10**, respectively**.** Synchro outputs are provided in **Appendix G**.

Figures 5 and 6 illustrate turning movement buildout volumes at the study intersections for the AM and PM peak hours, respectively.

As shown in the tables below, all study area intersections are anticipated to operate with acceptable LOS and v/c ratios less than 1.0 during buildout AM and PM peak hour conditions. No intersection deficiencies were identified as a result of project traffic.

Table 9: Buildout (2024) Intersection Conditions (AM Peak Hour)

Buildout Condition - 2024					
Intersection	**Control Type**	**Approach**	**AM Peak**		
			Level of Service (*overall delay*)	**Max V/C Movement**	**Max V/C Ratio**
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.45
		WB	C	WBL	0.82
		NB	D	NBR	0.96
		SB	-	-	-
		Overall	**C (29.2 s)**	**NBR**	**0.96**
Jupiter Boulevard & Minton Road	Signalized	EB	A	EBL	0.69
		WB	B	WBT/R	0.28
		NB	-	-	-
		SB	C	SBR	0.71
		Overall	**B (15.6 s)**	**SBR**	**0.71**
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBT	0.77
		WB	C	WBT	0.53
		NB	B	NBR	0.48
		SB	B	SBT/R	0.30
		Overall	**C (21.3 s)**	**EBT**	**0.77**
Jupiter Boulevard & Project Driveway	TWSC	EB (L)	A	EBL	0.03
		WB (L)	-	-	-
		NB	-	-	-
		SB	C	SBL/R	0.34
		Overall	**-**	**SBL/R**	**0.34**
Jupiter Boulevard & Emerson Drive	Signalized	EB	D	EBT/R	0.91
		WB	D	WBL	0.96
		NB	D	NBT/R	0.92
		SB	C	SBT/R	0.56
		Overall	**D (41.8 s)**	**WBL**	**0.96**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	C	EBL	0.90
		WB	D	WBR	0.34
		NB	C	NBT/R	0.50
		SB	C	SBT	0.81
		Overall	**C (26.1 s)**	**EBL**	**0.90**
Malabar Road & Emerson Drive	Signalized	EB	E	EBT/R	0.90
		WB	D	WBL	0.76
		NB	E	NBR	0.99
		SB	D	SBL	0.46
		Overall	**D (57.8 s)**	**NBR**	**0.99**
Malabar Road & San Filippo Drive	Signalized	EB	D	EBT/R	0.84
		WB	C	WBL	0.89
		NB	D	NBR	0.65
		SB	E	SBL	0.29
		Overall	**D (40.9 s)**	**WBL**	**0.89**

Table 10: Buildout (2024) Intersection Conditions (PM Peak Hour)

Buildout Condition - 2024					
Intersection	**Control Type**	**Approach**	**PM Peak**		
			Level of Service (*overall delay*)	**Max V/C Movement**	**Max V/C Ratio**
Jupiter Boulevard & Degroodt Road	Signalized	EB	B	EBT/R	0.34
		WB	B	WBL	0.86
		NB	E	NBR	0.99
		SB	-	-	-
		Overall	**C (26.3 s)**	**NBR**	**0.99**
Jupiter Boulevard & Minton Road	Signalized	EB	B	EBL	0.72
		WB	B	WBT/R	0.47
		NB	**-**	-	-
		SB	D	SBR	0.96
		Overall	**C (27.0 s)**	**SBR**	**0.96**
Jupiter Boulevard & Eldron Boulevard	Signalized	EB	C	EBT	0.81
		WB	C	WBL	0.79
		NB	C	NBL	0.67
		SB	C	SBT/R	0.63
		Overall	**C (26.4 s)**	**EBT**	**0.81**
Jupiter Boulevard & Project Driveway	TWSC	EB (L)	A	EBL	0.07
		WB (L)	-	-	-
		NB	-	-	-
		SB	E	SBL	0.57
		Overall	**-**	**SBL**	**0.57**
Jupiter Boulevard & Emerson Drive	Signalized	EB	D	EBT/R	0.90
		WB	D	WBL	0.97
		NB	C	NBT/R	0.80
		SB	D	SBT/R	0.88
		Overall	**D (40.3 s)**	**WBL**	**0.97**
Jupiter Boulevard & San Filippo Drive	Signalized	EB	D	EBL	0.87
		WB	D	WBL/T	0.52
		NB	E	NBT/R	0.32
		SB	E	SBT	0.99
		Overall	**D (47.9 s)**	**SBT**	**0.99**
Malabar Road & Emerson Drive	Signalized	EB	D	EBT/R	0.67
		WB	D	WBL	0.86
		NB	E	NBR	0.95
		SB	E	SBT/R	0.71
		Overall	**D (47.9 s)**	**NBR**	**0.95**
Malabar Road & San Filippo Drive	Signalized	EB	E	EBT/R	0.76
		WB	D	WBL	0.95
		NB	D	NBR	0.51
		SB	E	SBT/R	0.59
		Overall	**D (47.4 s)**	**WBL**	**0.95**

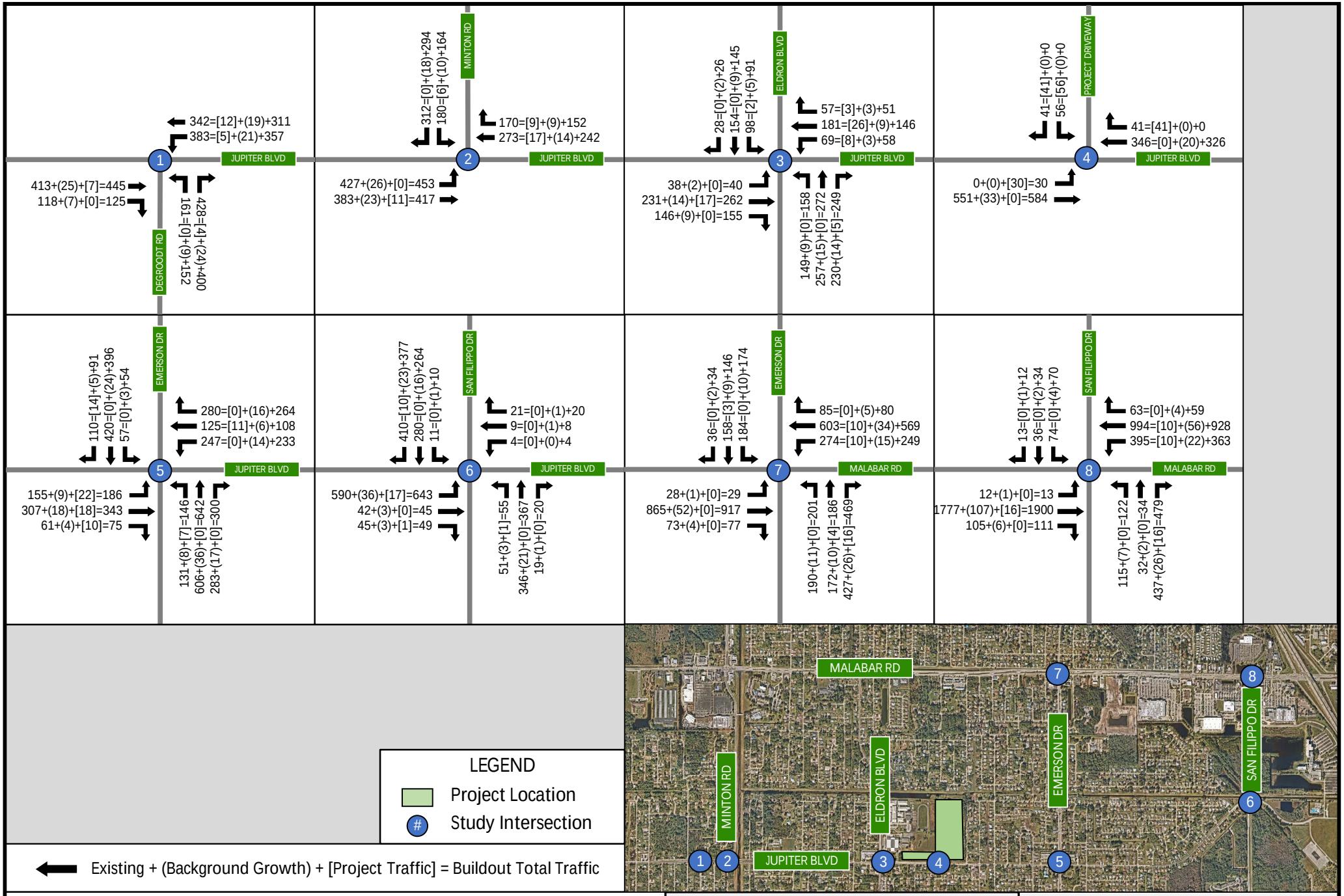

Figure 4: AM Peak Hour Intersection Volumes

Jupiter Bay| Traffic Impact Study

Project No: 249085000

March 2022

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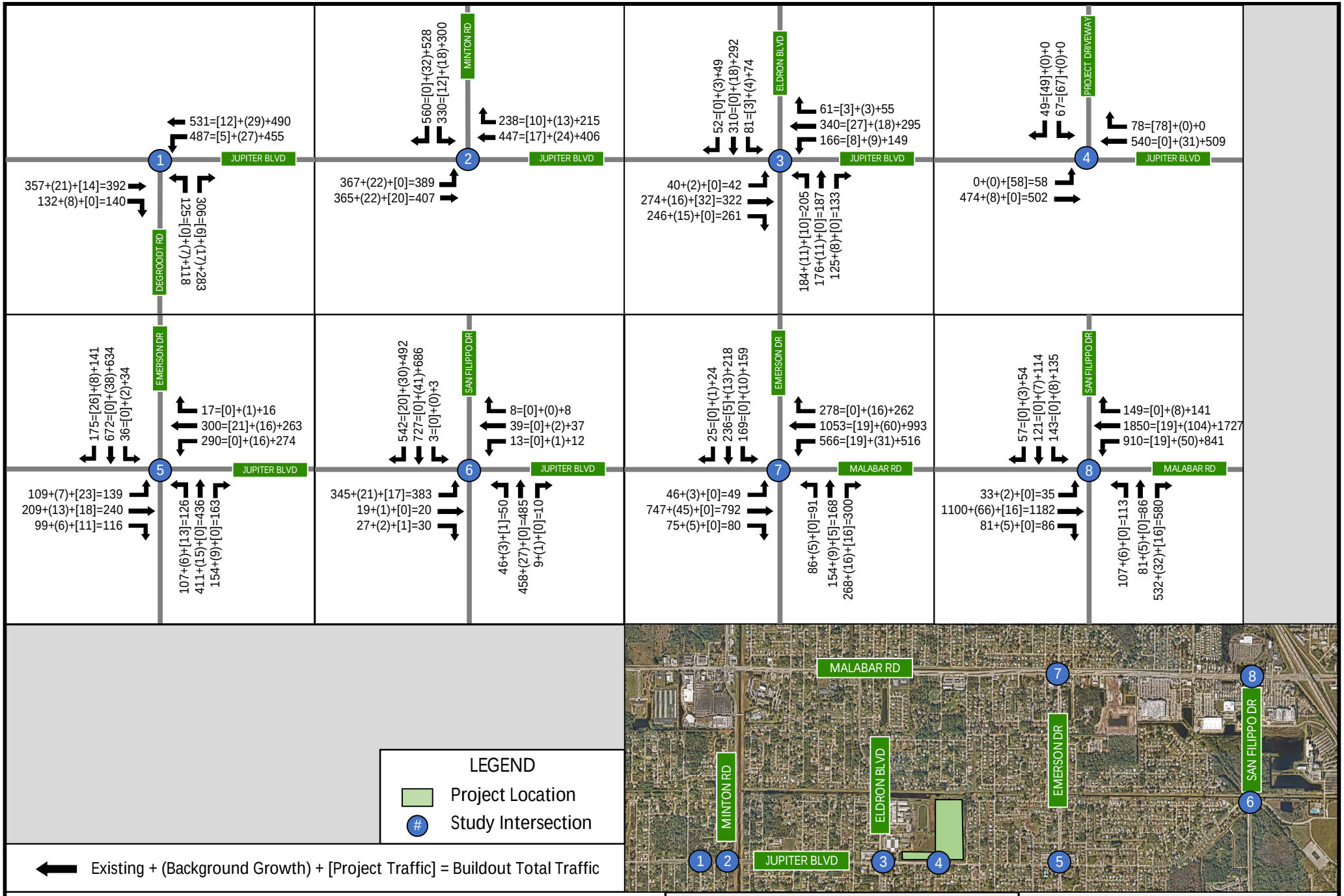

Figure 5: PM Peak Hour Intersection Volumes

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Project No: 249085000

March 2022

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6.3 BUILDOUT INGRESS TURN LANE ANALYSIS

The need for exclusive ingress left-turn and right-turn lanes at the proposed project driveway was evaluated using the National Cooperative Highway Research Program (NCHRP) Report 457 thresholds.

The need for exclusive right-turn lanes at the project driveway was determined by comparing the right turning volumes with the approach volume. Based on the project volumes shown in **Figures 4 and 5** and thresholds specified by the NCHRP Report 457, an ingress right-turn lane is not warranted on Jupiter Boulevard at the Project Driveway under AM peak hour conditions. Under PM peak hour conditions, the ingress right-turn lane is warranted. Per the 2022 FDOT Design Manual, a deceleration length of 185 feet is required for a turn lane on a roadway with a design speed of 45 miles per hour. Therefore, a 185-foot ingress right-turn lane is recommended at the project driveway.

The need for exclusive left-turn lanes at the project driveway was determined by comparing the left turning volume to the approach and opposing volumes. Based on the project volumes shown in **Figures 4 and 5** and thresholds specified by the NCHRP Report 457, an ingress left-turn lane is warranted during both the AM and PM peak hours. A 210-foot ingress left-turn lane is recommended. The recommended length is the sum of the total deceleration distance, 185 feet per the FDOT Design Manual, and the anticipated 95th Percentile Queue, 25 feet (1 vehicle), at the project driveway.

NCHRP outputs are provided in **Appendix I**.

7.0 CONCLUSION

Kimley-Horn has been retained by Sachs Capital Group to analyze and document the traffic impacts associated with the development of Jupiter Bay in the City of Palm Bay, Florida. The site is generally located north of Jupiter Boulevard and east of Southwest Middle School. The ±23.862-acre project property was previously a golf course but is currently vacant. The applicant is proposing to develop the site to consist of ±176 townhomes, ±60 condos, and ±30,000 square feet of commercial space to be built out by Year 2024. Access to the site will be provided via one (1) full-access driveway along Jupiter Boulevard.

The project is anticipated to generate 2,102 daily trips, 145 AM peak hour trips (57 inbound and 88 outbound), and 197 PM peak hour trips (106 inbound and 91 outbound). Trip generation for the proposed site was calculated using procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. Project trips were distributed onto the surrounding network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

A roadway segment capacity analysis was performed for the roadway segments in the study area for existing, background, and buildout conditions. The analysis identifies the following existing and background roadway segment capacity deficiencies:

- Jupiter Boulevard – San Filippo Drive to Emerson Drive, Existing Deficiency
- San Filippo Drive – Jupiter Boulevard to Malabar Road, Existing Deficiency
- Malabar Road – San Filippo Drive to I-95 Ramps, Background Deficiency

No roadway segment deficiencies were identified as a result of project traffic.

An operational analysis for existing, background, and buildout conditions was performed at intersections within the study area. The following existing and background deficiencies were identified at the following intersections:

- Jupiter Boulevard & Degroodt Road – AM and PM Peak Hour
- Jupiter Boulevard & Minton Road – PM Peak Hour
- Jupiter Boulevard & Emerson Drive – AM and PM Peak Hour
- Malabar Road & Emerson Drive – AM and PM Peak Hour

To mitigate these deficiencies, modifications were made to the signal timings at these intersections. With the proposed improvements in place, all study intersections were found to operate with acceptable LOS and volume to capacity ratios less than 1.0 under AM and PM peak hour buildout conditions.

No operational deficiencies at the study intersections were identified as a result of project traffic.

The need for exclusive ingress left-turn and right-turn lanes at the proposed project driveway was evaluated using the National Cooperative Highway Research Program (NCHRP) Report 457 thresholds. Under PM peak hour conditions, the ingress right-turn lane is warranted. Because of this, a 185-foot ingress right-turn lane is recommended at the project driveway. In addition, an ingress left-turn lane is warranted under both AM and PM peak hour conditions. A 210-foot ingress left-turn lane is recommended.

APPENDIX A
Methodology Statement

Kimley»Horn

MEMORANDUM

To: Frank Watanabe
City Engineer
City of Palm Bay

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: February 22, 2022

Subject: Traffic Impact Study (TIS) Methodology - Revised
Jupiter Bay – City of Palm Bay, FL

Purpose

The following memorandum is a Traffic Impact Study (TIS) methodology for a proposed mixed-use development located in the City of Palm Bay, Florida. The forthcoming TIS will generally conform to the methodology herein and the policies and guidelines as established in the City of Palm Bay (COPB) Standardized TIS Guidance Manual (February 2018).

Project Description

Jupiter Bay is a proposed mixed-use development that consists of ±176 townhomes, ±60 apartments and ±30,000 square feet of commercial space to be built out by Year 2024. The ±23.862-acre project property was previously a golf course but is currently vacant. The project site is located on the north side of Jupiter Boulevard SE, just east of Southwest Middle School and Turner Elementary School. Direct access to the site will be provided via one (1) full-access driveway on Jupiter Boulevard SE.

Trip Generation

Trip generation for the proposed project was calculated per procedures published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition*. The Land Use Codes (LUC) used for the proposed development are:

- LUC 221, Multi-family Housing (Mid-Rise)
- LUC 820, Shopping Center

Internal capture and pass-by reductions were applied using procedures published in the ITE *Trip Generation Handbook, 3rd Edition.* Per the COPB Standardized TIS Guidance Manual, pass-by rates were confirmed to be less than 10% of the adjacent roadway traffic.

Relevant excerpts from the ITE *Trip Generation Manual* and *Trip Generation Handbook,* along with internal capture calculation spreadsheets, are included in **Attachment A**.

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Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the proposed development. As shown in the table, the project is anticipated to generate 2,345 new daily trips (1,171 in, 1,174 out), 81 new trips during the AM peak hour (27 in, 54 out) and 169 new trips during the PM peak hour (88 in, 81 out).

Trip Distribution and Trip Assignment

Projected traffic demand of project trips on study area facilities was derived with use of the latest adopted Central Florida Regional Planning Model (CFRPM v7). Socioeconomic data for the project was coded into the appropriate traffic analysis zone (TAZ) within the model set and situated within the surrounding roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs, and the resulting trip distribution to and from the subject TAZ was reviewed for logic and modified using engineering judgment. The resulting adjusted model outputs showing percent of daily project distribution are provided in **Attachment B**.

As displayed on **Figure 1**, daily model project distribution was referenced to manually assign project distribution at intersections and project driveways in general accordance with the adjusted model outputs.

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Table 1: Trip Generation

	Land Use	ITE LUC[1]	Size	Units	ITE Trip Rate[1]	Daily				
						Total	In[1]		Out[1]	
Daily	Multifamily Housing (Mid-Rise)	221	**236**	DU	5.44	1,284	*50%*	642	*50%*	642
	Shopping Center	820	**30.000**	KSF	88.38	2,651	*50%*	1,326	*50%*	1,325
	Total Generated Trips					**3,935**	**1,968**		**1,967**	
	Internal Capture[2]	***14.8%***	*(see attached capture matrices)*			*584*	*292*		*292*	
	Net External Trips					**3,351**	**1,676**		**1,675**	
	Pass by Trips[3]	***34%***	*of external retail trips*			*802*	*404*		*398*	
	Adjacent Street Traffic Cap [4]	**10%**	*of adjacent street volume*			*995*	*498*		*497*	
	New External Trips					**2,549**	**1,272**		**1,277**	
	Land Use	**ITE LUC[1]**	**Size**	**Units**	**ITE Trip Rate[1]**	**AM Peak Hour**				
						Total	**In[1]**		**Out[1]**	
AM Peak Hour	Multifamily Housing (Mid-Rise)	221	**236**	DU	0.36	85	*26%*	22	*74%*	63
	Shopping Center	820	**30.000**	KSF	0.94	28	*62%*	17	*38%*	11
	Total Generated Trips					**113**	**39**		**74**	
	Internal Capture[2]	**1.8%**	*(see attached capture matrices)*			3	0		3	
	Net External Trips					**110**	**39**		**71**	
	Pass by Trips[3]	**34%**	*of external retail trips*			9	5		4	
	Adjacent Street Traffic Cap [4]	**10%**	*of adjacent street volume*			90	*45*		*45*	
	New External Trips					**101**	**34**		**67**	
	Land Use	**ITE LUC[1]**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour**				
						Total	**In[1]**		**Out[1]**	
PM Peak Hour	Multifamily Housing (Mid-Rise)	221	**236**	DU	0.44	104	*61%*	63	*39%*	41
	Shopping Center	820	**30.000**	KSF	7.43	223	*48%*	107	*52%*	116
	Total Generated Trips					**327**	**170**		**157**	
	Internal Capture[2] =	**24.5%**	*(see attached capture matrices)*			80	40		40	
	Net External Trips					**247**	**130**		**117**	
	Pass by Trips[3] =	**34%**	*of external retail trips*			62	33		30	
	Adjacent Street Traffic Cap [4]	**10%**	*of adjacent street volume*			90	*45*		*45*	
	New External Trips					**185**	**97**		**88**	

Notes: [1] Vehicle trip rate and directional splits per ITE Trip Generation, 10th Edition
[2] Internal Capture (IC) based on ITE Trip Generation Handbook, 3rd Edition, Internal Capture Reduction Calculation Spreadsheet
[3] Pass-by trip rate determined from ITE Trip Generation Handbook, 3rd Edition, capped at 10% of Adjacent Street Traffic per City of Palm Bay TIS Procedure.
[4] Adjacent Street Traffic on Jupiter Boulevard
Daily: 9,947 from Space Coast TPO 2020 Segment Functional Classification, Maximum Acceptable Volume, and Level of Service Report.
AM Peak Hour: 895 Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068
PM Peak Hour: 895 Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068

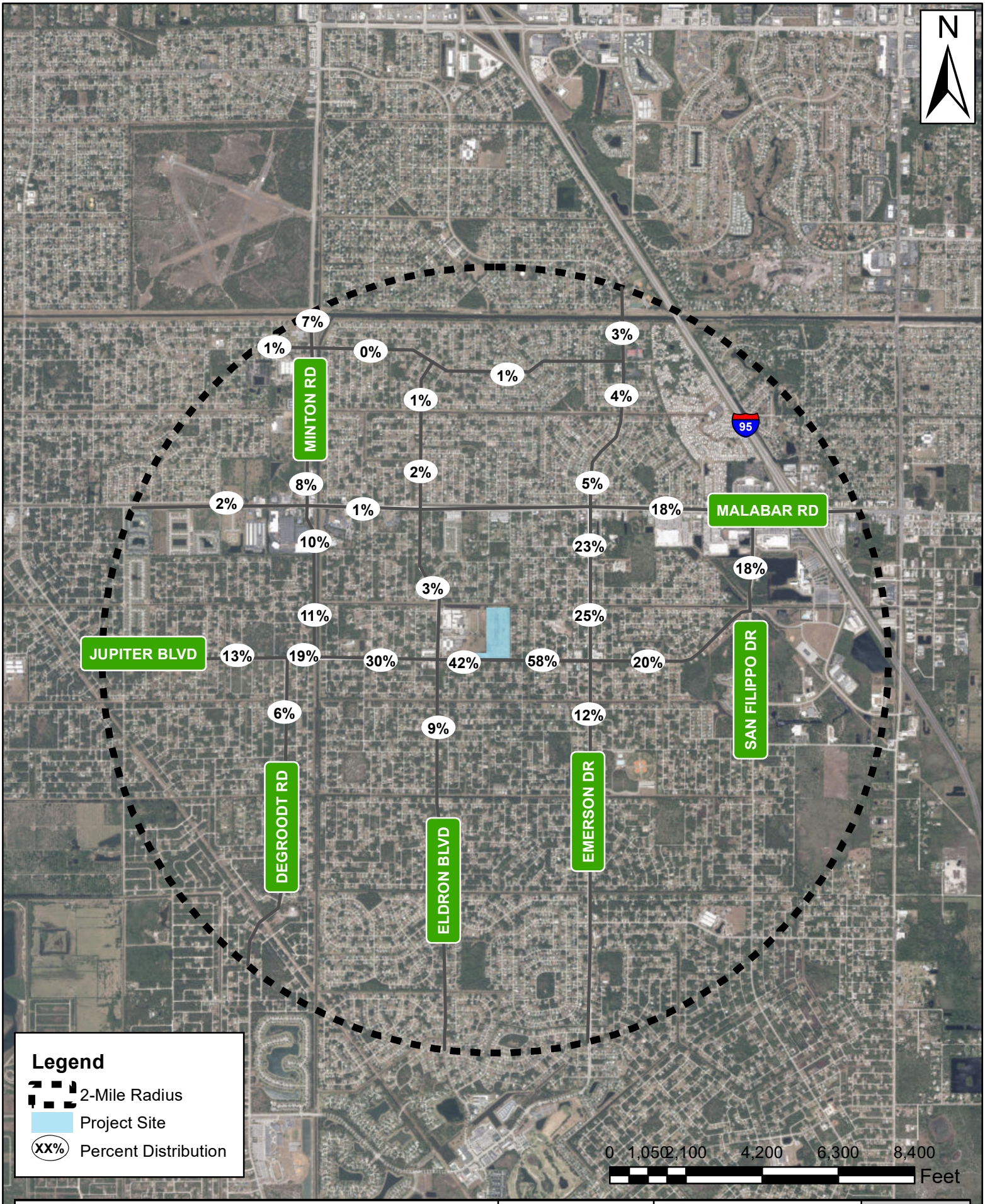

Figure 1: Project Distribution

Jupiter Bay | Traffic Impact Study Methodology - Revised

Date: February 2022
Proj #: 249085000

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Study Area

As stated in the COPB Standardized TIS Guidance Manual, the analysis extents and type of study required are determined based on the number of new daily trips generated by the proposed development. As determined in **Table 1**, the project is anticipated to generate greater than 2,500 but less than 5,000 new daily trips; therefore, the area of influence for the project is 2.0 miles. **Table 2** summarizes the determination of the study area. A 5.0% significance test was performed for all roadway segments within the 1.5-mile area of influence that are either included in the latest Space Coast TPO Traffic Counts Report or are included in the City of Palm Bay Comprehensive Plan Transportation Element Functional Classification Map. Significance was calculated by dividing the portion of total project trips assigned to each roadway segment by the corresponding maximum available volume (MAV) for that segment. All segments that were determined to be at least 5% significant will be included in the analysis. In addition to the project driveways, any major or signalized intersections along the 5% significant roadway segments will also be included in the analysis.

From this analysis and discussion with City staff, the study area roadway segments and intersections are listed below and displayed on **Figure 2**:

Study Area Roadway Segments:

- Jupiter Boulevard, from Degroodt Road to San Filippo Drive
- Emerson Drive, from Jupiter Boulevard to Malabar Road
- San Filippo Drive, from Jupiter Boulevard to Malabar Road
- Eldron Boulevard, from Jupiter Boulevard to Malabar Road
- Malabar Road, from Minton Road to I-95 Ramps

Study Area Intersections:

- Jupiter Boulevard & Degroodt Road
- Jupiter Boulevard & Minton Road
- Jupiter Boulevard & Eldron Boulevard
- Jupiter Boulevard & Project Driveway
- Jupiter Boulevard & Emerson Drive
- Jupiter Boulevard & San Filippo Drive
- Malabar Road & Emerson Drive
- Malabar Road & San Filippo Drive

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Table 2: Study Area Determination

Roadway	From	To	Roadway Attributes [1]				Daily Project Traffic Total Daily Trips = 2,549			Included in Study Area [4]
			Functional Classification	Adopted LOS	Number of Lanes	Max Avail. Volume (MAV)	% Project Distribution [2]	Project Trips	% Impact [3]	
Jupiter Boulevard										
	San Filippo Drive	Emerson Drive	Urban Minor Arterial	C	2	6,570	20%	510	7.76%	**Yes**
	Emerson Drive	Eldron Boulevard	Urban Minor Arterial	C	2	15,120	58%	1,478	9.78%	**Yes**
	Eldron Boulevard	Degroodt Road	Urban Minor Arterial	C	2	15,120	30%	765	5.06%	**Yes**
	Degroodt Road	Malabar Road	Urban Minor Arterial	C	2	15,120	13%	331	2.19%	No
Malabar Road										
	Jupiter Boulevard	Minton Road	Urban Principal Arterial - Other	C	2	15,120	2%	51	0.34%	No
	Minton Road	Emerson Drive	Urban Principal Arterial - Other	C	4	34,110	1%	25	0.07%	No
	Emerson Drive	San Filippo Drive	Urban Principal Arterial - Other	C	6	52,560	18%	459	0.87%	No
	San Filippo Drive	I-95	Urban Principal Arterial - Other	C	6	52,560	36%	918	1.75%	No
	I-95	Babcock Street	Urban Principal Arterial - Other	E	6	53,910	20%	510	0.95%	No
Degroodt Road										
	Bayside Lakes Boulevard	Jupiter Boulevard	Urban Minor Collector	C	2	6,570	6%	153	2.33%	No
Minton Road										
	Jupiter Boulevard	Malabar Road	Urban Minor Collector	C	2	6,570	11%	280	4.26%	No
	Malabar Road	Americana Boulevard	Urban Principal Arterial - Other	E	4	35,820	8%	204	0.57%	No
	Americana Boulevard	Emerson Drive	Urban Principal Arterial - Other	E	4	35,820	7%	178	0.50%	No
Eldron Boulevard										
	Bayside Lakes Boulevard	Jupiter Boulevard	Urban Minor Collector	C	2	6,570	9%	229	3.49%	No
	Jupiter Boulevard	Malabar Road	Urban Minor Collector	C	2	6,570	3%	76	1.16%	No
	Malabar Road	Americana Boulevard	Urban Minor Collector	C	2	6,570	2%	51	0.78%	No
Emerson Drive										
	Bayside Lakes Boulevard	Jupiter Boulevard	Urban Minor Arterial	C	4	34,110	12%	306	0.90%	No
	Jupiter Boulevard	Malabar Road	Urban Minor Arterial	C	4	34,110	25%	637	1.87%	No
	Malabar Road	Americana Boulevard	Urban Minor Arterial	C	2	15,120	5%	127	0.84%	No
	Americana Boulevard	Culver Drive	Urban Minor Arterial	C	2	15,120	3%	76	0.50%	No
San Filippo Drive										
	Jupiter Boulevard	Malabar Road	Urban Minor Artierial	C	4	13,050	19%	484	3.71%	No

Notes:

1. Data obtained from the Space Coast TPO Traffic Counts Report, City of Palm Bay Transportation Element, and FDOT Q/LOS Handbook.

2. Percent project traffic assignment was calculated as the maximum across the segment.

3. Percent impact was calculated as the project traffic divided by the maximum service volume.

4. The minimum threshold for significance was at least 5% impact of the maximum service volume.

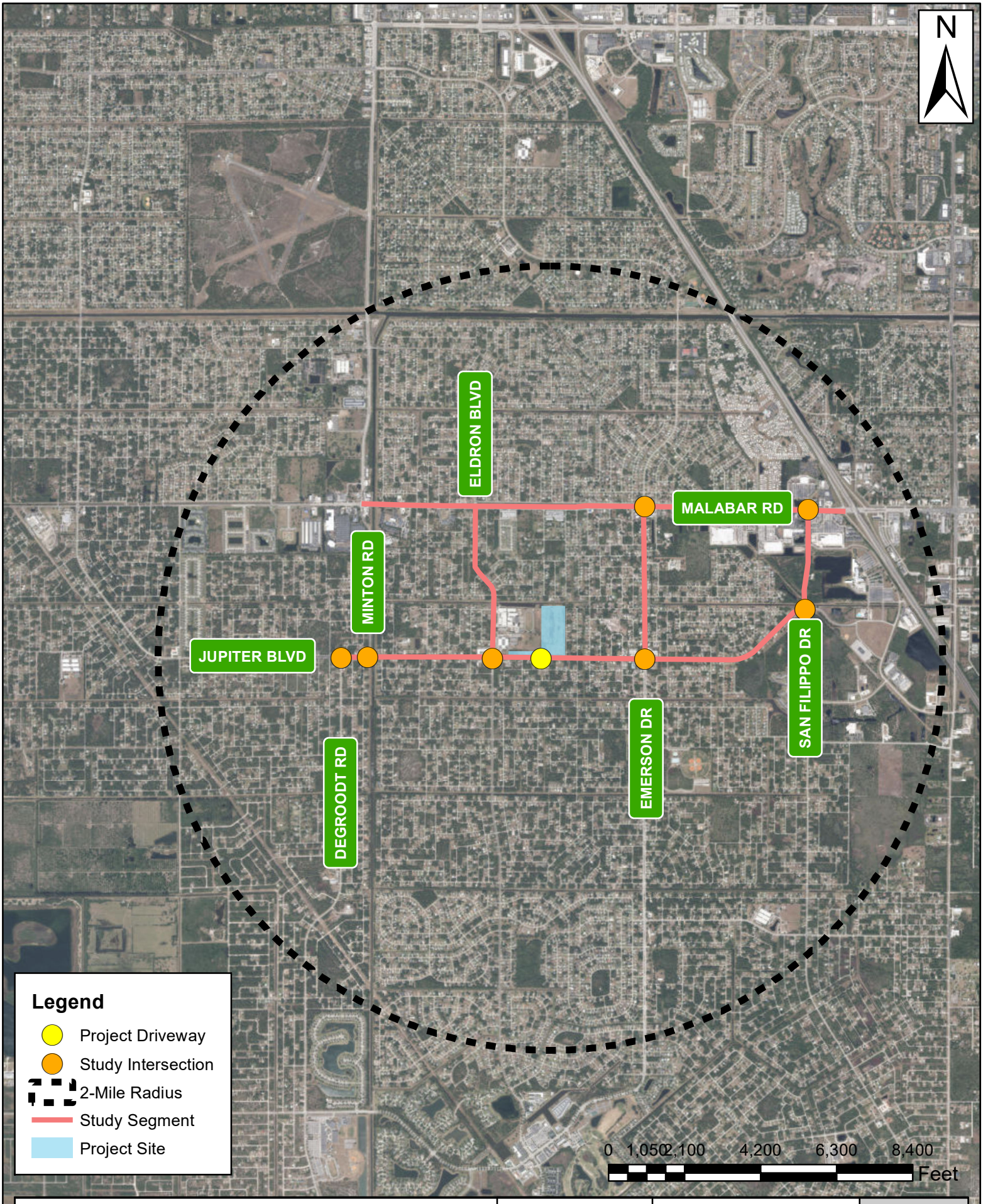

Figure 2: Study Area Segments and Intersections

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Data Collection

Turning movement counts (TMCs) will be collected at the study area intersections on a standard mid-week day (Tuesday, Wednesday, or Thursday) during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods. Existing TMCs will be adjusted by a seasonal factor based on the latest data from FDOT's Florida Traffic Online (FTO) Web Application.

Future Traffic Development

Background volumes will be developed by applying a two percent (2%) annual growth rate to existing volumes. Buildout volumes will be developed by adding anticipated project trips to background volumes.

Analysis Scenarios

Traffic analyses will be performed for existing (Year 2021), background (Year 2024), and buildout (Year 2024) conditions as follows:

- **Roadway Segment Analysis:** Roadway segment analyses will be conducted by comparing the existing, background, and buildout daily volumes to the available roadway segment capacity. Data from the latest *Space Coast TPO Traffic Counts Report* and the *FDOT Quality Level of Service Tables* will be used.
- **Intersection Analysis:** Intersection operational analyses will be performed in the AM peak hour and PM peak hour for all study area intersections using procedures outlined in the *Highway Capacity Manual, 6th Edition* with *Synchro* (v11) software. Volume-to-capacity (v/c) ratios, level of service (LOS), and delays will be reported. For signalized study area intersections, the existing timing and phasing plans will be used. If necessary, mitigating measures will be recommended for any operational deficiencies identified due to project traffic impacts.
- **Project Access Analysis**: The need for ingress turn lanes at the proposed project driveways will be assessed according to NCHRP guidance.

Documentation

All analyses and findings of the TIS will be documented in a report. An electronic copy will be signed and sealed by a registered professional engineer and submitted to the City of Palm Bay for review.

ATTACHMENT A

Excerpts from ITE Trip Generation Manual

Land Use: 820
Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center
(820)

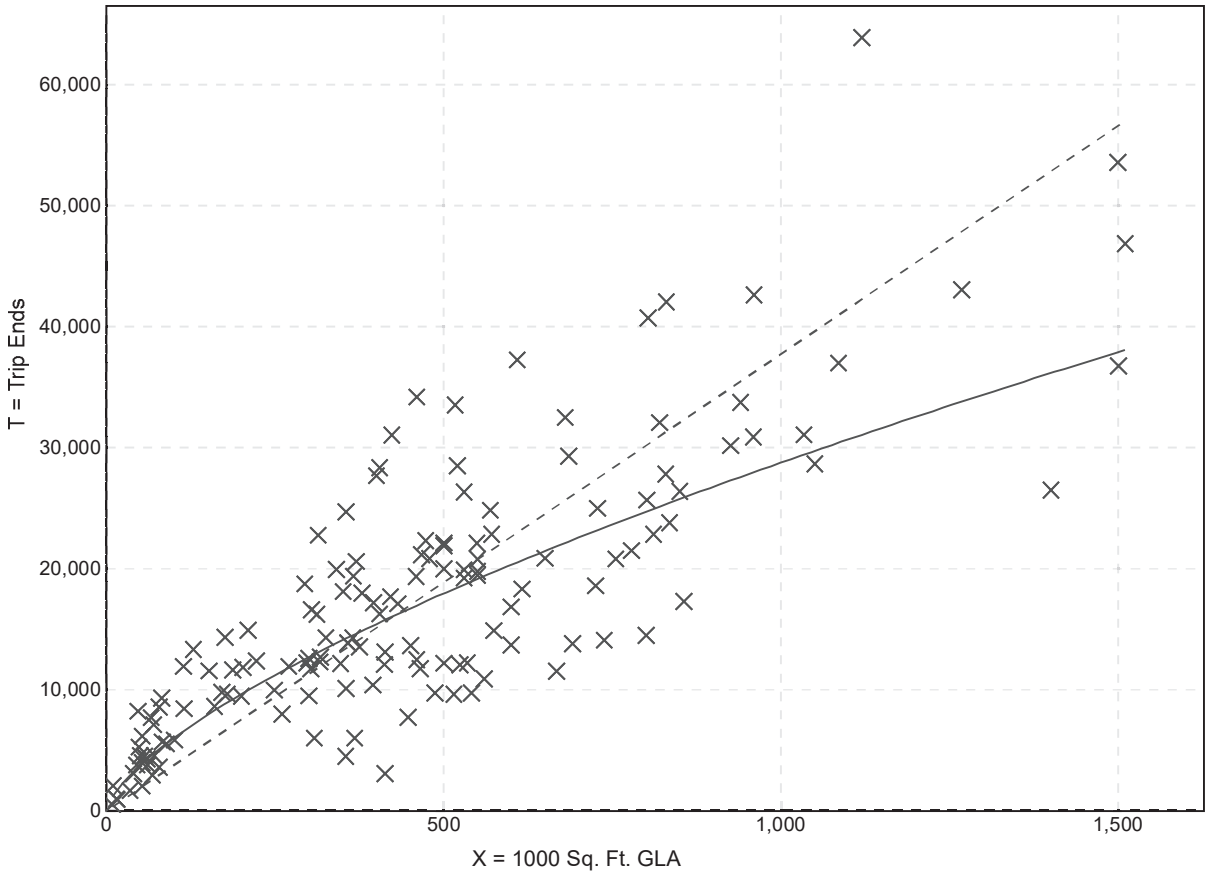
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 5.57 **R^2= 0.76**

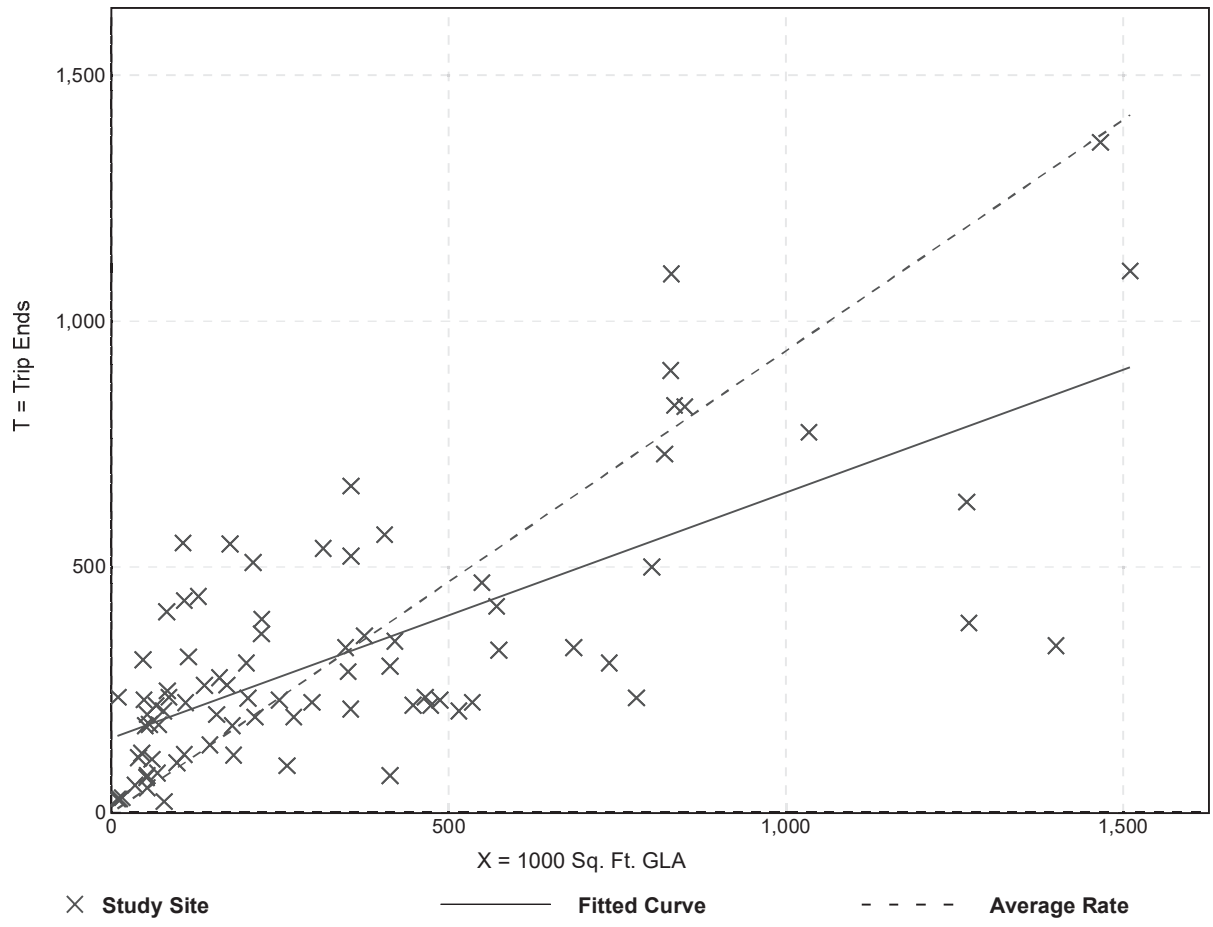
Shopping Center
(820)

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:	84
1000 Sq. Ft. GLA:	351
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



Fitted Curve Equation: T = 0.50(X) + 151.78

R^2= 0.50

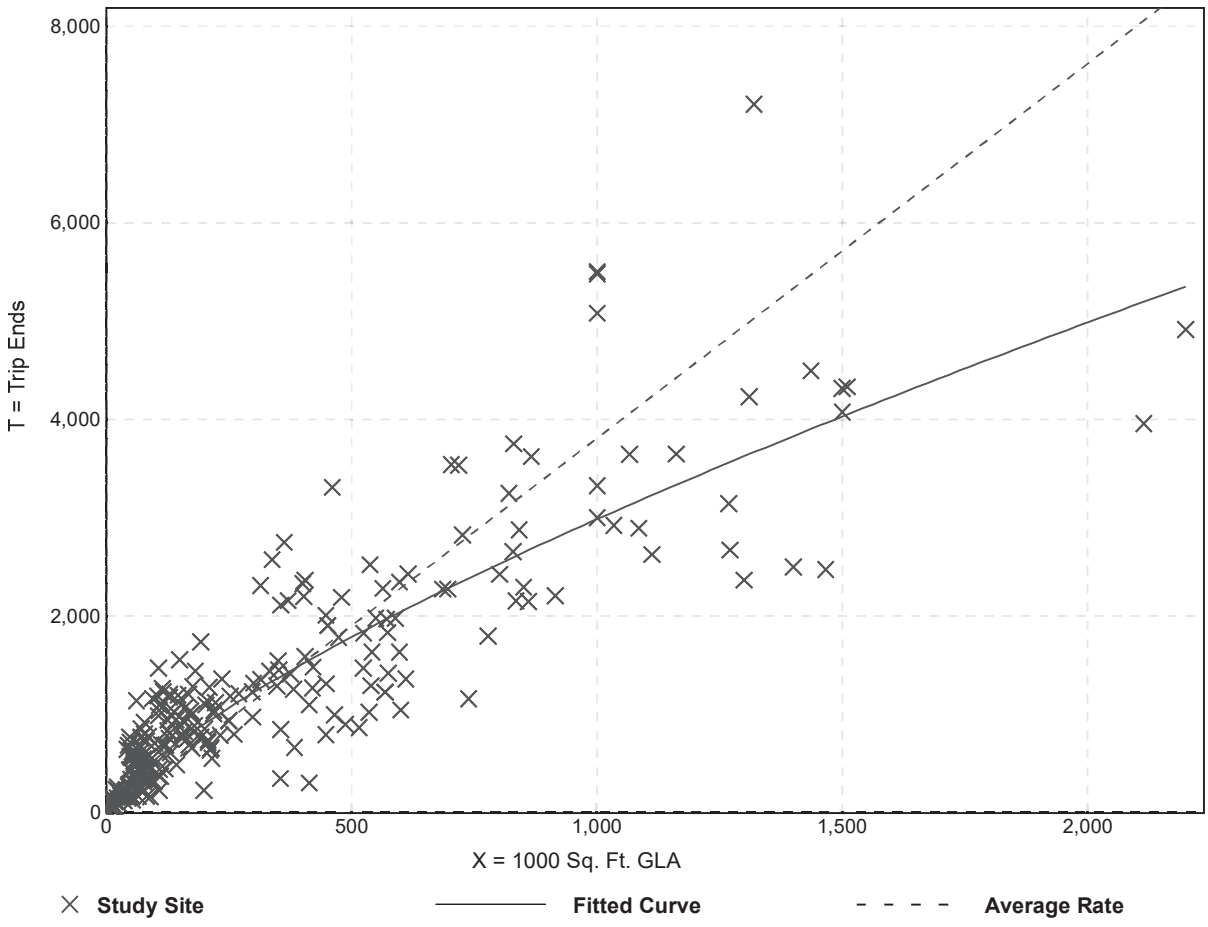
Shopping Center
(820)

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:	261
1000 Sq. Ft. GLA:	327
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89 **R^2= 0.82**

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Multifamily Housing (Mid-Rise)
(221)

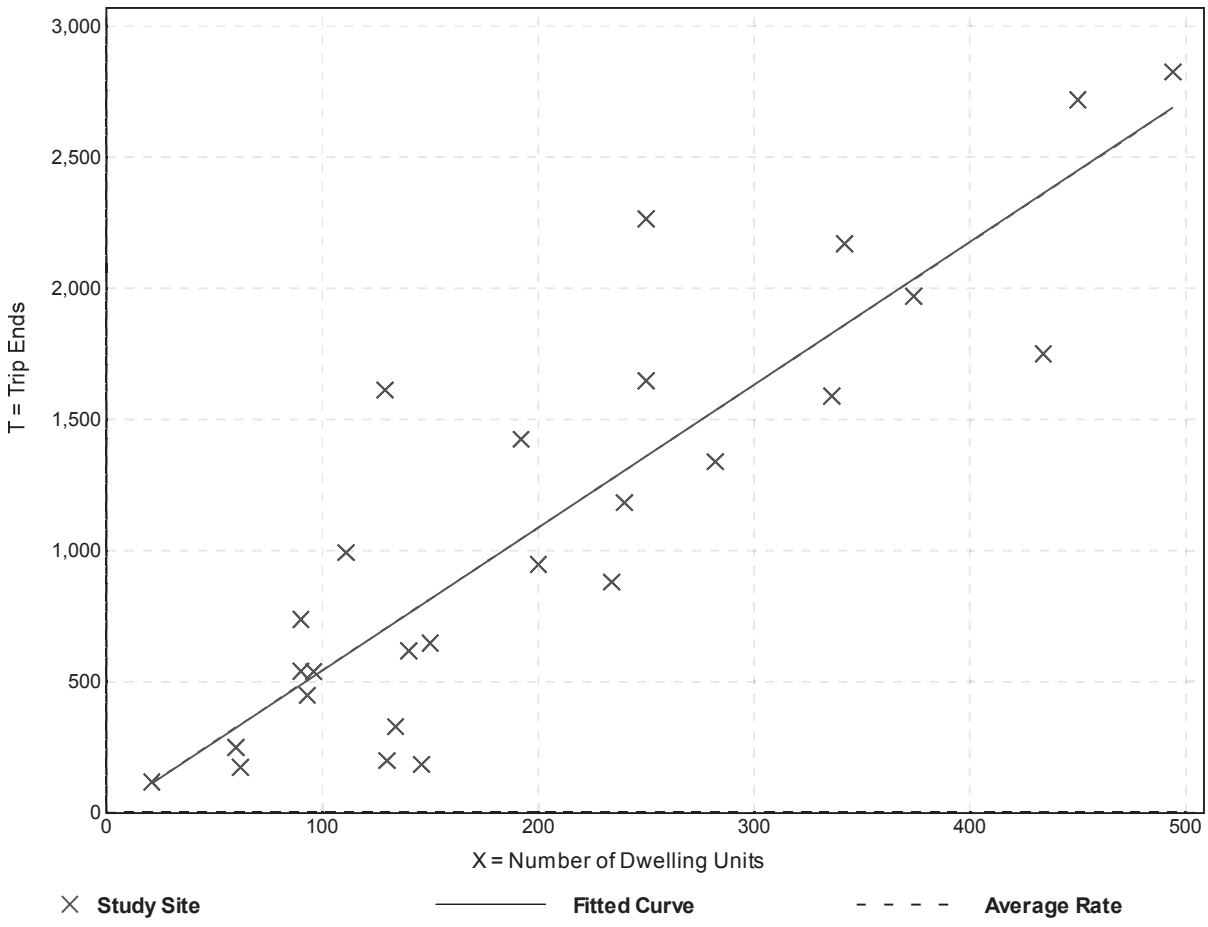
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Fitted Curve Equation: T = 5.45(X) - 1.75

R^2= 0.77

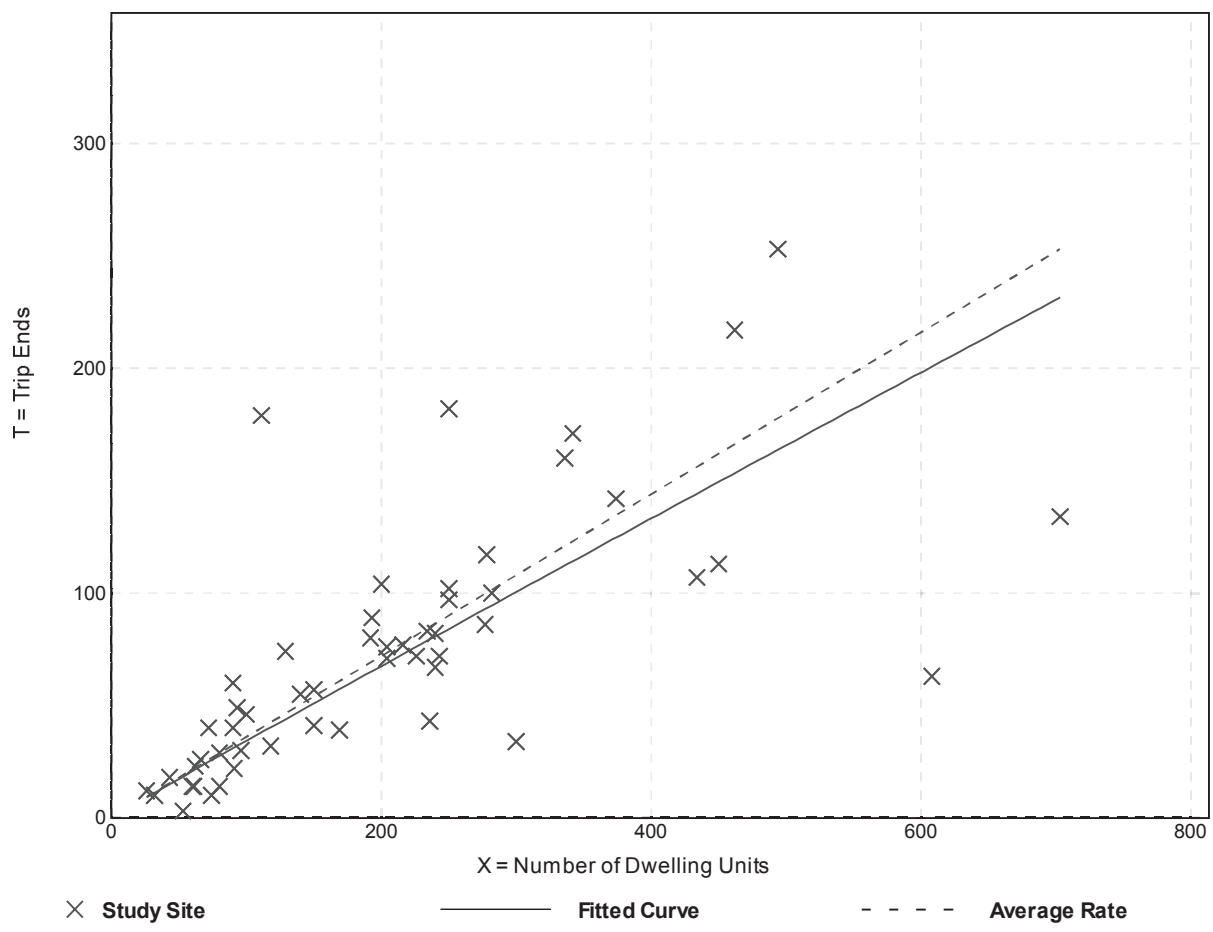
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	53
Avg. Num. of Dwelling Units:	207
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.98 Ln(X) - 0.98 **R^2= 0.67**

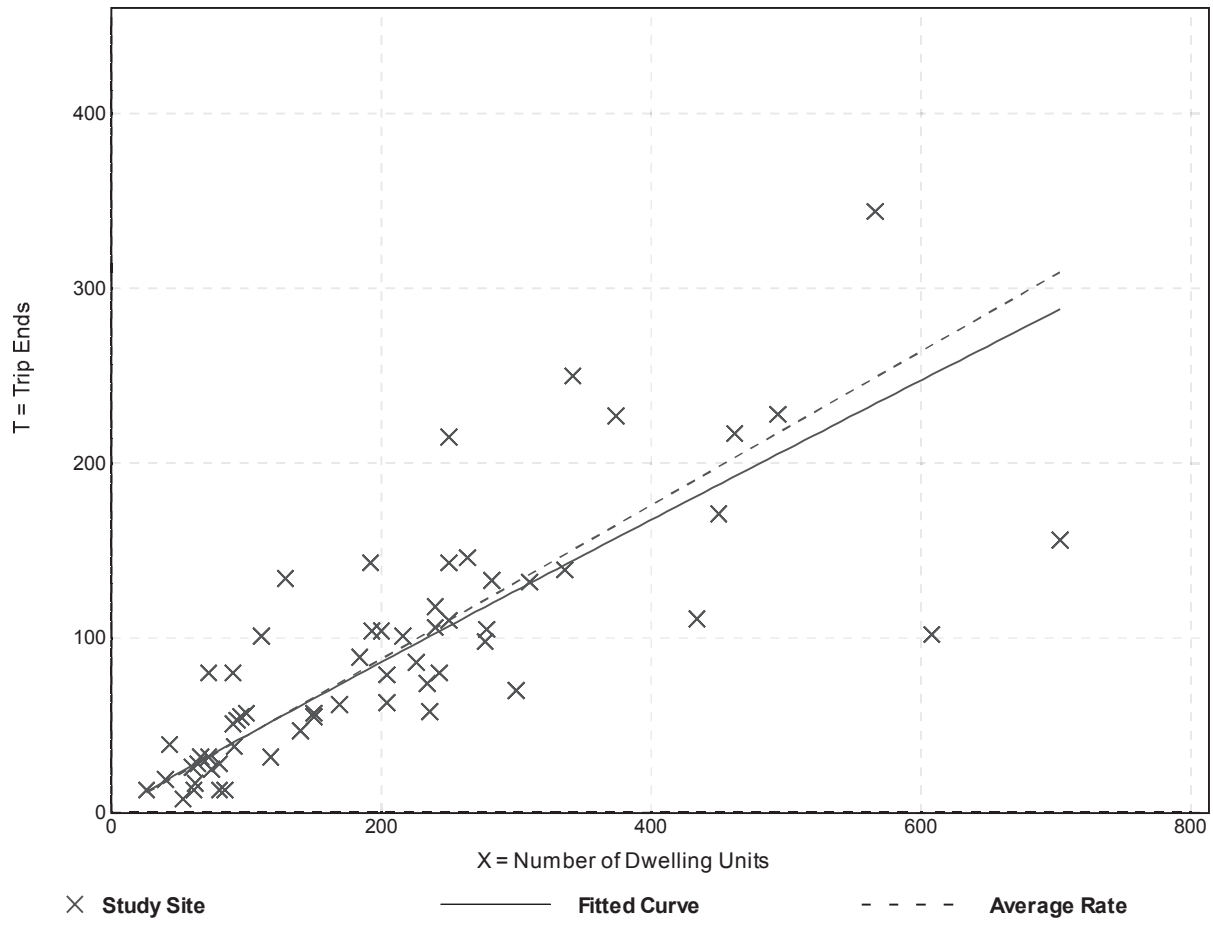
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	60
Avg. Num. of Dwelling Units:	208
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) - 0.63 **R^2= 0.72**

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

INPUT

Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
	Enter	Exit	Enter	Exit	Enter	Exit
Office	0	0	0	0	0	0
Retail	1,326	1,325	17	11	107	116
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	642	642	22	63	63	41
Hotel	0	0	0	0	0	0
	1,968	1,967	39	74	170	157

INTERNAL TRIPS

OUTPUT

Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
	Enter	Exit	Enter	Exit	Enter	Exit
Office	0	0	0	0	0	0
Retail	138	154	1	0	11	29
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	154	138	0	1	29	11
Hotel	0	0	0	0	0	0
	292	292	1	1	40	40
% Reduction	14.8%		1.8%		24.5%	

EXTERNAL TRIPS

OUTPUT

Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
	Enter	Exit	Enter	Exit	Enter	Exit
Office	0	0	0	0	0	0
Retail	1,188	1,171	16	11	96	87
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	488	504	22	62	34	30
Hotel	0	0	0	0	0	0
	1,676	1,675	38	73	130	117

Table E.9 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
53	Port Orange, FL	1993	162	2:00–6:00 p.m.	59	—	—	41	—	—	TPD Inc.
9	Kissimmee, FL	1994	107	2:00–6:00 p.m.	66	20	14	34	—	—	TPD Inc.
77	Edgewater, FL	1992	365	2:00–6:00 p.m.	46	—	—	54	—	—	TPD Inc.
82	Deltona, FL	1992	336	2:00–6:00 p.m.	34	—	—	66	—	—	TPD Inc.
78	Orlando, FL	1991	702	2:00–6:00 p.m.	55	23	22	45	—	—	TPD Inc.
45	Orlando, FL	1992	844	2:00–6:00 p.m.	56	24	20	44	—	—	TPD Inc.
50	Orlando, FL	1992	555	2:00–6:00 p.m.	41	41	18	59	—	—	TPD Inc.
52	Orlando, FL	1995	665	2:00–6:00 p.m.	42	33	25	58	—	—	TPD Inc.
17	Orlando, FL	1994	196	2:00–6:00 p.m.	66	—	—	34	—	—	TPD Inc.
60	Orlando, FL	1995	1,583	3:00–7:00 p.m.	40	38	22	60	—	—	TPD Inc.
158	Crestwood, KY	June 1993	129	4:00–6:00 p.m.	36	39	25	64	759	—	Barton-Aschman Assoc.
118	Louisville area, KY	June 1993	133	4:00–6:00 p.m.	22	51	27	78	3,555	—	Barton-Aschman Assoc.
74	Louisville, KY	June 1993	187	4:00–6:00 p.m.	30	43	27	70	922	—	Barton-Aschman Assoc.
59	Louisville area, KY	June 1993	247	4:00–6:00 p.m.	31	52	17	69	2,659	—	Barton-Aschman Assoc.
145	Louisville area, KY	June 1993	210	4:00–6:00 p.m.	53	30	17	47	2,636	—	Barton-Aschman Assoc.
104	Louisville area, KY	June 1993	281	4:00–6:00 p.m.	28	50	22	72	2,111	—	Barton-Aschman Assoc.
235	Louisville, KY	June 1993	211	4:00–6:00 p.m.	35	29	36	65	2,593	—	Barton-Aschman Assoc.
71	Louisville, KY	June 1993	109	4:00–6:00 p.m.	25	42	33	75	1,559	—	Barton-Aschman Assoc.
350	Worcester, MA	Apr. 1994	224	4:00–6:00 p.m.	18	45	37	82	2,112	—	ICSC
738	East Brunswick, NJ	Apr. 1994	283	4:00–6:00 p.m.	14	79	7	86	8,059	—	ICSC
294	Philadelphia, PA	Apr. 1994	213	4:00–6:00 p.m.	25	51	24	75	4,055	—	ICSC
256	Hamden, CT	Apr. 1994	208	4:00–6:00 p.m.	27	51	22	73	3,422	—	ICSC
418	Glen Burnie, MD	Apr. 1994	281	4:00–6:00 p.m.	20	51	29	80	5,610	—	ICSC
560	Harrisonburg, VA	Apr. 1994	437	4:00–6:00 p.m.	19	49	32	81	3,051	—	ICSC

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
361	Glen Allen, VA	Apr. 1994	315	4:00–6:00 p.m.	17	54	29	83	2,034	—	ICSC
375	Shelby, NC	May 1994	214	4:00–6:00 p.m.	30	48	22	70	3,053	—	ICSC
413	Texas City, TX	May 1994	228	4:00–6:00 p.m.	28	52	20	72	589	—	ICSC
488	Texas City, TX	May 1994	257	4:00–6:00 p.m.	12	75	13	88	1,094	—	ICSC
293	Berwyn, IL	May 1994	282	4:00–6:00 p.m.	24	70	6	76	4,606	—	ICSC
667	Bourbonais, IL	May 1994	200	4:00–6:00 p.m.	16	53	31	84	2,770	—	ICSC
225	Bellevue, IL	May 1994	264	4:00–6:00 p.m.	35	32	33	65	1,970	—	ICSC
255	Bettendorf, IA	May 1994	222	4:00–6:00 p.m.	24	37	39	76	3,706	—	ICSC
808	Laguna Hills, CA	June 1994	240	4:00–6:00 p.m.	13	73	14	87	4,035	—	ICSC
450	Hanford, CA	May 1994	321	4:00–6:00 p.m.	23	49	28	77	2,787	—	ICSC
800	San Jose, CA	May 1994	205	4:00–6:00 p.m.	21	51	28	79	7,474	—	ICSC
598	Greeley, CO	May 1994	205	4:00–6:00 p.m.	17	55	28	83	3,840	—	ICSC
581	Pueblo, CO	May 1994	296	4:00–6:00 p.m.	18	53	29	82	2,939	—	ICSC
476	Bellevue, WA	May 1994	234	4:00–6:00 p.m.	26	54	20	74	3,427	—	ICSC
720	Framingham, MA	Dec. 1982	92	3:30–7:00 p.m.	23	39	38	77	—	73,628	Raymond Keyes Assoc.
890	Newark, DE	July 1984	179	3:00–8:00 p.m.	12	49	39	88	—	—	Raymond Keyes Assoc.
402	Manassas, VA	June 1984	87	4:00–6:00 p.m.	48	25	27	52	—	—	Raymond Keyes Assoc.
462	Ross, PA	June 1980	175	5:30–7:00 p.m.	36	—	—	64	—	27,200	Raymond Keyes Assoc.
234	Huntington LI, NY	Nov. 1985	181	4:00–7:00 p.m.	46	21	33	54	—	34,630	Raymond Keyes Assoc.
658	Wayne, NJ	Sept. 1984	243	3:00–6:00 p.m.	27	61	12	73	—	85,600	Raymond Keyes Assoc.
1,200	Washington, DC	1980	364	4:00–6:00 p.m.	25	35	40	75	—	—	Gorove-Slade
800	Southern CA	—	1,000	4:00–6:00 p.m.	12	45	43	88	—	—	Frischer
451	Portland, OR	—	—	5:00–6:00 p.m.	25	—	—	75	—	—	Buttke
113	Portland, OR	—	—	5:00–6:00 p.m.	17	—	—	83	—	—	Buttke

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
622	Ramsey, MN	Nov. 1985	46	4:00–9:00 p.m.	44	26	30	56	—	36,370	Raymond Keyes Assoc.
736	Pensacola, FL	Oct. 1985	383	3:00–7:00 p.m.	26	35	39	74	—	—	Raymond Keyes Assoc.
84	Dover, DE	July 1985	218	3:30–7:00 p.m.	50	6	44	50	—	—	Raymond Keyes Assoc.
500	Meriden, CT	Apr. 1985	—	4:00–6:00 p.m.	8	—	—	92	—	—	Connecticut DOT
660	Enfield, CT	Apr. 1985	—	4:00–6:00 p.m.	22	—	—	78	—	—	Connecticut DOT
845	Waterford, CT	Apr. 1985	—	4:00–6:00 p.m.	14	—	—	86	—	—	Connecticut DOT
1,060	West Hartford, CT	Apr. 1985	—	4:00–6:00 p.m.	17	—	—	83	—	—	Connecticut DOT
131	Pr. Georges Co., MD	1982/83	88	4:00–6:00 p.m.	74	—	—	26	—	—	JHK
181	Pr. Georges Co., MD	1982/83	105	4:00–6:00 p.m.	36	—	—	64	—	—	JHK
100	Pr. Georges Co., MD	1982/83	93	4:00–6:00 p.m.	36	—	—	64	—	—	JHK
475	Pr. Georges Co., MD	1982/83	130	4:00–6:00 p.m.	20	—	—	80	—	—	JHK
60	Pr. Georges Co., MD	1982/83	72	4:00–6:00 p.m.	72	—	—	28	—	—	JHK
90	Pr. Georges Co., MD	1982/83	91	4:00–6:00 p.m.	58	—	—	42	—	—	JHK
78	Pr. Georges Co., MD	1982/83	113	4:00–6:00 p.m.	59	—	—	41	—	—	JHK
44	Pr. Georges Co., MD	1982/83	97	4:00–6:00 p.m.	51	—	—	49	—	—	JHK
467	Pr. Georges Co., MD	1982/83	99	4:00–6:00 p.m.	56	—	—	44	—	—	JHK
352	W. Orange, NJ	Mar. 1986	149	4:00–6:00 p.m.	38	19	43	62	—	21,520	Raymond Keyes Assoc.
176	Tarpon Springs, FL	May 1986	124	3:00–7:00 p.m.	37	28	35	63	—	34,080	Raymond Keyes Assoc.
762	Orlando, FL	Fall 1985	182	4:00–6:00 p.m.	25	52	23	75	—	—	Kimley-Horn and Assoc. Inc.
166	Orlando, FL	Fall 1985	124	4:00–6:00 p.m.	27	48	25	73	—	—	Kimley-Horn and Assoc. Inc.
129	Orlando, FL	Fall 1985	116	4:00–6:00 p.m.	28	50	22	72	—	—	Kimley-Horn and Assoc. Inc.
71	Orlando, FL	Fall 1985	81	4:00–6:00 p.m.	50	44	6	50	—	—	Kimley-Horn and Assoc. Inc.

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
921	Albany, NY	July & Aug. 1985	196	4:00–6:00 p.m.	23	42	35	77	—	60,950	Raymond Keyes Assoc.
108	Overland Park, KS	July 1988	111	4:30–5:30 p.m.	26	61	13	74	—	34,000	—
118	Overland Park, KS	Aug. 1988	123	4:30–5:30 p.m.	25	55	20	75	—	—	—
256	Greece, NY	June 1988	120	4:00–6:00 p.m.	38	62	—	62	—	23,410	Sear Brown
160	Greece, NY	June 1988	78	4:00–6:00 p.m.	29	71	—	71	—	57,306	Sear Brown
550	Greece, NY	June 1988	117	4:00–6:00 p.m.	48	52	—	52	—	40,763	Sear Brown
51	Boca Raton, FL	Dec. 1987	110	4:00–6:00 p.m.	33	34	33	67	—	42,225	Kimley-Horn and Assoc. Inc.
1,090	Ross Twp, PA	July 1988	411	2:00–8:00 p.m.	34	56	10	66	—	51,500	Wilbur Smith and Assoc.
97	Upper Dublin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	41	—	—	59	—	34,000	McMahon Associates
118	Tredyffrin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	24	—	—	76	—	10,000	Booz Allen & Hamilton
122	Lawnside, NJ	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	20,000	Pennoni Associates
126	Boca Raton, FL	Winter 1988/89	—	4:00–6:00 p.m.	43	—	—	57	—	40,000	McMahon Associates
150	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	39	—	—	61	—	26,000	Booz Allen & Hamilton
153	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	50	—	—	50	—	85,000	McMahon Associates
153	Arden, DE	Winter 1988/89	—	4:00–6:00 p.m.	30	—	—	70	—	26,000	Orth-Rodgers & Assoc. Inc.
154	Doylestown, PA	Winter 1988/89	—	4:00–6:00 p.m.	32	—	—	68	—	29,000	Orth-Rodgers & Assoc. Inc.
164	Middletown Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	25,000	Booz Allen & Hamilton
166	Haddon Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	20	—	—	80	—	6,000	Pennoni Associates
205	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	55	—	—	45	—	62,000	McMahon Associates

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

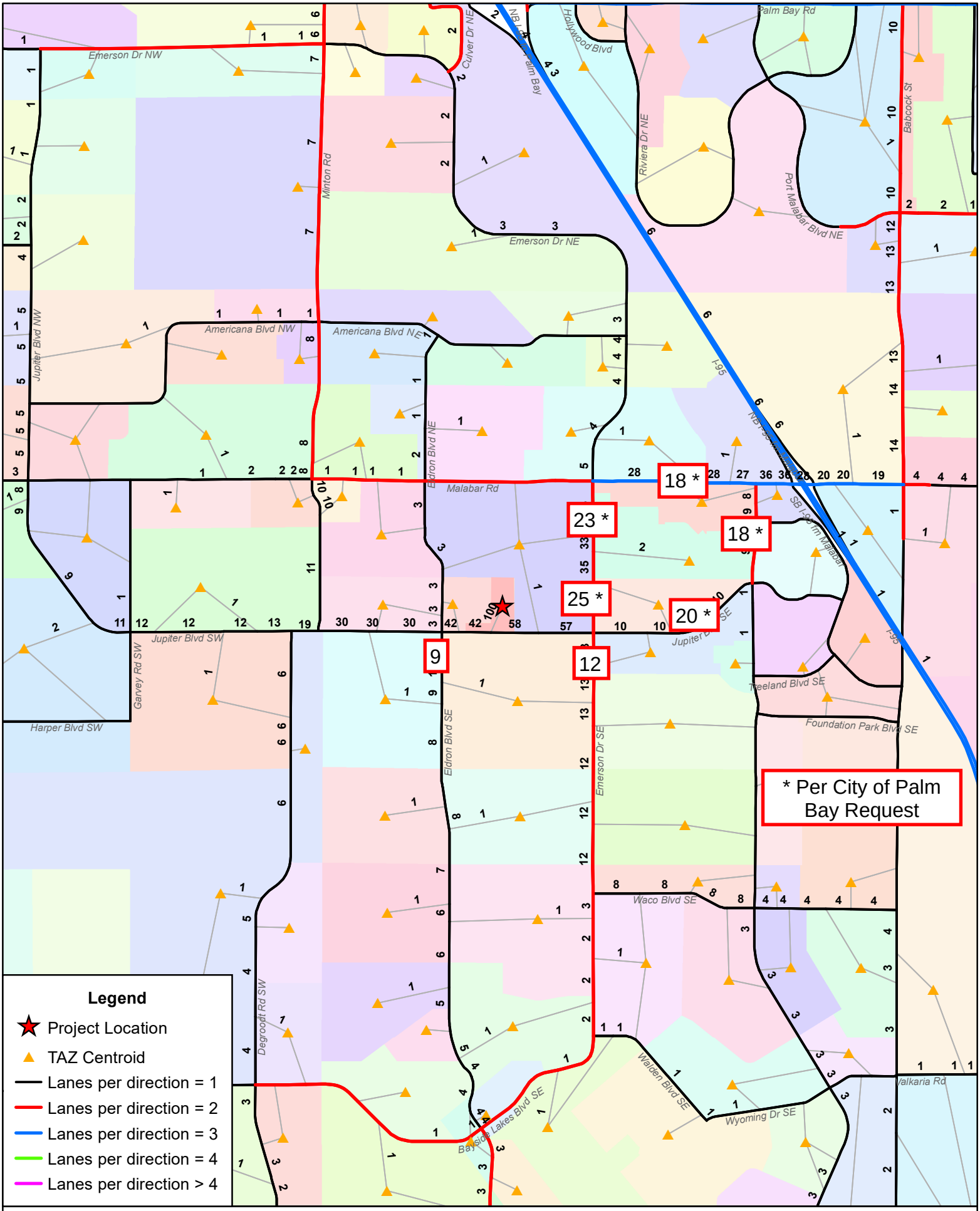
SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
237	W. Windsor Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	48	—	—	52	—	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	44	—	—	56	—	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	—	4:00–6:00 p.m.	19	—	—	81	—	33,000	Wilbur Smith
150	Portland, OR	—	519	4:00–6:00 p.m.	68	6	26	32	—	25,000	Kittelson and Associates
150	Portland, OR	—	655	4:00–6:00 p.m.	65	7	28	35	—	30,000	Kittelson and Associates
760	Calgary, Alberta	Oct.-Dec. 1987	15,436	4:00–6:00 p.m.	20	39	41	80	—	—	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00–6:00 p.m.	35	—	—	65	—	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	July 1990	176	3:30–6:15 p.m.	32	44	24	68	—	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	—	4:45–5:45 p.m.	33	26	41	67	—	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

"—" means no data were provided

ATTACHMENT B

CFRPM Model Output



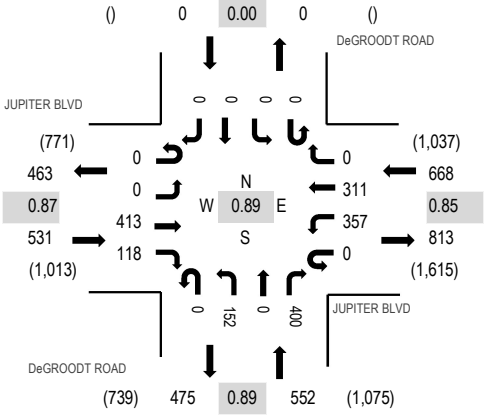
Trip Distribution - Jupiter Bay
CFRPMv7 - 2025 - 10/26/2021

APPENDIX B
Turning Movement Counts

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

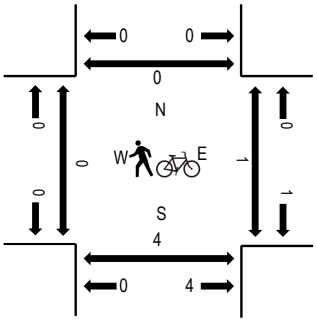
Location: 2 DeGROODT ROAD & JUPITER BLVD AM
Date: Thursday, February 24, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	JUPITER BLVD Eastbound				JUPITER BLVD Westbound				DeGROODT ROAD Northbound				DeGROODT ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	102	16	0	38	47	0	0	30	0	130	0	0	0	0	363	1,556	0	0	1	0
7:15 AM	0	0	98	30	0	42	44	0	0	30	0	98	0	0	0	0	342	1,685	0	0	0	0
7:30 AM	0	0	123	33	0	70	73	0	0	26	0	102	0	0	0	0	427	1,751	0	0	0	0
7:45 AM	0	0	92	29	0	80	72	0	0	52	0	99	0	0	0	0	424	1,693	0	0	0	0
8:00 AM	0	0	105	33	0	113	84	0	0	37	0	120	0	0	0	0	492	1,569	0	1	0	0
8:15 AM	0	0	93	23	0	94	82	0	0	37	0	79	0	0	0	0	408		0	0	0	0
8:30 AM	0	0	105	29	0	42	57	0	0	30	0	106	0	0	0	0	369		0	0	1	0
8:45 AM	0	0	81	21	0	46	53	0	0	17	0	82	0	0	0	0	300		0	0	0	0

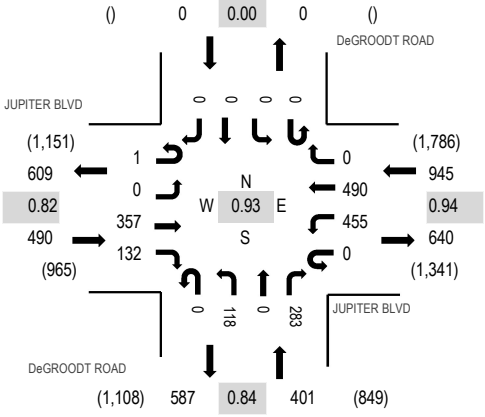
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	3
Lights	0	0	394	111	0	340	300	0	0	144	0	391	0	0	0	0	1,680
Mediums	0	0	18	6	0	16	11	0	0	8	0	9	0	0	0	0	68
Total	0	0	413	118	0	357	311	0	0	152	0	400	0	0	0	0	1,751

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

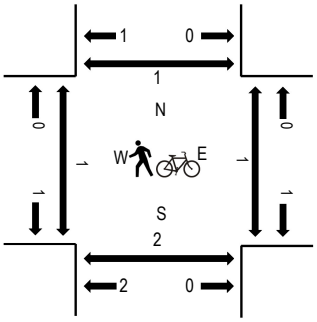
Location: 2 DeGROODT ROAD & JUPITER BLVD PM
Date: Thursday, February 24, 2022
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	JUPITER BLVD Eastbound				JUPITER BLVD Westbound				DeGROODT ROAD Northbound				DeGROODT ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	1	0	110	31	0	90	113	0	0	30	0	107	0	0	0	0	482	1,821	0	0	1	1
4:15 PM	0	0	104	28	0	114	117	0	0	22	0	86	0	0	0	0	471	1,806	0	1	0	1
4:30 PM	0	0	85	22	0	99	125	0	0	28	0	85	0	0	0	0	444	1,827	0	0	0	0
4:45 PM	0	0	68	27	0	112	113	0	0	25	0	79	0	0	0	0	424	1,836	1	1	1	0
5:00 PM	1	0	89	37	0	107	121	0	0	40	0	72	0	0	0	0	467	1,779	0	0	0	0
5:15 PM	0	0	108	41	0	118	133	0	0	28	0	64	0	0	0	0	492		0	0	0	0
5:30 PM	0	0	92	27	0	118	123	0	0	25	0	68	0	0	0	0	453		0	0	0	1
5:45 PM	0	0	65	29	0	108	75	0	0	31	0	59	0	0	0	0	367		0	0	0	0

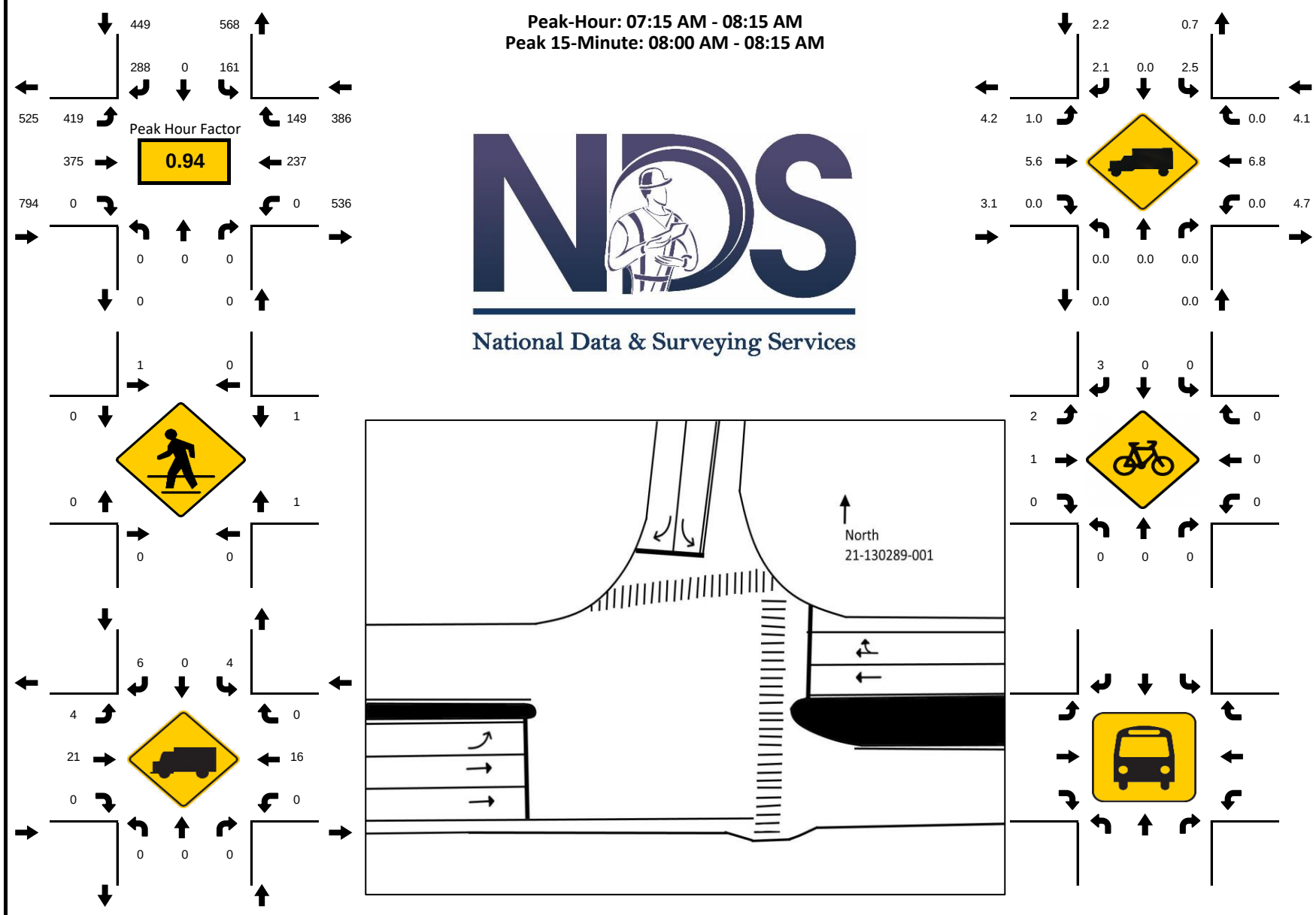
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0	3
Lights	1	0	351	132	0	448	487	0	0	115	0	279	0	0	0	0	1,813
Mediums	0	0	6	0	0	6	3	0	0	3	0	2	0	0	0	0	20
Total	1	0	357	132	0	455	490	0	0	118	0	283	0	0	0	0	1,836

LOCATION: Minton Rd & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-001
DATE: Wed, Nov 17, 2021

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 08:00 AM - 08:15 AM

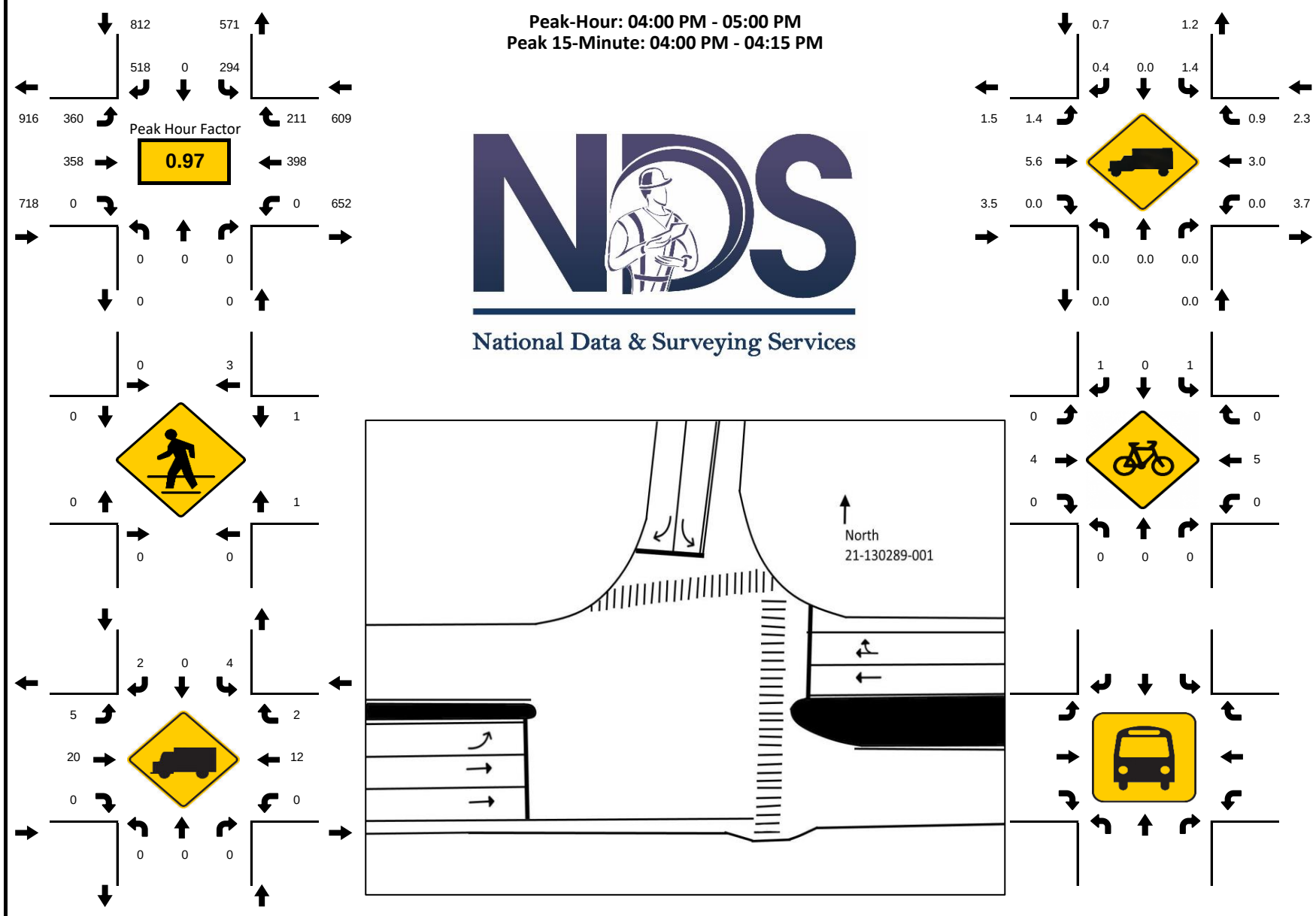


15-Min Count Period Beginning At	Minton Rd Northbound					Minton Rd Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0		20	0	41	0		140	84	0	0		0	36	35	0		356	1552
07:15 AM	0	0	0	0		41	0	49	0		123	100	0	0		0	46	35	0		394	1629
07:30 AM	0	0	0	0		29	0	66	0		109	111	0	0		0	57	35	0		407	1625
07:45 AM	0	0	0	0		45	0	83	0		91	81	0	0		0	56	39	0		395	1583
08:00 AM	0	0	0	0		46	0	90	0		96	83	0	0		0	78	40	0		433	1520
08:15 AM	0	0	0	0		38	0	69	0		107	69	0	0		0	68	39	0		390	1087
08:30 AM	0	0	0	0		33	0	56	0		102	90	0	0		0	44	40	0		365	697
08:45 AM	0	0	0	0		38	0	55	0		85	60	0	0		0	40	54	0		332	332
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		184	0	360	0		492	444	0	0		0	312	160	0		**1952**	
Heavy Trucks	0	0	0	0		12	0	12	0		8	28	0	0		0	28	0	0		**88**	
Pedestrians		0					4					0					4				**8**	
Bicycles	0	0	0	0		0	0	8	0		8	4	0	0		0	0	0	0		**20**	
Buses																						
Stopped Buses																						

LOCATION: Minton Rd & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-001
DATE: Wed, Nov 17, 2021

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:00 PM - 04:15 PM

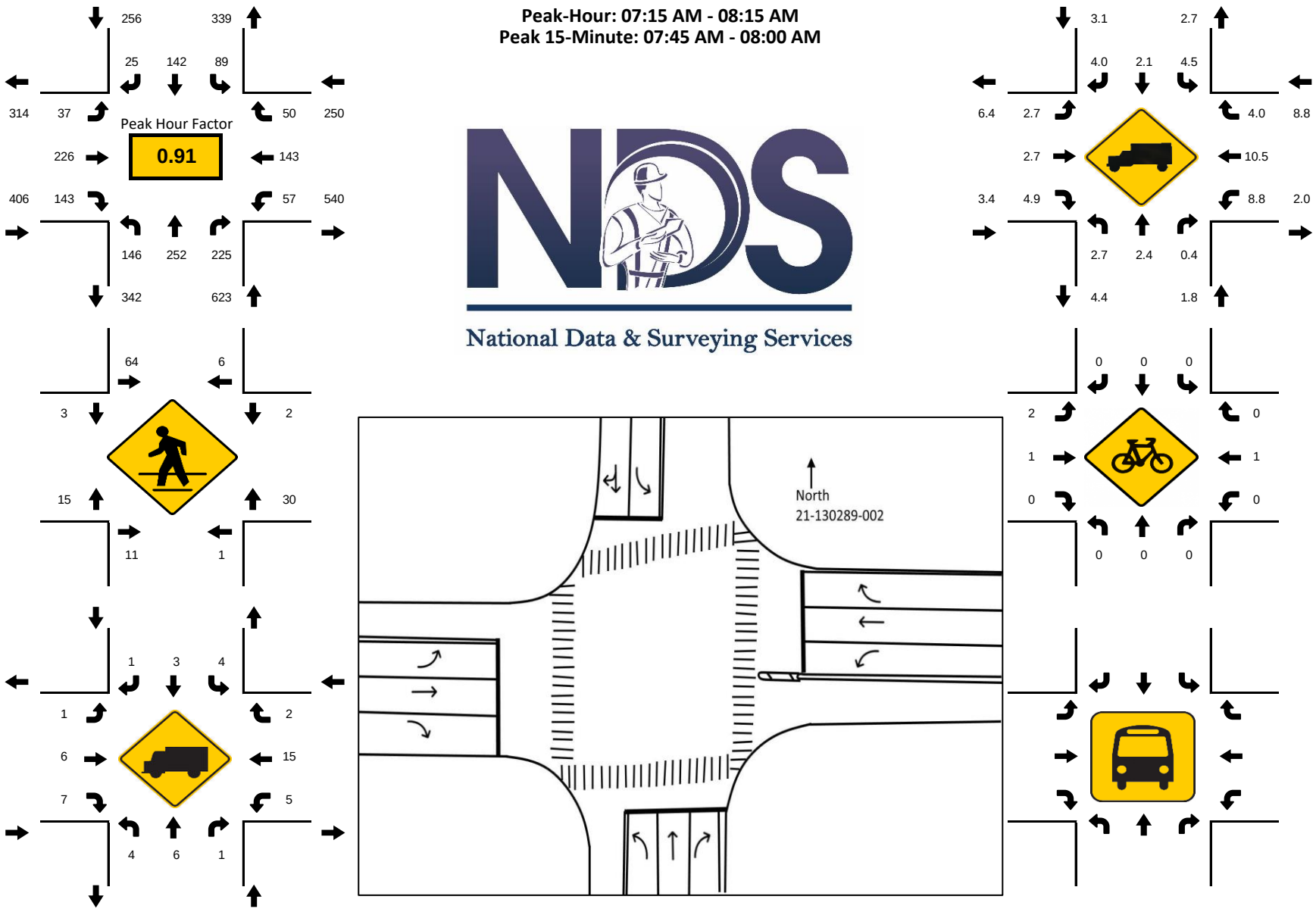


15-Min Count Period Beginning At	Minton Rd Northbound					Minton Rd Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0		69	0	136	0		106	107	0	0		0	82	51	0		551	2139
04:15 PM	0	0	0	0		73	0	124	0		90	76	0	0		0	99	51	0		513	2063
04:30 PM	0	0	0	0		83	0	112	0		82	93	0	0		0	122	54	0		546	2059
04:45 PM	0	0	0	0		69	0	146	0		82	82	0	0		0	95	55	0		529	2049
05:00 PM	0	0	0	0		69	0	128	0		80	63	0	0		0	97	38	0		475	2052
05:15 PM	0	0	0	0		81	0	139	0		70	89	0	0		0	93	37	0		509	1577
05:30 PM	0	0	0	0		72	0	145	0		98	84	0	0		0	90	47	0		536	1068
05:45 PM	0	0	0	0		86	0	147	0		90	79	0	0		0	88	40	2		532	532
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	0	0	0	0		332	0	584	0		424	428	0	0		0	488	220	0		**2476**	
Heavy Trucks	0	0	0	0		8	0	8	0		8	28	0	0		0	36	4	0		**92**	
Pedestrians		0					8					0					4				**12**	
Bicycles	0	0	0	0		4	0	4	0		0	8	0	0		0	20	0	0		**36**	
Buses																						
Stopped Buses																						

LOCATION: Eldron Blvd & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-002
DATE: Tue, Dec 07, 2021

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

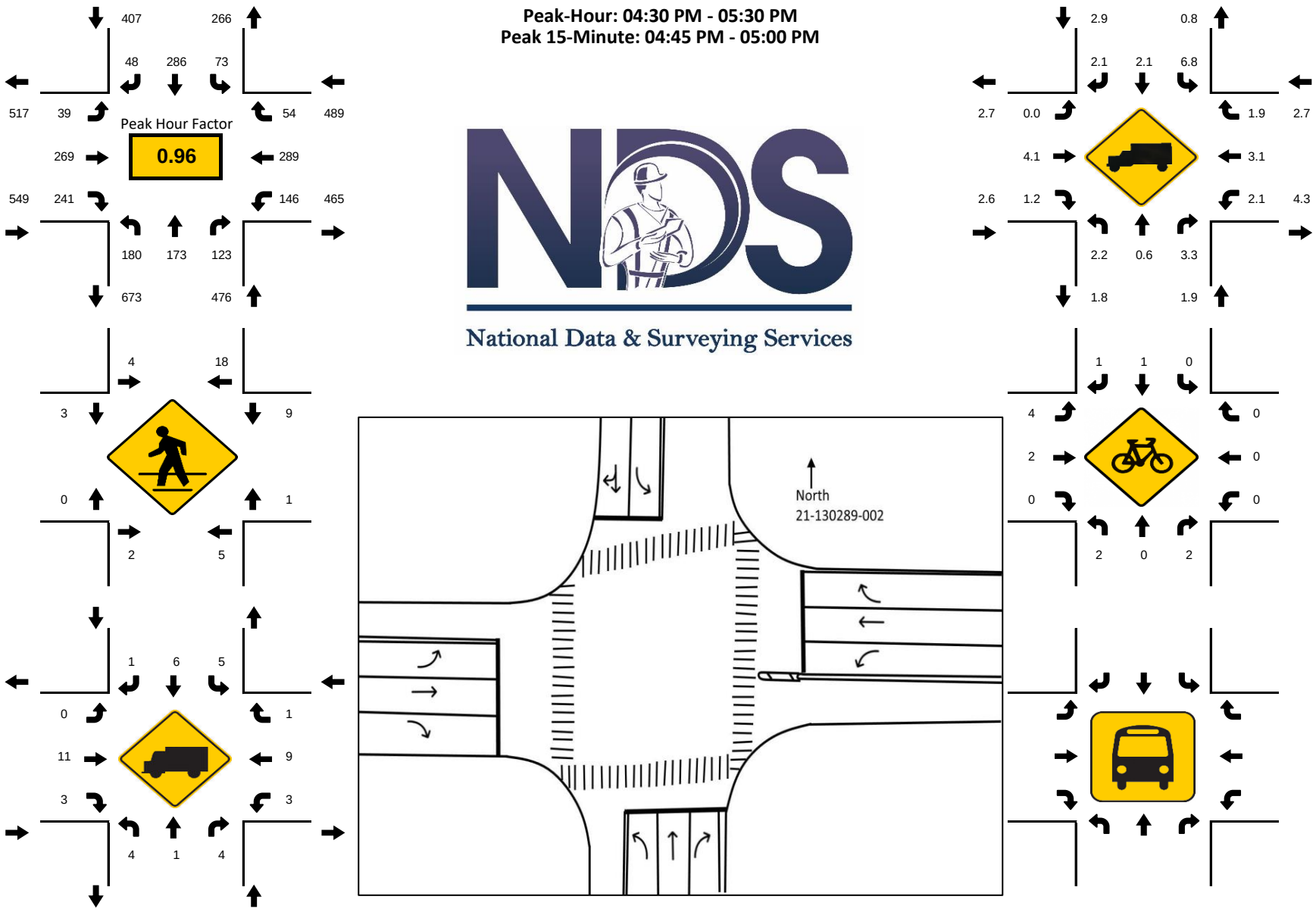


15-Min Count Period Beginning At	Eldron Blvd Northbound					Eldron Blvd Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	30	68	58	0		11	18	5	0		12	53	26	0		8	24	4	0		317	1448
07:15 AM	26	75	66	0		8	19	4	0		12	47	37	0		17	17	5	0		333	1535
07:30 AM	26	75	54	0		23	41	5	0		3	63	32	0		5	35	14	0		376	1524
07:45 AM	49	52	58	0		40	40	9	0		8	55	41	0		16	37	17	0		422	1470
08:00 AM	45	50	47	0		18	42	7	0		14	61	33	0		19	54	14	0		404	1378
08:15 AM	32	50	36	0		6	15	2	0		6	73	41	0		15	40	6	0		322	974
08:30 AM	34	37	33	0		8	23	5	0		13	67	34	0		12	43	13	0		322	652
08:45 AM	23	54	37	0		8	29	4	0		15	52	30	0		12	51	15	0		330	330
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	196	300	264	0		160	168	36	0		56	252	164	0		76	216	68	0		**1956**	
Heavy Trucks	12	16	4	0		8	4	4	0		4	16	24	0		16	24	8	0		**140**	
Pedestrians		28					160					36					68				**292**	
Bicycles	0	0	0	0		0	0	0	0		4	4	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: Eldron Blvd & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-002
DATE: Tue, Dec 07, 2021

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:45 PM - 05:00 PM

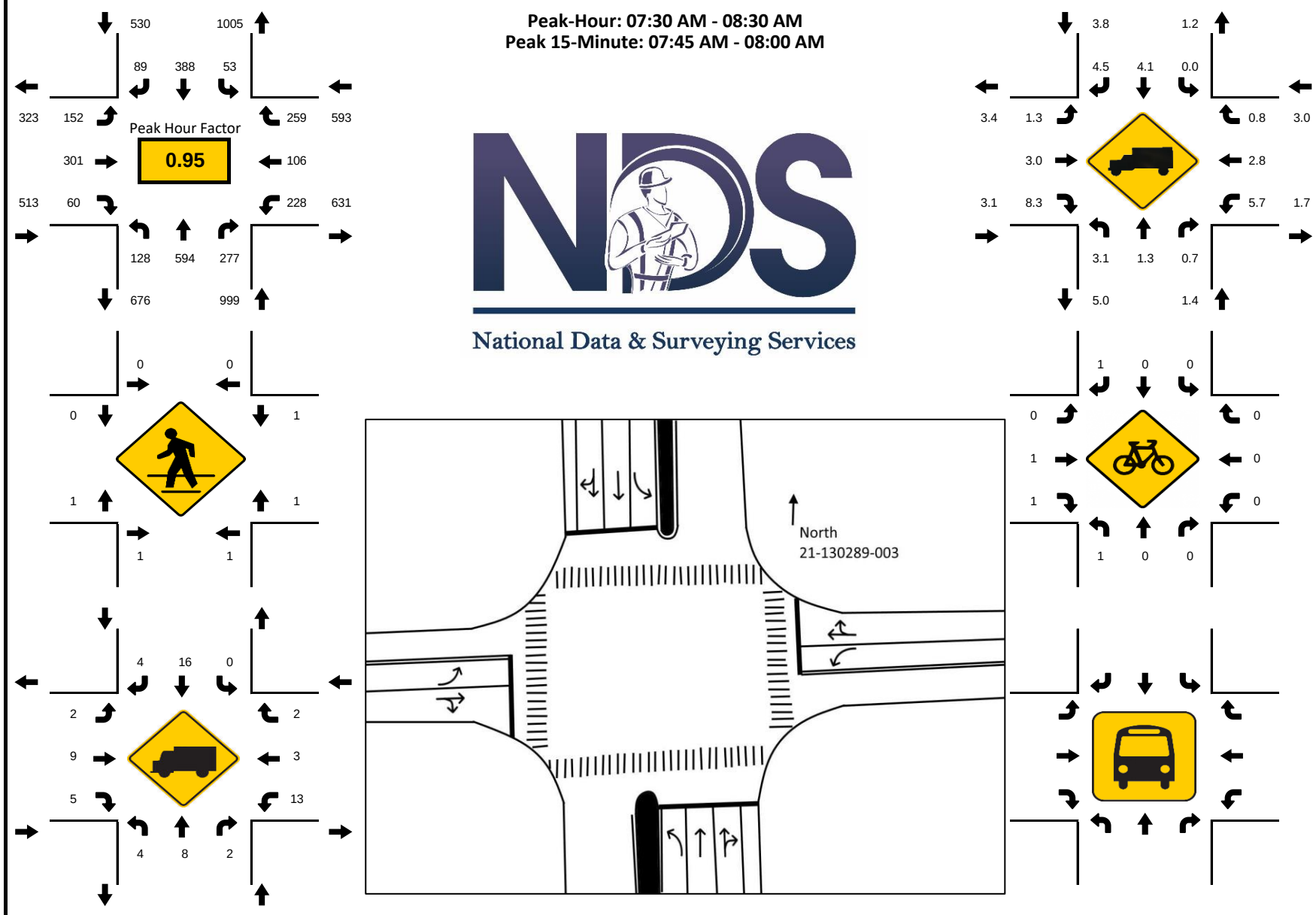


15-Min Count Period Beginning At	Eldron Blvd Northbound					Eldron Blvd Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	51	50	26	0		10	63	6	0		15	62	54	0		33	58	17	0		445	1870
04:15 PM	58	32	30	0		25	65	8	0		22	53	49	0		22	59	10	0		433	1866
04:30 PM	41	50	25	0		23	77	11	0		10	58	59	0		36	83	20	0		493	1921
04:45 PM	51	42	35	0		20	68	7	0		6	65	58	0		44	88	15	0		499	1901
05:00 PM	45	42	24	0		13	68	19	0		11	65	58	0		25	57	14	0		441	1861
05:15 PM	43	39	39	0		17	73	11	0		12	81	66	0		41	61	5	0		488	1420
05:30 PM	41	52	30	0		11	79	9	0		8	61	51	0		45	73	13	0		473	932
05:45 PM	43	46	35	0		23	91	12	0		11	59	40	0		27	59	13	0		459	459
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	204	200	156	0		92	308	76	0		48	324	264	0		176	352	80	0		**2280**	
Heavy Trucks	8	4	8	0		16	20	4	0		0	16	12	0		8	24	4	0		**124**	
Pedestrians		24					88					12					40				**164**	
Bicycles	4	0	8	4		0	4	4	0		12	4	0	4		0	0	0	0		**36**	
Buses																						
Stopped Buses																						

LOCATION: Emerson Dr & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-003
DATE: Wed, Nov 17, 2021

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

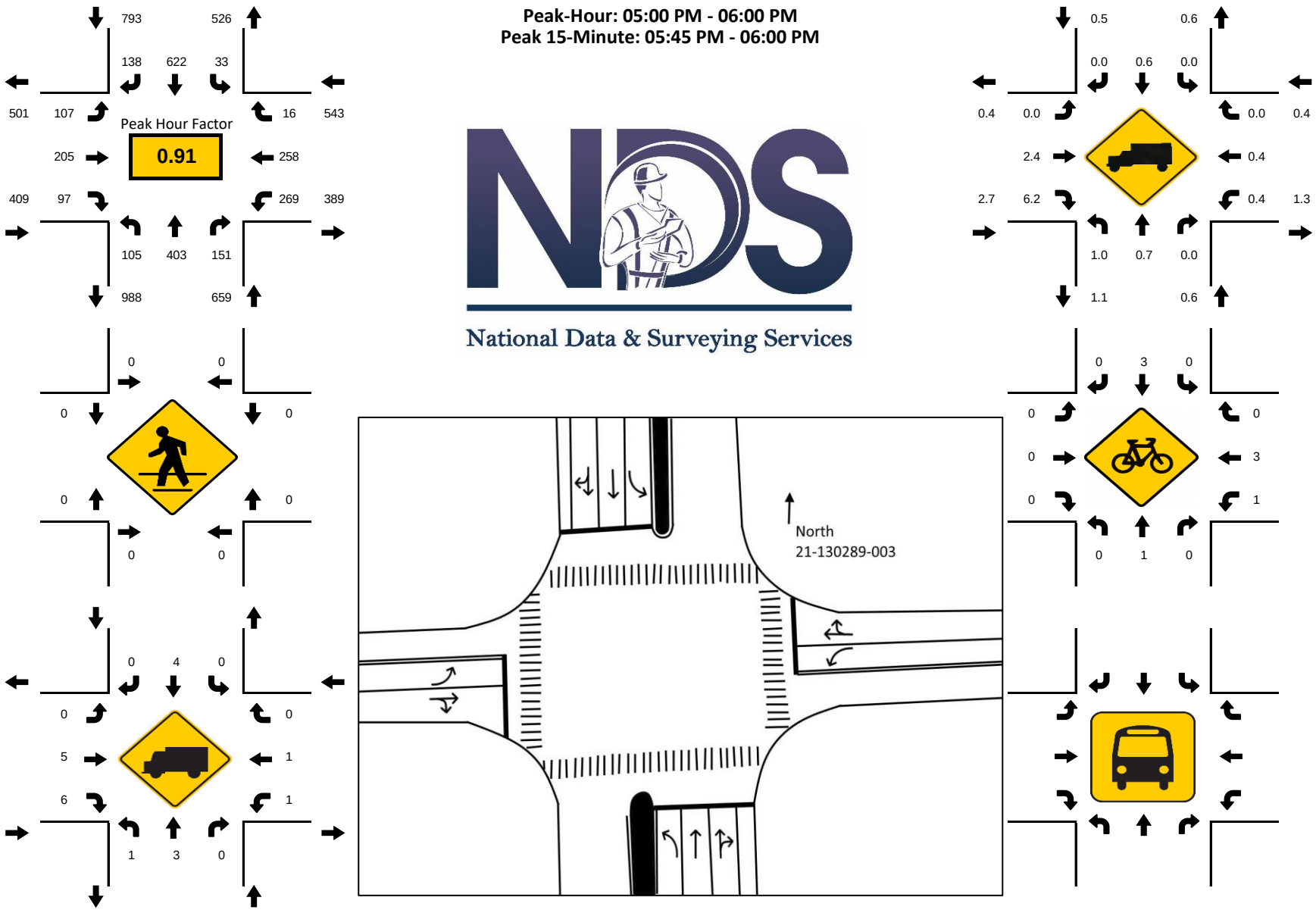


15-Min Count Period Beginning At	Emerson Dr Northbound					Emerson Dr Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	17	121	73	0		5	55	15	0		34	67	13	0		11	25	6	0		442	2358
07:15 AM	16	151	76	1		5	62	25	0		54	69	15	0		24	29	6	0		533	2584
07:30 AM	36	158	79	0		7	83	30	0		44	80	13	0		51	20	85	0		686	2635
07:45 AM	39	159	77	1		16	126	24	1		32	81	14	0		48	34	45	0		697	2473
08:00 AM	29	146	66	2		18	88	18	0		44	83	16	0		51	30	77	0		668	2185
08:15 AM	21	131	55	0		10	91	17	1		32	57	17	0		78	22	52	0		584	1517
08:30 AM	25	109	58	0		6	82	21	0		29	68	20	0		52	15	39	0		524	933
08:45 AM	29	103	45	1		8	54	15	0		25	52	17	0		28	30	2	0		409	409
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	156	636	316	8		72	504	120	4		176	332	68	0		312	136	340	0		**3180**	
Heavy Trucks	12	16	8	0		0	44	4	0		4	20	12	0		16	8	8	0		**152**	
Pedestrians		4					0					4					4				**12**	
Bicycles	4	0	0	0		0	0	4	0		0	4	4	0		0	0	0	0		**16**	
Buses																						
Stopped Buses																						

LOCATION: Emerson Dr & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-003
DATE: Wed, Nov 17, 2021

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM

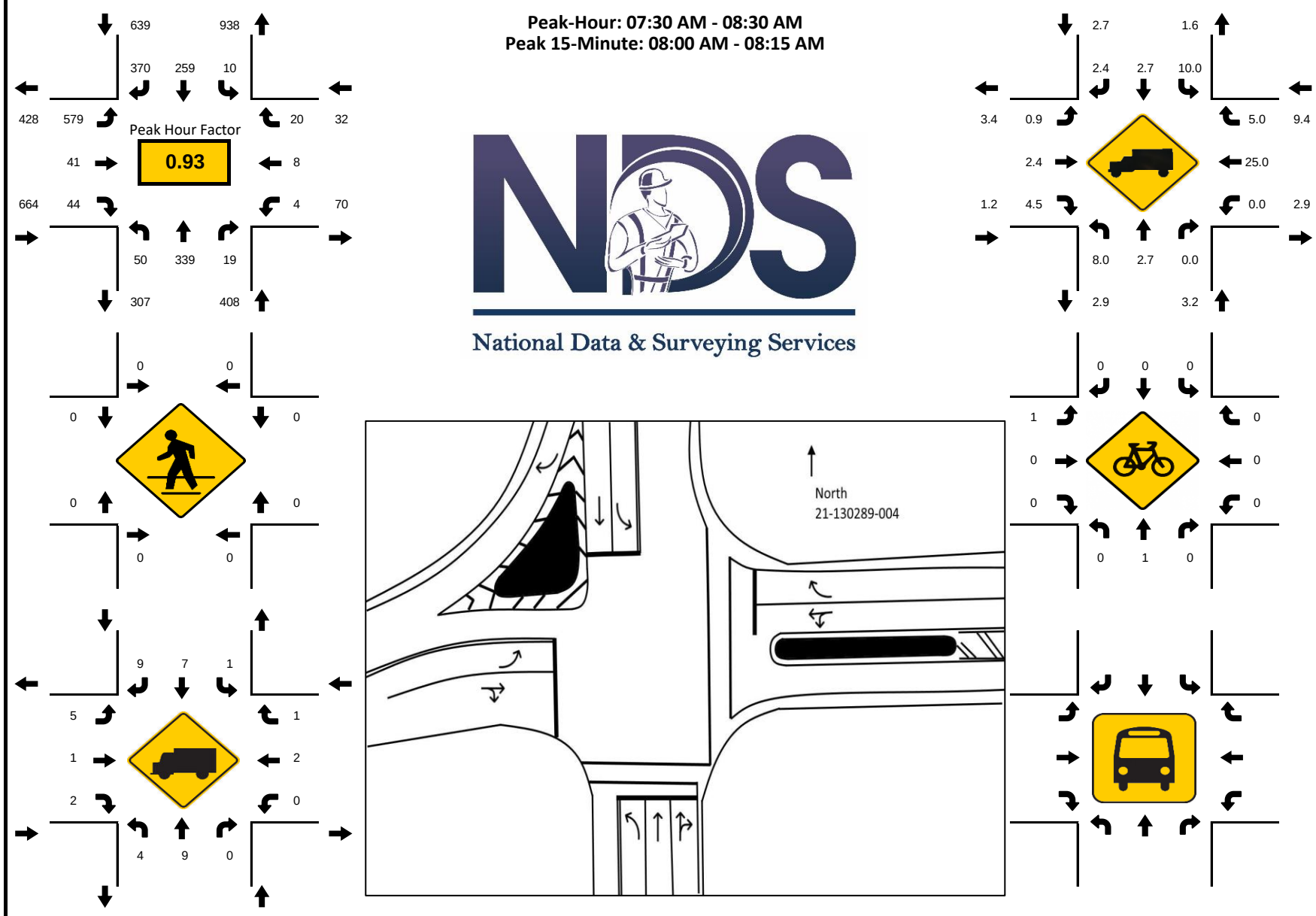


15-Min Count Period Beginning At	Emerson Dr Northbound					Emerson Dr Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	28	86	24	0		5	153	37	0		31	57	19	0		48	76	4	0		568	2298
04:15 PM	37	104	38	0		4	134	30	0		32	40	26	0		63	47	4	0		559	2333
04:30 PM	32	93	43	1		10	125	33	0		30	58	22	0		53	61	6	0		567	2344
04:45 PM	27	91	25	0		4	155	31	1		30	67	31	0		59	79	4	0		604	2351
05:00 PM	21	97	36	1		7	177	43	1		18	34	21	0		74	71	2	0		603	2404
05:15 PM	24	92	40	0		8	134	35	1		37	48	29	0		58	59	5	0		570	1801
05:30 PM	33	113	34	0		8	126	29	2		20	66	22	0		62	56	3	0		574	1231
05:45 PM	25	101	41	1		6	185	31	0		32	57	25	0		75	72	6	0		657	657
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	132	452	164	4		32	740	172	8		148	264	116	0		300	288	24	0		**2844**	
Heavy Trucks	4	8	0	0		0	8	0	0		0	8	12	0		4	4	0	0		**48**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		4	8	0	0		**20**	
Buses																						
Stopped Buses																						

LOCATION: San Filippo Dr & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-004
DATE: Wed, Nov 17, 2021

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:00 AM - 08:15 AM

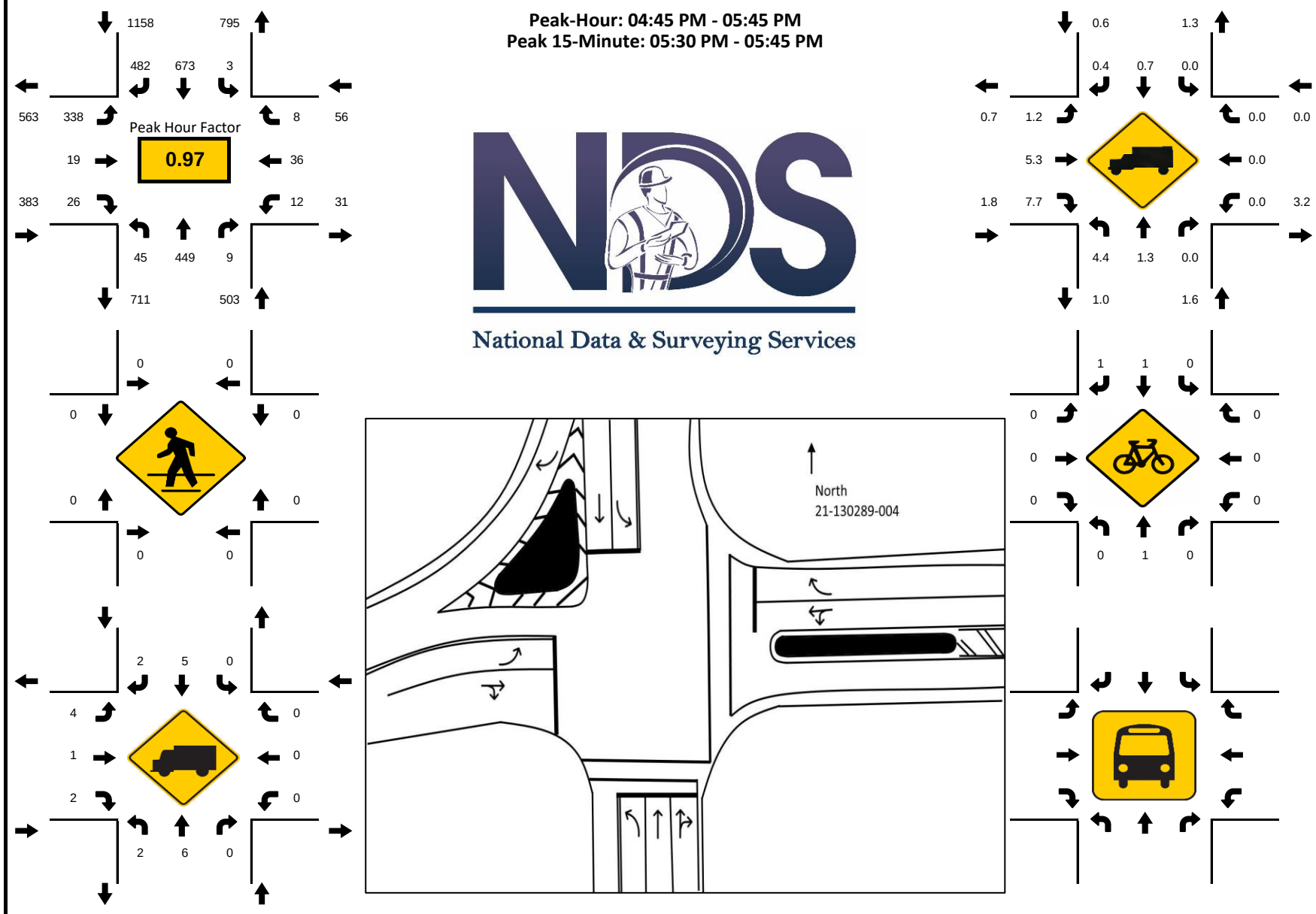


15-Min Count Period Beginning At	San Filippo Dr Northbound					San Filippo Dr Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	9	96	2	0		2	42	44	0		135	0	7	0		0	2	0	0		339	1583
07:15 AM	10	101	0	0		1	53	53	0		147	6	10	0		0	4	0	0		385	1712
07:30 AM	16	84	2	0		2	56	87	0		154	7	9	9		0	1	6	0		433	1743
07:45 AM	13	81	6	0		3	68	85	0		130	18	14	1		0	2	5	0		426	1678
08:00 AM	15	92	7	0		4	60	95	0		166	8	11	0		1	4	5	0		468	1600
08:15 AM	6	82	4	0		1	75	103	0		119	8	10	0		3	1	4	0		416	1132
08:30 AM	13	99	1	0		0	62	69	0		109	3	8	0		0	2	2	0		368	716
08:45 AM	13	100	1	0		1	69	57	0		97	4	4	0		0	2	0	0		348	348
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	64	368	28	0		16	300	412	0		664	72	56	36		12	16	24	0		**2068**	
Heavy Trucks	8	16	0	0		4	12	12	0		8	4	8	0		0	4	4	0		**80**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		4	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: San Filippo Dr & Jupiter Blvd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-004
DATE: Wed, Nov 17, 2021

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:30 PM - 05:45 PM

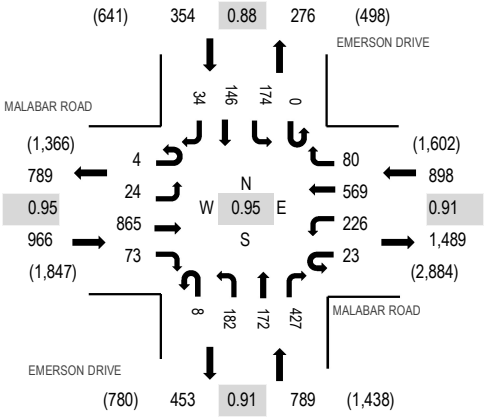


15-Min Count Period Beginning At	San Filippo Dr Northbound					San Filippo Dr Southbound					Jupiter Blvd Eastbound					Jupiter Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	9	107	1	0		2	145	112	0		84	2	5	0		2	13	1	0		483	2024
04:15 PM	5	110	0	0		1	162	115	0		88	3	7	0		0	3	0	0		494	2060
04:30 PM	15	110	1	0		0	179	119	0		82	4	13	0		1	7	0	0		531	2087
04:45 PM	7	117	4	0		1	162	117	0		86	4	5	0		1	10	2	0		516	2100
05:00 PM	13	106	1	0		0	171	118	0		80	6	6	0		4	12	2	0		519	2073
05:15 PM	10	109	1	0		1	176	124	0		83	0	4	0		4	7	2	0		521	1554
05:30 PM	15	117	3	0		1	164	123	0		89	9	11	0		3	7	2	0		544	1033
05:45 PM	8	85	4	0		0	131	137	0		93	1	12	0		0	9	9	0		489	489
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	60	468	16	0		4	704	496	0		356	36	44	0		16	48	8	0		**2256**	
Heavy Trucks	4	12	0	0		0	12	4	0		12	4	4	0		0	0	0	0		**52**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	4	4	0		0	0	0	0		0	0	0	0		**12**	
Buses																						
Stopped Buses																						

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

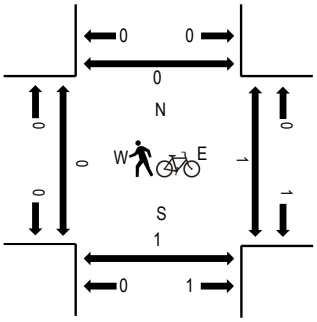
Location: 1 EMERSON DRIVE & MALABAR ROAD AM
Date: Thursday, February 24, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	MALABAR ROAD Eastbound				MALABAR ROAD Westbound				EMERSON DRIVE Northbound				EMERSON DRIVE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	1	4	168	15	3	39	72	16	2	28	19	110	0	46	16	6	545	2,761	0	0	0	0
7:15 AM	1	4	232	20	0	59	105	15	1	30	38	111	0	42	22	10	690	2,985	0	0	0	0
7:30 AM	0	3	206	18	4	53	123	19	1	44	50	124	0	41	36	9	731	3,007	0	0	0	0
7:45 AM	1	9	230	14	7	66	145	29	1	47	41	104	0	46	50	5	795	2,939	0	0	0	0
8:00 AM	2	3	219	17	6	56	160	12	0	59	40	103	0	42	39	11	769	2,767	0	1	0	0
8:15 AM	1	9	210	24	6	51	141	20	6	32	41	96	0	45	21	9	712		0	0	0	0
8:30 AM	0	10	199	17	7	38	126	28	4	33	30	88	0	56	17	10	663		2	2	2	3
8:45 AM	2	7	191	10	7	45	117	27	0	28	24	103	0	32	22	8	623		0	0	0	1

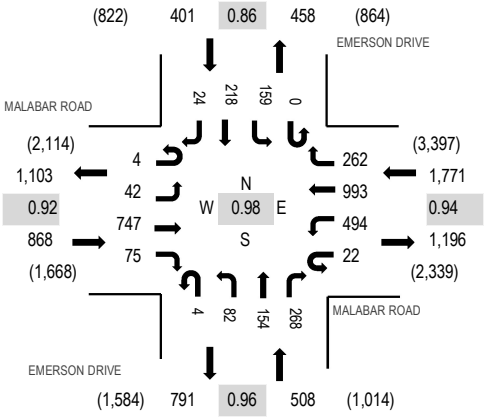
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	1	3	0	0	2	0	2	0	0	0	0	9
Lights	3	23	853	71	23	214	553	79	8	180	168	417	0	171	143	34	2,940
Mediums	1	1	12	1	0	11	13	1	0	0	4	8	0	3	3	0	58
Total	4	24	865	73	23	226	569	80	8	182	172	427	0	174	146	34	3,007

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

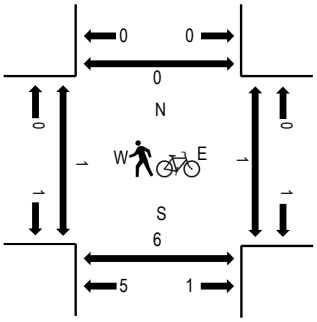
Location: 1 EMERSON DRIVE & MALABAR ROAD PM
Date: Thursday, February 24, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	MALABAR ROAD Eastbound				MALABAR ROAD Westbound				EMERSON DRIVE Northbound				EMERSON DRIVE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	3	14	168	26	8	116	212	56	4	19	30	73	0	53	42	7	831	3,438	0	0	0	0
4:15 PM	0	8	196	34	7	123	198	58	0	30	43	65	0	37	51	7	857	3,501	0	1	1	0
4:30 PM	0	11	219	18	6	108	238	60	2	20	36	72	0	49	52	8	899	3,548	0	0	1	0
4:45 PM	0	8	186	19	5	134	212	58	0	25	30	68	0	42	64	0	851	3,479	1	1	0	0
5:00 PM	2	12	162	23	5	132	259	75	0	24	53	61	0	24	53	9	894	3,463	0	0	1	0
5:15 PM	2	11	180	15	6	120	284	69	2	13	35	67	0	44	49	7	904		0	0	0	0
5:30 PM	1	9	147	20	7	121	243	45	1	18	31	67	0	49	62	9	830		0	0	0	0
5:45 PM	0	13	147	14	5	131	234	62	0	21	37	67	0	47	48	9	835		0	0	0	0

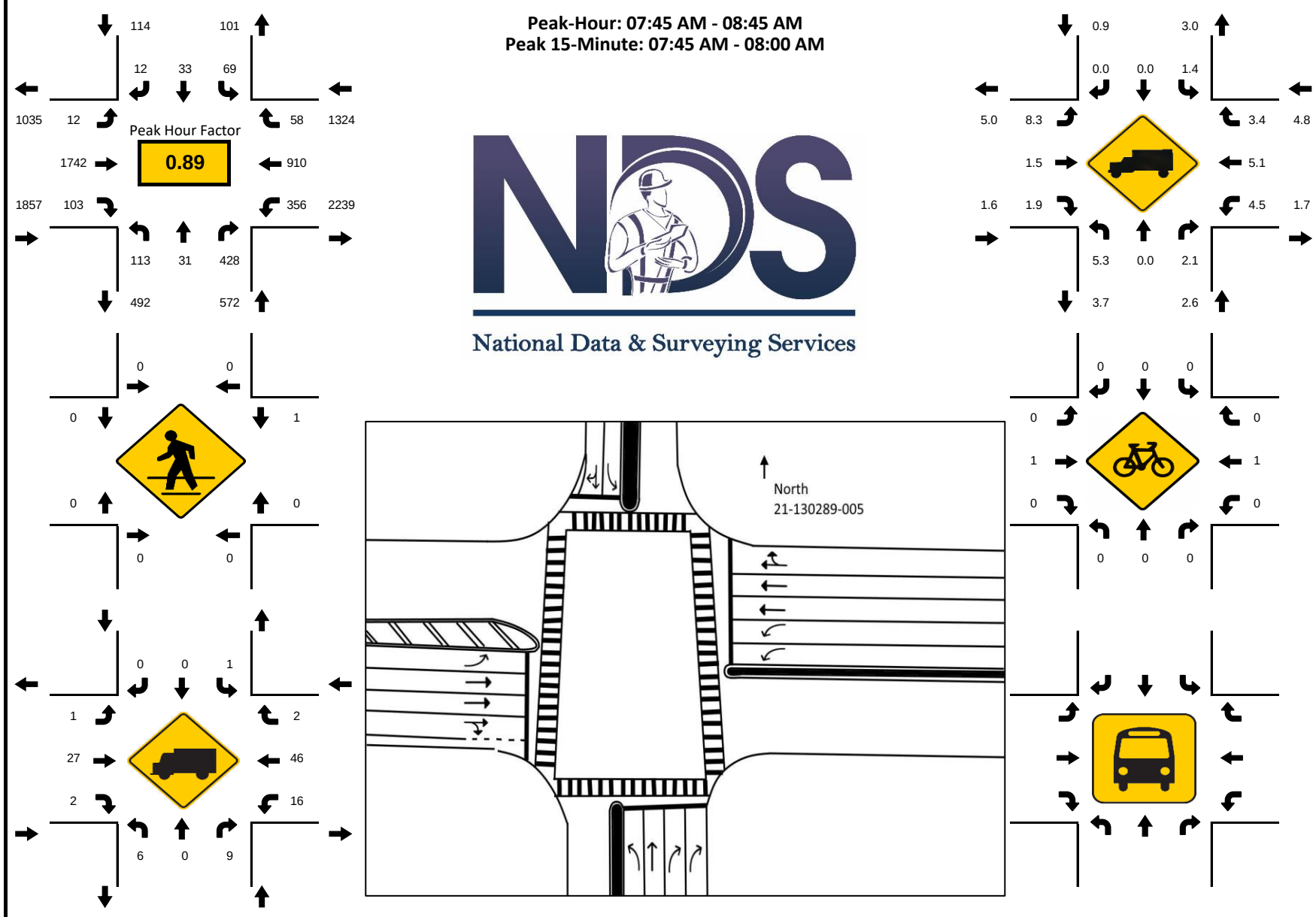
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	4	42	740	72	22	492	989	260	4	81	154	264	0	158	215	24	3,521
Mediums	0	0	7	3	0	2	4	2	0	1	0	4	0	1	3	0	27
Total	4	42	747	75	22	494	993	262	4	82	154	268	0	159	218	24	3,548

LOCATION: San Flippo Dr/Interchange Dr & Malabar Rd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-005
DATE: Wed, Nov 17, 2021

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



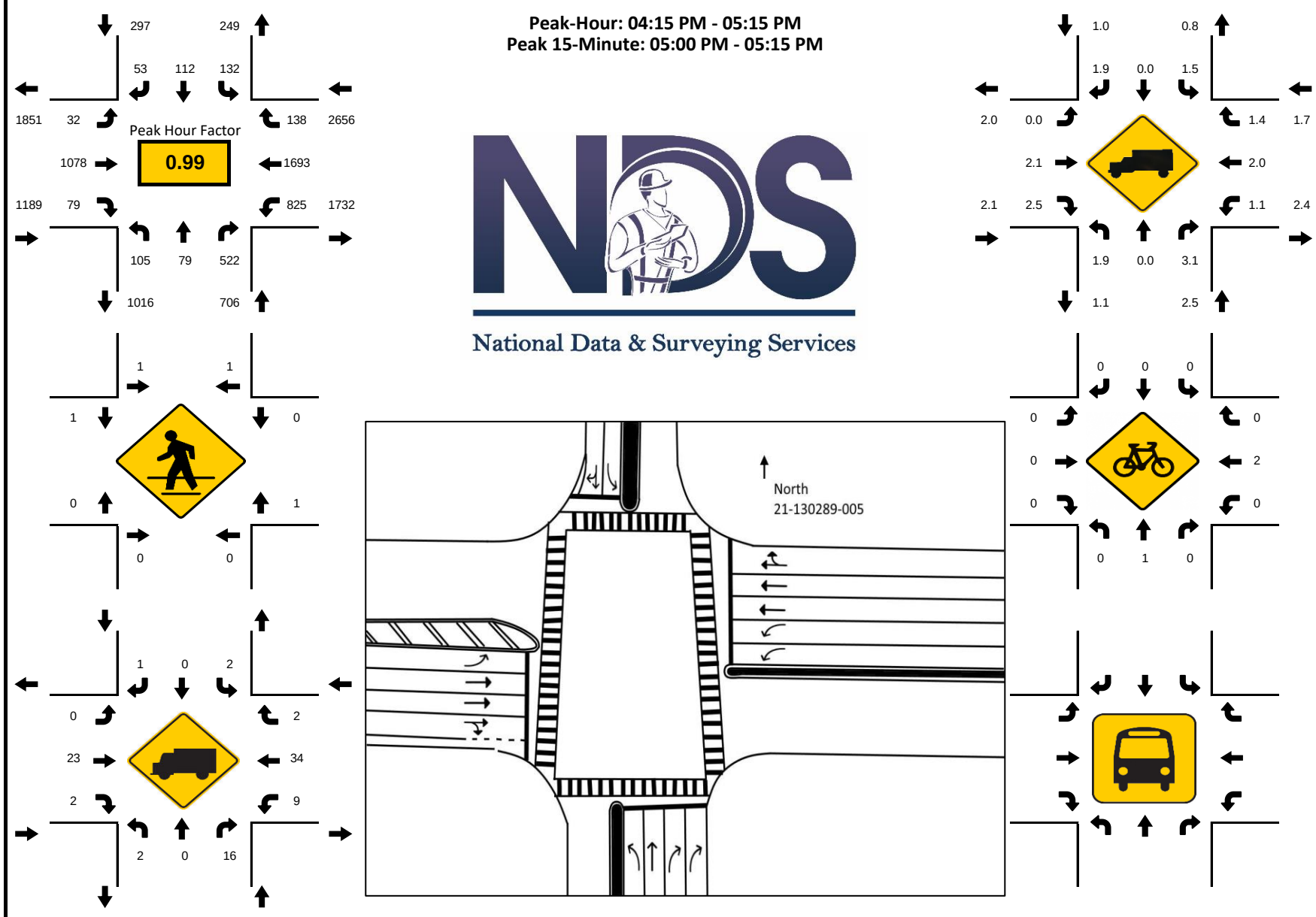
National Data & Surveying Services

15-Min Count Period Beginning At	San Flippo Dr/Interchange Dr Northbound					San Flippo Dr/Interchange Dr Southbound					Malabar Rd Eastbound					Malabar Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	14	8	239	0		10	1	11	0		5	372	11	0		71	139	5	0		886	3760
07:15 AM	16	3	252	0		16	4	3	0		2	332	10	0		78	164	4	0		884	3818
07:30 AM	15	6	156	0		5	3	2	0		0	414	16	0		93	194	4	1		909	3847
07:45 AM	27	4	114	0		12	8	3	0		1	489	21	0		104	284	14	0		1081	3867
08:00 AM	38	8	135	0		13	7	3	0		1	401	29	0		79	214	16	0		944	3653
08:15 AM	24	6	87	0		22	9	5	0		3	421	28	0		93	206	8	1		913	2709
08:30 AM	24	13	92	0		22	9	1	0		7	431	25	0		78	206	20	1		929	1796
08:45 AM	19	14	185	0		24	10	8	0		1	298	14	0		93	188	12	1		867	867
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	152	52	540	0		88	36	20	0		28	1956	116	0		416	1136	80	4		**4624**	
Heavy Trucks	12	0	16	0		4	0	0	0		4	36	4	0		24	68	8	0		**176**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: San Flippo Dr/Interchange Dr & Malabar Rd
CITY/STATE: Palm Bay, FL

PROJECT ID: 21-130289-005
DATE: Wed, Nov 17, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period Beginning At	San Flippo Dr/Interchange Dr Northbound					San Flippo Dr/Interchange Dr Southbound					Malabar Rd Eastbound					Malabar Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	29	25	114	0		30	24	10	0		10	258	20	0		191	380	39	2		1132	4755
04:15 PM	26	20	127	0		38	28	8	0		0	283	20	0		194	413	46	1		1204	4848
04:30 PM	27	20	133	0		28	28	9	0		11	287	16	1		221	397	18	0		1196	4767
04:45 PM	19	26	133	0		37	37	19	0		13	242	17	0		197	438	45	0		1223	4784
05:00 PM	33	13	129	0		29	19	17	0		6	266	26	1		212	445	29	0		1225	4637
05:15 PM	23	21	117	0		32	16	8	0		10	201	26	0		206	439	24	0		1123	3412
05:30 PM	35	21	177	0		31	27	11	0		9	220	19	2		211	425	25	0		1213	2289
05:45 PM	22	9	130	0		23	25	21	0		11	204	26	1		170	398	35	1		1076	1076
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	132	104	532	0		152	148	76	0		52	1148	104	4		884	1780	184	4		**5304**	
Heavy Trucks	4	0	36	0		4	0	4	0		0	40	4	0		12	56	4	0		**164**	
Pedestrians		0					8					4					4				**16**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	8	0	0		**12**	
Buses																						
Stopped Buses																						

APPENDIX C

FDOT's Florida Traffic Online (FTO) Data

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7000 BREVARD COUNTYWIDE

MOCF: 0.92

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.09
* 2	01/05/2020 - 01/11/2020	0.95	1.03
* 3	01/12/2020 - 01/18/2020	0.90	0.98
* 4	01/19/2020 - 01/25/2020	0.88	0.96
* 5	01/26/2020 - 02/01/2020	0.87	0.95
* 6	02/02/2020 - 02/08/2020	0.85	0.92
* 7	02/09/2020 - 02/15/2020	0.84	0.91
* 8	02/16/2020 - 02/22/2020	0.86	0.93
* 9	02/23/2020 - 02/29/2020	0.89	0.97
*10	03/01/2020 - 03/07/2020	0.91	0.99
*11	03/08/2020 - 03/14/2020	0.94	1.02
*12	03/15/2020 - 03/21/2020	0.96	1.04
*13	03/22/2020 - 03/28/2020	1.05	1.14
14	03/29/2020 - 04/04/2020	1.14	1.24
15	04/05/2020 - 04/11/2020	1.23	1.34
16	04/12/2020 - 04/18/2020	1.33	1.45
17	04/19/2020 - 04/25/2020	1.26	1.37
18	04/26/2020 - 05/02/2020	1.19	1.29
19	05/03/2020 - 05/09/2020	1.12	1.22
20	05/10/2020 - 05/16/2020	1.05	1.14
21	05/17/2020 - 05/23/2020	1.04	1.13
22	05/24/2020 - 05/30/2020	1.03	1.12
23	05/31/2020 - 06/06/2020	1.02	1.11
24	06/07/2020 - 06/13/2020	1.02	1.11
25	06/14/2020 - 06/20/2020	1.01	1.10
26	06/21/2020 - 06/27/2020	1.02	1.11
27	06/28/2020 - 07/04/2020	1.02	1.11
28	07/05/2020 - 07/11/2020	1.03	1.12
29	07/12/2020 - 07/18/2020	1.04	1.13
30	07/19/2020 - 07/25/2020	1.04	1.13
31	07/26/2020 - 08/01/2020	1.04	1.13
32	08/02/2020 - 08/08/2020	1.04	1.13
33	08/09/2020 - 08/15/2020	1.04	1.13
34	08/16/2020 - 08/22/2020	1.03	1.12
35	08/23/2020 - 08/29/2020	1.03	1.12
36	08/30/2020 - 09/05/2020	1.02	1.11
37	09/06/2020 - 09/12/2020	1.02	1.11
38	09/13/2020 - 09/19/2020	1.01	1.10
39	09/20/2020 - 09/26/2020	1.01	1.10
40	09/27/2020 - 10/03/2020	1.00	1.09
41	10/04/2020 - 10/10/2020	1.00	1.09
42	10/11/2020 - 10/17/2020	0.99	1.08
43	10/18/2020 - 10/24/2020	1.00	1.09
44	10/25/2020 - 10/31/2020	1.00	1.09
45	11/01/2020 - 11/07/2020	1.01	1.10
46	11/08/2020 - 11/14/2020	1.01	1.10
47	11/15/2020 - 11/21/2020	1.02	1.11
48	11/22/2020 - 11/28/2020	1.01	1.10
49	11/29/2020 - 12/05/2020	1.01	1.10
50	12/06/2020 - 12/12/2020	1.00	1.09
51	12/13/2020 - 12/19/2020	1.00	1.09
52	12/20/2020 - 12/26/2020	0.95	1.03
53	12/27/2020 - 12/31/2020	0.90	0.98

* PEAK SEASON

APPENDIX D

Turning Movement Volume Worksheets

Intersection Development Worksheet

Kimley»Horn
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Intersection #:	1		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	Degroodt Rd	N/S	***Seasonal Factor:***	1.00	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	Degroodt Rd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
#N/A	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	0	152	0	400	0	0	0	0	0	0	413	118	0	357	311	0
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	5.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	6.0%	0.0%	5.0%	4.0%	0.0%
Peak Hour Factor	0.00	0.75	0.00	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.95	0.00	0.79	0.93	0.00
Pre-COVID 19 Factor	1.00				1.00				1.00				1.00			
Existing (2021)	**0**	**152**	**0**	**400**	**0**	**0**	**0**	**0**	**0**	**0**	**413**	**118**	**0**	**357**	**311**	**0**
Growth Factor	1.06				1.06				1.06				1.06			
Background (2024)	**0**	**161**	**0**	**424**	**0**	**0**	**0**	**0**	**0**	**0**	**438**	**125**	**0**	**378**	**330**	**0**
Project Assignment																
Ingress				6%							13%					
Egress														6%	13%	
Project Trips	0	0	0	4	0	0	0	0	0	0	7	0	0	5	12	0
Project Buildout (2024)	**0**	**161**	**0**	**428**	**0**	**0**	**0**	**0**	**0**	**0**	**445**	**125**	**0**	**383**	**342**	**0**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	Degroodt Rd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
#N/A	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	0	118	0	283	0	0	0	0	1	0	357	132	0	455	490	0
Seasonal Factor	1.00				1.00				1.00				1.00			
Heavy Vehicle	0.0%	3.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	2.0%	1.0%	0.0%
Peak Hour Factor	0.00	0.78	0.00	0.83	0.00	0.00	0.00	0.00	0.25	0.00	0.83	0.82	0.00	0.96	0.92	0.00
Pre-COVID 19 Factor	1.00				1.00				1.00				1.00			
Existing (2021)	**0**	**118**	**0**	**283**	**0**	**0**	**0**	**0**	**1**	**0**	**357**	**132**	**0**	**455**	**490**	**0**
Growth Factor	1.06				1.06				1.06				1.06			
Background (2024)	**0**	**125**	**0**	**300**	**0**	**0**	**0**	**0**	**1**	**0**	**378**	**140**	**0**	**482**	**519**	**0**
Project Assignment																
Ingress				6%							13%					
Egress														6%	13%	
Project Trips	0	0	0	6	0	0	0	0	0	0	14	0	0	5	12	0
Project Buildout (2024)	**0**	**125**	**0**	**306**	**0**	**0**	**0**	**0**	**1**	**0**	**392**	**140**	**0**	**487**	**531**	**0**

Intersection Development Worksheet

Kimley»Horn
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Intersection #:	2		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	Minton Road	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	Minton Road								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
7:15 - 8:15 AM	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	0	0	0	0	0	161	0	288	0	419	375	0	0	0	237	149
Seasonal Factor	1.02				1.02				1.02				1.02			
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	2.0%	0.0%	1.0%	6.0%	0.0%	0.0%	0.0%	7.0%	0.0%
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.80	0.00	0.85	0.85	0.00	0.00	0.00	0.76	0.93
Pre-COVID 19 Factor	1.00				1.00				1.00				1.00			
Existing (2021)	**0**	**0**	**0**	**0**	**0**	**164**	**0**	**294**	**0**	**427**	**383**	**0**	**0**	**0**	**242**	**152**
Growth Factor	1.06				1.06				1.06				1.06			
Background (2024)	**0**	**0**	**0**	**0**	**0**	**174**	**0**	**312**	**0**	**453**	**406**	**0**	**0**	**0**	**256**	**161**
Project Assignment																
Ingress						11%					19%					
Egress															19%	11%
Project Trips	0	0	0	0	0	6	0	0	0	0	11	0	0	0	17	9
Project Buildout (2024)	**0**	**0**	**0**	**0**	**0**	**180**	**0**	**312**	**0**	**453**	**417**	**0**	**0**	**0**	**273**	**170**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	Minton Road								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
4:00 - 5:00 PM	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	0	0	0	0	0	294	0	518	0	360	358	0	0	0	398	211
Seasonal Factor	1.02				1.02				1.02				1.02			
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	1.0%	6.0%	0.0%	0.0%	0.0%	3.0%	1.0%
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.89	0.00	0.89	0.00	0.85	0.84	0.00	0.00	0.00	0.82	0.96
Pre-COVID 19 Factor	1.00				1.00				1.00				1.00			
Existing (2021)	**0**	**0**	**0**	**0**	**0**	**300**	**0**	**528**	**0**	**367**	**365**	**0**	**0**	**0**	**406**	**215**
Growth Factor	1.06				1.06				1.06				1.06			
Background (2024)	**0**	**0**	**0**	**0**	**0**	**318**	**0**	**560**	**0**	**389**	**387**	**0**	**0**	**0**	**430**	**228**
Project Assignment																
Ingress						11%					19%					
Egress															19%	11%
Project Trips	0	0	0	0	0	12	0	0	0	0	20	0	0	0	17	10
Project Buildout (2024)	**0**	**0**	**0**	**0**	**0**	**330**	**0**	**560**	**0**	**389**	**407**	**0**	**0**	**0**	**447**	**238**

Intersection Development Worksheet

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Intersection #:	3		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	Eldron Blvd	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	**Eldron Blvd**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
7:15-8:15 AM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	146	252	225	0	89	142	25	0	37	226	143	0	57	143	50
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	3.0%	2.0%	0.0%	0.0%	4.0%	2.0%	4.0%	0.0%	3.0%	3.0%	5.0%	0.0%	9.0%	10.0%	4.0%
Peak Hour Factor	0.00	0.75	0.84	0.85	0.00	0.56	0.85	0.69	0.00	0.66	0.90	0.87	0.00	0.75	0.66	0.74
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**149**	**257**	**230**	**0**	**91**	**145**	**26**	**0**	**38**	**231**	**146**	**0**	**58**	**146**	**51**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**158**	**272**	**244**	**0**	**96**	**154**	**28**	**0**	**40**	**245**	**155**	**0**	**61**	**155**	**54**
Project Assignment																
Ingress				9%		3%					30%					
Egress														9%	30%	3%
Project Trips	0	0	0	5	0	2	0	0	0	0	17	0	0	8	26	3
Project Buildout (2024)	**0**	**158**	**272**	**249**	**0**	**98**	**154**	**28**	**0**	**40**	**262**	**155**	**0**	**69**	**181**	**57**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	**Eldron Blvd**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
4:30 - 5:30 PM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	180	173	123	0	73	286	48	0	39	269	241	0	146	289	54
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	2.0%	1.0%	3.0%	0.0%	7.0%	2.0%	2.0%	0.0%	0.0%	4.0%	1.0%	0.0%	2.0%	3.0%	2.0%
Peak Hour Factor	0.00	0.88	0.87	0.79	0.00	0.79	0.93	0.63	0.00	0.81	0.83	0.91	0.00	0.83	0.82	0.68
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**184**	**176**	**125**	**0**	**74**	**292**	**49**	**0**	**40**	**274**	**246**	**0**	**149**	**295**	**55**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**195**	**187**	**133**	**0**	**78**	**310**	**52**	**0**	**42**	**290**	**261**	**0**	**158**	**313**	**58**
Project Assignment																
Ingress		9%				3%					30%					
Egress														9%	30%	3%
Project Trips	0	10	0	0	0	3	0	0	0	0	32	0	0	8	27	3
Project Buildout (2024)	**0**	**205**	**187**	**133**	**0**	**81**	**310**	**52**	**0**	**42**	**322**	**261**	**0**	**166**	**340**	**61**

Intersection Development Worksheet

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Intersection #:	4		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	Project Drive	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*Driveway AM Peak Hour Trips:* IN = 71 **OUT =** 97
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	**Project Drive**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
7:15 - 8:15 AM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	0	0	0	0	0	0	0	0	0	540	0	0	0	320	0
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**551**	**0**	**0**	**0**	**326**	**0**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**584**	**0**	**0**	**0**	**346**	**0**
Project Assignment																
Ingress										42%						58%
Egress						58%		42%								
Project Trips	0	0	0	0	0	56	0	41	0	30	0	0	0	0	0	41
Project Buildout (2024)	**0**	**0**	**0**	**0**	**0**	**56**	**0**	**41**	**0**	**30**	**584**	**0**	**0**	**0**	**346**	**41**

Driveway PM Peak Hour Trips: IN = 136 **OUT =** 116

Weekday PM Peak Hour	**Project Drive**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
4:30-5:30 PM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	0	0	0	0	0	0	0	0	0	465	0	0	0	499	0
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**474**	**0**	**0**	**0**	**509**	**0**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**502**	**0**	**0**	**0**	**540**	**0**
Project Assignment																
Ingress										42%						58%
Egress						58%		42%								
Project Trips	0	0	0	0	0	67	0	49	0	58	0	0	0	0	0	78
Project Buildout (2024)	**0**	**0**	**0**	**0**	**0**	**67**	**0**	**49**	**0**	**58**	**502**	**0**	**0**	**0**	**540**	**78**

Intersection Development Worksheet

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Intersection #:	5		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	Emerson Dr	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	Emerson Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
7:30 - 8:30 AM	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	3	125	594	277	2	51	388	89	0	152	301	60	0	228	106	259
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	3.0%	1.0%	1.0%	0.0%	0.0%	4.0%	4.0%	0.0%	1.0%	3.0%	8.0%	0.0%	6.0%	3.0%	1.0%
Peak Hour Factor	0.38	0.80	0.93	0.88	0.50	0.71	0.77	0.74	0.00	0.86	0.91	0.88	0.00	0.73	0.78	0.76
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**3**	**128**	**606**	**283**	**2**	**52**	**396**	**91**	**0**	**155**	**307**	**61**	**0**	**233**	**108**	**264**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**3**	**136**	**642**	**300**	**2**	**55**	**420**	**96**	**0**	**164**	**325**	**65**	**0**	**247**	**114**	**280**
Project Assignment																
Ingress		12%						25%							20%	
Egress										25%	20%	12%				
Project Trips	0	7	0	0	0	0	0	14	0	22	18	10	0	0	11	0
Project Buildout (2024)	**3**	**143**	**642**	**300**	**2**	**55**	**420**	**110**	**0**	**186**	**343**	**75**	**0**	**247**	**125**	**280**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	Emerson Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
5:00 - 6:00 PM	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
TMC (2021)	2	103	403	151	4	29	622	138	0	107	205	97	0	269	258	16
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	2.0%	6.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.50	0.78	0.89	0.92	0.50	0.91	0.84	0.80	0.00	0.72	0.78	0.84	0.00	0.90	0.90	0.67
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**2**	**105**	**411**	**154**	**4**	**30**	**634**	**141**	**0**	**109**	**209**	**99**	**0**	**274**	**263**	**16**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**2**	**111**	**436**	**163**	**4**	**32**	**672**	**149**	**0**	**116**	**222**	**105**	**0**	**290**	**279**	**17**
Project Assignment																
Ingress		12%						25%							20%	
Egress										25%	20%	12%				
Project Trips	0	13	0	0	0	0	0	26	0	23	18	11	0	0	21	0
Project Buildout (2024)	**2**	**124**	**436**	**163**	**4**	**32**	**672**	**175**	**0**	**139**	**240**	**116**	**0**	**290**	**300**	**17**

Intersection Development Worksheet

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Intersection #:	6		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Jupiter Blvd	E/W	***Buildout Year:***	2024	
Minor Street:	San Filippo Dr	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	**San Filippo Dr**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
7:30 - 8:30 AM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	50	339	19	0	10	259	370	10	569	41	44	0	4	8	20
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	8.0%	3.0%	0.0%	0.0%	10.0%	3.0%	2.0%	0.0%	1.0%	2.0%	5.0%	0.0%	0.0%	25.0%	5.0%
Peak Hour Factor	0.00	0.78	0.92	0.68	0.00	0.63	0.86	0.90	0.28	0.86	0.57	0.79	0.00	0.33	0.50	0.83
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**51**	**346**	**19**	**0**	**10**	**264**	**377**	**10**	**580**	**42**	**45**	**0**	**4**	**8**	**20**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**54**	**367**	**20**	**0**	**11**	**280**	**400**	**11**	**615**	**45**	**48**	**0**	**4**	**9**	**21**
Project Assignment																
Ingress		1%						19%								
Egress										19%		1%				
Project Trips	0	1	0	0	0	0	0	10	0	17	0	1	0	0	0	0
Project Buildout (2024)	**0**	**55**	**367**	**20**	**0**	**11**	**280**	**410**	**11**	**632**	**45**	**49**	**0**	**4**	**9**	**21**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	**San Filippo Dr**								**Jupiter Blvd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
4:45 - 5:45 PM	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	45	449	9	0	3	673	482	0	338	19	26	0	12	36	8
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	4.0%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%	5.0%	8.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.00	0.75	0.96	0.56	0.00	0.75	0.96	0.97	0.00	0.95	0.53	0.59	0.00	0.75	0.75	1.00
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**46**	**458**	**9**	**0**	**3**	**686**	**492**	**0**	**345**	**19**	**27**	**0**	**12**	**37**	**8**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**49**	**485**	**10**	**0**	**3**	**727**	**522**	**0**	**366**	**20**	**29**	**0**	**13**	**39**	**8**
Project Assignment																
Ingress		1%						19%								
Egress										19%		1%				
Project Trips	0	1	0	0	0	0	0	20	0	17	0	1	0	0	0	0
Project Buildout (2024)	**0**	**50**	**485**	**10**	**0**	**3**	**727**	**542**	**0**	**383**	**20**	**30**	**0**	**13**	**39**	**8**

Intersection Development Worksheet

Kimley»Horn
Expect More. Experience Better.

Intersection #:	7		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Malabar Rd	E/W	***Buildout Year:***	2024	
Minor Street:	Emerson Dr	N/S	***Seasonal Factor:***	1.00	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	**Emerson Dr**								**Malabar Rd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
#N/A	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	8	182	172	427	0	174	146	34	4	24	865	73	23	226	569	80
Seasonal Factor		1.00				1.00				1.00				1.00		
Heavy Vehicle	0.0%	1.0%	2.0%	2.0%	0.0%	2.0%	2.0%	0.0%	25.0%	4.0%	1.0%	3.0%	0.0%	5.0%	3.0%	1.0%
Peak Hour Factor	0.46	0.77	0.86	0.91	0.00	0.84	0.74	0.86	0.63	0.78	0.96	0.76	0.93	0.89	0.89	0.77
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**8**	**182**	**172**	**427**	**0**	**174**	**146**	**34**	**4**	**24**	**865**	**73**	**23**	**226**	**569**	**80**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**8**	**193**	**182**	**453**	**0**	**184**	**155**	**36**	**4**	**25**	**917**	**77**	**24**	**240**	**603**	**85**
Project Assignment																
Ingress							5%							18%		
Egress			5%	18%												
Project Trips	0	0	4	16	0	0	3	0	0	0	0	0	0	10	0	0
Project Buildout (2024)	**8**	**193**	**186**	**469**	**0**	**184**	**158**	**36**	**4**	**25**	**917**	**77**	**24**	**250**	**603**	**85**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	**Emerson Dr**								**Malabar Rd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
#N/A	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	4	82	154	268	0	159	218	24	4	42	747	75	22	494	993	262
Seasonal Factor		1.00				1.00				1.00				1.00		
Heavy Vehicle	0.0%	1.0%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%
Peak Hour Factor	0.38	0.83	0.76	0.95	0.00	0.85	0.89	0.94	0.63	0.87	0.88	0.71	0.81	0.95	0.90	0.87
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**4**	**82**	**154**	**268**	**0**	**159**	**218**	**24**	**4**	**42**	**747**	**75**	**22**	**494**	**993**	**262**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**4**	**87**	**163**	**284**	**0**	**169**	**231**	**25**	**4**	**45**	**792**	**80**	**23**	**524**	**1,053**	**278**
Project Assignment																
Ingress							5%							18%		
Egress			5%	18%												
Project Trips	0	0	5	16	0	0	5	0	0	0	0	0	0	19	0	0
Project Buildout (2024)	**4**	**87**	**168**	**300**	**0**	**169**	**236**	**25**	**4**	**45**	**792**	**80**	**23**	**543**	**1,053**	**278**

Intersection Development Worksheet

Kimley»Horn
Expect More. Experience Better.

Intersection #:	8		***Existing Year:***	2021	***TMC Year:*** 2021
Major Street:	Malabar Rd	E/W	***Buildout Year:***	2024	
Minor Street:	San Flippo Dr	N/S	***Seasonal Factor:***	1.02	
			Pre-COVID 19 Factor:	1.00	*AM Peak Hour Trips:* IN = 57 **OUT =** 88
			Annual Growth (%):	2.00%	

Weekday AM Peak Hour	**San Flippo Dr**								**Malabar Rd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
#N/A	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	113	31	428	0	69	33	12	0	12	1742	103	2	354	910	58
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	8.0%	0.0%	4.0%	0.0%	3.0%	0.0%	0.0%	0.0%	8.0%	2.0%	2.0%	0.0%	8.0%	8.0%	5.0%
Peak Hour Factor	0.00	0.74	0.60	0.79	0.00	0.78	0.92	0.60	0.00	0.43	0.89	0.89	0.50	0.85	0.80	0.73
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**115**	**32**	**437**	**0**	**70**	**34**	**12**	**0**	**12**	**1,777**	**105**	**2**	**361**	**928**	**59**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**122**	**34**	**463**	**0**	**74**	**36**	**13**	**0**	**13**	**1,884**	**111**	**2**	**383**	**984**	**63**
Project Assignment																
Ingress														18%	18%	
Egress				18%							18%					
Project Trips	0	0	0	16	0	0	0	0	0	0	16	0	0	10	10	0
Project Buildout (2024)	**0**	**122**	**34**	**479**	**0**	**74**	**36**	**13**	**0**	**13**	**1,900**	**111**	**2**	**393**	**994**	**63**

PM Peak Hour Trips: IN = 106 **OUT =** 91

Weekday PM Peak Hour	**San Flippo Dr**								**Malabar Rd**							
	Northbound				**Southbound**				**Eastbound**				**Westbound**			
#N/A	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**	**U**	**L**	**T**	**R**
TMC (2021)	0	105	79	522	0	132	112	53	2	30	1078	79	1	824	1693	138
Seasonal Factor		1.02				1.02				1.02				1.02		
Heavy Vehicle	0.0%	2.0%	0.0%	3.0%	0.0%	2.0%	0.0%	2.0%	0.0%	0.0%	2.0%	3.0%	0.0%	1.0%	2.0%	1.0%
Peak Hour Factor	0.00	0.80	0.76	0.98	0.00	0.87	0.76	0.70	0.50	0.58	0.94	0.76	0.25	0.93	0.95	0.75
Pre-COVID 19 Factor		1.00				1.00				1.00				1.00		
Existing (2021)	**0**	**107**	**81**	**532**	**0**	**135**	**114**	**54**	**2**	**31**	**1,100**	**81**	**1**	**840**	**1,727**	**141**
Growth Factor		1.06				1.06				1.06				1.06		
Background (2024)	**0**	**113**	**86**	**564**	**0**	**143**	**121**	**57**	**2**	**33**	**1,166**	**86**	**1**	**890**	**1,831**	**149**
Project Assignment																
Ingress														18%	18%	
Egress				18%							18%					
Project Trips	0	0	0	16	0	0	0	0	0	0	16	0	0	19	19	0
Project Buildout (2024)	**0**	**113**	**86**	**580**	**0**	**143**	**121**	**57**	**2**	**33**	**1,182**	**86**	**1**	**909**	**1,850**	**149**

APPENDIX E
Signal Timings

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: Jupiter and DeGroodt

INTSALLATION/INSPECTION DATE: 1/16/2019

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST								
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green		16.0		7.0	7.0	16.0		
PASSAGE		3.5		3.0	3.0	3.5		
YELLOW		4.5		4.0	4.0	4.5		
RED		1.0		1.0	1.0	1.0		
MAX I		50.0		20.0	15.0	50.0		
MAX II								
WALK	7.0							
PED CLEAR	21.0							
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

Xped	Yes	No
	x	

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF		x		x	x	x		
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: Jupiter and Minton

INTSALLATION/INSPECTION DATE: 1/16/2019

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST								
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green	7.0	16.0				16.0		7.0
PASSAGE	3.0	3.5				3.5		3.0
YELLOW	4.0	4.5				4.5		4.0
RED	1.0	1.0				1.0		1.0
MAX I	15.0	50.0				50.0		20.0
MAX II								
WALK	7.0							
PED CLEAR	21.0							
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

Xped	Yes	No
	x	

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF	x	x				x		x
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: Jupiter and Eldron

INTSALLATION/INSPECTION DATE: 1/16/2019

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST								
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green	4.0	6.0	4.0	5.0	4.0	6.0	4.0	5.0
PASSAGE	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
YELLOW	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
RED	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
MAX I	20.0	30.0	20.0	30.0	20.0	20.0	20.0	30.0
MAX II								
WALK	19.0							
PED CLEAR	19.0							
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

Xped	Yes	No
	x	

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF	x	x	x	x	x	x	x	x
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: Emerson SE and Jupiter

INTSALLATION/INSPECTION DATE: 1/16/2019

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST								
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
PASSAGE	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
YELLOW	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
RED	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
MAX I	10.0	30.0	10.0	30.0	10.0	30.0	10.0	25.0
MAX II								
WALK	24.0							
PED CLEAR	17.0							
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

Xped	Yes	No
	x	

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF	x	x	x	x	x	x	x	x
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: San Filippo and Jupiter

INTSALLATION/INSPECTION DATE: 1/16/2019

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST								
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green	5.0	12.0		6.0	5.0	12.0		12.0
PASSAGE	3.0	3.0		3.0	3.0	3.0		3.0
YELLOW	4.0	4.0		4.0	4.0	4.0		4.0
RED	1.0	1.0		1.0	1.0	1.0		1.0
MAX I	12.0	27.0		51.0	6.0	33.0		29.0
MAX II								
WALK				7.0		7.0		
PED CLEAR				22.0		20.0		
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF	x	x		x	x	x		x
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

City of Palm Bay Signal Timing Sheet

INTERSECTION NAME: Malabar and Emerson

INTSALLATION/INSPECTION DATE: 2/18/2022

PROGRAMMED BY

PROGRAM DATE:

CONTROLER SERIAL #

SECURITY CODE:

INTERVAL	PHASE (ON/OFF)							
	1	2	3	4	5	6	7	8
MEMORY								
EXT RECALL		ON				ON		
MAX RECALL								
PED RECALL								
CAN I								
CAN II								
FL WALK								
SOFT RECALL								
WALK REST		ON				ON		
COND PED								
FWTPCL								

INTERVAL	PHASE TIMINGS							
	1	2	3	4	5	6	7	8
Min Green	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
PASSAGE	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
YELLOW	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
RED	4.0	2.0	4.0	4.0	4.0	2.0	4.0	4.0
MAX I	15.0	70.0	18.0	35.0	35.0	70.0	15.0	38.0
MAX II	8.0	56.0	18.0	38.0	32.0	32.0	13.0	43.0
WALK		7.0		7.0		7.0		7.0
PED CLEAR		28.0		28.0		28.0		28.0
S/A								
TBK								
TTR								
MIN GAP								
MAX VI								
MAX EXT								
AUTO MAX								
AMR								

Xped	Yes	No
		x

PHASES USED								
	1	2	3	4	5	6	7	8
ON/OFF	x	x	x	x	x	x	x	x
SEQUENCE		2	1=SEG,2=DUAL RING,3-7=SPEC, 8=LEAD/LAG					
LEAD/LAG CODES (ONLY USED IF "8" WAS ENTERED FOR SQUENCE)								
PAIRS								

INITIALIZE/FLASH				
	INITIALIZE	ENTER FLASH	EXIT FLASH	INTERVAL CODES 1=RED 2=YELLOW 3=GREEN
RING 1 PHASE	2	4	2	
RING 2 PHASE	6	8	6	
INTERVAL	3	1	3	

POWER UP/RESTART TIMINGS		
MINUMUM FLASH	7	(0-9 OR 127 SEC)
1ST ALL RED AFTER FLASH	0	(0-9 OR 127 SEC)

FDOT DISTRICT 5 - Signal Retiming
Brevard County
SR 514 from San Fillipo Street to SR 507 and
SR 507 from Charles Boulevard to Port Malabar Boulevard

Maj. Street	SR 514	**Date:**	4/5/2021	**Node**	6000
Min. Street	San Filippo Street	**Controller**	Naztec	**Address**	
Maintaining Agency	Palm Bay				
				Designed By	**VHB**

Controller Timings (seconds)

Phase	1	2	3	4	5	6	7	8
Direction	EBL	WB	NBL	SB	WBL	EB	SBL	NB
Turn Type	PROT		5-SECTION		PROT		5-SECTION	
Min Green	7	15	7	12	12	15	7	12
Veh Gap	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Yellow	4.1	4.0	4.0	4.0	4.0	4.1	4.0	4.0
All Red	2.6	2.0	3.3	3.3	3.0	2.0	3.3	3.3
Max I	10	58	12	42	28	55	12	30
Max II	13	60	12	32	60	53	12	32
Walk		7		7		7		7
Flashing Don't Walk	-	27		40		28		39
Min Splits	*14.0*	*40.0*	*15.0*	*55.0*	*19.0*	*42.0*	*15.0*	*54.0*
Recall/Memory	*LK*				*LK*			
Detector Switching			*3>8*				*7>4*	
Recall		*MIN*				*MIN*		
Coord Phase		*YES*						

Pedestrians

Phase	1	2	3	4	5	6	7	8
Direction	*EBL*	*WB*	*NBL*	*SB*	*WBL*	*EB*	*SBL*	*NB*
Speed Limit (mph)	*35*	*35*	*35*	*25*	*35*	*35*	*25*	*35*
Vehicle Traversed Width	*122*	*97*	*125*	*135*	*122*	*102*	*122*	*144*
Approach Grades	*-0.5%*	*-0.3%*	*0.0%*	*0.0%*	*-0.3%*	*-0.5%*	*0.0%*	*0.0%*
Ped-X (curb to curb)		*92*		*137*		*97*		*135*
Crossing Time		*27*		*40*		*28*		*39*
Ped-X (button to curb)								
Ped-X (button to far curb)								
Crossing Time (to far curb)								

Coordination Timings (seconds)

Plan	Pattern	C-O-S	1	2	3	4	5	6	7	8
AM	*1*	*111*	*20*	*78*	*17*	*55*	*32*	*66*	*18*	*54*
MID-DAY	*2*	*222*	*20*	*66*	*19*	*55*	*34*	*52*	*19*	*55*
PM	*3*	*333*	*18*	*99*	*18*	*45*	*56*	*61*	*18*	*45*

Plan	*Pattern*	*Cycle Length*	*Offset*	*Sequence*
AM	*1*	*170*	*100*	*1*
MID-DAY	*2*	*160*	*135*	*1*
PM	*3*	*180*	*81*	*1*

9:30

Time of Day (Mon-Fri)

TIME	*PATTERN*	*TIME*	*PATTERN*
0:00	100	14:00	3
6:00	1	19:00	2
~~9:00~~	2	21:00	100

Time of Day (Sat)

TIME	*PATTERN*	*TIME*	*PATTERN*
0:00	100	20:00	100
7:30	2		

Time of Day (Sun)

TIME	*PATTERN*	*TIME*	*PATTERN*
0:00	100	19:00	100
9:00	2		

Notes

1) Offset referenced to end of mainstreet green
2) Use Fixed Force Offs
3.a) Program 'MinPerm' for pedestrian phases during coordination.
3.b) Enable 'Stop In Walk' during coordination.
3.c) Program 'Return Hold' during coordination.
3.d) Short/Long percentage is 10/22 for all patterns.
4) Intersection operates under Max 1 during Patterns 1 and 2, and Max 2 during Pattern 3

APPENDIX F

Space Coast TPO Traffic Counts

Segments Functional Classification, Maximum Acceptable Volume (MAV) and Level of Service (LOS)

ID	Road	From	To	Functional Classification	Existing Volume 2020 or Most Recent	Existing MAV	Existing Vol/MAV	Acceptable LOS*
322	ELLIS	JOHN RODES	EAST DRIVE	Urban Minor Arterial	15,968	15,600	1.02	E
321	ELLIS	EAST DRIVE	WICKHAM	Urban Minor Arterial	15,209	15,600	0.97	E
551	EMERSON	JUPITER	MALABAR	Urban Minor Arterial	15,386	39,800	0.39	D
552	EMERSON	MALABAR	AMERICANA BLVD.	Urban Minor Arterial	8,960	17,700	0.51	D
553	EMERSON	AMERICANA BLVD.	CULVER	Urban Minor Arterial	8,762	17,700	0.50	D
554	EMERSON	CULVER	MINTON	Urban Minor Arterial	4,504	17,700	0.25	D
555	EMERSON	MINTON	JUPITER	Urban Minor Arterial	21,447	39,800	0.54	D
616	EMERSON	JUPITER	SJHP	Urban Major Collector	11,619	17,700	0.66	D
315	EVANS	US 192	HIBISCUS	Urban Minor Arterial	17,640	39,800	0.44	D
319	EVANS	HIBISCUS	NASA	Urban Minor Arterial	15,545	39,800	0.39	D
556	FLEMING GRANT	KIWI DR	MICCO	Rural Minor Collector	1,460	14,200	0.10	D
579	GATEWAY DR	HIBISCUS	NASA	Urban Minor Collector	3,109	33,800	0.09	E
558	GRANT	BABCOCK	OLD DIXIE	Rural Major Collector	2,959	14,200	0.21	D
566	HARLOCK	AURORA	LAKE WASHINGTON	Urban Minor Collector	3,081	15,600	0.20	E
585	HENRY	MINTON RD	HOLLYWOOD	Urban Major Collector	10,209	15,600	0.65	E
591	HENRY	HOLLYWOOD	DAIRY	Urban Major Collector	6,054	15,600	0.39	E
559	HIBISCUS BLVD	EVANS	DAIRY	Urban Minor Arterial	13,723	39,800	0.34	D
560	HIBISCUS BLVD	DAIRY	BABCOCK	Urban Minor Arterial	13,635	33,800	0.40	E
561	HIBISCUS BLVD	BABCOCK	APOLLO	Urban Minor Arterial	13,313	33,800	0.39	E
587	HICKORY	US 192	FEE	Urban Major Collector	969	15,600	0.06	E
588	HICKORY	FEE	HIBISCUS	Urban Major Collector	1,004	15,600	0.06	E
580	HICKORY	HIBISCUS	NASA	Urban Major Collector	3,584	15,600	0.23	E
318	HOLLYWOOD	PALM BAY RD	EBER	Urban Minor Arterial	13,754	17,700	0.78	D
317	HOLLYWOOD	EBER	FLORIDA/WINGATE	Urban Minor Arterial	12,842	17,700	0.73	D
374	HOLLYWOOD	FLORIDA/WINGATE	HENRY	Urban Minor Arterial	10,708	17,700	0.60	E
316	HOLLYWOOD	HENRY	US 192	Urban Minor Arterial	11,258	15,600	0.72	E
354	INTERLACHEN	ST. ANDREWS	BAYTREE	Urban Minor Collector	4,867	15,600	0.31	E
353	INTERLACHEN	BAYTREE	WICKHAM	Urban Minor Collector	5,934	15,600	0.38	E
511	JOHN RODES	US 192	SHERIDAN	Urban Minor Arterial	6,723	17,700	0.38	D
504	JOHN RODES	SHERIDAN	ELLIS	Urban Minor Arterial	7,055	17,700	0.40	D
505	JOHN RODES	ELLIS	EAU GALLIE	Urban Minor Arterial	9,400	17,700	0.53	D
506	JOHN RODES	EAU GALLIE	AURORA	Urban Major Collector	9,565	15,600	0.61	E
323	JORDAN BLASS	ST ANDREWS (J BLASS)	WICKHAM	Urban Minor Collector	3,924	15,600	0.25	E
617	JUPITER BLVD	SAN FILLIPPO	EMERSON	Urban Minor Arterial	10,526	15,600	0.67	E
618	JUPITER BLVD	EMERSON	ELDRON BLVD	Urban Minor Arterial	9,947	17,700	0.56	D
619	JUPITER BLVD	ELDRON BLVD	DEGROODT	Urban Minor Arterial	11,921	17,700	0.67	D
573	JUPITER BLVD	DEGROODT	MALABAR	Urban Minor Arterial	7,205	17,700	0.41	D
620	JUPITER BLVD	MALABAR	AMERICANA	Urban Minor Arterial	11,237	17,700	0.63	D
574	JUPITER BLVD	AMERICANA	PACE	Urban Minor Arterial	11,785	17,700	0.67	D
621	JUPITER BLVD	PACE	EMERSON	Urban Minor Arterial	10,832	17,700	0.61	D
612	LAKE ANDREW	STROM PARK	TRAFFORD	Urban Local	4,365	15,600	0.28	E
605	LAKE ANDREW	TRAFFORD	IVANHOE	Urban Local	5,665	39,800	0.14	D
79	LAKE ANDREW	IVANHOE DR	WICKHAM	Urban Major Collector	10,392	39,800	0.26	D
351	LAKE WASHINGTON	THE LAKE	HARLOCK	Urban Minor Collector	5,238	17,700	0.30	D
344	LAKE WASHINGTON	HARLOCK	TURTLEMOUND	Urban Minor Collector	4,132	17,700	0.23	D
338	LAKE WASHINGTON	TURTLEMOUND	WICKHAM	Urban Major Collector	8,332	17,700	0.47	D
557	MAIN	CENTRAL STREET	US 1	Urban Major Collector	2,236	15,600	0.14	E

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Segments Functional Classification, Maximum Acceptable Volume (MAV) and Level of Service (LOS)

ID	Road	From	To	Functional Classification	Existing Volume 2020 or Most Recent	Existing MAV	Existing Vol/MAV	Acceptable LOS*
589	MALABAR	SJHP	JUPITER	Urban Minor Arterial	9,532	17,700	0.54	D
371	MALABAR	JUPITER	MINTON	Urban Principal Arterial-Other	16,865	17,700	0.95	D
491	MALABAR	MINTON	EMERSON	Urban Principal Arterial-Other	22,111	39,800	0.56	D
513	MALABAR	EMERSON	SAN FILLIPPO	Urban Principal Arterial-Other	29,927	50,900	0.59	E
492	MALABAR	SAN FILLIPPO	I-95	Urban Principal Arterial-Other	49,770	50,900	0.98	E
493	MALABAR (SR 514)	I-95	BABCOCK	Urban Principal Arterial-Other	38,183	59,900	0.64	D
494	MALABAR (SR 514)	BABCOCK	COREY	Urban Minor Arterial	15,812	24,200	0.65	D
516	MALABAR (SR 514)	COREY	US 1	Urban Minor Arterial	8,202	14,800	0.55	D
598	MELBOURNE AVE	US 1 OVERPASS	FRONT STREET	Urban Minor Collector	3,107	15,600	0.20	E
519	MICCO	BABCOCK	DOTTIE DRIVE	Rural Major Collector	2,319	14,200	0.16	D
520	MICCO	DOTTIE DRIVE	FLEMING GRANT	Urban Major Collector	3,863	17,700	0.22	D
518	MICCO	FLEMING GRANT	US 1	Urban Major Collector	7,590	17,700	0.43	D
490	MINTON	MALABAR	AMERICANA	Urban Principal Arterial-Other	23,084	39,800	0.58	D
489	MINTON	AMERICANA	EMERSON	Urban Principal Arterial-Other	25,491	39,800	0.64	D
488	MINTON	EMERSON	PALM BAY	Urban Principal Arterial-Other	51,052	33,800	1.51	E
487	MINTON	PALM BAY	HIELD	Urban Principal Arterial-Other	25,532	33,800	0.76	E
486	MINTON	HIELD	EBER	Urban Principal Arterial-Other	30,578	39,800	0.77	D
372	MINTON	EBER	WINGATE	Urban Principal Arterial-Other	29,077	39,800	0.73	D
483	MINTON	WINGATE	MILWAUKEE	Urban Principal Arterial-Other	30,275	39,800	0.76	D
482	MINTON	MILWAUKEE	HENRY	Urban Principal Arterial-Other	30,339	39,800	0.76	D
481	MINTON	HENRY	US 192	Urban Principal Arterial-Other	27,304	39,800	0.69	D
575	NASA	WICKHAM	EVANS	Urban Principal Arterial-Other	26,167	39,800	0.66	D
576	NASA	EVANS	EDDIE ALLEN	Urban Principal Arterial-Other	12,431	39,800	0.31	D
346	NASA (SR 508)	EDDIE ALLEN	DR. MARTIN LUTHER KING JR. BLVD	Urban Principal Arterial-Other	13,891	32,400	0.43	D
345	NASA (SR 508)	DR. MARTIN LUTHER KING JR. BLVD	BABCOCK	Urban Principal Arterial-Other	9,910	32,400	0.31	D
349	NASA (SR 508)	BABCOCK	APOLLO	Urban Principal Arterial-Other	11,430	32,400	0.35	D
342	NASA (SR 508)	APOLLO	US 1	Urban Principal Arterial-Other	10,511	32,400	0.32	D
599	NEW HAVEN	FRONT STREET	CAUSEWAY	Urban Major Collector	10,603	15,600	0.68	E
600	NORFOLK PARKWAY	PALM BAY ROAD	TARGET SIGNAL	Urban Major Collector	21,527	33,800	0.64	E
478	PALM BAY	MINTON	ATHENS	Urban Principal Arterial-Other	27,540	59,900	0.46	D
479	PALM BAY	ATHENS	CULVER	Urban Principal Arterial-Other	27,755	59,900	0.46	D
465	PALM BAY	CULVER	I-95 EAST RAMP	Urban Principal Arterial-Other	49,765	59,900	0.83	D
466	PALM BAY	I-95 EAST RAMP	HOLLYWOOD	Urban Principal Arterial-Other	53,212	59,900	0.89	D
467	PALM BAY	HOLLYWOOD	DAIRY	Urban Principal Arterial-Other	44,287	59,900	0.74	D
468	PALM BAY	DAIRY	PORT MALABAR	Urban Principal Arterial-Other	38,551	59,900	0.64	D
469	PALM BAY	PORT MALABAR	STACK	Urban Principal Arterial-Other	33,821	59,900	0.56	D
477	PALM BAY	STACK	RIVIERA	Urban Principal Arterial-Other	35,794	59,900	0.60	D
470	PALM BAY	RIVIERA	BABCOCK	Urban Principal Arterial-Other	34,192	59,900	0.57	D
480	PALM BAY	BABCOCK	KNECT	Urban Principal Arterial-Other	31,790	59,900	0.53	D
475	PALM BAY	KNECT	LIPSCOMB	Urban Principal Arterial-Other	33,874	59,900	0.57	D
476	PALM BAY	LIPSCOMB	TROUTMAN	Urban Principal Arterial-Other	18,297	59,900	0.31	D
471	PALM BAY	TROUTMAN	RJ Conlan	Urban Principal Arterial-Other	18,010	59,900	0.30	D
330	PARKWAY	TURTLEMOUND	WICKHAM	Urban Major Collector	4,800	17,700	0.27	D
601	PINEAPPLE	EAU GALLIE BLVD	AURORA	Urban Major Collector	5,142	15,600	0.33	E
570	PINEDA CSWY	I-95	ST ANDREWS	Urban Minor Arterial	29,726	41,790	0.71	D
328	PINEDA CSWY	ST ANDREWS	WICKHAM	Urban Minor Arterial	28,245	41,790	0.68	D
327	PINEDA CSWY	WICKHAM	US 1	Urban Principal Arterial-Other	33,122	41,790	0.79	D

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Segments Functional Classification, Maximum Acceptable Volume (MAV) and Level of Service (LOS)

ID	Road	From	To	Functional Classification	Existing Volume 2020 or Most Recent	Existing MAV	Existing Vol/MAV	Acceptable LOS*
352	PINEHURST	WICKHAM	ST. ANDREWS	Urban Minor Collector	2,540	15,600	0.16	E
339	PORT MALABAR	BABCOCK	TROUTMAN	Urban Minor Arterial	15,451	39,800	0.39	D
340	PORT MALABAR	TROUTMAN	US 1	Urban Minor Arterial	11,485	39,800	0.29	D
329	POST	PINECONE	WICKHAM	Urban Major Collector	8,213	15,600	0.53	E
562	RJ CONLAN	PALM BAY RD	COMMERCE	Urban Principal Arterial-Other	13,109	39,800	0.33	D
563	RJ CONLAN	COMMERCE	US 1	Urban Principal Arterial-Other	10,112	39,800	0.25	D
495	SARNO (SR 5054)	EAU GALLIE	WICKHAM	Urban Minor Arterial	15,214	19,470	0.78	D
358	SARNO	WICKHAM	CROTON	Urban Minor Arterial	19,488	41,790	0.47	D
496	SARNO	CROTON	GARFIELD	Urban Minor Arterial	17,385	41,790	0.42	D
498	SARNO	GARFIELD	APOLLO	Urban Minor Arterial	18,714	41,790	0.45	D
499	SARNO	APOLLO	US 1	Urban Minor Arterial	14,798	33,800	0.44	E
581	SHERIDAN	JOHN RODES	WICKHAM	Urban Minor Collector	4,004	15,600	0.26	E
381	ST ANDREWS	PINEDA CAUSEWAY	INTERLACHEN	Urban Minor Collector	5,997	15,600	0.38	E
325	ST ANDREWS	INTERLACHEN	PINEHURST	Urban Minor Collector	3,973	15,600	0.25	E
326	ST ANDREWS	PINEHURST	WICKHAM	Urban Minor Collector	1,690	15,600	0.11	E
609	ST JOHNS HERITAGE PKWY	MALABAR	PACE	Urban Minor Arterial	5,492	15,600	0.35	E
610	ST JOHNS HERITAGE PKWY	PACE	EMERSON	Urban Minor Arterial	7,192	15,600	0.46	E
629	ST JOHNS HERITAGE PKWY	EMERSON	US 192	Urban Minor Arterial	10,700	15,600	0.69	E
630	ST JOHNS HERITAGE PKWY	US 192	I-95 INTERCHANGE	Urban Minor Arterial	6,638	15,600	0.43	E
632	ST JOHNS HERITAGE PKWY	BABCOCK	I-95 INTERCHANGE	Urban Minor Arterial	3,606	15,600	0.23	E
564	SAN FILLIPPO	JUPITER	MALABAR	Urban Minor Arterial	21,461	39,800	0.54	D
324	SUNTREE	WICKHAM	US 1	Urban Minor Collector	13,228	19,451	0.68	E
611	TURTLEMOUND	EAU GALLIE	AURORA	Urban Major Collector	5,085	15,600	0.33	E
379	TURTLEMOUND	AURORA	LAKE WASHINGTON	Urban Major Collector	8,463	15,600	0.54	E
331	TURTLEMOUND	LAKE WASHINGTON	PARKWAY	Urban Major Collector	7,044	15,600	0.45	E
378	TURTLEMOUND	PARKWAY	PINE CONE ROAD	Urban Major Collector	6,128	15,600	0.39	E
569	UNIVERSITY	BABCOCK	US 1	Urban Major Collector	8,686	33,800	0.26	E
416	US 1	INDIAN RIVER COUNTY LINE	MICCO	Urban Principal Arterial-Other	19,114	41,790	0.46	D
417	US 1	MICCO	FIRST STREET	Urban Principal Arterial-Other	14,164	41,790	0.34	D
565	US 1	FIRST STREET	VALKARIA	Urban Principal Arterial-Other	13,314	41,790	0.32	D
418	US 1	VALKARIA	MALABAR	Urban Principal Arterial-Other	15,164	41,790	0.36	D
419	US 1	MALABAR	PORT MALABAR	Urban Principal Arterial-Other	18,142	41,790	0.43	D
420	US 1	PORT MALABAR	PALM BAY	Urban Principal Arterial-Other	22,192	39,800	0.56	D
539	US 1	PALM BAY	RJ CONLAN	Urban Principal Arterial-Other	18,904	39,800	0.47	D
343	US 1	RJ CONLAN	UNIVERSITY	Urban Principal Arterial-Other	27,588	59,900	0.46	D
348	US 1	UNIVERSITY	NEW HAVEN	Urban Principal Arterial-Other	31,490	59,900	0.53	D
384	US 1	NEW HAVEN	STRAWBRIDGE	Urban Principal Arterial-Other	25,320	59,900	0.42	D
385	US 1	STRAWBRIDGE	HIBISCUS	Urban Principal Arterial-Other	34,736	59,900	0.58	D
431	US 1	HIBISCUS	NASA	Urban Principal Arterial-Other	32,231	59,900	0.54	D
432	US 1	NASA	CHERRY	Urban Principal Arterial-Other	32,997	59,900	0.55	D
433	US 1	CHERRY	BALLARD	Urban Principal Arterial-Other	30,832	59,900	0.51	D
434	US 1	BALLARD	SARNO	Urban Principal Arterial-Other	41,406	59,900	0.69	D
435	US 1	SARNO	EAU GALLIE	Urban Principal Arterial-Other	47,780	59,900	0.80	D
442	US 1	EAU GALLIE	AURORA	Urban Principal Arterial-Other	34,684	59,900	0.58	D
450	US 1	AURORA	LAKE WASHINGTON	Urban Principal Arterial-Other	34,093	59,900	0.57	D
436	US 1	LAKE WASHINGTON	PARKWAY	Urban Principal Arterial-Other	33,902	59,900	0.57	D
437	US 1	PARKWAY	POST	Urban Principal Arterial-Other	34,849	59,900	0.58	D

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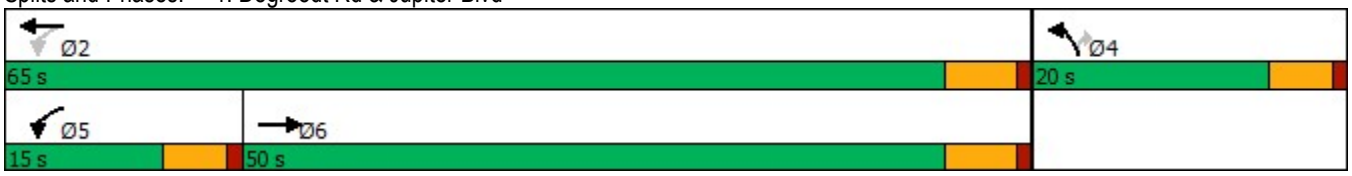
APPENDIX G

Synchro Outputs

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	413	357	311	152	400
Future Volume (vph)	413	357	311	152	400
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	50.0	15.0	65.0	20.0	20.0
Total Split (%)	58.8%	17.6%	76.5%	23.5%	23.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 82.3
Natural Cycle: 50
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	413	118	357	311	152	400
Future Volume (veh/h)	413	118	357	311	152	400
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	449	128	388	338	165	435
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1432	405	653	2488	314	280
Arrive On Green	0.52	0.52	0.12	0.70	0.18	0.18
Sat Flow, veh/h	2828	773	1781	3647	1781	1585
Grp Volume(v), veh/h	290	287	388	338	165	435
Grp Sat Flow(s),veh/h/ln	1777	1731	1781	1777	1781	1585
Q Serve(g_s), s	7.9	8.0	7.9	2.7	7.1	15.0
Cycle Q Clear(g_c), s	7.9	8.0	7.9	2.7	7.1	15.0
Prop In Lane		0.45	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	930	906	653	2488	314	280
V/C Ratio(X)	0.31	0.32	0.59	0.14	0.52	1.56
Avail Cap(c_a), veh/h	930	906	653	2488	314	280
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.5	11.6	7.2	4.2	31.8	35.0
Incr Delay (d2), s/veh	0.2	0.2	3.9	0.1	1.6	266.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.0	5.0	5.3	1.3	5.7	50.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.8	11.8	11.2	4.3	33.4	301.7
LnGrp LOS	B	B	B	A	C	F
Approach Vol, veh/h	577			726	600	
Approach Delay, s/veh	11.8			8.0	227.9	
Approach LOS	B			A	F	

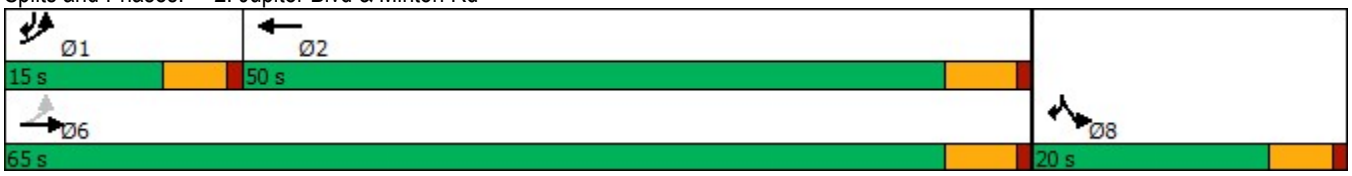
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		65.0		20.0	15.0	50.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		59.5		15.0	10.0	44.5
Max Q Clear Time (g_c+I1), s		4.7		17.0	9.9	10.0
Green Ext Time (p_c), s		2.7		0.0	0.0	4.4

Intersection Summary	
HCM 6th Ctrl Delay	78.5
HCM 6th LOS	E

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	427	383	242	164	294
Future Volume (vph)	427	383	242	164	294
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 82.5
Natural Cycle: 55
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	427	383	242	152	164	294
Future Volume (veh/h)	427	383	242	152	164	294
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1796	1870	1870	1870
Adj Flow Rate, veh/h	454	407	257	162	174	313
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	7	2	2	2
Cap, veh/h	732	2409	1067	650	314	466
Arrive On Green	0.12	0.70	0.52	0.52	0.18	0.18
Sat Flow, veh/h	1781	3532	2128	1241	1781	1585
Grp Volume(v), veh/h	454	407	214	205	174	313
Grp Sat Flow(s),veh/h/ln	1781	1721	1706	1573	1781	1585
Q Serve(g_s), s	9.7	3.4	5.8	6.1	7.6	14.8
Cycle Q Clear(g_c), s	9.7	3.4	5.8	6.1	7.6	14.8
Prop In Lane	1.00			0.79	1.00	1.00
Lane Grp Cap(c), veh/h	732	2409	893	823	314	466
V/C Ratio(X)	0.62	0.17	0.24	0.25	0.55	0.67
Avail Cap(c_a), veh/h	732	2409	893	823	314	466
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	7.1	4.3	11.0	11.1	31.9	26.4
Incr Delay (d2), s/veh	1.6	0.2	0.1	0.2	2.1	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	1.6	3.5	3.4	6.0	9.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	8.7	4.5	11.2	11.3	34.1	30.1
LnGrp LOS	A	A	B	B	C	C
Approach Vol, veh/h		861	419		487	
Approach Delay, s/veh		6.7	11.2		31.5	
Approach LOS		A	B		C	

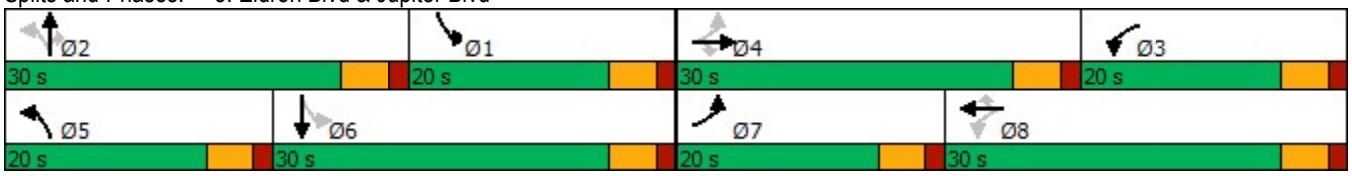
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	11.7	8.1				5.4	16.8
Green Ext Time (p_c), s	0.0	2.6				2.8	0.0

Intersection Summary	
HCM 6th Ctrl Delay	14.6
HCM 6th LOS	B

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	38	231	146	58	146	51	149	257	230	91	145
Future Volume (vph)	38	231	146	58	146	51	149	257	230	91	145
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary
Cycle Length: 100
Actuated Cycle Length: 76.1
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	231	146	58	146	51	149	257	230	91	145	26
Future Volume (veh/h)	38	231	146	58	146	51	149	257	230	91	145	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1767	1752	1841	1856	1870	1870	1841	1870	1841
Adj Flow Rate, veh/h	42	254	160	64	160	56	164	282	253	100	159	29
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	5	9	10	4	3	2	2	4	2	4
Cap, veh/h	166	341	284	201	338	301	437	704	596	428	579	106
Arrive On Green	0.03	0.18	0.18	0.04	0.19	0.19	0.10	0.38	0.38	0.10	0.38	0.38
Sat Flow, veh/h	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	1539	281
Grp Volume(v), veh/h	42	254	160	64	160	56	164	282	253	100	0	188
Grp Sat Flow(s),veh/h/ln	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	0	1820
Q Serve(g_s), s	1.4	8.6	4.4	0.0	5.4	1.4	4.5	7.4	7.9	0.0	0.0	4.8
Cycle Q Clear(g_c), s	1.4	8.6	4.4	0.0	5.4	1.4	4.5	7.4	7.9	0.0	0.0	4.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.15
Lane Grp Cap(c), veh/h	166	341	284	201	338	301	437	704	596	428	0	685
V/C Ratio(X)	0.25	0.74	0.56	0.32	0.47	0.19	0.38	0.40	0.42	0.23	0.00	0.27
Avail Cap(c_a), veh/h	507	698	582	510	659	587	663	704	596	652	0	685
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.6	25.7	12.0	30.2	23.8	10.8	16.8	15.2	15.4	20.0	0.0	14.4
Incr Delay (d2), s/veh	0.8	3.2	1.7	0.9	1.0	0.3	0.5	1.7	2.2	0.3	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	6.8	3.9	1.7	3.8	1.2	3.1	5.6	5.1	2.2	0.0	3.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.4	28.9	13.7	31.1	24.8	11.1	17.3	16.9	17.6	20.3	0.0	15.4
LnGrp LOS	C	C	B	C	C	B	B	B	B	C	A	B
Approach Vol, veh/h		456			280			699			288	
Approach Delay, s/veh		23.3			23.5			17.3			17.1	
Approach LOS		C			C			B			B	

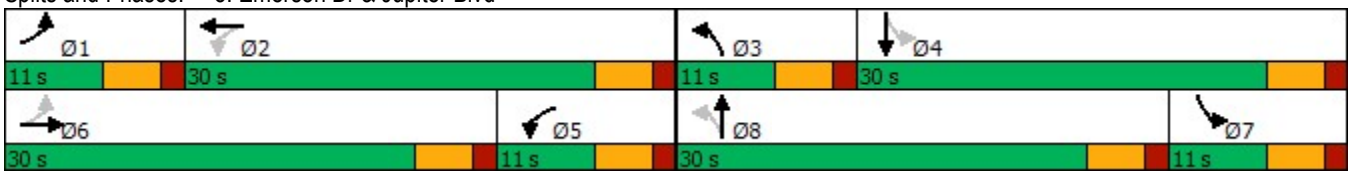
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.5	30.0	7.8	17.2	11.5	30.0	7.2	17.8
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	9.9	2.0	10.6	6.5	6.8	3.4	7.4
Green Ext Time (p_c), s	0.2	2.2	0.1	1.6	0.3	0.9	0.0	0.9

Intersection Summary	
HCM 6th Ctrl Delay	19.9
HCM 6th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	155	307	233	108	131	606	54	396
Future Volume (vph)	155	307	233	108	131	606	54	396
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	30.0	11.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 70.3
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	155	307	61	233	108	264	131	606	283	54	396	91
Future Volume (veh/h)	155	307	61	233	108	264	131	606	283	54	396	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1781	1811	1856	1870	1856	1870	1870	1870	1841	1841
Adj Flow Rate, veh/h	165	327	65	248	115	281	139	645	301	57	421	97
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	3	8	6	3	2	3	2	2	2	4	4
Cap, veh/h	253	384	76	267	450	402	285	752	351	224	828	189
Arrive On Green	0.08	0.26	0.26	0.08	0.26	0.26	0.08	0.32	0.32	0.06	0.29	0.29
Sat Flow, veh/h	1781	1503	299	1725	1763	1572	1767	2352	1098	1781	2827	646
Grp Volume(v), veh/h	165	0	392	248	115	281	139	487	459	57	259	259
Grp Sat Flow(s),veh/h/ln	1781	0	1802	1725	1763	1572	1767	1777	1673	1781	1749	1724
Q Serve(g_s), s	5.7	0.0	14.6	5.1	3.7	11.5	4.4	18.2	18.2	0.0	8.7	8.8
Cycle Q Clear(g_c), s	5.7	0.0	14.6	5.1	3.7	11.5	4.4	18.2	18.2	0.0	8.7	8.8
Prop In Lane	1.00		0.17	1.00		1.00	1.00		0.66	1.00		0.37
Lane Grp Cap(c), veh/h	253	0	460	267	450	402	285	568	535	224	512	505
V/C Ratio(X)	0.65	0.00	0.85	0.93	0.26	0.70	0.49	0.86	0.86	0.25	0.51	0.51
Avail Cap(c_a), veh/h	253	0	637	267	623	556	287	628	592	273	618	610
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.7	0.0	25.0	30.6	21.0	23.9	21.0	22.5	22.5	31.0	20.8	20.8
Incr Delay (d2), s/veh	5.8	0.0	8.0	36.1	0.3	2.3	1.3	10.6	11.2	0.6	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.7	0.0	10.9	10.8	2.6	7.6	3.1	13.2	12.6	1.6	6.0	6.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.6	0.0	33.0	66.7	21.3	26.2	22.3	33.2	33.7	31.6	21.5	21.6
LnGrp LOS	C	A	C	E	C	C	C	C	C	C	C	C
Approach Vol, veh/h		557			644			1085			575	
Approach Delay, s/veh		32.3			40.9			32.0			22.6	
Approach LOS		C			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	23.1	10.9	25.7	11.0	23.1	9.0	27.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	6.0	25.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	7.7	13.5	6.4	10.8	7.1	16.6	2.0	20.2
Green Ext Time (p_c), s	0.0	1.8	0.0	2.5	0.0	1.4	0.0	2.4

Intersection Summary	
HCM 6th Ctrl Delay	32.2
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	590	42	8	20	51	346	10	264	377
Future Volume (vph)	590	42	8	20	51	346	10	264	377
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary

Cycle Length: 123
Actuated Cycle Length: 78.1
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	590	42	45	4	8	20	51	346	19	10	264	377
Future Volume (veh/h)	590	42	45	4	8	20	51	346	19	10	264	377
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1870	1530	1826	1781	1856	1870	1752	1856	1870
Adj Flow Rate, veh/h	590	42	45	4	8	20	51	346	19	10	264	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	5	2	25	5	8	3	2	10	3	2
Cap, veh/h	679	315	337	21	41	64	270	794	43	280	369	
Arrive On Green	0.38	0.38	0.38	0.04	0.04	0.04	0.05	0.23	0.23	0.01	0.20	0.00
Sat Flow, veh/h	1781	826	885	501	1003	1547	1697	3399	186	1668	1856	1585
Grp Volume(v), veh/h	590	0	87	12	0	20	51	179	186	10	264	0
Grp Sat Flow(s),veh/h/ln	1781	0	1711	1504	0	1547	1697	1763	1822	1668	1856	1585
Q Serve(g_s), s	18.5	0.0	2.0	0.5	0.0	0.8	1.4	5.2	5.3	0.3	8.0	0.0
Cycle Q Clear(g_c), s	18.5	0.0	2.0	0.5	0.0	0.8	1.4	5.2	5.3	0.3	8.0	0.0
Prop In Lane	1.00		0.52	0.33		1.00	1.00		0.10	1.00		1.00
Lane Grp Cap(c), veh/h	679	0	652	62	0	64	270	412	425	280	369	
V/C Ratio(X)	0.87	0.00	0.13	0.19	0.00	0.31	0.19	0.43	0.44	0.04	0.72	
Avail Cap(c_a), veh/h	1357	0	1303	598	0	615	386	817	845	397	799	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	17.3	0.0	12.2	28.0	0.0	28.1	18.2	19.7	19.8	19.0	22.6	0.0
Incr Delay (d2), s/veh	3.6	0.0	0.1	1.5	0.0	2.8	0.3	0.7	0.7	0.1	2.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	0.0	1.2	0.3	0.0	0.6	0.9	3.6	3.7	0.2	6.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.9	0.0	12.3	29.5	0.0	30.9	18.6	20.5	20.5	19.0	25.2	0.0
LnGrp LOS	C	A	B	C	A	C	B	C	C	B	C	
Approach Vol, veh/h		677			32			416			274	A
Approach Delay, s/veh		19.8			30.3			20.2			25.0	
Approach LOS		B			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	7.9	17.0		28.0	5.8	19.1		7.5
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.4	10.0		20.5	2.3	7.3		2.8
Green Ext Time (p_c), s	0.0	1.2		2.5	0.0	1.9		0.1

Intersection Summary	
HCM 6th Ctrl Delay	21.2
HCM 6th LOS	C

Notes

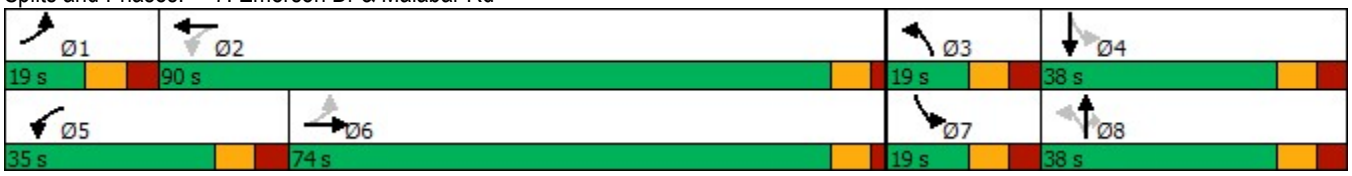
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	28	865	249	569	190	172	427	174	146
Future Volume (vph)	28	865	249	569	190	172	427	174	146
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	74.0	35.0	90.0	19.0	38.0	38.0	19.0	38.0
Total Split (%)	11.4%	44.6%	21.1%	54.2%	11.4%	22.9%	22.9%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 161.2
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	865	73	249	569	80	190	172	427	174	146	34
Future Volume (veh/h)	28	865	73	249	569	80	190	172	427	174	146	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	30	940	79	271	618	87	207	187	464	189	159	37
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	444	1633	137	612	2301	320	245	332	281	256	260	61
Arrive On Green	0.05	0.49	0.49	0.06	0.51	0.51	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	3318	279	3456	4531	630	1781	1870	1585	1781	1467	341
Grp Volume(v), veh/h	30	503	516	271	462	243	207	187	464	189	0	196
Grp Sat Flow(s),veh/h/ln	1781	1777	1820	1728	1702	1757	1781	1870	1585	1781	0	1809
Q Serve(g_s), s	1.3	32.8	32.8	6.2	12.6	12.9	10.0	14.9	29.0	10.0	0.0	16.3
Cycle Q Clear(g_c), s	1.3	32.8	32.8	6.2	12.6	12.9	10.0	14.9	29.0	10.0	0.0	16.3
Prop In Lane	1.00		0.15	1.00		0.36	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	444	874	896	612	1729	892	245	332	281	256	0	321
V/C Ratio(X)	0.07	0.58	0.58	0.44	0.27	0.27	0.84	0.56	1.65	0.74	0.00	0.61
Avail Cap(c_a), veh/h	472	874	896	951	1729	892	245	332	281	256	0	321
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.1	29.4	29.4	22.1	22.9	23.0	61.0	61.4	67.2	58.5	0.0	62.0
Incr Delay (d2), s/veh	0.1	2.8	2.7	0.5	0.4	0.8	22.8	2.2	307.8	10.7	0.0	3.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	21.1	21.6	4.7	9.1	9.6	9.1	11.8	55.6	6.4	0.0	12.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.2	32.2	32.1	22.6	23.3	23.7	83.8	63.6	375.1	69.2	0.0	65.4
LnGrp LOS	B	C	C	C	C	C	F	E	F	E	A	E
Approach Vol, veh/h		1049			976			858			385	
Approach Delay, s/veh		31.7			23.2			236.9			67.3	
Approach LOS		C			C			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.4	90.0	19.0	38.0	19.0	87.4	19.0	38.0
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	83.0	10.0	29.0	26.0	67.0	10.0	29.0
Max Q Clear Time (g_c+I1), s	3.3	14.9	12.0	18.3	8.2	34.8	12.0	31.0
Green Ext Time (p_c), s	0.0	5.5	0.0	0.7	0.8	8.0	0.0	0.0

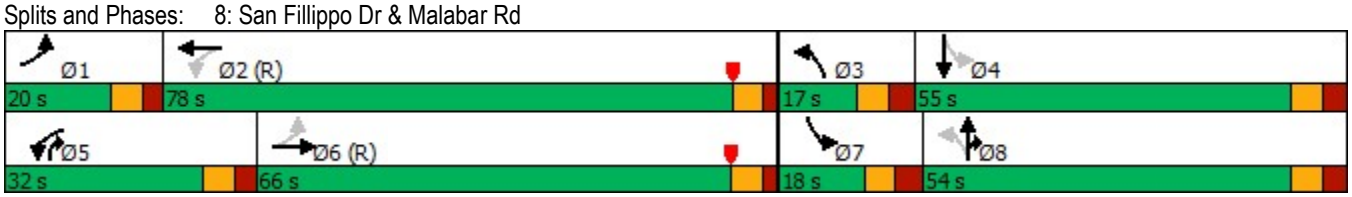
Intersection Summary	
HCM 6th Ctrl Delay	87.2
HCM 6th LOS	F

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	12	1777	363	928	115	32	437	70	34
Future Volume (vph)	12	1777	363	928	115	32	437	70	34
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	22.5	19.0	22.5	14.3	22.5		14.3	22.5
Total Split (s)	20.0	66.0	32.0	78.0	17.0	54.0		18.0	55.0
Total Split (%)	11.8%	38.8%	18.8%	45.9%	10.0%	31.8%		10.6%	32.4%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 82.4 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	1777	105	363	928	59	115	32	437	70	34	12
Future Volume (veh/h)	12	1777	105	363	928	59	115	32	437	70	34	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	13	1932	114	395	1009	64	125	35	475	76	37	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	335	2643	155	452	2933	186	335	330	713	267	218	77
Arrive On Green	0.02	0.54	0.54	0.08	0.60	0.60	0.06	0.18	0.18	0.05	0.17	0.17
Sat Flow, veh/h	1781	4932	290	3456	4908	311	1781	1870	2790	1781	1322	465
Grp Volume(v), veh/h	13	1332	714	395	699	374	125	35	475	76	0	50
Grp Sat Flow(s),veh/h/ln	1781	1702	1818	1728	1702	1814	1781	1870	1395	1781	0	1787
Q Serve(g_s), s	0.6	50.7	51.1	10.3	17.7	17.7	9.7	2.7	26.0	6.0	0.0	4.1
Cycle Q Clear(g_c), s	0.6	50.7	51.1	10.3	17.7	17.7	9.7	2.7	26.0	6.0	0.0	4.1
Prop In Lane	1.00		0.16	1.00		0.17	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	335	1824	974	452	2035	1084	335	330	713	267	0	295
V/C Ratio(X)	0.04	0.73	0.73	0.87	0.34	0.34	0.37	0.11	0.67	0.28	0.00	0.17
Avail Cap(c_a), veh/h	441	1824	974	687	2035	1084	335	514	987	297	0	501
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.1	30.1	30.2	41.0	17.3	17.3	55.5	58.8	56.8	55.3	0.0	60.9
Incr Delay (d2), s/veh	0.0	2.6	4.9	8.1	0.5	0.9	0.7	0.1	1.1	0.6	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.4	28.8	31.4	13.9	11.5	12.3	8.1	2.3	14.3	5.0	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.2	32.7	35.0	49.1	17.8	18.2	56.1	58.9	57.9	55.9	0.0	61.2
LnGrp LOS	B	C	D	D	B	B	E	E	E	E	A	E
Approach Vol, veh/h		2059			1468			635			126	
Approach Delay, s/veh		33.4			26.3			57.6			58.0	
Approach LOS		C			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.9	107.7	17.0	35.4	20.4	97.2	15.1	37.3
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	13.3	* 72	* 9.7	* 48	25.0	59.9	* 11	* 47
Max Q Clear Time (g_c+I1), s	2.6	19.7	11.7	6.1	12.3	53.1	8.0	28.0
Green Ext Time (p_c), s	0.0	8.9	0.0	0.3	1.1	5.8	0.0	2.0

Intersection Summary	
HCM 6th Ctrl Delay	35.3
HCM 6th LOS	D

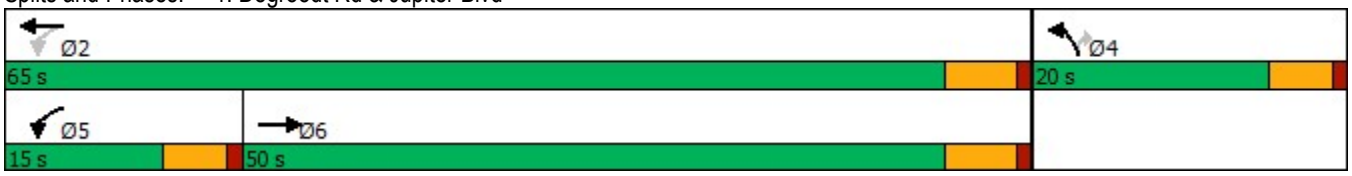
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	438	378	330	161	424
Future Volume (vph)	438	378	330	161	424
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	50.0	15.0	65.0	20.0	20.0
Total Split (%)	58.8%	17.6%	76.5%	23.5%	23.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 82.6
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	438	125	378	330	161	424
Future Volume (veh/h)	438	125	378	330	161	424
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	476	136	411	359	175	461
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1430	406	636	2488	314	280
Arrive On Green	0.52	0.52	0.12	0.70	0.18	0.18
Sat Flow, veh/h	2826	775	1781	3647	1781	1585
Grp Volume(v), veh/h	308	304	411	359	175	461
Grp Sat Flow(s),veh/h/ln	1777	1731	1781	1777	1781	1585
Q Serve(g_s), s	8.5	8.6	8.5	2.9	7.6	15.0
Cycle Q Clear(g_c), s	8.5	8.6	8.5	2.9	7.6	15.0
Prop In Lane		0.45	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	930	906	636	2488	314	280
V/C Ratio(X)	0.33	0.34	0.65	0.14	0.56	1.65
Avail Cap(c_a), veh/h	930	906	636	2488	314	280
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.7	11.7	7.6	4.3	32.0	35.0
Incr Delay (d2), s/veh	0.3	0.3	5.0	0.1	2.2	307.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.4	5.4	5.9	1.4	6.1	55.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.9	12.0	12.6	4.4	34.1	342.2
LnGrp LOS	B	B	B	A	C	F
Approach Vol, veh/h	612			770	636	
Approach Delay, s/veh	11.9			8.7	257.4	
Approach LOS	B			A	F	

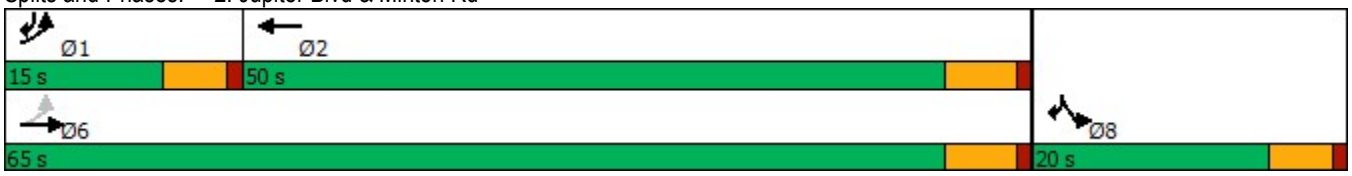
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		65.0		20.0	15.0	50.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		59.5		15.0	10.0	44.5
Max Q Clear Time (g_c+I1), s		4.9		17.0	10.5	10.6
Green Ext Time (p_c), s		2.9		0.0	0.0	4.7

Intersection Summary	
HCM 6th Ctrl Delay	88.1
HCM 6th LOS	F

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	453	406	256	174	312
Future Volume (vph)	453	406	256	174	312
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 82.8
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	453	406	256	161	174	312
Future Volume (veh/h)	453	406	256	161	174	312
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1796	1870	1870	1870
Adj Flow Rate, veh/h	482	432	272	171	185	332
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	7	2	2	2
Cap, veh/h	718	2409	1067	650	314	466
Arrive On Green	0.12	0.70	0.52	0.52	0.18	0.18
Sat Flow, veh/h	1781	3532	2128	1241	1781	1585
Grp Volume(v), veh/h	482	432	226	217	185	332
Grp Sat Flow(s),veh/h/ln	1781	1721	1706	1573	1781	1585
Q Serve(g_s), s	10.0	3.7	6.2	6.5	8.1	15.0
Cycle Q Clear(g_c), s	10.0	3.7	6.2	6.5	8.1	15.0
Prop In Lane	1.00			0.79	1.00	1.00
Lane Grp Cap(c), veh/h	718	2409	893	823	314	466
V/C Ratio(X)	0.67	0.18	0.25	0.26	0.59	0.71
Avail Cap(c_a), veh/h	718	2409	893	823	314	466
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	7.7	4.4	11.1	11.2	32.2	26.8
Incr Delay (d2), s/veh	2.4	0.2	0.1	0.2	2.9	5.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.3	1.8	3.8	3.6	6.5	10.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	10.2	4.5	11.3	11.4	35.0	31.8
LnGrp LOS	B	A	B	B	D	C
Approach Vol, veh/h		914	443		517	
Approach Delay, s/veh		7.5	11.3		33.0	
Approach LOS		A	B		C	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	12.0	8.5				5.7	17.0
Green Ext Time (p_c), s	0.0	2.7				3.0	0.0

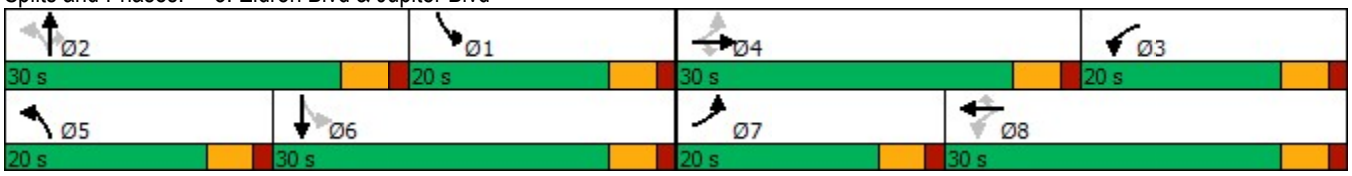
Intersection Summary	
HCM 6th Ctrl Delay	15.4
HCM 6th LOS	B

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	40	245	155	61	155	54	158	272	244	96	154
Future Volume (vph)	40	245	155	61	155	54	158	272	244	96	154
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 77.5
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	245	155	61	155	54	158	272	244	96	154	28
Future Volume (veh/h)	40	245	155	61	155	54	158	272	244	96	154	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1767	1752	1841	1856	1870	1870	1841	1870	1841
Adj Flow Rate, veh/h	44	269	170	67	170	59	174	299	268	105	169	31
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	5	9	10	4	3	2	2	4	2	4
Cap, veh/h	165	355	296	200	351	313	422	689	584	422	566	104
Arrive On Green	0.03	0.19	0.19	0.04	0.20	0.20	0.10	0.37	0.37	0.10	0.37	0.37
Sat Flow, veh/h	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	1538	282
Grp Volume(v), veh/h	44	269	170	67	170	59	174	299	268	105	0	200
Grp Sat Flow(s),veh/h/ln	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	0	1820
Q Serve(g_s), s	1.5	9.3	4.7	0.0	5.8	1.5	5.0	8.2	8.7	0.0	0.0	5.3
Cycle Q Clear(g_c), s	1.5	9.3	4.7	0.0	5.8	1.5	5.0	8.2	8.7	0.0	0.0	5.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.16
Lane Grp Cap(c), veh/h	165	355	296	200	351	313	422	689	584	422	0	670
V/C Ratio(X)	0.27	0.76	0.57	0.34	0.48	0.19	0.41	0.43	0.46	0.25	0.00	0.30
Avail Cap(c_a), veh/h	497	684	570	500	645	575	630	689	584	628	0	670
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.7	25.9	11.9	30.8	24.0	10.6	17.7	16.1	16.3	21.0	0.0	15.2
Incr Delay (d2), s/veh	0.9	3.3	1.8	1.0	1.0	0.3	0.6	2.0	2.6	0.3	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.1	7.3	4.2	1.9	4.2	1.3	3.5	6.3	5.7	2.4	0.0	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	29.3	13.6	31.8	25.1	10.9	18.3	18.1	18.9	21.3	0.0	16.3
LnGrp LOS	C	C	B	C	C	B	B	B	B	C	A	B
Approach Vol, veh/h		483			296			741			305	
Approach Delay, s/veh		23.5			23.8			18.4			18.0	
Approach LOS		C			C			B			B	

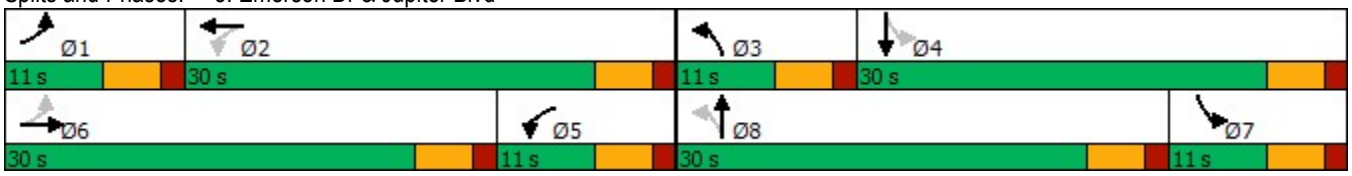
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	30.0	7.9	18.0	12.0	30.0	7.3	18.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	10.7	2.0	11.3	7.0	7.3	3.5	7.8
Green Ext Time (p_c), s	0.2	2.3	0.1	1.7	0.3	0.9	0.0	0.9

Intersection Summary	
HCM 6th Ctrl Delay	20.6
HCM 6th LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	164	325	247	114	139	642	57	420
Future Volume (vph)	164	325	247	114	139	642	57	420
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	30.0	11.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 73.1
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	164	325	65	247	114	280	139	642	300	57	420	96
Future Volume (veh/h)	164	325	65	247	114	280	139	642	300	57	420	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1781	1811	1856	1870	1856	1870	1870	1870	1841	1841
Adj Flow Rate, veh/h	174	346	69	263	121	298	148	683	319	61	447	102
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	3	8	6	3	2	3	2	2	2	4	4
Cap, veh/h	243	398	79	255	467	417	278	762	356	213	852	193
Arrive On Green	0.08	0.27	0.27	0.08	0.27	0.27	0.08	0.32	0.32	0.06	0.30	0.30
Sat Flow, veh/h	1781	1502	300	1725	1763	1572	1767	2351	1098	1781	2832	642
Grp Volume(v), veh/h	174	0	415	263	121	298	148	516	486	61	275	274
Grp Sat Flow(s),veh/h/ln	1781	0	1802	1725	1763	1572	1767	1777	1673	1781	1749	1725
Q Serve(g_s), s	6.0	0.0	16.2	6.0	4.0	12.7	4.8	20.4	20.4	0.0	9.6	9.7
Cycle Q Clear(g_c), s	6.0	0.0	16.2	6.0	4.0	12.7	4.8	20.4	20.4	0.0	9.6	9.7
Prop In Lane	1.00		0.17	1.00		1.00	1.00		0.66	1.00		0.37
Lane Grp Cap(c), veh/h	243	0	477	255	467	417	278	576	542	213	526	519
V/C Ratio(X)	0.72	0.00	0.87	1.03	0.26	0.72	0.53	0.90	0.90	0.29	0.52	0.53
Avail Cap(c_a), veh/h	243	0	611	255	598	533	278	603	567	254	593	585
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.6	0.0	25.9	32.5	21.4	24.6	21.8	23.7	23.7	32.6	21.4	21.4
Incr Delay (d2), s/veh	9.7	0.0	10.6	64.8	0.3	3.3	1.9	15.6	16.4	0.7	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	0.0	12.3	13.9	2.9	8.3	3.6	15.4	14.8	1.8	6.6	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.3	0.0	36.4	97.3	21.7	27.8	23.7	39.3	40.1	33.3	22.2	22.3
LnGrp LOS	D	A	D	F	C	C	C	D	D	C	C	C
Approach Vol, veh/h		589			682			1150			610	
Approach Delay, s/veh		36.1			53.5			37.7			23.3	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	24.5	11.0	27.2	11.0	24.5	9.3	28.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	6.0	25.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	14.7	6.8	11.7	8.0	18.2	2.0	22.4
Green Ext Time (p_c), s	0.0	1.8	0.0	2.6	0.0	1.3	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	38.0
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	626	45	9	21	54	367	11	280	400
Future Volume (vph)	626	45	9	21	54	367	11	280	400
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary

Cycle Length: 123
Actuated Cycle Length: 84.9
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	626	45	48	4	9	21	54	367	20	11	280	400
Future Volume (veh/h)	626	45	48	4	9	21	54	367	20	11	280	400
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1870	1530	1826	1781	1856	1870	1752	1856	1870
Adj Flow Rate, veh/h	626	45	48	4	9	21	54	367	20	11	280	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	5	2	25	5	8	3	2	10	3	2
Cap, veh/h	712	331	353	20	44	66	249	778	42	263	361	
Arrive On Green	0.40	0.40	0.40	0.04	0.04	0.04	0.05	0.23	0.23	0.01	0.19	0.00
Sat Flow, veh/h	1781	828	883	463	1043	1547	1697	3400	185	1668	1856	1585
Grp Volume(v), veh/h	626	0	93	13	0	21	54	190	197	11	280	0
Grp Sat Flow(s),veh/h/ln	1781	0	1711	1506	0	1547	1697	1763	1822	1668	1856	1585
Q Serve(g_s), s	20.7	0.0	2.2	0.5	0.0	0.8	1.6	5.9	5.9	0.3	9.1	0.0
Cycle Q Clear(g_c), s	20.7	0.0	2.2	0.5	0.0	0.8	1.6	5.9	5.9	0.3	9.1	0.0
Prop In Lane	1.00		0.52	0.31		1.00	1.00		0.10	1.00		1.00
Lane Grp Cap(c), veh/h	712	0	684	64	0	66	249	403	417	263	361	
V/C Ratio(X)	0.88	0.00	0.14	0.20	0.00	0.32	0.22	0.47	0.47	0.04	0.78	
Avail Cap(c_a), veh/h	1291	0	1240	570	0	585	354	778	804	371	760	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	17.6	0.0	12.1	29.3	0.0	29.5	19.5	21.1	21.2	20.1	24.3	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.1	1.5	0.0	2.7	0.4	0.9	0.8	0.1	3.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.6	0.0	1.4	0.4	0.0	0.6	1.1	4.1	4.3	0.2	7.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.4	0.0	12.2	30.9	0.0	32.2	19.9	22.0	22.0	20.2	27.9	0.0
LnGrp LOS	C	A	B	C	A	C	B	C	C	C	C	
Approach Vol, veh/h		719			34			441			291	A
Approach Delay, s/veh		20.2			31.7			21.7			27.6	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.1	17.3		30.4	5.9	19.5		7.7
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.6	11.1		22.7	2.3	7.9		2.8
Green Ext Time (p_c), s	0.0	1.3		2.7	0.0	2.0		0.1

Intersection Summary	
HCM 6th Ctrl Delay	22.4
HCM 6th LOS	C

Notes

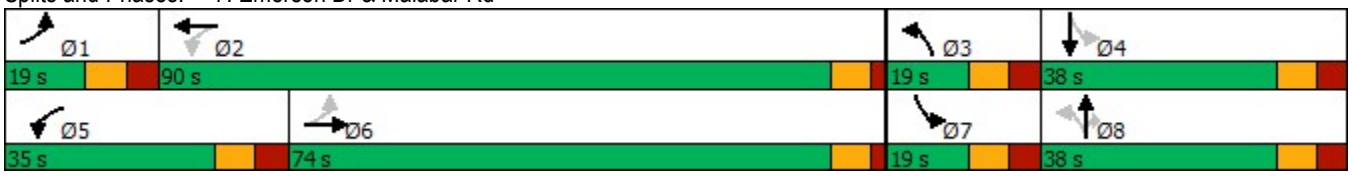
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	29	917	264	603	201	182	453	184	155
Future Volume (vph)	29	917	264	603	201	182	453	184	155
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	74.0	35.0	90.0	19.0	38.0	38.0	19.0	38.0
Total Split (%)	11.4%	44.6%	21.1%	54.2%	11.4%	22.9%	22.9%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 162.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	917	77	264	603	85	201	182	453	184	155	36
Future Volume (veh/h)	29	917	77	264	603	85	201	182	453	184	155	36
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	32	997	84	287	655	92	218	198	492	200	168	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	429	1635	138	577	2298	319	236	331	281	247	260	60
Arrive On Green	0.05	0.49	0.49	0.06	0.51	0.51	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	3317	279	3456	4532	630	1781	1870	1585	1781	1468	341
Grp Volume(v), veh/h	32	534	547	287	490	257	218	198	492	200	0	207
Grp Sat Flow(s),veh/h/ln	1781	1777	1820	1728	1702	1757	1781	1870	1585	1781	0	1809
Q Serve(g_s), s	1.4	35.7	35.7	6.6	13.6	13.8	10.0	15.9	29.0	10.0	0.0	17.4
Cycle Q Clear(g_c), s	1.4	35.7	35.7	6.6	13.6	13.8	10.0	15.9	29.0	10.0	0.0	17.4
Prop In Lane	1.00		0.15	1.00		0.36	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	429	876	897	577	1726	891	236	331	281	247	0	321
V/C Ratio(X)	0.07	0.61	0.61	0.50	0.28	0.29	0.92	0.60	1.75	0.81	0.00	0.65
Avail Cap(c_a), veh/h	455	876	897	915	1726	891	236	331	281	247	0	321
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.1	30.1	30.1	23.2	23.2	23.3	62.6	62.0	67.3	60.3	0.0	62.6
Incr Delay (d2), s/veh	0.1	3.2	3.1	0.7	0.4	0.8	38.3	2.9	352.6	17.8	0.0	4.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.1	22.7	23.2	5.0	9.6	10.1	11.1	12.5	61.2	8.2	0.0	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.1	33.2	33.2	23.8	23.6	24.1	100.9	64.9	420.0	78.1	0.0	67.0
LnGrp LOS	B	C	C	C	C	C	F	E	F	E	A	E
Approach Vol, veh/h		1113			1034			908			407	
Approach Delay, s/veh		32.8			23.8			265.9			72.4	
Approach LOS		C			C			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.7	90.0	19.0	38.0	19.0	87.7	19.0	38.0
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	83.0	10.0	29.0	26.0	67.0	10.0	29.0
Max Q Clear Time (g_c+I1), s	3.4	15.8	12.0	19.4	8.6	37.7	12.0	31.0
Green Ext Time (p_c), s	0.0	5.9	0.0	0.7	0.9	8.5	0.0	0.0

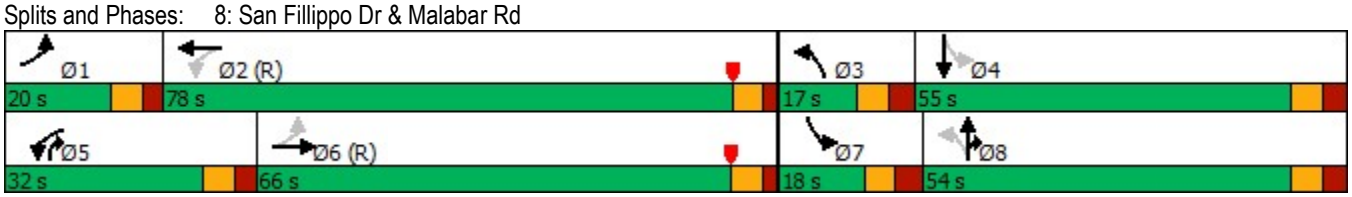
Intersection Summary	
HCM 6th Ctrl Delay	95.9
HCM 6th LOS	F

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	13	1884	385	984	122	34	463	74	36
Future Volume (vph)	13	1884	385	984	122	34	463	74	36
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	22.5	19.0	22.5	14.3	22.5		14.3	22.5
Total Split (s)	20.0	66.0	32.0	78.0	17.0	54.0		18.0	55.0
Total Split (%)	11.8%	38.8%	18.8%	45.9%	10.0%	31.8%		10.6%	32.4%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 82.4 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	1884	111	385	984	63	122	34	463	74	36	13
Future Volume (veh/h)	13	1884	111	385	984	63	122	34	463	74	36	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	14	2048	121	418	1070	68	133	37	503	80	39	14
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	312	2519	148	473	2888	183	344	342	778	271	228	82
Arrive On Green	0.02	0.51	0.51	0.10	0.59	0.59	0.06	0.18	0.18	0.05	0.17	0.17
Sat Flow, veh/h	1781	4932	290	3456	4907	312	1781	1870	2790	1781	1314	472
Grp Volume(v), veh/h	14	1411	758	418	742	396	133	37	503	80	0	53
Grp Sat Flow(s),veh/h/ln	1781	1702	1818	1728	1702	1814	1781	1870	1395	1781	0	1785
Q Serve(g_s), s	0.6	58.9	59.5	13.2	19.5	19.5	9.7	2.8	27.0	6.2	0.0	4.3
Cycle Q Clear(g_c), s	0.6	58.9	59.5	13.2	19.5	19.5	9.7	2.8	27.0	6.2	0.0	4.3
Prop In Lane	1.00		0.16	1.00		0.17	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	312	1739	929	473	2003	1068	344	342	778	271	0	309
V/C Ratio(X)	0.04	0.81	0.82	0.88	0.37	0.37	0.39	0.11	0.65	0.30	0.00	0.17
Avail Cap(c_a), veh/h	416	1739	929	650	2003	1068	344	514	1034	298	0	501
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.0	34.7	34.9	49.4	18.4	18.4	54.8	57.9	53.9	54.0	0.0	59.9
Incr Delay (d2), s/veh	0.1	4.2	7.9	10.6	0.5	1.0	0.7	0.1	0.9	0.6	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.5	33.3	36.7	14.7	12.5	13.4	8.4	2.4	14.7	5.2	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	39.0	42.8	60.0	18.9	19.4	55.5	58.0	54.8	54.6	0.0	60.1
LnGrp LOS	B	D	D	E	B	B	E	E	D	D	A	E
Approach Vol, veh/h		2183			1556			673			133	
Approach Delay, s/veh		40.2			30.1			55.1			56.8	
Approach LOS		D			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	106.2	17.0	36.8	23.3	92.9	15.4	38.4
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	13.3	* 72	* 9.7	* 48	25.0	59.9	* 11	* 47
Max Q Clear Time (g_c+I1), s	2.6	21.5	11.7	6.3	15.2	61.5	8.2	29.0
Green Ext Time (p_c), s	0.0	9.7	0.0	0.3	1.1	0.0	0.0	2.1

Intersection Summary	
HCM 6th Ctrl Delay	39.4
HCM 6th LOS	D

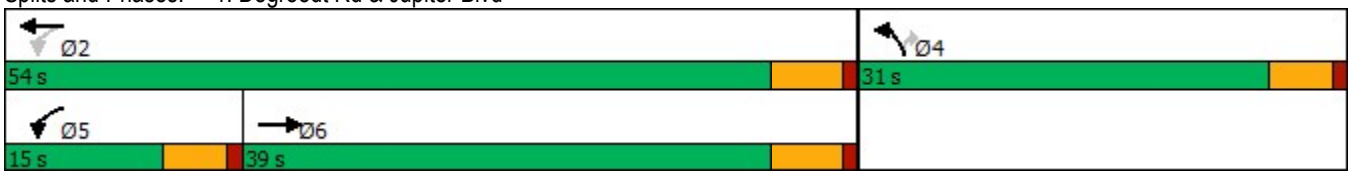
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	438	378	330	161	424
Future Volume (vph)	438	378	330	161	424
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	39.0	15.0	54.0	31.0	31.0
Total Split (%)	45.9%	17.6%	63.5%	36.5%	36.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 72.2
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	438	125	378	330	161	424
Future Volume (veh/h)	438	125	378	330	161	424
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	476	136	411	359	175	461
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1077	306	509	2028	545	485
Arrive On Green	0.39	0.39	0.12	0.57	0.31	0.31
Sat Flow, veh/h	2826	775	1781	3647	1781	1585
Grp Volume(v), veh/h	308	304	411	359	175	461
Grp Sat Flow(s),veh/h/ln	1777	1731	1781	1777	1781	1585
Q Serve(g_s), s	10.8	11.0	10.0	4.1	6.4	24.2
Cycle Q Clear(g_c), s	10.8	11.0	10.0	4.1	6.4	24.2
Prop In Lane		0.45	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	700	682	509	2028	545	485
V/C Ratio(X)	0.44	0.45	0.81	0.18	0.32	0.95
Avail Cap(c_a), veh/h	700	682	509	2028	545	485
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.9	18.9	16.0	8.7	22.7	28.9
Incr Delay (d2), s/veh	0.5	0.6	12.9	0.2	0.3	28.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.5	7.5	9.8	2.5	4.8	30.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	19.4	19.5	28.9	8.9	23.0	57.7
LnGrp LOS	B	B	C	A	C	E
Approach Vol, veh/h	612			770	636	
Approach Delay, s/veh	19.4			19.6	48.1	
Approach LOS	B			B	D	

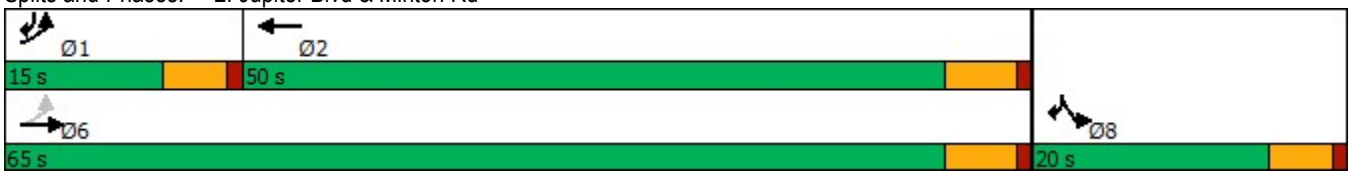
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		54.0		31.0	15.0	39.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		48.5		26.0	10.0	33.5
Max Q Clear Time (g_c+I1), s		6.1		26.2	12.0	13.0
Green Ext Time (p_c), s		2.9		0.0	0.0	4.2

Intersection Summary	
HCM 6th Ctrl Delay	28.5
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	453	406	256	174	312
Future Volume (vph)	453	406	256	174	312
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 82.8
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	453	406	256	161	174	312
Future Volume (veh/h)	453	406	256	161	174	312
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1796	1870	1870	1870
Adj Flow Rate, veh/h	482	432	272	171	185	332
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	7	2	2	2
Cap, veh/h	718	2409	1067	650	314	466
Arrive On Green	0.12	0.70	0.52	0.52	0.18	0.18
Sat Flow, veh/h	1781	3532	2128	1241	1781	1585
Grp Volume(v), veh/h	482	432	226	217	185	332
Grp Sat Flow(s),veh/h/ln	1781	1721	1706	1573	1781	1585
Q Serve(g_s), s	10.0	3.7	6.2	6.5	8.1	15.0
Cycle Q Clear(g_c), s	10.0	3.7	6.2	6.5	8.1	15.0
Prop In Lane	1.00			0.79	1.00	1.00
Lane Grp Cap(c), veh/h	718	2409	893	823	314	466
V/C Ratio(X)	0.67	0.18	0.25	0.26	0.59	0.71
Avail Cap(c_a), veh/h	718	2409	893	823	314	466
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	7.7	4.4	11.1	11.2	32.2	26.8
Incr Delay (d2), s/veh	2.4	0.2	0.1	0.2	2.9	5.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.3	1.8	3.8	3.6	6.5	10.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	10.2	4.5	11.3	11.4	35.0	31.8
LnGrp LOS	B	A	B	B	D	C
Approach Vol, veh/h		914	443		517	
Approach Delay, s/veh		7.5	11.3		33.0	
Approach LOS		A	B		C	

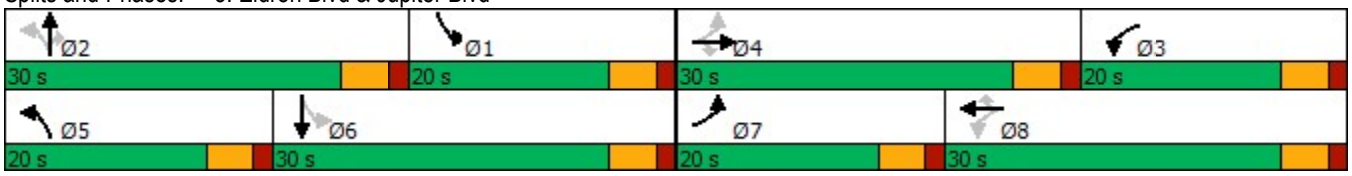
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	12.0	8.5				5.7	17.0
Green Ext Time (p_c), s	0.0	2.7				3.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	15.4
HCM 6th LOS	B

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	40	245	155	61	155	54	158	272	244	96	154
Future Volume (vph)	40	245	155	61	155	54	158	272	244	96	154
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary
Cycle Length: 100
Actuated Cycle Length: 77.5
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	245	155	61	155	54	158	272	244	96	154	28
Future Volume (veh/h)	40	245	155	61	155	54	158	272	244	96	154	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1767	1752	1841	1856	1870	1870	1841	1870	1841
Adj Flow Rate, veh/h	44	269	170	67	170	59	174	299	268	105	169	31
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	5	9	10	4	3	2	2	4	2	4
Cap, veh/h	165	355	296	200	351	313	422	689	584	422	566	104
Arrive On Green	0.03	0.19	0.19	0.04	0.20	0.20	0.10	0.37	0.37	0.10	0.37	0.37
Sat Flow, veh/h	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	1538	282
Grp Volume(v), veh/h	44	269	170	67	170	59	174	299	268	105	0	200
Grp Sat Flow(s),veh/h/ln	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	0	1820
Q Serve(g_s), s	1.5	9.3	4.7	0.0	5.8	1.5	5.0	8.2	8.7	0.0	0.0	5.3
Cycle Q Clear(g_c), s	1.5	9.3	4.7	0.0	5.8	1.5	5.0	8.2	8.7	0.0	0.0	5.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.16
Lane Grp Cap(c), veh/h	165	355	296	200	351	313	422	689	584	422	0	670
V/C Ratio(X)	0.27	0.76	0.57	0.34	0.48	0.19	0.41	0.43	0.46	0.25	0.00	0.30
Avail Cap(c_a), veh/h	497	684	570	500	645	575	630	689	584	628	0	670
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.7	25.9	11.9	30.8	24.0	10.6	17.7	16.1	16.3	21.0	0.0	15.2
Incr Delay (d2), s/veh	0.9	3.3	1.8	1.0	1.0	0.3	0.6	2.0	2.6	0.3	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.1	7.3	4.2	1.9	4.2	1.3	3.5	6.3	5.7	2.4	0.0	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	29.3	13.6	31.8	25.1	10.9	18.3	18.1	18.9	21.3	0.0	16.3
LnGrp LOS	C	C	B	C	C	B	B	B	B	C	A	B
Approach Vol, veh/h		483			296			741			305	
Approach Delay, s/veh		23.5			23.8			18.4			18.0	
Approach LOS		C			C			B			B	

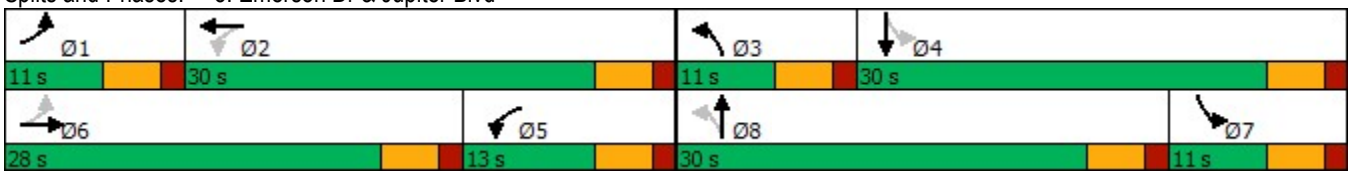
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	30.0	7.9	18.0	12.0	30.0	7.3	18.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	10.7	2.0	11.3	7.0	7.3	3.5	7.8
Green Ext Time (p_c), s	0.2	2.3	0.1	1.7	0.3	0.9	0.0	0.9

Intersection Summary	
HCM 6th Ctrl Delay	20.6
HCM 6th LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	164	325	247	114	139	642	57	420
Future Volume (vph)	164	325	247	114	139	642	57	420
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	28.0	13.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	34.1%	15.9%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 76.5
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	164	325	65	247	114	280	139	642	300	57	420	96
Future Volume (veh/h)	164	325	65	247	114	280	139	642	300	57	420	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1781	1811	1856	1870	1856	1870	1870	1870	1841	1841
Adj Flow Rate, veh/h	174	346	69	263	121	298	148	683	319	61	447	102
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	3	8	6	3	2	3	2	2	2	4	4
Cap, veh/h	234	390	78	285	503	449	268	748	349	203	840	190
Arrive On Green	0.08	0.26	0.26	0.10	0.29	0.29	0.08	0.32	0.32	0.06	0.30	0.30
Sat Flow, veh/h	1781	1502	300	1725	1763	1572	1767	2351	1098	1781	2832	642
Grp Volume(v), veh/h	174	0	415	263	121	298	148	516	486	61	275	274
Grp Sat Flow(s),veh/h/ln	1781	0	1802	1725	1763	1572	1767	1777	1673	1781	1749	1725
Q Serve(g_s), s	6.0	0.0	17.0	6.8	4.0	12.8	5.0	21.4	21.4	0.0	10.0	10.2
Cycle Q Clear(g_c), s	6.0	0.0	17.0	6.8	4.0	12.8	5.0	21.4	21.4	0.0	10.0	10.2
Prop In Lane	1.00		0.17	1.00		1.00	1.00		0.66	1.00		0.37
Lane Grp Cap(c), veh/h	234	0	467	285	503	449	268	565	532	203	519	512
V/C Ratio(X)	0.74	0.00	0.89	0.92	0.24	0.66	0.55	0.91	0.91	0.30	0.53	0.54
Avail Cap(c_a), veh/h	234	0	541	285	575	513	268	580	546	241	571	563
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.2	0.0	27.3	32.4	21.0	24.1	22.9	25.1	25.1	34.0	22.5	22.5
Incr Delay (d2), s/veh	12.2	0.0	15.0	33.6	0.2	2.7	2.5	18.7	19.6	0.8	0.8	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	0.0	13.5	11.6	2.9	8.4	3.8	16.5	15.9	1.9	7.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.4	0.0	42.2	66.0	21.2	26.8	25.4	43.8	44.7	34.8	23.3	23.4
LnGrp LOS	D	A	D	E	C	C	C	D	D	C	C	C
Approach Vol, veh/h		589			682			1150			610	
Approach Delay, s/veh		41.4			40.9			41.8			24.5	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	26.9	11.0	27.7	13.0	24.9	9.4	29.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	8.0	23.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	14.8	7.0	12.2	8.8	19.0	2.0	23.4
Green Ext Time (p_c), s	0.0	1.8	0.0	2.5	0.0	0.9	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	38.1
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	626	45	9	21	54	367	11	280	400
Future Volume (vph)	626	45	9	21	54	367	11	280	400
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary
Cycle Length: 123
Actuated Cycle Length: 84.9
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	626	45	48	4	9	21	54	367	20	11	280	400
Future Volume (veh/h)	626	45	48	4	9	21	54	367	20	11	280	400
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1870	1530	1826	1781	1856	1870	1752	1856	1870
Adj Flow Rate, veh/h	626	45	48	4	9	21	54	367	20	11	280	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	5	2	25	5	8	3	2	10	3	2
Cap, veh/h	712	331	353	20	44	66	249	778	42	263	361	
Arrive On Green	0.40	0.40	0.40	0.04	0.04	0.04	0.05	0.23	0.23	0.01	0.19	0.00
Sat Flow, veh/h	1781	828	883	463	1043	1547	1697	3400	185	1668	1856	1585
Grp Volume(v), veh/h	626	0	93	13	0	21	54	190	197	11	280	0
Grp Sat Flow(s),veh/h/ln	1781	0	1711	1506	0	1547	1697	1763	1822	1668	1856	1585
Q Serve(g_s), s	20.7	0.0	2.2	0.5	0.0	0.8	1.6	5.9	5.9	0.3	9.1	0.0
Cycle Q Clear(g_c), s	20.7	0.0	2.2	0.5	0.0	0.8	1.6	5.9	5.9	0.3	9.1	0.0
Prop In Lane	1.00		0.52	0.31		1.00	1.00		0.10	1.00		1.00
Lane Grp Cap(c), veh/h	712	0	684	64	0	66	249	403	417	263	361	
V/C Ratio(X)	0.88	0.00	0.14	0.20	0.00	0.32	0.22	0.47	0.47	0.04	0.78	
Avail Cap(c_a), veh/h	1291	0	1240	570	0	585	354	778	804	371	760	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	17.6	0.0	12.1	29.3	0.0	29.5	19.5	21.1	21.2	20.1	24.3	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.1	1.5	0.0	2.7	0.4	0.9	0.8	0.1	3.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.6	0.0	1.4	0.4	0.0	0.6	1.1	4.1	4.3	0.2	7.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.4	0.0	12.2	30.9	0.0	32.2	19.9	22.0	22.0	20.2	27.9	0.0
LnGrp LOS	C	A	B	C	A	C	B	C	C	C	C	
Approach Vol, veh/h		719			34			441			291	A
Approach Delay, s/veh		20.2			31.7			21.7			27.6	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.1	17.3		30.4	5.9	19.5		7.7
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.6	11.1		22.7	2.3	7.9		2.8
Green Ext Time (p_c), s	0.0	1.3		2.7	0.0	2.0		0.1

Intersection Summary	
HCM 6th Ctrl Delay	22.4
HCM 6th LOS	C

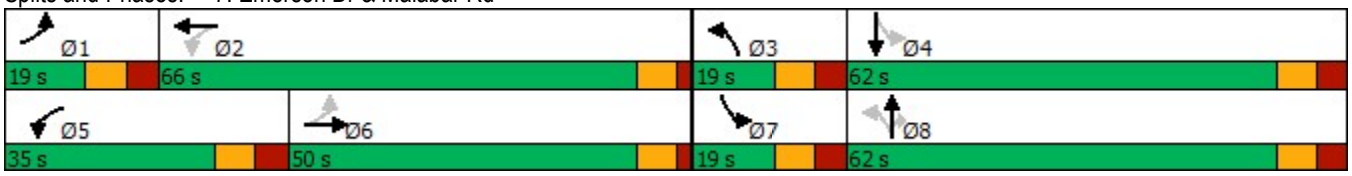
Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	29	917	264	603	201	182	453	184	155
Future Volume (vph)	29	917	264	603	201	182	453	184	155
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	50.0	35.0	66.0	19.0	62.0	62.0	19.0	62.0
Total Split (%)	11.4%	30.1%	21.1%	39.8%	11.4%	37.3%	37.3%	11.4%	37.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary
Cycle Length: 166
Actuated Cycle Length: 133.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	917	77	264	603	85	201	182	453	184	155	36
Future Volume (veh/h)	29	917	77	264	603	85	201	182	453	184	155	36
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	32	997	84	287	655	92	218	198	492	200	168	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	309	1122	94	388	1641	228	427	600	508	438	471	109
Arrive On Green	0.05	0.34	0.34	0.07	0.36	0.36	0.06	0.32	0.32	0.06	0.32	0.32
Sat Flow, veh/h	1781	3317	279	3456	4532	630	1781	1870	1585	1781	1468	341
Grp Volume(v), veh/h	32	534	547	287	490	257	218	198	492	200	0	207
Grp Sat Flow(s),veh/h/ln	1781	1777	1820	1728	1702	1757	1781	1870	1585	1781	0	1809
Q Serve(g_s), s	1.8	46.3	46.3	8.7	17.5	17.8	10.0	13.1	49.8	10.0	0.0	14.3
Cycle Q Clear(g_c), s	1.8	46.3	46.3	8.7	17.5	17.8	10.0	13.1	49.8	10.0	0.0	14.3
Prop In Lane	1.00		0.15	1.00		0.36	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	309	601	615	388	1233	636	427	600	508	438	0	580
V/C Ratio(X)	0.10	0.89	0.89	0.74	0.40	0.40	0.51	0.33	0.97	0.46	0.00	0.36
Avail Cap(c_a), veh/h	334	601	615	694	1233	636	427	609	516	438	0	589
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.0	51.0	51.0	39.5	38.7	38.8	39.5	42.0	54.5	37.9	0.0	42.4
Incr Delay (d2), s/veh	0.1	17.7	17.4	2.8	1.0	1.9	1.0	0.3	31.3	0.7	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	31.6	32.2	7.0	12.1	12.8	4.6	10.3	32.4	3.1	0.0	10.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.1	68.7	68.4	42.3	39.7	40.7	40.6	42.4	85.8	38.6	0.0	42.8
LnGrp LOS	C	E	E	D	D	D	D	D	F	D	A	D
Approach Vol, veh/h		1113			1034			908			407	
Approach Delay, s/veh		67.5			40.6			65.5			40.7	
Approach LOS		E			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.6	66.0	19.0	61.2	20.6	62.1	19.0	61.2
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	59.0	10.0	53.0	26.0	43.0	10.0	53.0
Max Q Clear Time (g_c+I1), s	3.8	19.8	12.0	16.3	10.7	48.3	12.0	51.8
Green Ext Time (p_c), s	0.0	5.7	0.0	1.3	0.9	0.0	0.0	0.4

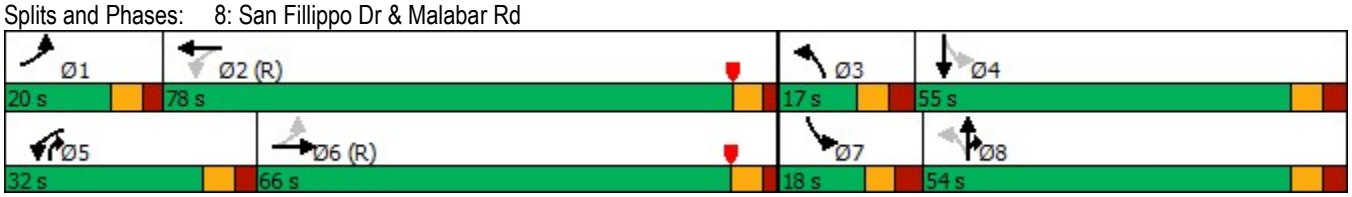
Intersection Summary	
HCM 6th Ctrl Delay	55.8
HCM 6th LOS	E

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	13	1884	385	984	122	34	463	74	36
Future Volume (vph)	13	1884	385	984	122	34	463	74	36
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	22.5	19.0	22.5	14.3	22.5		14.3	22.5
Total Split (s)	20.0	66.0	32.0	78.0	17.0	54.0		18.0	55.0
Total Split (%)	11.8%	38.8%	18.8%	45.9%	10.0%	31.8%		10.6%	32.4%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 82.4 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	1884	111	385	984	63	122	34	463	74	36	13
Future Volume (veh/h)	13	1884	111	385	984	63	122	34	463	74	36	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	14	2048	121	418	1070	68	133	37	503	80	39	14
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	312	2519	148	473	2888	183	344	342	778	271	228	82
Arrive On Green	0.02	0.51	0.51	0.10	0.59	0.59	0.06	0.18	0.18	0.05	0.17	0.17
Sat Flow, veh/h	1781	4932	290	3456	4907	312	1781	1870	2790	1781	1314	472
Grp Volume(v), veh/h	14	1411	758	418	742	396	133	37	503	80	0	53
Grp Sat Flow(s),veh/h/ln	1781	1702	1818	1728	1702	1814	1781	1870	1395	1781	0	1785
Q Serve(g_s), s	0.6	58.9	59.5	13.2	19.5	19.5	9.7	2.8	27.0	6.2	0.0	4.3
Cycle Q Clear(g_c), s	0.6	58.9	59.5	13.2	19.5	19.5	9.7	2.8	27.0	6.2	0.0	4.3
Prop In Lane	1.00		0.16	1.00		0.17	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	312	1739	929	473	2003	1068	344	342	778	271	0	309
V/C Ratio(X)	0.04	0.81	0.82	0.88	0.37	0.37	0.39	0.11	0.65	0.30	0.00	0.17
Avail Cap(c_a), veh/h	416	1739	929	650	2003	1068	344	514	1034	298	0	501
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.0	34.7	34.9	49.4	18.4	18.4	54.8	57.9	53.9	54.0	0.0	59.9
Incr Delay (d2), s/veh	0.1	4.2	7.9	10.6	0.5	1.0	0.7	0.1	0.9	0.6	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.5	33.3	36.7	14.7	12.5	13.4	8.4	2.4	14.7	5.2	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	39.0	42.8	60.0	18.9	19.4	55.5	58.0	54.8	54.6	0.0	60.1
LnGrp LOS	B	D	D	E	B	B	E	E	D	D	A	E
Approach Vol, veh/h		2183			1556			673			133	
Approach Delay, s/veh		40.2			30.1			55.1			56.8	
Approach LOS		D			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	106.2	17.0	36.8	23.3	92.9	15.4	38.4
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	13.3	* 72	* 9.7	* 48	25.0	59.9	* 11	* 47
Max Q Clear Time (g_c+I1), s	2.6	21.5	11.7	6.3	15.2	61.5	8.2	29.0
Green Ext Time (p_c), s	0.0	9.7	0.0	0.3	1.1	0.0	0.0	2.1

Intersection Summary	
HCM 6th Ctrl Delay	39.4
HCM 6th LOS	D

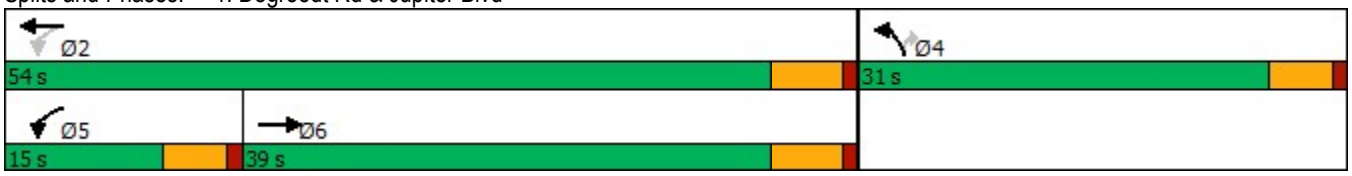
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	445	383	342	161	428
Future Volume (vph)	445	383	342	161	428
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	39.0	15.0	54.0	31.0	31.0
Total Split (%)	45.9%	17.6%	63.5%	36.5%	36.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 72.4
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	445	125	383	342	161	428
Future Volume (veh/h)	445	125	383	342	161	428
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	484	136	416	372	175	465
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1081	302	506	2028	545	485
Arrive On Green	0.39	0.39	0.12	0.57	0.31	0.31
Sat Flow, veh/h	2837	766	1781	3647	1781	1585
Grp Volume(v), veh/h	312	308	416	372	175	465
Grp Sat Flow(s),veh/h/ln	1777	1732	1781	1777	1781	1585
Q Serve(g_s), s	11.0	11.1	10.0	4.3	6.4	24.5
Cycle Q Clear(g_c), s	11.0	11.1	10.0	4.3	6.4	24.5
Prop In Lane		0.44	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	700	683	506	2028	545	485
V/C Ratio(X)	0.45	0.45	0.82	0.18	0.32	0.96
Avail Cap(c_a), veh/h	700	683	506	2028	545	485
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.9	19.0	16.4	8.8	22.7	29.0
Incr Delay (d2), s/veh	0.5	0.6	14.0	0.2	0.3	30.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.6	7.6	10.1	2.6	4.8	30.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	19.5	19.5	30.4	9.0	23.0	59.6
LnGrp LOS	B	B	C	A	C	E
Approach Vol, veh/h	620			788	640	
Approach Delay, s/veh	19.5			20.3	49.6	
Approach LOS	B			C	D	

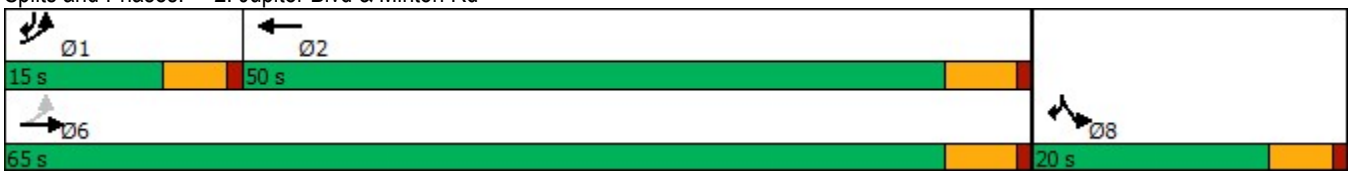
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		54.0		31.0	15.0	39.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		48.5		26.0	10.0	33.5
Max Q Clear Time (g_c+I1), s		6.3		26.5	12.0	13.1
Green Ext Time (p_c), s		3.0		0.0	0.0	4.2

Intersection Summary	
HCM 6th Ctrl Delay	29.2
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	453	417	273	180	312
Future Volume (vph)	453	417	273	180	312
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 83
Natural Cycle: 55
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	453	417	273	170	180	312
Future Volume (veh/h)	453	417	273	170	180	312
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1796	1870	1870	1870
Adj Flow Rate, veh/h	482	444	290	181	191	332
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	7	2	2	2
Cap, veh/h	702	2409	1069	648	314	466
Arrive On Green	0.12	0.70	0.52	0.52	0.18	0.18
Sat Flow, veh/h	1781	3532	2131	1239	1781	1585
Grp Volume(v), veh/h	482	444	241	230	191	332
Grp Sat Flow(s),veh/h/ln	1781	1721	1706	1573	1781	1585
Q Serve(g_s), s	10.0	3.8	6.7	6.9	8.4	15.0
Cycle Q Clear(g_c), s	10.0	3.8	6.7	6.9	8.4	15.0
Prop In Lane	1.00			0.79	1.00	1.00
Lane Grp Cap(c), veh/h	702	2409	893	824	314	466
V/C Ratio(X)	0.69	0.18	0.27	0.28	0.61	0.71
Avail Cap(c_a), veh/h	702	2409	893	824	314	466
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	7.9	4.4	11.2	11.3	32.3	26.8
Incr Delay (d2), s/veh	2.8	0.2	0.2	0.2	3.3	5.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.4	1.8	4.1	3.9	6.8	10.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	10.7	4.6	11.4	11.5	35.6	31.8
LnGrp LOS	B	A	B	B	D	C
Approach Vol, veh/h		926	471		523	
Approach Delay, s/veh		7.7	11.4		33.2	
Approach LOS		A	B		C	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	12.0	8.9				5.8	17.0
Green Ext Time (p_c), s	0.0	2.9				3.1	0.0

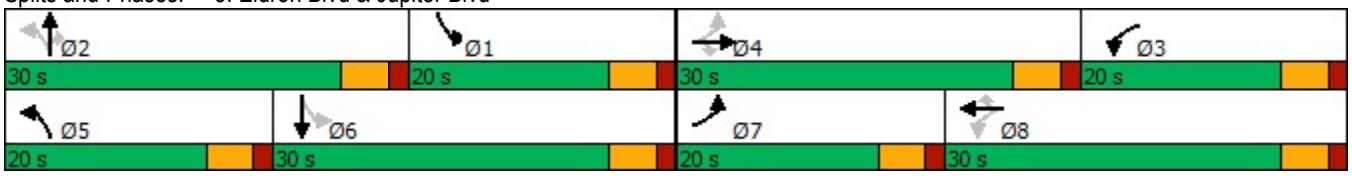
Intersection Summary	
HCM 6th Ctrl Delay	15.6
HCM 6th LOS	B

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	40	262	155	69	181	57	158	272	249	98	154
Future Volume (vph)	40	262	155	69	181	57	158	272	249	98	154
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 78.2
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	262	155	69	181	57	158	272	249	98	154	28
Future Volume (veh/h)	40	262	155	69	181	57	158	272	249	98	154	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1826	1767	1752	1841	1856	1870	1870	1841	1870	1841
Adj Flow Rate, veh/h	44	288	170	76	199	63	174	299	274	108	169	31
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	5	9	10	4	3	2	2	4	2	4
Cap, veh/h	163	373	311	201	372	331	413	677	573	415	556	102
Arrive On Green	0.03	0.20	0.20	0.04	0.21	0.21	0.10	0.36	0.36	0.10	0.36	0.36
Sat Flow, veh/h	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	1538	282
Grp Volume(v), veh/h	44	288	170	76	199	63	174	299	274	108	0	200
Grp Sat Flow(s),veh/h/ln	1767	1856	1547	1682	1752	1560	1767	1870	1585	1753	0	1820
Q Serve(g_s), s	1.5	10.1	4.7	0.0	7.0	1.6	5.1	8.4	9.2	0.0	0.0	5.4
Cycle Q Clear(g_c), s	1.5	10.1	4.7	0.0	7.0	1.6	5.1	8.4	9.2	0.0	0.0	5.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.16
Lane Grp Cap(c), veh/h	163	373	311	201	372	331	413	677	573	415	0	658
V/C Ratio(X)	0.27	0.77	0.55	0.38	0.53	0.19	0.42	0.44	0.48	0.26	0.00	0.30
Avail Cap(c_a), veh/h	488	671	560	492	634	564	613	677	573	614	0	658
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.7	26.1	11.8	31.3	24.2	10.5	18.3	16.8	17.0	21.7	0.0	15.8
Incr Delay (d2), s/veh	0.9	3.4	1.5	1.2	1.2	0.3	0.7	2.1	2.8	0.3	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.1	7.9	4.2	2.2	5.0	1.4	3.6	6.6	6.1	2.6	0.0	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	29.5	13.3	32.5	25.4	10.8	19.0	18.8	19.9	22.1	0.0	17.0
LnGrp LOS	C	C	B	C	C	B	B	B	B	C	A	B
Approach Vol, veh/h		502			338			747			308	
Approach Delay, s/veh		23.8			24.2			19.2			18.8	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.1	30.0	8.1	18.9	12.1	30.0	7.3	19.7
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	11.2	2.0	12.1	7.1	7.4	3.5	9.0
Green Ext Time (p_c), s	0.2	2.3	0.1	1.7	0.3	0.9	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	21.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	584	346	41	56	41
Future Vol, veh/h	30	584	346	41	56	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	635	376	45	61	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	421	0	-	0	1100	399
Stage 1	-	-	-	-	399	-
Stage 2	-	-	-	-	701	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1138	-	-	-	235	651
Stage 1	-	-	-	-	678	-
Stage 2	-	-	-	-	492	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1138	-	-	-	224	651
Mov Cap-2 Maneuver	-	-	-	-	224	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	492	-

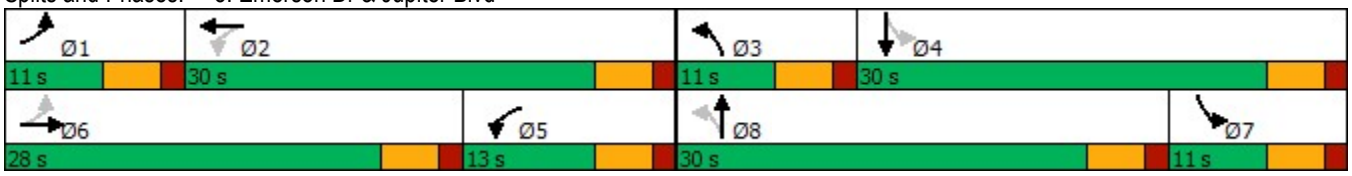
Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	22.5
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1138	-	-	-	310
HCM Lane V/C Ratio	0.029	-	-	-	0.34
HCM Control Delay (s)	8.3	0	-	-	22.5
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.5

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	186	343	247	125	147	642	57	420
Future Volume (vph)	186	343	247	125	147	642	57	420
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	28.0	13.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	34.1%	15.9%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 77.6
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	186	343	75	247	125	280	147	642	300	57	420	110
Future Volume (veh/h)	186	343	75	247	125	280	147	642	300	57	420	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1781	1811	1856	1870	1856	1870	1870	1870	1841	1841
Adj Flow Rate, veh/h	198	365	80	263	133	298	156	683	319	61	447	117
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	3	8	6	3	2	3	2	2	2	4	4
Cap, veh/h	228	402	88	275	525	468	257	739	345	196	807	210
Arrive On Green	0.08	0.27	0.27	0.10	0.30	0.30	0.08	0.31	0.31	0.06	0.29	0.29
Sat Flow, veh/h	1781	1474	323	1725	1763	1572	1767	2351	1098	1781	2747	713
Grp Volume(v), veh/h	198	0	445	263	133	298	156	516	486	61	283	281
Grp Sat Flow(s),veh/h/ln	1781	0	1797	1725	1763	1572	1767	1777	1673	1781	1749	1712
Q Serve(g_s), s	6.0	0.0	18.8	7.4	4.5	12.9	5.5	22.0	22.0	0.0	10.7	10.9
Cycle Q Clear(g_c), s	6.0	0.0	18.8	7.4	4.5	12.9	5.5	22.0	22.0	0.0	10.7	10.9
Prop In Lane	1.00		0.18	1.00		1.00	1.00		0.66	1.00		0.42
Lane Grp Cap(c), veh/h	228	0	490	275	525	468	257	558	525	196	514	503
V/C Ratio(X)	0.87	0.00	0.91	0.96	0.25	0.64	0.61	0.92	0.92	0.31	0.55	0.56
Avail Cap(c_a), veh/h	228	0	527	275	562	502	257	567	533	233	558	546
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.6	0.0	27.6	33.5	20.9	23.8	23.8	26.0	26.0	34.9	23.3	23.4
Incr Delay (d2), s/veh	27.9	0.0	18.9	42.6	0.3	2.4	4.1	21.0	22.0	0.9	1.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.4	0.0	15.2	12.6	3.2	8.4	4.3	17.3	16.6	2.0	7.6	7.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	56.5	0.0	46.5	76.1	21.1	26.2	27.9	47.0	48.0	35.8	24.3	24.4
LnGrp LOS	E	A	D	E	C	C	C	D	D	D	C	C
Approach Vol, veh/h		643			694			1158			625	
Approach Delay, s/veh		49.6			44.2			44.8			25.5	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	28.4	11.0	28.0	13.0	26.4	9.4	29.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	8.0	23.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	14.9	7.5	12.9	9.4	20.8	2.0	24.0
Green Ext Time (p_c), s	0.0	1.9	0.0	2.6	0.0	0.6	0.0	0.6

Intersection Summary	
HCM 6th Ctrl Delay	41.8
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	643	45	9	21	55	367	11	280	410
Future Volume (vph)	643	45	9	21	55	367	11	280	410
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary

Cycle Length: 123
Actuated Cycle Length: 93.5
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	643	45	49	4	9	21	55	367	20	11	280	410
Future Volume (veh/h)	643	45	49	4	9	21	55	367	20	11	280	410
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1870	1530	1826	1781	1856	1870	1752	1856	1870
Adj Flow Rate, veh/h	691	48	53	4	10	23	59	395	22	12	301	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	5	2	25	5	8	3	2	10	3	2
Cap, veh/h	766	349	385	19	47	67	229	794	44	245	372	
Arrive On Green	0.43	0.43	0.43	0.04	0.04	0.04	0.05	0.23	0.23	0.01	0.20	0.00
Sat Flow, veh/h	1781	812	897	431	1077	1547	1697	3396	189	1668	1856	1585
Grp Volume(v), veh/h	691	0	101	14	0	23	59	204	213	12	301	0
Grp Sat Flow(s),veh/h/ln	1781	0	1709	1508	0	1547	1697	1763	1822	1668	1856	1585
Q Serve(g_s), s	26.0	0.0	2.6	0.6	0.0	1.0	1.9	7.2	7.3	0.4	11.1	0.0
Cycle Q Clear(g_c), s	26.0	0.0	2.6	0.6	0.0	1.0	1.9	7.2	7.3	0.4	11.1	0.0
Prop In Lane	1.00		0.52	0.29		1.00	1.00		0.10	1.00		1.00
Lane Grp Cap(c), veh/h	766	0	734	66	0	67	229	412	426	245	372	
V/C Ratio(X)	0.90	0.00	0.14	0.21	0.00	0.34	0.26	0.50	0.50	0.05	0.81	
Avail Cap(c_a), veh/h	1140	0	1093	503	0	516	312	686	709	336	671	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.1	0.0	12.4	33.2	0.0	33.4	21.9	23.9	23.9	22.5	27.4	0.0
Incr Delay (d2), s/veh	7.2	0.0	0.1	1.6	0.0	3.0	0.6	0.9	0.9	0.1	4.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	16.3	0.0	1.6	0.5	0.0	0.8	1.3	5.2	5.4	0.3	8.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.3	0.0	12.5	34.8	0.0	36.3	22.5	24.8	24.8	22.6	31.7	0.0
LnGrp LOS	C	A	B	C	A	D	C	C	C	C	C	
Approach Vol, veh/h		792			37			476			313	A
Approach Delay, s/veh		24.5			35.8			24.5			31.3	
Approach LOS		C			D			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.5	19.4		35.9	6.1	21.8		8.1
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.9	13.1		28.0	2.4	9.3		3.0
Green Ext Time (p_c), s	0.0	1.3		2.9	0.0	2.1		0.1

Intersection Summary	
HCM 6th Ctrl Delay	26.1
HCM 6th LOS	C

Notes

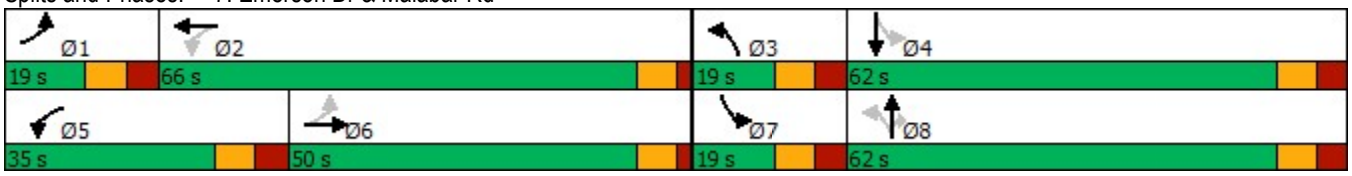
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	29	917	274	603	201	186	469	184	158
Future Volume (vph)	29	917	274	603	201	186	469	184	158
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	50.0	35.0	66.0	19.0	62.0	62.0	19.0	62.0
Total Split (%)	11.4%	30.1%	21.1%	39.8%	11.4%	37.3%	37.3%	11.4%	37.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 136
Natural Cycle: 100
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	29	917	77	274	603	85	201	186	469	184	158	36
Future Volume (veh/h)	29	917	77	274	603	85	201	186	469	184	158	36
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	32	997	84	298	655	92	218	202	510	200	172	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	307	1107	93	390	1634	227	427	606	513	438	478	108
Arrive On Green	0.05	0.33	0.33	0.07	0.36	0.36	0.06	0.32	0.32	0.06	0.32	0.32
Sat Flow, veh/h	1781	3317	279	3456	4532	630	1781	1870	1585	1781	1476	335
Grp Volume(v), veh/h	32	534	547	298	490	257	218	202	510	200	0	211
Grp Sat Flow(s),veh/h/ln	1781	1777	1820	1728	1702	1757	1781	1870	1585	1781	0	1810
Q Serve(g_s), s	1.9	46.8	46.9	9.2	17.6	17.9	10.0	13.4	52.5	10.0	0.0	14.6
Cycle Q Clear(g_c), s	1.9	46.8	46.9	9.2	17.6	17.9	10.0	13.4	52.5	10.0	0.0	14.6
Prop In Lane	1.00		0.15	1.00		0.36	1.00		1.00	1.00		0.18
Lane Grp Cap(c), veh/h	307	593	607	390	1227	633	427	606	513	438	0	586
V/C Ratio(X)	0.10	0.90	0.90	0.76	0.40	0.41	0.51	0.33	0.99	0.46	0.00	0.36
Avail Cap(c_a), veh/h	332	593	607	685	1227	633	427	606	513	438	0	586
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.6	51.9	51.9	39.9	39.1	39.2	39.5	41.9	55.2	37.8	0.0	42.4
Incr Delay (d2), s/veh	0.1	19.2	18.9	3.1	1.0	1.9	1.0	0.3	38.0	0.7	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	32.1	32.8	7.4	12.2	12.9	4.7	10.5	34.8	3.1	0.0	11.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.7	71.1	70.8	43.1	40.1	41.1	40.5	42.3	93.1	38.5	0.0	42.7
LnGrp LOS	C	E	E	D	D	D	D	D	F	D	A	D
Approach Vol, veh/h		1113			1045			930			411	
Approach Delay, s/veh		69.9			41.2			69.8			40.7	
Approach LOS		E			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.7	66.0	19.0	62.0	21.0	61.6	19.0	62.0
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	59.0	10.0	53.0	26.0	43.0	10.0	53.0
Max Q Clear Time (g_c+I1), s	3.9	19.9	12.0	16.6	11.2	48.9	12.0	54.5
Green Ext Time (p_c), s	0.0	5.7	0.0	1.3	0.9	0.0	0.0	0.0

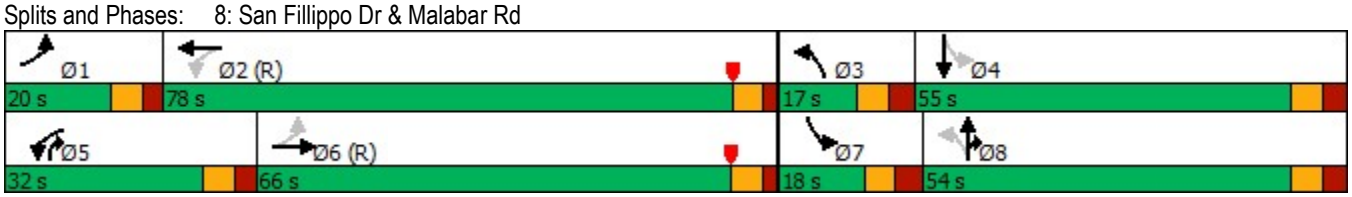
Intersection Summary	
HCM 6th Ctrl Delay	57.8
HCM 6th LOS	E

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	13	1900	395	994	122	34	479	74	36
Future Volume (vph)	13	1900	395	994	122	34	479	74	36
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	22.5	19.0	22.5	14.3	22.5		14.3	22.5
Total Split (s)	20.0	66.0	32.0	78.0	17.0	54.0		18.0	55.0
Total Split (%)	11.8%	38.8%	18.8%	45.9%	10.0%	31.8%		10.6%	32.4%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 170
Actuated Cycle Length: 170
Offset: 82.4 (48%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	1900	111	395	994	63	122	34	479	74	36	13
Future Volume (veh/h)	13	1900	111	395	994	63	122	34	479	74	36	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	14	2065	121	429	1080	68	133	37	521	80	39	14
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	306	2470	144	483	2867	180	351	351	807	272	234	84
Arrive On Green	0.02	0.50	0.50	0.10	0.58	0.58	0.06	0.19	0.19	0.05	0.18	0.18
Sat Flow, veh/h	1781	4935	288	3456	4910	309	1781	1870	2790	1781	1314	472
Grp Volume(v), veh/h	14	1421	765	429	748	400	133	37	521	80	0	53
Grp Sat Flow(s),veh/h/ln	1781	1702	1819	1728	1702	1815	1781	1870	1395	1781	0	1785
Q Serve(g_s), s	0.6	60.9	61.6	14.2	19.9	20.0	9.7	2.8	27.7	6.2	0.0	4.3
Cycle Q Clear(g_c), s	0.6	60.9	61.6	14.2	19.9	20.0	9.7	2.8	27.7	6.2	0.0	4.3
Prop In Lane	1.00		0.16	1.00		0.17	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	306	1704	910	483	1988	1060	351	351	807	272	0	318
V/C Ratio(X)	0.05	0.83	0.84	0.89	0.38	0.38	0.38	0.11	0.65	0.29	0.00	0.17
Avail Cap(c_a), veh/h	410	1704	910	641	1988	1060	351	514	1049	300	0	501
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.8	36.4	36.6	51.2	18.9	18.9	54.1	57.2	52.8	53.4	0.0	59.2
Incr Delay (d2), s/veh	0.1	5.0	9.2	11.5	0.5	1.0	0.7	0.1	0.9	0.6	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.5	34.6	38.3	15.1	12.7	13.6	8.4	2.4	15.0	5.2	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.9	41.4	45.8	62.7	19.4	19.9	54.8	57.3	53.7	54.0	0.0	59.4
LnGrp LOS	B	D	D	E	B	B	D	E	D	D	A	E
Approach Vol, veh/h		2200			1577			691			133	
Approach Delay, s/veh		42.8			31.3			54.1			56.2	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	105.4	17.0	37.6	24.3	91.2	15.3	39.2
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	13.3	* 72	* 9.7	* 48	25.0	59.9	* 11	* 47
Max Q Clear Time (g_c+I1), s	2.6	22.0	11.7	6.3	16.2	63.6	8.2	29.7
Green Ext Time (p_c), s	0.0	9.8	0.0	0.3	1.1	0.0	0.0	2.2

Intersection Summary	
HCM 6th Ctrl Delay	40.9
HCM 6th LOS	D

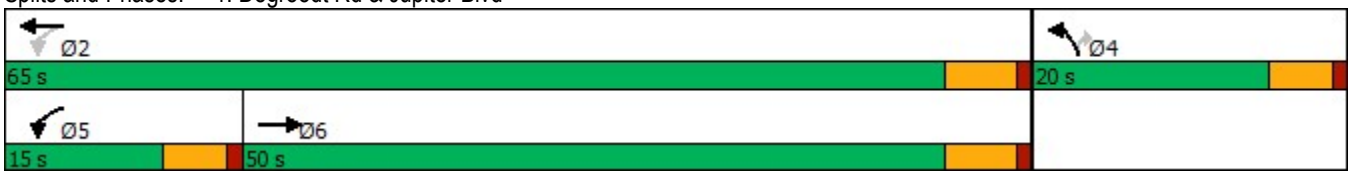
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	357	455	490	118	283
Future Volume (vph)	357	455	490	118	283
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	50.0	15.0	65.0	20.0	20.0
Total Split (%)	58.8%	17.6%	76.5%	23.5%	23.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 81.1
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	357	132	455	490	118	283
Future Volume (veh/h)	357	132	455	490	118	283
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	388	143	495	533	128	308
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1336	486	675	2488	314	280
Arrive On Green	0.52	0.52	0.12	0.70	0.18	0.18
Sat Flow, veh/h	2645	928	1781	3647	1781	1585
Grp Volume(v), veh/h	269	262	495	533	128	308
Grp Sat Flow(s),veh/h/ln	1777	1703	1781	1777	1781	1585
Q Serve(g_s), s	7.2	7.4	10.0	4.5	5.4	15.0
Cycle Q Clear(g_c), s	7.2	7.4	10.0	4.5	5.4	15.0
Prop In Lane		0.55	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	930	892	675	2488	314	280
V/C Ratio(X)	0.29	0.29	0.73	0.21	0.41	1.10
Avail Cap(c_a), veh/h	930	892	675	2488	314	280
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.4	11.4	8.5	4.5	31.1	35.0
Incr Delay (d2), s/veh	0.2	0.2	6.9	0.2	0.8	83.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	2.5	4.4	1.2	2.4	18.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.6	11.6	15.4	4.7	31.9	118.6
LnGrp LOS	B	B	B	A	C	F
Approach Vol, veh/h	531			1028	436	
Approach Delay, s/veh	11.6			9.8	93.2	
Approach LOS	B			A	F	

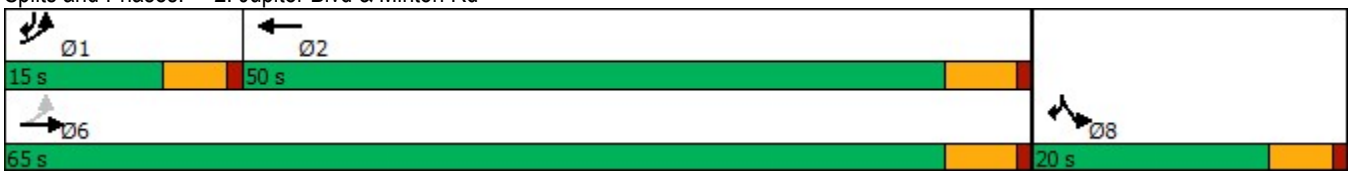
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		65.0		20.0	15.0	50.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		59.5		15.0	10.0	44.5
Max Q Clear Time (g_c+I1), s		6.5		17.0	12.0	9.4
Green Ext Time (p_c), s		4.6		0.0	0.0	4.0

Intersection Summary	
HCM 6th Ctrl Delay	28.5
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	367	365	406	300	528
Future Volume (vph)	367	365	406	300	528
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 85
Natural Cycle: 55
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	367	365	406	215	300	528
Future Volume (veh/h)	367	365	406	215	300	528
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1856	1870	1870	1870
Adj Flow Rate, veh/h	378	376	419	222	309	544
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	6	3	2	2	2
Cap, veh/h	617	2409	1178	617	314	461
Arrive On Green	0.11	0.70	0.53	0.53	0.18	0.18
Sat Flow, veh/h	1781	3532	2328	1172	1781	1585
Grp Volume(v), veh/h	378	376	329	312	309	544
Grp Sat Flow(s),veh/h/ln	1781	1721	1763	1645	1781	1585
Q Serve(g_s), s	7.7	3.1	9.2	9.4	14.7	15.0
Cycle Q Clear(g_c), s	7.7	3.1	9.2	9.4	14.7	15.0
Prop In Lane	1.00			0.71	1.00	1.00
Lane Grp Cap(c), veh/h	617	2409	929	866	314	461
V/C Ratio(X)	0.61	0.16	0.35	0.36	0.98	1.18
Avail Cap(c_a), veh/h	622	2409	929	866	314	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	7.5	4.3	11.7	11.7	34.9	30.1
Incr Delay (d2), s/veh	1.8	0.1	0.2	0.3	46.0	101.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	0.8	3.2	3.1	10.1	21.8
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	9.3	4.4	11.9	12.0	80.8	131.6
LnGrp LOS	A	A	B	B	F	F
Approach Vol, veh/h		754	641		853	
Approach Delay, s/veh		6.9	12.0		113.2	
Approach LOS		A	B		F	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	14.7	50.3				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	9.7	11.4				5.1	17.0
Green Ext Time (p_c), s	0.0	4.1				2.5	0.0

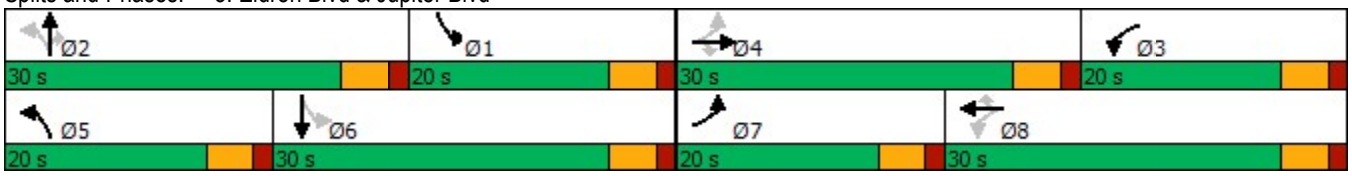
Intersection Summary	
HCM 6th Ctrl Delay	48.7
HCM 6th LOS	D

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	40	274	246	149	295	55	184	176	125	74	292
Future Volume (vph)	40	274	246	149	295	55	184	176	125	74	292
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 83.4
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	274	246	149	295	55	184	176	125	74	292	49
Future Volume (veh/h)	40	274	246	149	295	55	184	176	125	74	292	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1870	1870	1856	1870	1870	1870	1856	1796	1870	1870
Adj Flow Rate, veh/h	42	285	256	155	307	57	192	183	130	77	304	51
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	4	2	2	3	2	2	2	3	7	2	2
Cap, veh/h	157	372	321	221	416	355	313	656	552	437	548	92
Arrive On Green	0.03	0.20	0.20	0.05	0.22	0.22	0.11	0.35	0.35	0.11	0.35	0.35
Sat Flow, veh/h	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	1561	262
Grp Volume(v), veh/h	42	285	256	155	307	57	192	183	130	77	0	355
Grp Sat Flow(s),veh/h/ln	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	0	1823
Q Serve(g_s), s	1.4	10.4	7.5	0.9	11.0	1.4	6.0	5.0	4.2	0.0	0.0	11.2
Cycle Q Clear(g_c), s	1.4	10.4	7.5	0.9	11.0	1.4	6.0	5.0	4.2	0.0	0.0	11.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	157	372	321	221	416	355	313	656	552	437	0	639
V/C Ratio(X)	0.27	0.77	0.80	0.70	0.74	0.16	0.61	0.28	0.24	0.18	0.00	0.56
Avail Cap(c_a), veh/h	476	646	556	500	651	556	487	656	552	604	0	639
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.3	26.8	12.6	31.8	25.7	10.1	20.4	16.7	16.4	21.5	0.0	18.7
Incr Delay (d2), s/veh	0.9	3.3	4.6	4.0	2.6	0.2	1.9	1.1	1.0	0.2	0.0	3.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	4.5	4.0	2.6	4.7	0.7	2.4	2.2	1.5	1.0	0.0	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.2	30.1	17.2	35.9	28.3	10.3	22.4	17.7	17.4	21.7	0.0	22.1
LnGrp LOS	C	C	B	D	C	B	C	B	B	C	A	C
Approach Vol, veh/h		583			519			505			432	
Approach Delay, s/veh		24.2			28.6			19.4			22.0	
Approach LOS		C			C			B			C	

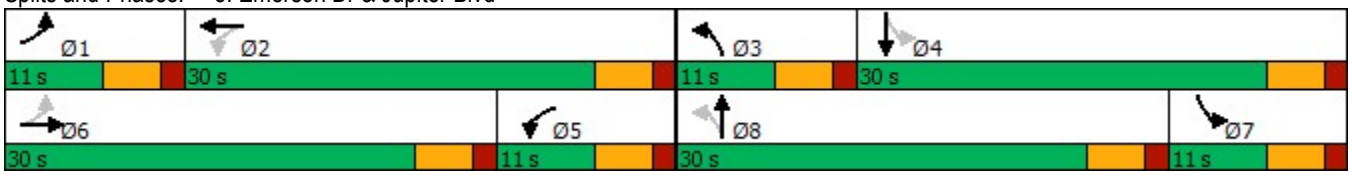
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.1	30.0	8.8	19.4	13.1	30.0	7.3	21.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	7.0	2.9	12.4	8.0	13.2	3.4	13.0
Green Ext Time (p_c), s	0.1	1.3	0.3	2.0	0.3	1.6	0.0	1.4

Intersection Summary	
HCM 6th Ctrl Delay	23.7
HCM 6th LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	109	209	274	263	107	411	34	634
Future Volume (vph)	109	209	274	263	107	411	34	634
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	30.0	11.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 69.4
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	109	209	99	274	263	16	107	411	154	34	634	141
Future Volume (veh/h)	109	209	99	274	263	16	107	411	154	34	634	141
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	118	227	108	298	286	17	116	447	167	37	689	153
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	6	2	2	2	2	2	2	2	2	2
Cap, veh/h	257	277	132	291	822	49	250	602	223	393	862	191
Arrive On Green	0.08	0.23	0.23	0.09	0.24	0.24	0.08	0.24	0.24	0.14	0.30	0.30
Sat Flow, veh/h	1781	1198	570	1781	3409	202	1781	2538	940	1781	2890	641
Grp Volume(v), veh/h	118	0	335	298	148	155	116	312	302	37	423	419
Grp Sat Flow(s),veh/h/ln	1781	0	1768	1781	1777	1834	1781	1777	1701	1781	1777	1755
Q Serve(g_s), s	3.8	0.0	12.0	6.0	4.6	4.6	3.7	10.8	11.0	0.0	14.6	14.6
Cycle Q Clear(g_c), s	3.8	0.0	12.0	6.0	4.6	4.6	3.7	10.8	11.0	0.0	14.6	14.6
Prop In Lane	1.00		0.32	1.00		0.11	1.00		0.55	1.00		0.37
Lane Grp Cap(c), veh/h	257	0	408	291	429	442	250	422	404	393	530	523
V/C Ratio(X)	0.46	0.00	0.82	1.02	0.35	0.35	0.46	0.74	0.75	0.09	0.80	0.80
Avail Cap(c_a), veh/h	275	0	665	291	668	690	269	668	640	393	668	660
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.0	0.0	24.3	28.8	20.9	20.9	23.6	23.4	23.5	23.2	21.5	21.5
Incr Delay (d2), s/veh	1.3	0.0	4.3	59.0	0.5	0.5	1.3	2.6	2.8	0.1	5.4	5.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	5.0	9.1	1.8	1.9	1.5	4.4	4.3	0.5	6.1	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.2	0.0	28.5	87.8	21.4	21.4	25.0	26.0	26.3	23.3	26.9	27.0
LnGrp LOS	C	A	C	F	C	C	C	C	C	C	C	C
Approach Vol, veh/h		453			601			730			879	
Approach Delay, s/veh		27.7			54.3			26.0			26.8	
Approach LOS		C			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.3	21.0	10.3	24.8	11.0	20.4	14.3	20.8
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	6.0	25.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	5.8	6.6	5.7	16.6	8.0	14.0	2.0	13.0
Green Ext Time (p_c), s	0.0	1.5	0.0	3.2	0.0	1.4	0.0	2.8

Intersection Summary	
HCM 6th Ctrl Delay	32.9
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	345	19	37	8	46	458	3	686	492
Future Volume (vph)	345	19	37	8	46	458	3	686	492
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary
Cycle Length: 123
Actuated Cycle Length: 71.5
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	345	19	27	12	37	8	46	458	9	3	686	492
Future Volume (veh/h)	345	19	27	12	37	8	46	458	9	3	686	492
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1781	1870	1870	1870	1841	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	331	18	26	12	35	8	44	439	9	3	658	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	5	8	2	2	2	4	2	2	2	2	2
Cap, veh/h	401	152	220	27	79	91	210	1476	30	428	705	
Arrive On Green	0.23	0.23	0.23	0.06	0.06	0.06	0.04	0.41	0.41	0.00	0.38	0.00
Sat Flow, veh/h	1781	675	975	472	1375	1585	1753	3561	73	1781	1870	1585
Grp Volume(v), veh/h	331	0	44	47	0	8	44	219	229	3	658	0
Grp Sat Flow(s),veh/h/ln	1781	0	1650	1847	0	1585	1753	1777	1857	1781	1870	1585
Q Serve(g_s), s	11.8	0.0	1.4	1.6	0.0	0.3	1.0	5.5	5.5	0.1	22.6	0.0
Cycle Q Clear(g_c), s	11.8	0.0	1.4	1.6	0.0	0.3	1.0	5.5	5.5	0.1	22.6	0.0
Prop In Lane	1.00		0.59	0.26		1.00	1.00		0.04	1.00		1.00
Lane Grp Cap(c), veh/h	401	0	372	106	0	91	210	737	770	428	705	
V/C Ratio(X)	0.82	0.00	0.12	0.44	0.00	0.09	0.21	0.30	0.30	0.01	0.93	
Avail Cap(c_a), veh/h	1224	0	1134	662	0	568	320	743	777	553	726	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.7	0.0	20.6	30.5	0.0	29.9	15.7	13.1	13.1	12.9	20.1	0.0
Incr Delay (d2), s/veh	4.3	0.0	0.1	2.9	0.0	0.4	0.5	0.2	0.2	0.0	18.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	0.0	0.5	0.8	0.0	0.1	0.4	1.9	2.0	0.0	12.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	20.8	33.4	0.0	30.3	16.2	13.3	13.3	12.9	38.8	0.0
LnGrp LOS	C	A	C	C	A	C	B	B	B	B	D	
Approach Vol, veh/h		375			55			492			661	A
Approach Delay, s/veh		28.0			33.0			13.6			38.7	
Approach LOS		C			C			B			D	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	7.8	30.2		20.1	5.3	32.7		8.8
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.0	24.6		13.8	2.1	7.5		3.6
Green Ext Time (p_c), s	0.0	0.6		1.3	0.0	2.3		0.2

Intersection Summary	
HCM 6th Ctrl Delay	28.2
HCM 6th LOS	C

Notes

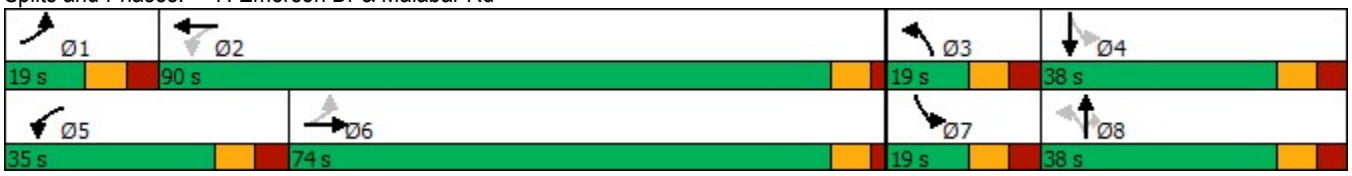
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	46	747	516	993	86	154	268	159	218
Future Volume (vph)	46	747	516	993	86	154	268	159	218
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	74.0	35.0	90.0	19.0	38.0	38.0	19.0	38.0
Total Split (%)	11.4%	44.6%	21.1%	54.2%	11.4%	22.9%	22.9%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 161
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	747	75	516	993	262	86	154	268	159	218	24
Future Volume (veh/h)	46	747	75	516	993	262	86	154	268	159	218	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	50	812	82	561	1079	285	93	167	291	173	237	26
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	269	1473	149	778	2023	534	194	329	279	240	292	32
Arrive On Green	0.05	0.45	0.45	0.11	0.50	0.50	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	3259	329	3456	4021	1062	1781	1870	1585	1781	1656	182
Grp Volume(v), veh/h	50	443	451	561	913	451	93	167	291	173	0	263
Grp Sat Flow(s),veh/h/ln	1781	1777	1811	1728	1702	1679	1781	1870	1585	1781	0	1838
Q Serve(g_s), s	2.4	30.0	30.0	13.9	30.1	30.1	6.9	13.3	29.0	10.0	0.0	22.7
Cycle Q Clear(g_c), s	2.4	30.0	30.0	13.9	30.1	30.1	6.9	13.3	29.0	10.0	0.0	22.7
Prop In Lane	1.00		0.18	1.00		0.63	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	269	803	819	778	1712	845	194	329	279	240	0	325
V/C Ratio(X)	0.19	0.55	0.55	0.72	0.53	0.53	0.48	0.51	1.04	0.72	0.00	0.81
Avail Cap(c_a), veh/h	279	803	819	958	1712	845	195	329	279	240	0	325
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.3	33.0	33.0	24.1	27.8	27.8	52.5	61.5	68.0	57.6	0.0	65.3
Incr Delay (d2), s/veh	0.3	2.7	2.7	2.1	1.2	2.4	1.8	1.3	66.0	10.0	0.0	14.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	13.3	13.6	5.7	12.3	12.4	3.2	6.4	16.7	2.7	0.0	11.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.6	35.7	35.6	26.2	29.0	30.3	54.4	62.8	134.0	67.6	0.0	79.5
LnGrp LOS	C	D	D	C	C	C	D	E	F	E	A	E
Approach Vol, veh/h		944			1925			551			436	
Approach Delay, s/veh		35.0			28.5			99.0			74.8	
Approach LOS		C			C			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.0	90.0	18.9	38.1	26.4	81.6	19.0	38.0
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	83.0	10.0	29.0	26.0	67.0	10.0	29.0
Max Q Clear Time (g_c+I1), s	4.4	32.1	8.9	24.7	15.9	32.0	12.0	31.0
Green Ext Time (p_c), s	0.0	11.8	0.0	0.5	1.5	5.8	0.0	0.0

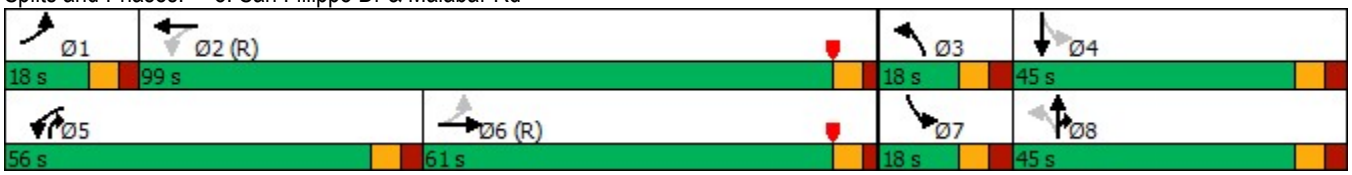
Intersection Summary	
HCM 6th Ctrl Delay	45.4
HCM 6th LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	33	1100	841	1727	107	81	532	135	114
Future Volume (vph)	33	1100	841	1727	107	81	532	135	114
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	21.1	19.0	21.0	14.3	19.3		14.3	19.3
Total Split (s)	18.0	61.0	56.0	99.0	18.0	45.0		18.0	45.0
Total Split (%)	10.0%	33.9%	31.1%	55.0%	10.0%	25.0%		10.0%	25.0%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 54.9 (31%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	1100	81	841	1727	141	107	81	532	135	114	54
Future Volume (veh/h)	33	1100	81	841	1727	141	107	81	532	135	114	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	36	1196	88	914	1877	153	116	88	578	147	124	59
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	161	1899	140	987	2775	225	247	335	1103	328	215	102
Arrive On Green	0.03	0.39	0.39	0.22	0.58	0.58	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	4853	357	3456	4813	391	1781	1870	2790	1781	1198	570
Grp Volume(v), veh/h	36	839	445	914	1325	705	116	88	578	147	0	183
Grp Sat Flow(s),veh/h/ln	1781	1702	1806	1728	1702	1800	1781	1870	1395	1781	0	1768
Q Serve(g_s), s	2.1	35.8	35.9	33.7	48.6	49.1	9.5	7.3	28.4	10.7	0.0	17.1
Cycle Q Clear(g_c), s	2.1	35.8	35.9	33.7	48.6	49.1	9.5	7.3	28.4	10.7	0.0	17.1
Prop In Lane	1.00		0.20	1.00		0.22	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	161	1332	707	987	1963	1038	247	335	1103	328	0	317
V/C Ratio(X)	0.22	0.63	0.63	0.93	0.68	0.68	0.47	0.26	0.52	0.45	0.00	0.58
Avail Cap(c_a), veh/h	215	1332	707	1181	1963	1038	247	392	1187	328	0	370
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	31.3	44.3	44.3	43.0	26.4	26.5	56.7	63.6	41.5	57.9	0.0	67.6
Incr Delay (d2), s/veh	0.7	2.3	4.2	11.0	1.9	3.6	1.4	0.4	0.4	1.0	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	15.8	17.1	21.9	20.4	22.2	4.5	3.6	10.0	0.8	0.0	7.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.0	46.5	48.5	54.0	28.3	30.1	58.1	64.0	41.9	58.8	0.0	69.3
LnGrp LOS	C	D	D	D	C	C	E	E	D	E	A	E
Approach Vol, veh/h		1320			2944			782			330	
Approach Delay, s/veh		46.8			36.7			46.8			64.6	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.5	109.9	18.0	39.6	45.9	76.5	18.0	39.6
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	11.3	* 93	* 11	* 38	49.0	54.9	* 11	* 38
Max Q Clear Time (g_c+I1), s	4.1	51.1	11.5	19.1	35.7	37.9	12.7	30.4
Green Ext Time (p_c), s	0.0	23.9	0.0	0.9	3.2	8.3	0.0	1.8

Intersection Summary	
HCM 6th Ctrl Delay	42.4
HCM 6th LOS	D

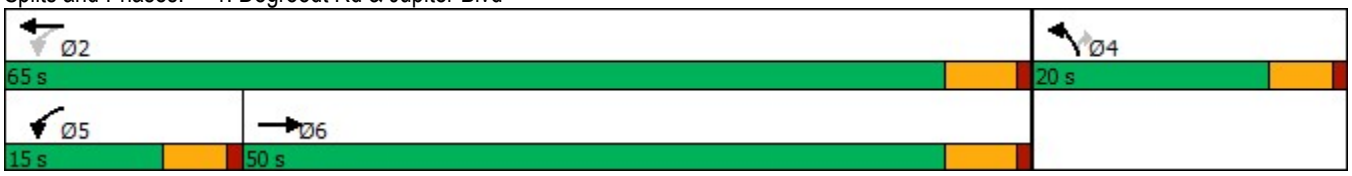
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	378	482	519	125	300
Future Volume (vph)	378	482	519	125	300
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	50.0	15.0	65.0	20.0	20.0
Total Split (%)	58.8%	17.6%	76.5%	23.5%	23.5%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 81.3
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	378	140	482	519	125	300
Future Volume (veh/h)	378	140	482	519	125	300
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	411	152	524	564	136	326
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1334	488	659	2488	314	280
Arrive On Green	0.52	0.52	0.12	0.70	0.18	0.18
Sat Flow, veh/h	2641	932	1781	3647	1781	1585
Grp Volume(v), veh/h	285	278	524	564	136	326
Grp Sat Flow(s),veh/h/ln	1777	1703	1781	1777	1781	1585
Q Serve(g_s), s	7.7	7.9	10.0	4.8	5.8	15.0
Cycle Q Clear(g_c), s	7.7	7.9	10.0	4.8	5.8	15.0
Prop In Lane		0.55	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	930	891	659	2488	314	280
V/C Ratio(X)	0.31	0.31	0.79	0.23	0.43	1.17
Avail Cap(c_a), veh/h	930	891	659	2488	314	280
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.5	11.5	9.8	4.5	31.2	35.0
Incr Delay (d2), s/veh	0.2	0.2	9.6	0.2	0.9	106.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	2.7	5.1	1.3	2.5	20.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.7	11.8	19.4	4.8	32.1	141.2
LnGrp LOS	B	B	B	A	C	F
Approach Vol, veh/h	563			1088	462	
Approach Delay, s/veh	11.7			11.8	109.1	
Approach LOS	B			B	F	

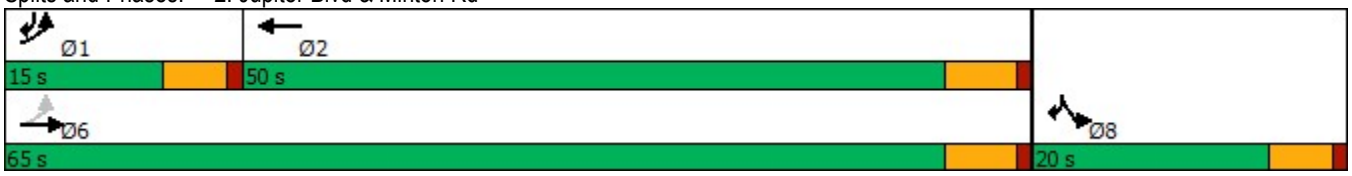
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		65.0		20.0	15.0	50.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		59.5		15.0	10.0	44.5
Max Q Clear Time (g_c+I1), s		6.8		17.0	12.0	9.9
Green Ext Time (p_c), s		4.9		0.0	0.0	4.3

Intersection Summary	
HCM 6th Ctrl Delay	33.1
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	389	387	430	318	560
Future Volume (vph)	389	387	430	318	560
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	15.0	65.0	50.0	20.0	
Total Split (%)	17.6%	76.5%	58.8%	23.5%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 85
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	389	387	430	228	318	560
Future Volume (veh/h)	389	387	430	228	318	560
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1856	1870	1870	1870
Adj Flow Rate, veh/h	401	399	443	235	328	577
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	6	3	2	2	2
Cap, veh/h	602	2409	1169	615	314	466
Arrive On Green	0.12	0.70	0.52	0.52	0.18	0.18
Sat Flow, veh/h	1781	3532	2325	1174	1781	1585
Grp Volume(v), veh/h	401	399	349	329	328	577
Grp Sat Flow(s),veh/h/ln	1781	1721	1763	1644	1781	1585
Q Serve(g_s), s	8.3	3.3	10.0	10.1	15.0	15.0
Cycle Q Clear(g_c), s	8.3	3.3	10.0	10.1	15.0	15.0
Prop In Lane	1.00			0.71	1.00	1.00
Lane Grp Cap(c), veh/h	602	2409	923	861	314	466
V/C Ratio(X)	0.67	0.17	0.38	0.38	1.04	1.24
Avail Cap(c_a), veh/h	602	2409	923	861	314	466
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	8.0	4.3	12.0	12.1	35.0	30.0
Incr Delay (d2), s/veh	2.8	0.1	0.3	0.3	62.5	124.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.9	3.5	3.3	11.7	25.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	10.8	4.5	12.3	12.3	97.5	154.3
LnGrp LOS	B	A	B	B	F	F
Approach Vol, veh/h		800	678		905	
Approach Delay, s/veh		7.6	12.3		133.7	
Approach LOS		A	B		F	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0	20.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	10.0	44.5				59.5	15.0
Max Q Clear Time (g_c+I1), s	10.3	12.1				5.3	17.0
Green Ext Time (p_c), s	0.0	4.4				2.7	0.0

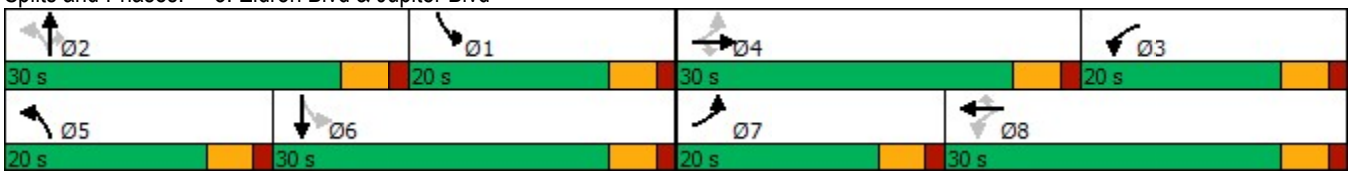
Intersection Summary	
HCM 6th Ctrl Delay	56.8
HCM 6th LOS	E

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	42	290	261	158	313	58	195	187	133	78	310
Future Volume (vph)	42	290	261	158	313	58	195	187	133	78	310
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 84.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	290	261	158	313	58	195	187	133	78	310	52
Future Volume (veh/h)	42	290	261	158	313	58	195	187	133	78	310	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1870	1870	1856	1870	1870	1870	1856	1796	1870	1870
Adj Flow Rate, veh/h	44	302	272	165	326	60	203	195	139	81	323	54
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	4	2	2	3	2	2	2	3	7	2	2
Cap, veh/h	156	388	334	217	429	367	311	641	539	431	536	90
Arrive On Green	0.03	0.21	0.21	0.05	0.23	0.23	0.12	0.34	0.34	0.12	0.34	0.34
Sat Flow, veh/h	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	1562	261
Grp Volume(v), veh/h	44	302	272	165	326	60	203	195	139	81	0	377
Grp Sat Flow(s),veh/h/ln	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	0	1823
Q Serve(g_s), s	1.5	11.3	8.0	1.5	11.9	1.5	6.5	5.6	4.6	0.0	0.0	12.5
Cycle Q Clear(g_c), s	1.5	11.3	8.0	1.5	11.9	1.5	6.5	5.6	4.6	0.0	0.0	12.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	156	388	334	217	429	367	311	641	539	431	0	625
V/C Ratio(X)	0.28	0.78	0.81	0.76	0.76	0.16	0.65	0.30	0.26	0.19	0.00	0.60
Avail Cap(c_a), veh/h	465	631	543	489	636	543	465	641	539	579	0	625
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.5	27.2	12.5	32.7	26.1	9.9	21.3	17.6	17.3	22.5	0.0	19.8
Incr Delay (d2), s/veh	1.0	3.4	4.8	5.4	3.0	0.2	2.3	1.2	1.2	0.2	0.0	4.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	4.9	4.3	2.9	5.2	0.8	2.7	2.4	1.7	1.1	0.0	5.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.4	30.6	17.3	38.1	29.2	10.2	23.6	18.8	18.4	22.7	0.0	24.1
LnGrp LOS	C	C	B	D	C	B	C	B	B	C	A	C
Approach Vol, veh/h		618			551			537			458	
Approach Delay, s/veh		24.5			29.8			20.5			23.9	
Approach LOS		C			C			C			C	

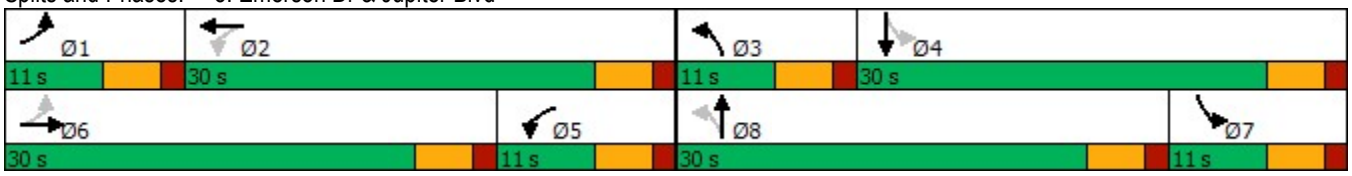
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.7	30.0	8.9	20.4	13.7	30.0	7.4	21.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	7.6	3.5	13.3	8.5	14.5	3.5	13.9
Green Ext Time (p_c), s	0.1	1.4	0.3	2.1	0.3	1.6	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	24.7
HCM 6th LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	116	222	290	279	113	436	36	672
Future Volume (vph)	116	222	290	279	113	436	36	672
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	30.0	11.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 70.8
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	116	222	105	290	279	17	113	436	163	36	672	149
Future Volume (veh/h)	116	222	105	290	279	17	113	436	163	36	672	149
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	126	241	114	315	303	18	123	474	177	39	730	162
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	6	2	2	2	2	2	2	2	2	2
Cap, veh/h	262	288	136	278	833	49	246	621	230	386	883	196
Arrive On Green	0.08	0.24	0.24	0.09	0.24	0.24	0.08	0.24	0.24	0.14	0.31	0.31
Sat Flow, veh/h	1781	1200	568	1781	3409	202	1781	2537	941	1781	2890	641
Grp Volume(v), veh/h	126	0	355	315	157	164	123	331	320	39	449	443
Grp Sat Flow(s),veh/h/ln	1781	0	1768	1781	1777	1834	1781	1777	1701	1781	1777	1755
Q Serve(g_s), s	4.2	0.0	13.3	6.0	5.1	5.1	4.1	12.0	12.1	0.0	16.3	16.3
Cycle Q Clear(g_c), s	4.2	0.0	13.3	6.0	5.1	5.1	4.1	12.0	12.1	0.0	16.3	16.3
Prop In Lane	1.00		0.32	1.00		0.11	1.00		0.55	1.00		0.37
Lane Grp Cap(c), veh/h	262	0	424	278	434	448	246	435	417	386	543	536
V/C Ratio(X)	0.48	0.00	0.84	1.13	0.36	0.37	0.50	0.76	0.77	0.10	0.83	0.83
Avail Cap(c_a), veh/h	270	0	637	278	640	661	258	640	613	386	640	632
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.5	0.0	25.1	30.3	21.7	21.8	24.3	24.3	24.4	24.5	22.4	22.4
Incr Delay (d2), s/veh	1.4	0.0	6.1	94.0	0.5	0.5	1.6	3.1	3.5	0.1	7.6	7.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	5.8	11.6	2.0	2.1	1.7	4.9	4.8	0.5	7.2	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.9	0.0	31.2	124.3	22.2	22.3	25.8	27.4	27.8	24.6	30.0	30.1
LnGrp LOS	C	A	C	F	C	C	C	C	C	C	C	C
Approach Vol, veh/h		481			636			774			931	
Approach Delay, s/veh		29.8			72.8			27.3			29.8	
Approach LOS		C			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.7	22.0	10.5	26.2	11.0	21.6	14.7	22.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	6.0	25.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	6.2	7.1	6.1	18.3	8.0	15.3	2.0	14.1
Green Ext Time (p_c), s	0.0	1.6	0.0	2.9	0.0	1.4	0.0	2.9

Intersection Summary	
HCM 6th Ctrl Delay	38.8
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	366	20	39	8	49	485	3	727	522
Future Volume (vph)	366	20	39	8	49	485	3	727	522
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	51.0	51.0	29.0	29.0	12.0	33.0	10.0	31.0	
Total Split (%)	41.5%	41.5%	23.6%	23.6%	9.8%	26.8%	8.1%	25.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary

Cycle Length: 123
Actuated Cycle Length: 72.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	366	20	29	13	39	8	49	485	10	3	727	522
Future Volume (veh/h)	366	20	29	13	39	8	49	485	10	3	727	522
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1781	1870	1870	1870	1841	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	351	19	28	12	37	8	47	465	10	3	697	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	5	8	2	2	2	4	2	2	2	2	2
Cap, veh/h	420	157	232	26	80	91	182	1473	32	411	702	
Arrive On Green	0.24	0.24	0.24	0.06	0.06	0.06	0.04	0.41	0.41	0.00	0.38	0.00
Sat Flow, veh/h	1781	667	982	453	1395	1585	1753	3557	76	1781	1870	1585
Grp Volume(v), veh/h	351	0	47	49	0	8	47	232	243	3	697	0
Grp Sat Flow(s),veh/h/ln	1781	0	1649	1848	0	1585	1753	1777	1857	1781	1870	1585
Q Serve(g_s), s	13.0	0.0	1.6	1.8	0.0	0.3	1.1	6.1	6.1	0.1	25.7	0.0
Cycle Q Clear(g_c), s	13.0	0.0	1.6	1.8	0.0	0.3	1.1	6.1	6.1	0.1	25.7	0.0
Prop In Lane	1.00		0.60	0.24		1.00	1.00		0.04	1.00		1.00
Lane Grp Cap(c), veh/h	420	0	389	107	0	91	182	736	769	411	702	
V/C Ratio(X)	0.84	0.00	0.12	0.46	0.00	0.09	0.26	0.32	0.32	0.01	0.99	
Avail Cap(c_a), veh/h	1182	0	1094	640	0	549	284	736	769	532	702	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	25.2	0.0	20.8	31.6	0.0	30.9	16.9	13.7	13.7	13.5	21.6	0.0
Incr Delay (d2), s/veh	4.5	0.0	0.1	3.1	0.0	0.4	0.7	0.2	0.2	0.0	32.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.6	0.0	0.6	0.9	0.0	0.1	0.4	2.2	2.3	0.0	15.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.7	0.0	21.0	34.7	0.0	31.3	17.7	13.9	13.9	13.5	53.8	0.0
LnGrp LOS	C	A	C	C	A	C	B	B	B	B	D	
Approach Vol, veh/h		398			57			522			700	A
Approach Delay, s/veh		28.6			34.2			14.3			53.6	
Approach LOS		C			C			B			D	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.0	31.0		21.3	5.3	33.7		9.0
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	7.0	26.0		46.0	5.0	28.0		24.0
Max Q Clear Time (g_c+I1), s	3.1	27.7		15.0	2.1	8.1		3.8
Green Ext Time (p_c), s	0.0	0.0		1.3	0.0	2.5		0.2

Intersection Summary	
HCM 6th Ctrl Delay	34.8
HCM 6th LOS	C

Notes

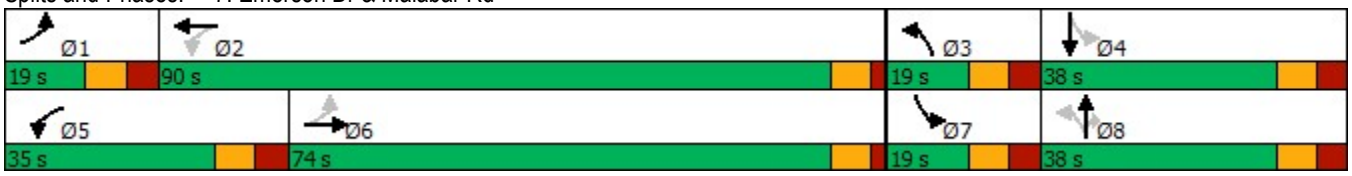
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	49	792	547	1053	91	163	284	169	231
Future Volume (vph)	49	792	547	1053	91	163	284	169	231
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	74.0	35.0	90.0	19.0	38.0	38.0	19.0	38.0
Total Split (%)	11.4%	44.6%	21.1%	54.2%	11.4%	22.9%	22.9%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 162
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	792	80	547	1053	278	91	163	284	169	231	25
Future Volume (veh/h)	49	792	80	547	1053	278	91	163	284	169	231	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	861	87	595	1145	302	99	177	309	184	251	27
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1456	147	756	2022	533	183	328	278	233	293	31
Arrive On Green	0.06	0.45	0.45	0.11	0.50	0.50	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	3259	329	3456	4022	1061	1781	1870	1585	1781	1660	179
Grp Volume(v), veh/h	53	469	479	595	969	478	99	177	309	184	0	278
Grp Sat Flow(s),veh/h/ln	1781	1777	1811	1728	1702	1679	1781	1870	1585	1781	0	1838
Q Serve(g_s), s	2.5	32.8	32.8	14.8	32.7	32.7	7.4	14.2	29.0	10.0	0.0	24.2
Cycle Q Clear(g_c), s	2.5	32.8	32.8	14.8	32.7	32.7	7.4	14.2	29.0	10.0	0.0	24.2
Prop In Lane	1.00		0.18	1.00		0.63	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	254	794	809	756	1711	844	183	328	278	233	0	324
V/C Ratio(X)	0.21	0.59	0.59	0.79	0.57	0.57	0.54	0.54	1.11	0.79	0.00	0.86
Avail Cap(c_a), veh/h	264	794	809	916	1711	844	184	328	278	233	0	324
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.0	34.3	34.3	26.1	28.5	28.5	53.0	62.0	68.1	59.4	0.0	66.0
Incr Delay (d2), s/veh	0.4	3.2	3.2	3.8	1.4	2.7	3.2	1.8	86.7	16.6	0.0	19.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	14.6	14.9	6.2	13.4	13.5	3.5	6.9	18.3	3.7	0.0	13.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.4	37.5	37.5	29.9	29.9	31.3	56.2	63.7	154.8	76.0	0.0	85.9
LnGrp LOS	C	D	D	C	C	C	E	E	F	E	A	F
Approach Vol, veh/h		1001			2042			585			462	
Approach Delay, s/veh		36.8			30.2			110.6			81.9	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.1	90.0	18.9	38.1	27.3	80.8	19.0	38.0
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	83.0	10.0	29.0	26.0	67.0	10.0	29.0
Max Q Clear Time (g_c+I1), s	4.5	34.7	9.4	26.2	16.8	34.8	12.0	31.0
Green Ext Time (p_c), s	0.0	12.9	0.0	0.4	1.6	6.2	0.0	0.0

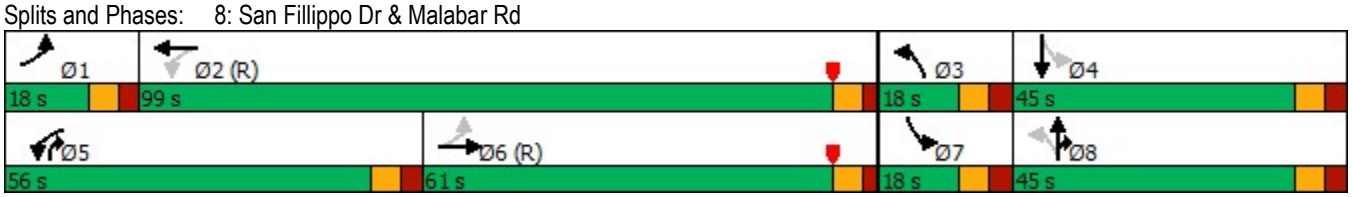
Intersection Summary	
HCM 6th Ctrl Delay	49.2
HCM 6th LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	35	1166	891	1831	113	86	564	143	121
Future Volume (vph)	35	1166	891	1831	113	86	564	143	121
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	21.1	19.0	21.0	14.3	19.3		14.3	19.3
Total Split (s)	18.0	61.0	56.0	99.0	18.0	45.0		18.0	45.0
Total Split (%)	10.0%	33.9%	31.1%	55.0%	10.0%	25.0%		10.0%	25.0%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 54.9 (31%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	1166	86	891	1831	149	113	86	564	143	121	57
Future Volume (veh/h)	35	1166	86	891	1831	149	113	86	564	143	121	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	38	1267	93	968	1990	162	123	93	613	155	132	62
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	149	1742	128	1030	2757	223	243	342	1194	328	220	103
Arrive On Green	0.03	0.36	0.36	0.25	0.57	0.57	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	4854	356	3456	4815	390	1781	1870	2790	1781	1203	565
Grp Volume(v), veh/h	38	888	472	968	1403	749	123	93	613	155	0	194
Grp Sat Flow(s),veh/h/ln	1781	1702	1806	1728	1702	1800	1781	1870	1395	1781	0	1769
Q Serve(g_s), s	2.4	40.8	40.8	39.6	54.0	54.7	10.1	7.7	29.0	10.7	0.0	18.1
Cycle Q Clear(g_c), s	2.4	40.8	40.8	39.6	54.0	54.7	10.1	7.7	29.0	10.7	0.0	18.1
Prop In Lane	1.00		0.20	1.00		0.22	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	149	1221	648	1030	1949	1031	243	342	1194	328	0	323
V/C Ratio(X)	0.26	0.73	0.73	0.94	0.72	0.73	0.51	0.27	0.51	0.47	0.00	0.60
Avail Cap(c_a), veh/h	202	1221	648	1123	1949	1031	243	392	1268	328	0	370
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	34.9	50.1	50.1	48.1	28.0	28.1	56.6	63.3	37.8	58.1	0.0	67.5
Incr Delay (d2), s/veh	0.9	3.8	7.0	14.0	2.3	4.5	1.7	0.4	0.3	1.1	0.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	18.2	19.9	23.7	22.7	25.0	4.7	3.8	10.2	1.1	0.0	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.8	53.9	57.1	62.2	30.3	32.6	58.2	63.7	38.1	59.1	0.0	69.6
LnGrp LOS	D	D	E	E	C	C	E	E	D	E	A	E
Approach Vol, veh/h		1398			3120			829			349	
Approach Delay, s/veh		54.5			40.7			44.0			65.0	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.7	109.2	18.0	40.2	51.1	70.7	18.0	40.2
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	11.3	* 93	* 11	* 38	49.0	54.9	* 11	* 38
Max Q Clear Time (g_c+I1), s	4.4	56.7	12.1	20.1	41.6	42.8	12.7	31.0
Green Ext Time (p_c), s	0.0	23.7	0.0	1.0	2.5	7.1	0.0	1.9

Intersection Summary	
HCM 6th Ctrl Delay	46.1
HCM 6th LOS	D

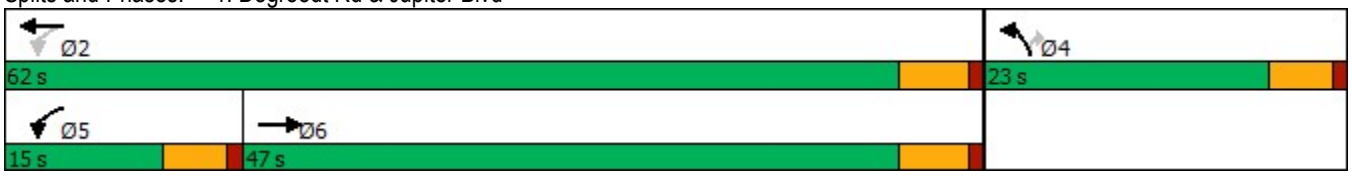
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	378	482	519	125	300
Future Volume (vph)	378	482	519	125	300
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	47.0	15.0	62.0	23.0	23.0
Total Split (%)	55.3%	17.6%	72.9%	27.1%	27.1%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 78.5
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	378	140	482	519	125	300
Future Volume (veh/h)	378	140	482	519	125	300
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	411	152	524	564	136	326
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1244	455	623	2362	377	336
Arrive On Green	0.49	0.49	0.12	0.66	0.21	0.21
Sat Flow, veh/h	2641	932	1781	3647	1781	1585
Grp Volume(v), veh/h	285	278	524	564	136	326
Grp Sat Flow(s),veh/h/ln	1777	1703	1781	1777	1781	1585
Q Serve(g_s), s	8.3	8.5	10.0	5.4	5.5	17.3
Cycle Q Clear(g_c), s	8.3	8.5	10.0	5.4	5.5	17.3
Prop In Lane		0.55	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	868	831	623	2362	377	336
V/C Ratio(X)	0.33	0.33	0.84	0.24	0.36	0.97
Avail Cap(c_a), veh/h	868	831	623	2362	377	336
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.3	13.3	12.8	5.7	28.6	33.2
Incr Delay (d2), s/veh	0.3	0.3	12.9	0.2	0.6	41.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	3.0	6.2	1.6	2.4	17.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	13.5	13.6	25.7	5.9	29.2	74.5
LnGrp LOS	B	B	C	A	C	E
Approach Vol, veh/h	563			1088	462	
Approach Delay, s/veh	13.6			15.4	61.2	
Approach LOS	B			B	E	

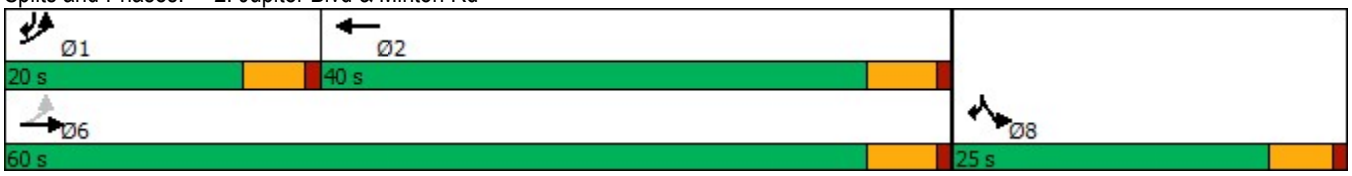
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		62.0		23.0	15.0	47.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		56.5		18.0	10.0	41.5
Max Q Clear Time (g_c+I1), s		7.4		19.3	12.0	10.5
Green Ext Time (p_c), s		4.9		0.0	0.0	4.2

Intersection Summary	
HCM 6th Ctrl Delay	24.9
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	389	387	430	318	560
Future Volume (vph)	389	387	430	318	560
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	20.0	60.0	40.0	25.0	
Total Split (%)	23.5%	70.6%	47.1%	29.4%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 83.6
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	389	387	430	228	318	560
Future Volume (veh/h)	389	387	430	228	318	560
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1856	1870	1870	1870
Adj Flow Rate, veh/h	401	399	443	235	328	577
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	6	3	2	2	2
Cap, veh/h	567	2206	981	516	419	600
Arrive On Green	0.14	0.64	0.44	0.44	0.24	0.24
Sat Flow, veh/h	1781	3532	2325	1174	1781	1585
Grp Volume(v), veh/h	401	399	349	329	328	577
Grp Sat Flow(s),veh/h/ln	1781	1721	1763	1644	1781	1585
Q Serve(g_s), s	9.7	4.0	11.8	11.9	14.7	20.0
Cycle Q Clear(g_c), s	9.7	4.0	11.8	11.9	14.7	20.0
Prop In Lane	1.00			0.71	1.00	1.00
Lane Grp Cap(c), veh/h	567	2206	774	722	419	600
V/C Ratio(X)	0.71	0.18	0.45	0.46	0.78	0.96
Avail Cap(c_a), veh/h	627	2206	774	722	419	600
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.9	6.2	16.7	16.7	30.5	25.8
Incr Delay (d2), s/veh	3.2	0.2	0.4	0.4	9.3	27.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	1.2	4.4	4.2	7.1	15.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	14.2	6.4	17.1	17.2	39.8	53.3
LnGrp LOS	B	A	B	B	D	D
Approach Vol, veh/h		800	678		905	
Approach Delay, s/veh		10.3	17.1		48.4	
Approach LOS		B	B		D	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	17.2	42.8				60.0	25.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	15.0	34.5				54.5	20.0
Max Q Clear Time (g_c+I1), s	11.7	13.9				6.0	22.0
Green Ext Time (p_c), s	0.4	4.0				2.7	0.0

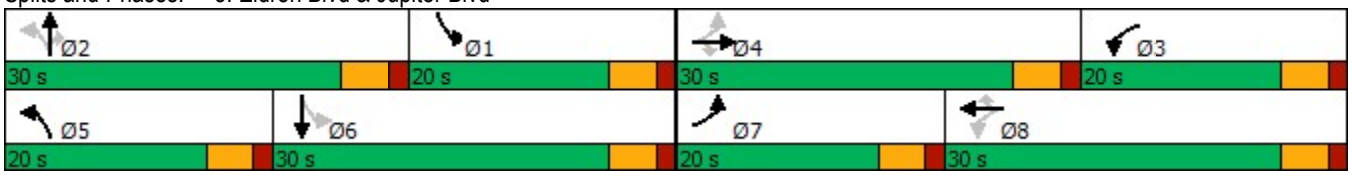
Intersection Summary	
HCM 6th Ctrl Delay	26.7
HCM 6th LOS	C

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	42	290	261	158	313	58	195	187	133	78	310
Future Volume (vph)	42	290	261	158	313	58	195	187	133	78	310
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 84.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	290	261	158	313	58	195	187	133	78	310	52
Future Volume (veh/h)	42	290	261	158	313	58	195	187	133	78	310	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1870	1870	1856	1870	1870	1870	1856	1796	1870	1870
Adj Flow Rate, veh/h	44	302	272	165	326	60	203	195	139	81	323	54
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	4	2	2	3	2	2	2	3	7	2	2
Cap, veh/h	156	388	334	217	429	367	311	641	539	431	536	90
Arrive On Green	0.03	0.21	0.21	0.05	0.23	0.23	0.12	0.34	0.34	0.12	0.34	0.34
Sat Flow, veh/h	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	1562	261
Grp Volume(v), veh/h	44	302	272	165	326	60	203	195	139	81	0	377
Grp Sat Flow(s),veh/h/ln	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	0	1823
Q Serve(g_s), s	1.5	11.3	8.0	1.5	11.9	1.5	6.5	5.6	4.6	0.0	0.0	12.5
Cycle Q Clear(g_c), s	1.5	11.3	8.0	1.5	11.9	1.5	6.5	5.6	4.6	0.0	0.0	12.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	156	388	334	217	429	367	311	641	539	431	0	625
V/C Ratio(X)	0.28	0.78	0.81	0.76	0.76	0.16	0.65	0.30	0.26	0.19	0.00	0.60
Avail Cap(c_a), veh/h	465	631	543	489	636	543	465	641	539	579	0	625
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.5	27.2	12.5	32.7	26.1	9.9	21.3	17.6	17.3	22.5	0.0	19.8
Incr Delay (d2), s/veh	1.0	3.4	4.8	5.4	3.0	0.2	2.3	1.2	1.2	0.2	0.0	4.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	4.9	4.3	2.9	5.2	0.8	2.7	2.4	1.7	1.1	0.0	5.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.4	30.6	17.3	38.1	29.2	10.2	23.6	18.8	18.4	22.7	0.0	24.1
LnGrp LOS	C	C	B	D	C	B	C	B	B	C	A	C
Approach Vol, veh/h		618			551			537			458	
Approach Delay, s/veh		24.5			29.8			20.5			23.9	
Approach LOS		C			C			C			C	

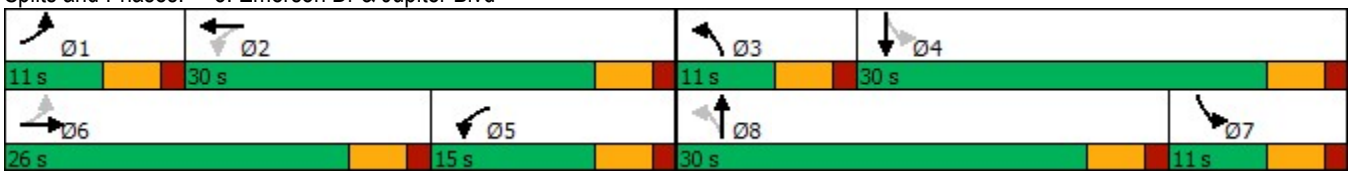
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.7	30.0	8.9	20.4	13.7	30.0	7.4	21.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	7.6	3.5	13.3	8.5	14.5	3.5	13.9
Green Ext Time (p_c), s	0.1	1.4	0.3	2.1	0.3	1.6	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	24.7
HCM 6th LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	116	222	290	279	113	436	36	672
Future Volume (vph)	116	222	290	279	113	436	36	672
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	26.0	15.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	31.7%	18.3%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 82
Actuated Cycle Length: 74.3
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	116	222	105	290	279	17	113	436	163	36	672	149
Future Volume (veh/h)	116	222	105	290	279	17	113	436	163	36	672	149
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	126	241	114	315	303	18	123	474	177	39	730	162
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	6	2	2	2	2	2	2	2	2	2
Cap, veh/h	252	276	131	341	964	57	236	604	224	365	853	189
Arrive On Green	0.08	0.23	0.23	0.13	0.28	0.28	0.08	0.24	0.24	0.14	0.30	0.30
Sat Flow, veh/h	1781	1200	568	1781	3409	202	1781	2537	941	1781	2890	641
Grp Volume(v), veh/h	126	0	355	315	157	164	123	331	320	39	449	443
Grp Sat Flow(s),veh/h/ln	1781	0	1768	1781	1777	1834	1781	1777	1701	1781	1777	1755
Q Serve(g_s), s	4.7	0.0	14.7	8.7	5.3	5.3	4.5	13.2	13.4	0.0	18.1	18.1
Cycle Q Clear(g_c), s	4.7	0.0	14.7	8.7	5.3	5.3	4.5	13.2	13.4	0.0	18.1	18.1
Prop In Lane	1.00		0.32	1.00		0.11	1.00		0.55	1.00		0.37
Lane Grp Cap(c), veh/h	252	0	407	341	503	519	236	423	405	365	524	518
V/C Ratio(X)	0.50	0.00	0.87	0.93	0.31	0.32	0.52	0.78	0.79	0.11	0.86	0.86
Avail Cap(c_a), veh/h	252	0	490	341	586	605	236	586	561	365	586	579
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.1	0.0	28.1	30.9	21.4	21.4	26.7	27.0	27.1	27.4	25.2	25.2
Incr Delay (d2), s/veh	1.6	0.0	13.9	30.3	0.4	0.3	2.1	4.6	5.2	0.1	11.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	7.3	8.2	2.1	2.2	1.9	5.7	5.6	0.6	8.5	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.7	0.0	42.0	61.2	21.7	21.8	28.8	31.7	32.3	27.5	36.2	36.4
LnGrp LOS	C	A	D	E	C	C	C	C	C	C	D	D
Approach Vol, veh/h		481			636			774			931	
Approach Delay, s/veh		38.5			41.3			31.5			35.9	
Approach LOS		D			D			C			D	

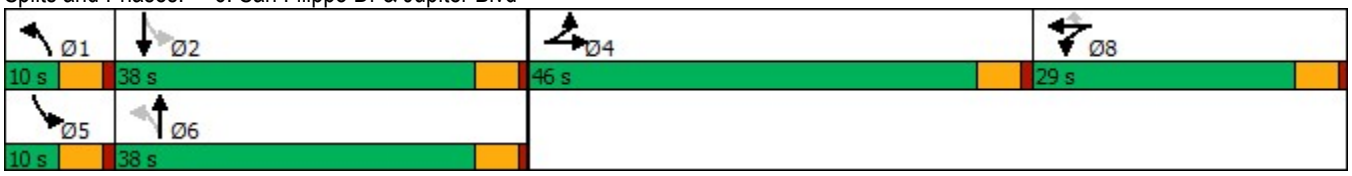
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	26.4	11.0	27.4	15.0	22.4	15.3	23.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	10.0	21.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	6.7	7.3	6.5	20.1	10.7	16.7	2.0	15.4
Green Ext Time (p_c), s	0.0	1.6	0.0	2.3	0.0	0.8	0.0	2.7

Intersection Summary	
HCM 6th Ctrl Delay	36.4
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	366	20	39	8	49	485	3	727	522
Future Volume (vph)	366	20	39	8	49	485	3	727	522
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	46.0	46.0	29.0	29.0	10.0	38.0	10.0	38.0	
Total Split (%)	37.4%	37.4%	23.6%	23.6%	8.1%	30.9%	8.1%	30.9%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary
Cycle Length: 123
Actuated Cycle Length: 80.1
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	366	20	29	13	39	8	49	485	10	3	727	522
Future Volume (veh/h)	366	20	29	13	39	8	49	485	10	3	727	522
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1781	1870	1870	1870	1841	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	351	19	28	12	37	8	47	465	10	3	697	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	5	8	2	2	2	4	2	2	2	2	2
Cap, veh/h	414	155	228	25	78	88	206	1571	34	432	756	
Arrive On Green	0.23	0.23	0.23	0.06	0.06	0.06	0.04	0.44	0.44	0.00	0.40	0.00
Sat Flow, veh/h	1781	667	982	453	1395	1585	1753	3557	76	1781	1870	1585
Grp Volume(v), veh/h	351	0	47	49	0	8	47	232	243	3	697	0
Grp Sat Flow(s),veh/h/ln	1781	0	1649	1848	0	1585	1753	1777	1857	1781	1870	1585
Q Serve(g_s), s	14.1	0.0	1.7	1.9	0.0	0.4	1.1	6.3	6.3	0.1	26.6	0.0
Cycle Q Clear(g_c), s	14.1	0.0	1.7	1.9	0.0	0.4	1.1	6.3	6.3	0.1	26.6	0.0
Prop In Lane	1.00		0.60	0.24		1.00	1.00		0.04	1.00		1.00
Lane Grp Cap(c), veh/h	414	0	383	103	0	88	206	785	820	432	756	
V/C Ratio(X)	0.85	0.00	0.12	0.48	0.00	0.09	0.23	0.30	0.30	0.01	0.92	
Avail Cap(c_a), veh/h	972	0	900	590	0	506	250	785	820	543	822	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	27.6	0.0	22.8	34.4	0.0	33.7	16.9	13.5	13.5	13.3	21.3	0.0
Incr Delay (d2), s/veh	4.9	0.0	0.1	3.4	0.0	0.4	0.6	0.2	0.2	0.0	15.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	0.0	0.6	1.0	0.0	0.1	0.4	2.3	2.4	0.0	13.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.4	0.0	22.9	37.8	0.0	34.1	17.4	13.7	13.7	13.3	36.3	0.0
LnGrp LOS	C	A	C	D	A	C	B	B	B	B	D	
Approach Vol, veh/h		398			57			522			700	A
Approach Delay, s/veh		31.3			37.3			14.0			36.2	
Approach LOS		C			D			B			D	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.1	35.4		22.5	5.3	38.2		9.2
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	5.0	33.0		41.0	5.0	33.0		24.0
Max Q Clear Time (g_c+I1), s	3.1	28.6		16.1	2.1	8.3		3.9
Green Ext Time (p_c), s	0.0	1.8		1.3	0.0	2.6		0.2

Intersection Summary	
HCM 6th Ctrl Delay	28.2
HCM 6th LOS	C

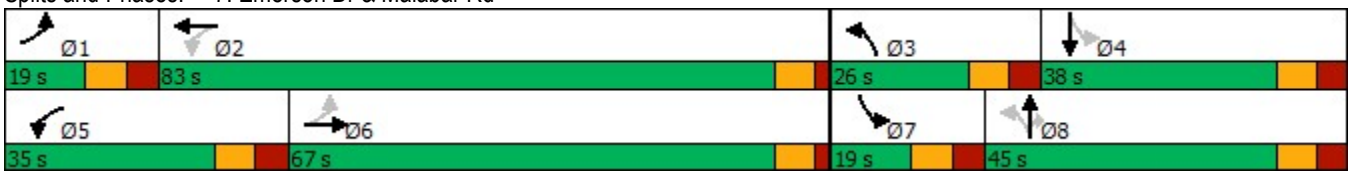
Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	49	792	547	1053	91	163	284	169	231
Future Volume (vph)	49	792	547	1053	91	163	284	169	231
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	67.0	35.0	83.0	26.0	45.0	45.0	19.0	38.0
Total Split (%)	11.4%	40.4%	21.1%	50.0%	15.7%	27.1%	27.1%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary
Cycle Length: 166
Actuated Cycle Length: 157.5
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	792	80	547	1053	278	91	163	284	169	231	25
Future Volume (veh/h)	49	792	80	547	1053	278	91	163	284	169	231	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	861	87	595	1145	302	99	177	309	184	251	27
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	237	1317	133	715	1876	495	226	389	329	267	346	37
Arrive On Green	0.06	0.40	0.40	0.12	0.47	0.47	0.06	0.21	0.21	0.06	0.21	0.21
Sat Flow, veh/h	1781	3259	329	3456	4022	1061	1781	1870	1585	1781	1660	179
Grp Volume(v), veh/h	53	469	479	595	969	478	99	177	309	184	0	278
Grp Sat Flow(s),veh/h/ln	1781	1777	1811	1728	1702	1679	1781	1870	1585	1781	0	1838
Q Serve(g_s), s	2.7	34.9	34.9	15.8	34.6	34.6	7.0	13.5	31.3	10.0	0.0	23.0
Cycle Q Clear(g_c), s	2.7	34.9	34.9	15.8	34.6	34.6	7.0	13.5	31.3	10.0	0.0	23.0
Prop In Lane	1.00		0.18	1.00		0.63	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	237	718	732	715	1588	783	226	389	329	267	0	383
V/C Ratio(X)	0.22	0.65	0.65	0.83	0.61	0.61	0.44	0.46	0.94	0.69	0.00	0.73
Avail Cap(c_a), veh/h	247	718	732	858	1588	783	304	413	350	267	0	383
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.6	39.3	39.3	29.8	32.4	32.4	47.9	56.5	63.5	53.0	0.0	60.1
Incr Delay (d2), s/veh	0.5	4.6	4.5	6.0	1.8	3.5	1.3	0.8	31.7	7.3	0.0	6.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	15.8	16.1	6.9	14.3	14.5	3.2	6.4	15.4	2.7	0.0	11.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.1	43.9	43.8	35.8	34.2	36.0	49.3	57.3	95.2	60.3	0.0	66.9
LnGrp LOS	C	D	D	D	C	D	D	E	F	E	A	E
Approach Vol, veh/h		1001			2042			585			462	
Approach Delay, s/veh		43.0			35.1			76.0			64.2	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.1	83.0	18.9	43.0	28.2	72.9	19.0	42.8
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	76.0	17.0	29.0	26.0	60.0	10.0	36.0
Max Q Clear Time (g_c+I1), s	4.7	36.6	9.0	25.0	17.8	36.9	12.0	33.3
Green Ext Time (p_c), s	0.0	12.4	0.1	0.5	1.5	5.8	0.0	0.6

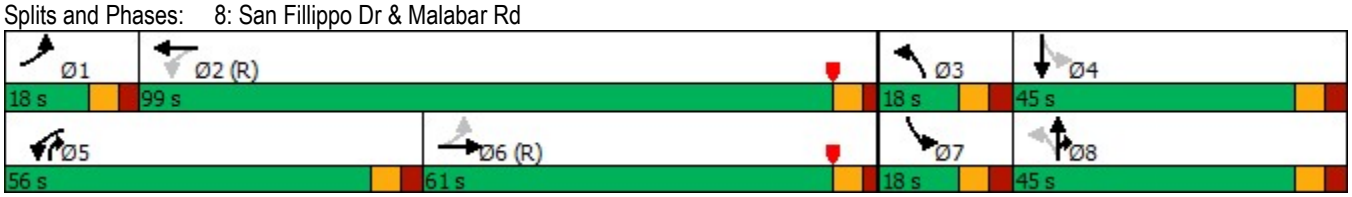
Intersection Summary	
HCM 6th Ctrl Delay	46.1
HCM 6th LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	35	1166	891	1831	113	86	564	143	121
Future Volume (vph)	35	1166	891	1831	113	86	564	143	121
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	21.1	19.0	21.0	14.3	19.3		14.3	19.3
Total Split (s)	18.0	61.0	56.0	99.0	18.0	45.0		18.0	45.0
Total Split (%)	10.0%	33.9%	31.1%	55.0%	10.0%	25.0%		10.0%	25.0%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 54.9 (31%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	1166	86	891	1831	149	113	86	564	143	121	57
Future Volume (veh/h)	35	1166	86	891	1831	149	113	86	564	143	121	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	38	1267	93	968	1990	162	123	93	613	155	132	62
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	149	1742	128	1030	2757	223	243	342	1194	328	220	103
Arrive On Green	0.03	0.36	0.36	0.25	0.57	0.57	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	4854	356	3456	4815	390	1781	1870	2790	1781	1203	565
Grp Volume(v), veh/h	38	888	472	968	1403	749	123	93	613	155	0	194
Grp Sat Flow(s),veh/h/ln	1781	1702	1806	1728	1702	1800	1781	1870	1395	1781	0	1769
Q Serve(g_s), s	2.4	40.8	40.8	39.6	54.0	54.7	10.1	7.7	29.0	10.7	0.0	18.1
Cycle Q Clear(g_c), s	2.4	40.8	40.8	39.6	54.0	54.7	10.1	7.7	29.0	10.7	0.0	18.1
Prop In Lane	1.00		0.20	1.00		0.22	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	149	1221	648	1030	1949	1031	243	342	1194	328	0	323
V/C Ratio(X)	0.26	0.73	0.73	0.94	0.72	0.73	0.51	0.27	0.51	0.47	0.00	0.60
Avail Cap(c_a), veh/h	202	1221	648	1123	1949	1031	243	392	1268	328	0	370
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	34.9	50.1	50.1	48.1	28.0	28.1	56.6	63.3	37.8	58.1	0.0	67.5
Incr Delay (d2), s/veh	0.9	3.8	7.0	14.0	2.3	4.5	1.7	0.4	0.3	1.1	0.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	18.2	19.9	23.7	22.7	25.0	4.7	3.8	10.2	1.1	0.0	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.8	53.9	57.1	62.2	30.3	32.6	58.2	63.7	38.1	59.1	0.0	69.6
LnGrp LOS	D	D	E	E	C	C	E	E	D	E	A	E
Approach Vol, veh/h		1398			3120			829			349	
Approach Delay, s/veh		54.5			40.7			44.0			65.0	
Approach LOS		D			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.7	109.2	18.0	40.2	51.1	70.7	18.0	40.2
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	11.3	* 93	* 11	* 38	49.0	54.9	* 11	* 38
Max Q Clear Time (g_c+I1), s	4.4	56.7	12.1	20.1	41.6	42.8	12.7	31.0
Green Ext Time (p_c), s	0.0	23.7	0.0	1.0	2.5	7.1	0.0	1.9

Intersection Summary	
HCM 6th Ctrl Delay	46.1
HCM 6th LOS	D

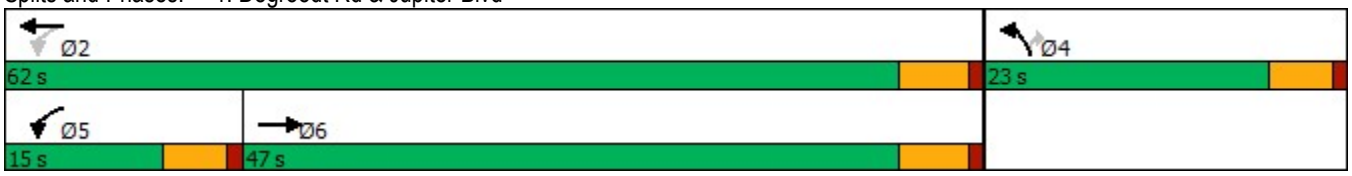
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBT	WBL	WBT	NBL	NBR
Lane Configurations					
Traffic Volume (vph)	392	487	531	125	306
Future Volume (vph)	392	487	531	125	306
Turn Type	NA	pm+pt	NA	Prot	Perm
Protected Phases	6	5	2	4	
Permitted Phases		2			4
Detector Phase	6	5	2	4	4
Switch Phase					
Minimum Initial (s)	16.0	7.0	16.0	7.0	7.0
Minimum Split (s)	21.5	12.0	21.5	12.0	12.0
Total Split (s)	47.0	15.0	62.0	23.0	23.0
Total Split (%)	55.3%	17.6%	72.9%	27.1%	27.1%
Yellow Time (s)	4.5	4.0	4.5	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.0	5.5	5.0	5.0
Lead/Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	Max	Max	None	None

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 78.5
Natural Cycle: 55
Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	392	140	487	531	125	306
Future Volume (veh/h)	392	140	487	531	125	306
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	426	152	529	577	136	333
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1257	444	616	2362	377	336
Arrive On Green	0.49	0.49	0.12	0.66	0.21	0.21
Sat Flow, veh/h	2668	909	1781	3647	1781	1585
Grp Volume(v), veh/h	293	285	529	577	136	333
Grp Sat Flow(s),veh/h/ln	1777	1707	1781	1777	1781	1585
Q Serve(g_s), s	8.6	8.7	10.0	5.5	5.5	17.8
Cycle Q Clear(g_c), s	8.6	8.7	10.0	5.5	5.5	17.8
Prop In Lane		0.53	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	868	833	616	2362	377	336
V/C Ratio(X)	0.34	0.34	0.86	0.24	0.36	0.99
Avail Cap(c_a), veh/h	868	833	616	2362	377	336
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.3	13.4	13.3	5.7	28.6	33.4
Incr Delay (d2), s/veh	0.3	0.3	14.4	0.2	0.6	46.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	3.1	6.5	1.6	2.4	18.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	13.6	13.7	27.7	6.0	29.2	80.3
LnGrp LOS	B	B	C	A	C	F
Approach Vol, veh/h	578			1106	469	
Approach Delay, s/veh	13.6			16.4	65.5	
Approach LOS	B			B	E	

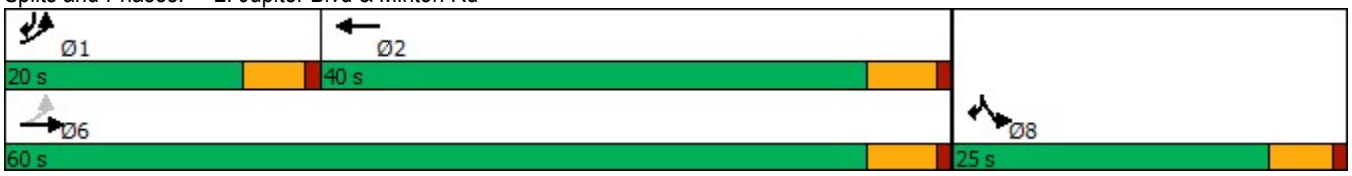
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		62.0		23.0	15.0	47.0
Change Period (Y+Rc), s		5.5		5.0	5.0	5.5
Max Green Setting (Gmax), s		56.5		18.0	10.0	41.5
Max Q Clear Time (g_c+I1), s		7.5		19.8	12.0	10.7
Green Ext Time (p_c), s		5.0		0.0	0.0	4.4

Intersection Summary	
HCM 6th Ctrl Delay	26.3
HCM 6th LOS	C

Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	389	407	447	330	560
Future Volume (vph)	389	407	447	330	560
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	7.0	16.0	16.0	7.0	
Minimum Split (s)	12.0	23.5	21.5	12.0	
Total Split (s)	20.0	60.0	40.0	25.0	
Total Split (%)	23.5%	70.6%	47.1%	29.4%	
Yellow Time (s)	4.0	4.5	4.5	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.5	5.5	5.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	None	Max	None	None	

Intersection Summary
Cycle Length: 85
Actuated Cycle Length: 83.9
Natural Cycle: 60
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	389	407	447	238	330	560
Future Volume (veh/h)	389	407	447	238	330	560
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1811	1856	1870	1870	1870
Adj Flow Rate, veh/h	401	420	461	245	340	577
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	6	3	2	2	2
Cap, veh/h	556	2206	979	517	419	600
Arrive On Green	0.14	0.64	0.44	0.44	0.24	0.24
Sat Flow, veh/h	1781	3532	2322	1177	1781	1585
Grp Volume(v), veh/h	401	420	364	342	340	577
Grp Sat Flow(s),veh/h/ln	1781	1721	1763	1644	1781	1585
Q Serve(g_s), s	9.7	4.2	12.4	12.5	15.3	20.0
Cycle Q Clear(g_c), s	9.7	4.2	12.4	12.5	15.3	20.0
Prop In Lane	1.00			0.72	1.00	1.00
Lane Grp Cap(c), veh/h	556	2206	774	722	419	600
V/C Ratio(X)	0.72	0.19	0.47	0.47	0.81	0.96
Avail Cap(c_a), veh/h	616	2206	774	722	419	600
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.2	6.2	16.8	16.9	30.7	25.8
Incr Delay (d2), s/veh	3.7	0.2	0.4	0.5	11.4	27.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	1.3	4.6	4.4	7.6	15.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	14.9	6.4	17.3	17.4	42.2	53.3
LnGrp LOS	B	A	B	B	D	D
Approach Vol, veh/h		821	706		917	
Approach Delay, s/veh		10.6	17.3		49.1	
Approach LOS		B	B		D	

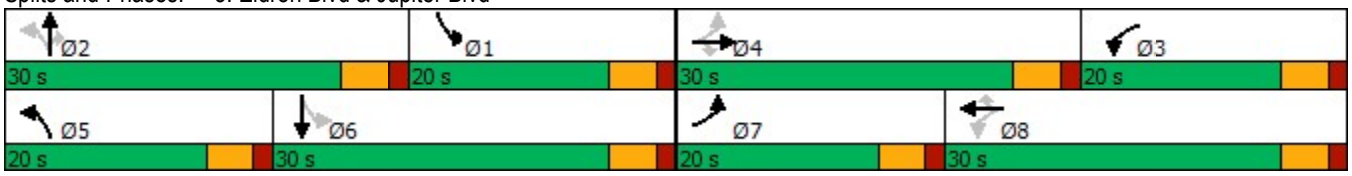
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	17.2	42.8				60.0	25.0
Change Period (Y+Rc), s	5.0	5.5				5.5	5.0
Max Green Setting (Gmax), s	15.0	34.5				54.5	20.0
Max Q Clear Time (g_c+I1), s	11.7	14.5				6.2	22.0
Green Ext Time (p_c), s	0.4	4.1				2.9	0.0

Intersection Summary	
HCM 6th Ctrl Delay	27.0
HCM 6th LOS	C

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	42	322	261	166	340	61	205	187	133	81	310
Future Volume (vph)	42	322	261	166	340	61	205	187	133	81	310
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	7	4		3	8		5	2		1	6
Permitted Phases	4		4	8		8	2		2	6	
Detector Phase	7	4	4	3	8	8	5	2	2	1	6
Switch Phase											
Minimum Initial (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	6.0	6.0	4.0	6.0
Minimum Split (s)	9.5	23.0	23.0	9.5	23.0	23.0	9.5	11.0	11.0	9.5	11.0
Total Split (s)	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0	30.0	20.0	30.0
Total Split (%)	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%	30.0%	20.0%	30.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	Max

Intersection Summary
Cycle Length: 100
Actuated Cycle Length: 86.4
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	322	261	166	340	61	205	187	133	81	310	52
Future Volume (veh/h)	42	322	261	166	340	61	205	187	133	81	310	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1870	1870	1856	1870	1870	1870	1856	1796	1870	1870
Adj Flow Rate, veh/h	44	335	272	173	354	64	214	195	139	84	323	54
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	4	2	2	3	2	2	2	3	7	2	2
Cap, veh/h	151	415	358	219	467	399	318	614	516	421	513	86
Arrive On Green	0.03	0.23	0.23	0.06	0.25	0.25	0.13	0.33	0.33	0.13	0.33	0.33
Sat Flow, veh/h	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	1562	261
Grp Volume(v), veh/h	44	335	272	173	354	64	214	195	139	84	0	377
Grp Sat Flow(s),veh/h/ln	1781	1841	1585	1781	1856	1585	1781	1870	1572	1711	0	1823
Q Serve(g_s), s	1.6	13.1	8.2	2.2	13.4	1.6	7.4	6.0	5.0	0.0	0.0	13.3
Cycle Q Clear(g_c), s	1.6	13.1	8.2	2.2	13.4	1.6	7.4	6.0	5.0	0.0	0.0	13.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.14
Lane Grp Cap(c), veh/h	151	415	358	219	467	399	318	614	516	421	0	599
V/C Ratio(X)	0.29	0.81	0.76	0.79	0.76	0.16	0.67	0.32	0.27	0.20	0.00	0.63
Avail Cap(c_a), veh/h	445	604	520	467	609	520	445	614	516	543	0	599
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.8	27.9	12.3	34.0	26.4	9.6	22.9	19.2	18.8	24.2	0.0	21.6
Incr Delay (d2), s/veh	1.1	5.2	3.9	6.2	4.0	0.2	2.5	1.4	1.3	0.2	0.0	5.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	5.9	4.4	3.3	6.0	0.8	3.1	2.6	1.8	1.2	0.0	6.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.8	33.1	16.2	40.2	30.4	9.8	25.4	20.5	20.1	24.5	0.0	26.6
LnGrp LOS	C	C	B	D	C	A	C	C	C	C	A	C
Approach Vol, veh/h		651			591			548			461	
Approach Delay, s/veh		25.7			31.0			22.3			26.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.6	30.0	9.4	22.2	14.6	30.0	7.4	24.1
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	25.0	15.0	25.0	15.0	25.0
Max Q Clear Time (g_c+I1), s	2.0	8.0	4.2	15.1	9.4	15.3	3.6	15.4
Green Ext Time (p_c), s	0.1	1.4	0.3	2.1	0.3	1.5	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	26.4
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	502	540	78	67	49
Future Vol, veh/h	58	502	540	78	67	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	546	587	85	73	53

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	672	0	-	0	1302	630
Stage 1	-	-	-	-	630	-
Stage 2	-	-	-	-	672	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	919	-	-	-	177	482
Stage 1	-	-	-	-	531	-
Stage 2	-	-	-	-	508	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	919	-	-	-	160	482
Mov Cap-2 Maneuver	-	-	-	-	160	-
Stage 1	-	-	-	-	479	-
Stage 2	-	-	-	-	508	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	40.3
HCM LOS			E

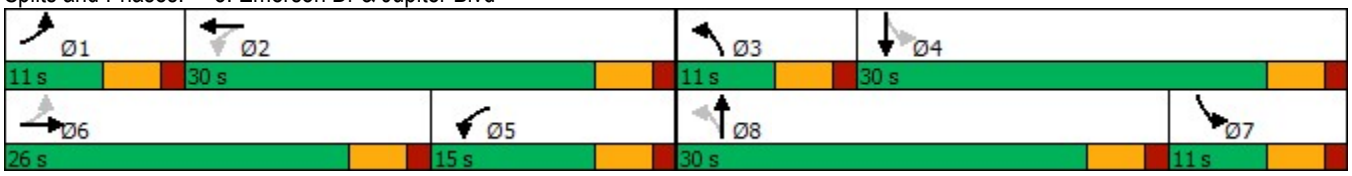
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	919	-	-	-	223
HCM Lane V/C Ratio	0.069	-	-	-	0.565
HCM Control Delay (s)	9.2	0	-	-	40.3
HCM Lane LOS	A	A	-	-	E
HCM 95th %tile Q(veh)	0.2	-	-	-	3.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	139	240	290	300	126	436	36	672
Future Volume (vph)	139	240	290	300	126	436	36	672
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	3	8	7	4
Permitted Phases	6		2		8		4	
Detector Phase	1	6	5	2	3	8	7	4
Switch Phase								
Minimum Initial (s)	6.0	10.0	6.0	10.0	6.0	10.0	6.0	10.0
Minimum Split (s)	11.0	15.0	11.0	15.0	11.0	15.0	11.0	15.0
Total Split (s)	11.0	26.0	15.0	30.0	11.0	30.0	11.0	30.0
Total Split (%)	13.4%	31.7%	18.3%	36.6%	13.4%	36.6%	13.4%	36.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary

Cycle Length: 82
Actuated Cycle Length: 78.8
Natural Cycle: 75
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	240	116	290	300	17	126	436	163	36	672	175
Future Volume (veh/h)	139	240	116	290	300	17	126	436	163	36	672	175
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1811	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	261	126	315	326	18	137	474	177	39	730	190
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	6	2	2	2	2	2	2	2	2	2
Cap, veh/h	259	291	140	325	1011	56	228	597	222	363	829	216
Arrive On Green	0.08	0.24	0.24	0.13	0.30	0.30	0.08	0.24	0.24	0.14	0.30	0.30
Sat Flow, veh/h	1781	1192	575	1781	3425	188	1781	2537	941	1781	2790	726
Grp Volume(v), veh/h	151	0	387	315	169	175	137	331	320	39	465	455
Grp Sat Flow(s),veh/h/ln	1781	0	1767	1781	1777	1836	1781	1777	1701	1781	1777	1740
Q Serve(g_s), s	5.8	0.0	16.6	9.4	5.8	5.8	5.2	13.7	13.9	0.0	19.5	19.5
Cycle Q Clear(g_c), s	5.8	0.0	16.6	9.4	5.8	5.8	5.2	13.7	13.9	0.0	19.5	19.5
Prop In Lane	1.00		0.33	1.00		0.10	1.00		0.55	1.00		0.42
Lane Grp Cap(c), veh/h	259	0	431	325	524	542	228	418	400	363	528	517
V/C Ratio(X)	0.58	0.00	0.90	0.97	0.32	0.32	0.60	0.79	0.80	0.11	0.88	0.88
Avail Cap(c_a), veh/h	259	0	473	325	566	585	228	566	542	363	566	554
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.5	0.0	28.7	32.5	21.5	21.6	28.0	28.2	28.3	28.3	26.3	26.3
Incr Delay (d2), s/veh	3.3	0.0	18.6	41.2	0.4	0.3	4.4	5.4	6.0	0.1	14.3	14.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	0.0	8.7	9.4	2.3	2.4	2.4	6.1	5.9	0.6	9.6	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.8	0.0	47.3	73.7	21.9	21.9	32.3	33.6	34.3	28.4	40.5	40.8
LnGrp LOS	C	A	D	E	C	C	C	C	C	C	D	D
Approach Vol, veh/h		538			659			788			959	
Approach Delay, s/veh		42.7			46.7			33.6			40.2	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	28.2	11.0	28.3	15.0	24.2	15.8	23.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	25.0	6.0	25.0	10.0	21.0	6.0	25.0
Max Q Clear Time (g_c+I1), s	7.8	7.8	7.2	21.5	11.4	18.6	2.0	15.9
Green Ext Time (p_c), s	0.0	1.7	0.0	1.8	0.0	0.5	0.0	2.6

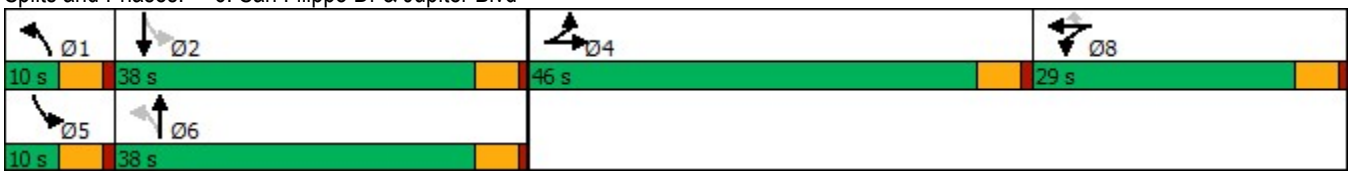
Intersection Summary	
HCM 6th Ctrl Delay	40.3
HCM 6th LOS	D

Lane Group	EBL	EBT	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	383	20	39	8	50	485	3	727	542
Future Volume (vph)	383	20	39	8	50	485	3	727	542
Turn Type	Split	NA	NA	Perm	pm+pt	NA	pm+pt	NA	Free
Protected Phases	4	4	8		1	6	5	2	
Permitted Phases				8	6		2		Free
Detector Phase	4	4	8	8	1	6	5	2	
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	5.0	12.0	5.0	12.0	
Minimum Split (s)	11.0	11.0	17.0	17.0	10.0	17.0	10.0	17.0	
Total Split (s)	46.0	46.0	29.0	29.0	10.0	38.0	10.0	38.0	
Total Split (%)	37.4%	37.4%	23.6%	23.6%	8.1%	30.9%	8.1%	30.9%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Lead/Lag					Lead	Lag	Lead	Lag	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None	Min	None	Min	

Intersection Summary

Cycle Length: 123
Actuated Cycle Length: 87.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 6: San Filippo Dr & Jupiter Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	383	20	30	13	39	8	50	485	10	3	727	542
Future Volume (veh/h)	383	20	30	13	39	8	50	485	10	3	727	542
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1781	1870	1870	1870	1841	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	395	21	31	13	40	8	52	500	10	3	749	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	5	8	2	2	2	4	2	2	2	2	2
Cap, veh/h	454	170	250	25	77	87	166	1574	31	407	754	
Arrive On Green	0.25	0.25	0.25	0.06	0.06	0.06	0.04	0.44	0.44	0.00	0.40	0.00
Sat Flow, veh/h	1781	666	983	453	1394	1585	1753	3563	71	1781	1870	1585
Grp Volume(v), veh/h	395	0	52	53	0	8	52	249	261	3	749	0
Grp Sat Flow(s),veh/h/ln	1781	0	1649	1848	0	1585	1753	1777	1858	1781	1870	1585
Q Serve(g_s), s	17.4	0.0	2.0	2.3	0.0	0.4	1.4	7.4	7.5	0.1	32.6	0.0
Cycle Q Clear(g_c), s	17.4	0.0	2.0	2.3	0.0	0.4	1.4	7.4	7.5	0.1	32.6	0.0
Prop In Lane	1.00		0.60	0.25		1.00	1.00		0.04	1.00		1.00
Lane Grp Cap(c), veh/h	454	0	420	102	0	87	166	785	821	407	754	
V/C Ratio(X)	0.87	0.00	0.12	0.52	0.00	0.09	0.31	0.32	0.32	0.01	0.99	
Avail Cap(c_a), veh/h	893	0	826	542	0	465	199	785	821	509	754	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	29.2	0.0	23.5	37.6	0.0	36.7	19.6	14.8	14.8	14.5	24.3	0.0
Incr Delay (d2), s/veh	5.3	0.0	0.1	4.1	0.0	0.5	1.1	0.2	0.2	0.0	30.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.7	0.0	0.8	1.1	0.0	0.2	0.5	2.7	2.9	0.0	19.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.5	0.0	23.6	41.7	0.0	37.2	20.6	15.1	15.1	14.5	55.1	0.0
LnGrp LOS	C	A	C	D	A	D	C	B	B	B	E	
Approach Vol, veh/h		447			61			562			752	A
Approach Delay, s/veh		33.2			41.1			15.6			55.0	
Approach LOS		C			D			B			D	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.5	38.0		25.8	5.3	41.1		9.5
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0
Max Green Setting (Gmax), s	5.0	33.0		41.0	5.0	33.0		24.0
Max Q Clear Time (g_c+I1), s	3.4	34.6		19.4	2.1	9.5		4.3
Green Ext Time (p_c), s	0.0	0.0		1.5	0.0	2.8		0.2

Intersection Summary	
HCM 6th Ctrl Delay	37.0
HCM 6th LOS	D

Notes

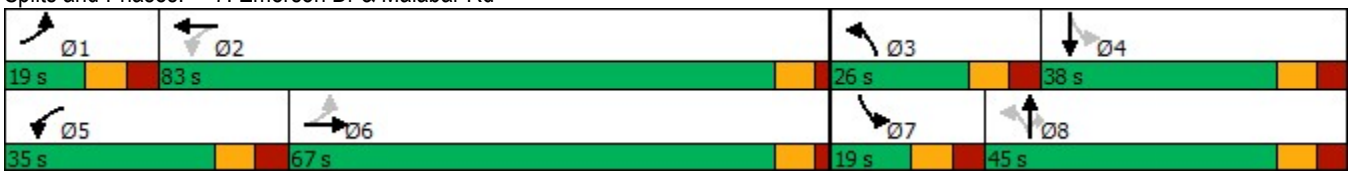
Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	49	792	566	1053	91	168	300	169	236
Future Volume (vph)	49	792	566	1053	91	168	300	169	236
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	1	6	5	2	3	8		7	4
Permitted Phases	6		2		8		8	4	
Detector Phase	1	6	5	2	3	8	8	7	4
Switch Phase									
Minimum Initial (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	19.0	17.0	19.0	17.0	19.0	19.0	19.0	19.0	19.0
Total Split (s)	19.0	67.0	35.0	83.0	26.0	45.0	45.0	19.0	38.0
Total Split (%)	11.4%	40.4%	21.1%	50.0%	15.7%	27.1%	27.1%	11.4%	22.9%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	4.0	2.0	4.0	2.0	4.0	4.0	4.0	4.0	4.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	9.0	7.0	9.0	7.0	9.0	9.0	9.0	9.0	9.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	Max	None	Max	None	None	None	None	None

Intersection Summary

Cycle Length: 166
Actuated Cycle Length: 158.2
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 7: Emerson Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	792	80	566	1053	278	91	168	300	169	236	25
Future Volume (veh/h)	49	792	80	566	1053	278	91	168	300	169	236	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	53	861	87	615	1145	302	99	183	326	184	257	27
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	233	1284	130	714	1856	490	231	404	342	269	361	38
Arrive On Green	0.06	0.39	0.39	0.12	0.46	0.46	0.06	0.22	0.22	0.06	0.22	0.22
Sat Flow, veh/h	1781	3259	329	3456	4022	1061	1781	1870	1585	1781	1664	175
Grp Volume(v), veh/h	53	469	479	615	969	478	99	183	326	184	0	284
Grp Sat Flow(s),veh/h/ln	1781	1777	1811	1728	1702	1679	1781	1870	1585	1781	0	1839
Q Serve(g_s), s	2.8	35.8	35.8	16.8	35.3	35.3	7.0	14.0	33.4	10.0	0.0	23.6
Cycle Q Clear(g_c), s	2.8	35.8	35.8	16.8	35.3	35.3	7.0	14.0	33.4	10.0	0.0	23.6
Prop In Lane	1.00		0.18	1.00		0.63	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	233	700	714	714	1571	775	231	404	342	269	0	398
V/C Ratio(X)	0.23	0.67	0.67	0.86	0.62	0.62	0.43	0.45	0.95	0.69	0.00	0.71
Avail Cap(c_a), veh/h	243	700	714	836	1571	775	308	409	346	269	0	398
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.8	41.1	41.1	31.0	33.4	33.4	47.5	56.1	63.7	52.7	0.0	59.8
Incr Delay (d2), s/veh	0.5	5.1	5.0	8.1	1.8	3.7	1.3	0.8	35.7	7.0	0.0	5.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	16.4	16.7	7.5	14.7	14.9	3.2	6.7	16.7	2.7	0.0	11.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.3	46.1	46.0	39.1	35.2	37.0	48.8	56.9	99.4	59.7	0.0	65.6
LnGrp LOS	C	D	D	D	D	D	D	E	F	E	A	E
Approach Vol, veh/h		1001			2062			608			468	
Approach Delay, s/veh		45.1			36.8			78.4			63.3	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.1	83.0	18.9	44.7	29.2	71.9	19.0	44.6
Change Period (Y+Rc), s	9.0	7.0	9.0	9.0	9.0	7.0	9.0	9.0
Max Green Setting (Gmax), s	10.0	76.0	17.0	29.0	26.0	60.0	10.0	36.0
Max Q Clear Time (g_c+I1), s	4.8	37.3	9.0	25.6	18.8	37.8	12.0	35.4
Green Ext Time (p_c), s	0.0	12.3	0.1	0.5	1.4	5.7	0.0	0.1

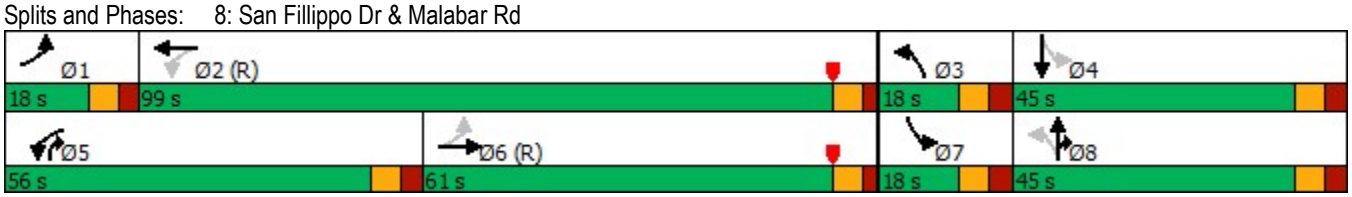
Intersection Summary	
HCM 6th Ctrl Delay	47.9
HCM 6th LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	35	1182	910	1850	113	86	580	143	121
Future Volume (vph)	35	1182	910	1850	113	86	580	143	121
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pt+ov	pm+pt	NA
Protected Phases	1	6	5	2	3	8	8 5	7	4
Permitted Phases	6		2		8			4	
Detector Phase	1	6	5	2	3	8	8 5	7	4
Switch Phase									
Minimum Initial (s)	7.0	15.0	12.0	15.0	7.0	12.0		7.0	12.0
Minimum Split (s)	13.7	21.1	19.0	21.0	14.3	19.3		14.3	19.3
Total Split (s)	18.0	61.0	56.0	99.0	18.0	45.0		18.0	45.0
Total Split (%)	10.0%	33.9%	31.1%	55.0%	10.0%	25.0%		10.0%	25.0%
Yellow Time (s)	4.1	4.1	4.0	4.0	4.0	4.0		4.0	4.0
All-Red Time (s)	2.6	2.0	3.0	2.0	3.3	3.3		3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.7	6.1	7.0	6.0	7.3	7.3		7.3	7.3
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	C-Min	None	C-Min	None	None		None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 54.9 (31%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 8: San Fillippo Dr & Malabar Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	1182	86	910	1850	149	113	86	580	143	121	57
Future Volume (veh/h)	35	1182	86	910	1850	149	113	86	580	143	121	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	38	1285	93	989	2011	162	123	93	630	155	132	62
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	146	1689	122	1045	2749	220	246	346	1225	331	222	105
Arrive On Green	0.03	0.35	0.35	0.25	0.57	0.57	0.06	0.18	0.18	0.06	0.18	0.18
Sat Flow, veh/h	1781	4859	352	3456	4819	386	1781	1870	2790	1781	1203	565
Grp Volume(v), veh/h	38	900	478	989	1417	756	123	93	630	155	0	194
Grp Sat Flow(s),veh/h/ln	1781	1702	1807	1728	1702	1801	1781	1870	1395	1781	0	1769
Q Serve(g_s), s	2.4	42.2	42.2	41.7	55.1	56.0	10.1	7.7	29.5	10.7	0.0	18.1
Cycle Q Clear(g_c), s	2.4	42.2	42.2	41.7	55.1	56.0	10.1	7.7	29.5	10.7	0.0	18.1
Prop In Lane	1.00		0.19	1.00		0.21	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	146	1183	628	1045	1942	1027	246	346	1225	331	0	327
V/C Ratio(X)	0.26	0.76	0.76	0.95	0.73	0.74	0.50	0.27	0.51	0.47	0.00	0.59
Avail Cap(c_a), veh/h	199	1183	628	1107	1942	1027	246	392	1293	331	0	370
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	36.2	52.1	52.1	49.5	28.5	28.6	56.2	62.9	36.6	57.7	0.0	67.2
Incr Delay (d2), s/veh	0.9	4.6	8.4	15.5	2.5	4.7	1.6	0.4	0.3	1.0	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	19.0	20.8	24.4	23.2	25.6	4.7	3.7	10.3	1.1	0.0	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.1	56.7	60.5	65.0	30.9	33.3	57.8	63.3	36.9	58.7	0.0	69.2
LnGrp LOS	D	E	E	E	C	C	E	E	D	E	A	E
Approach Vol, veh/h		1416			3162			846			349	
Approach Delay, s/veh		57.5			42.2			42.9			64.5	
Approach LOS		E			D			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.7	108.8	18.0	40.6	52.7	68.7	18.0	40.6
Change Period (Y+Rc), s	6.7	* 6.1	* 7.3	* 7.3	7.0	6.1	* 7.3	* 7.3
Max Green Setting (Gmax), s	11.3	* 93	* 11	* 38	49.0	54.9	* 11	* 38
Max Q Clear Time (g_c+I1), s	4.4	58.0	12.1	20.1	43.7	44.2	12.7	31.5
Green Ext Time (p_c), s	0.0	23.4	0.0	1.0	2.1	6.5	0.0	1.8

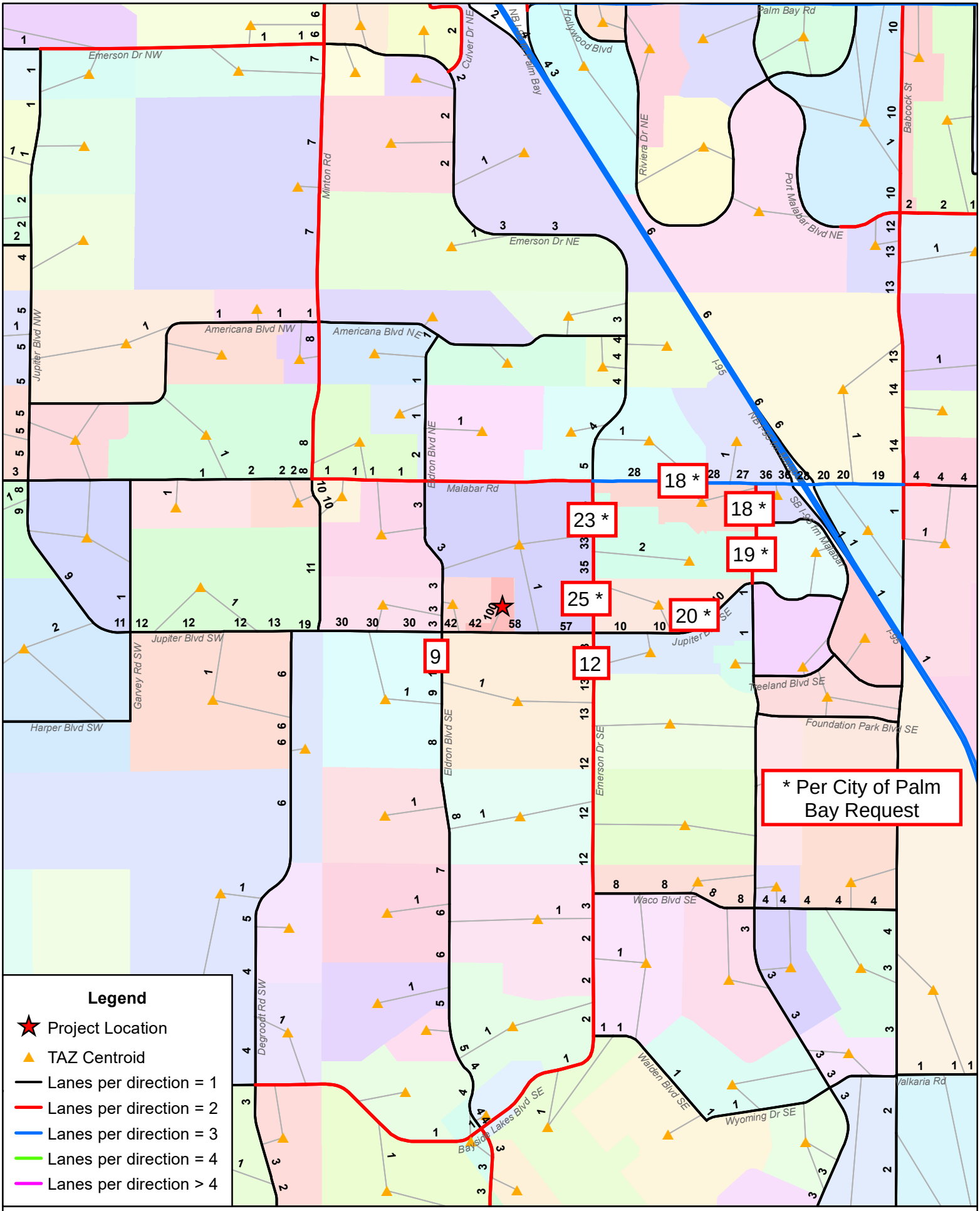
Intersection Summary	
HCM 6th Ctrl Delay	47.4
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

APPENDIX H

CFRPM Model Plot



Trip Distribution - Jupiter Bay
CFRPMv7 - 2025 - 10/26/2021

APPENDIX I

NCHRP Analysis

AM Right-Turn Lane Analysis
Int #3 - Jupiter Blvd/Project Driveway

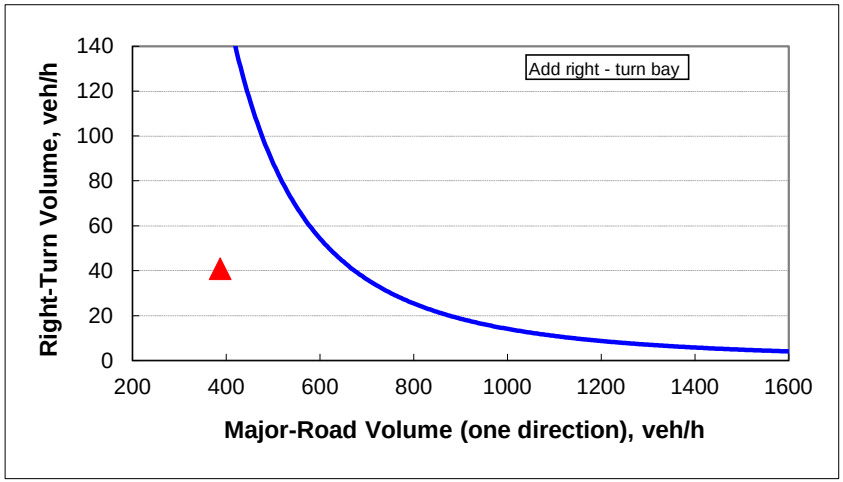
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	387
Right-turn volume, veh/h:	41

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	173
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



PM Right-Turn Lane Analysis
Int #3 - Jupiter Blvd/Project Driveway

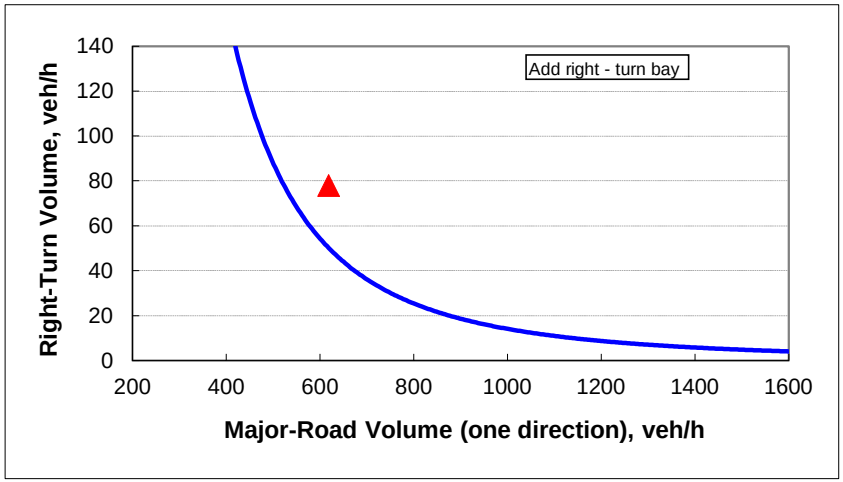
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	618
Right-turn volume, veh/h:	78

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	50
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



AM Left-Turn Lane Analysis
Int #3 - Jupiter Blvd/Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

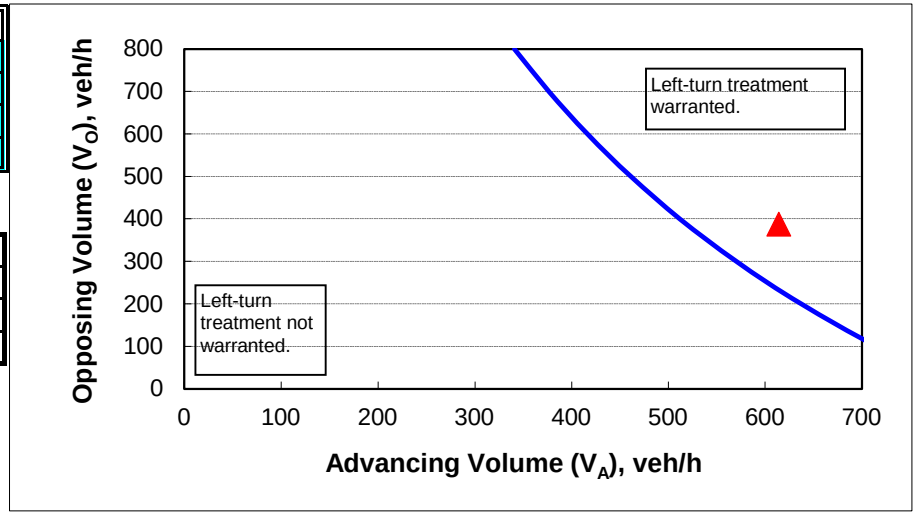
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	5%
Advancing volume (V_A), veh/h:	614
Opposing volume (V_O), veh/h:	387

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	519
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

PM Left-Turn Lane Analysis
Int #3 - Jupiter Blvd/Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

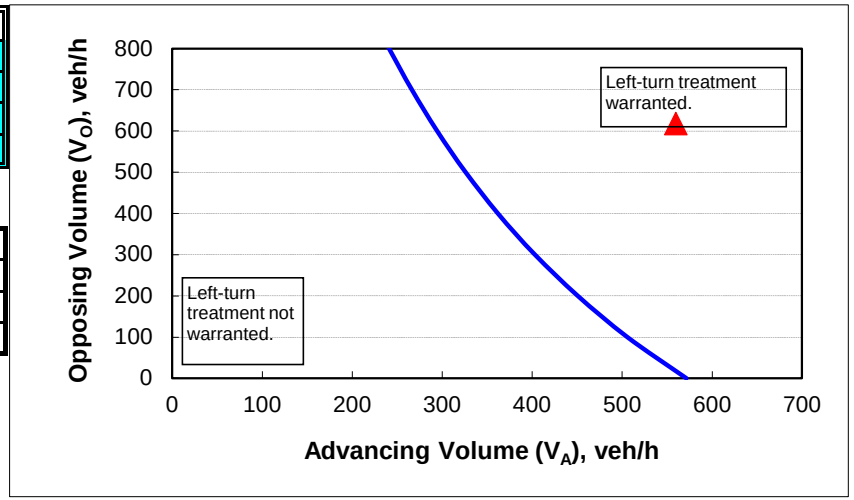
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	10%
Advancing volume (V_A), veh/h:	560
Opposing volume (V_O), veh/h:	618

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	289
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Prepared By And Return To:
Stephen J. Lacey, Esq.
6023 Farcenda Place
Suite 102
Melbourne, FL 32940
(321) 608-0890

DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JUPITER BAY

THIS DECLARATION made this ____ day of January, 2023, by SACHS CAPITAL GROUP LP, a Delaware limited partnership and IDENTICAL INVESTMENTS, LLC, a Florida limited liability company (collectively, the "Developer"), who hereby declares that the real property described in Article III herein which is owned by Developer (hereinafter referred to as "Jupiter Bay") is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes herein referred to as "covenants and restrictions") set forth below.

WITNESSETH

WHEREAS, the owners of the real property situate, lying and being in Brevard County, Florida, and described on Exhibit A attached hereto and incorporated herein by this reference, for a residential community with common facilities for the benefit of said community; and

WHEREAS, Developer desires to construct a mixed-use project on the Property with 176 multi-family units and 60 condominium units which, collectively, will be known as Jupiter Bay and 3 commercial buildings (totaling 2.95 acres) which will be known as Jupiter Bay Commercial Center.

WHEREAS, JUPITER BAY (referred to as "Jupiter Bay") is being developed as a single-family, attached dwelling type town home community, having streets, streetlights, open spaces, stormwater drainage and retention areas and other common property and improvements for the benefit of the owners of the lots within Jupiter Bay, made subject to the terms of this Declaration; and

WHEREAS, the Owners desire to provide for the preservation and enhancement of the property values and quality of life in Jupiter Bay, the personal and general health, safety and welfare of the owners of the affected lands, and for the maintenance of streets, parking areas, street lights, fencing, stormwater drainage and retention areas and improvements located in Jupiter Bay, and other common facilities as may be specifically designated on a plot plan, surveyor's map or as are actually built; and, to this end, desires to subject the real property, described in Exhibit A to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each subsequent owner thereof, and shall be binding upon and run with the title to Jupiter Bay; and

WHEREAS, to continually provide a means for meeting the purpose and intents herein set forth, the Owners via Jupiter Bay Property Owners' Association, Inc. a non-profit corporation to which Owners have delegated and assigned the powers of maintaining and administering the common property and facilities, administering and enforcing the covenants and restrictions, and

collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Jupiter Bay Property Owners' Association, Inc. is incorporated under the laws of the State of Florida, as a nonprofit corporation, Document Number _____, for the purpose of exercising the functions aforesaid.

NOW, THEREFORE, the Owners, for themselves, their and and/or assigns, declare that the real property described in Exhibit A is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, all of which shall be binding upon and enforceable by the Owners, the association and subsequent owners of Units in the Property, and which shall run with the land and be binding upon all parties having any right, title or interest in the property described in Exhibit A and their heirs, successors, tenants and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration, unless the context shall prohibit, shall have the following meanings:

1.1 "Articles of Incorporation and Bylaws" shall mean and refer to those of Jupiter Bay Property Owners' Association, Inc., a Florida corporation not for profit, the Articles of Incorporation and Bylaws.

1.2 "Association" shall mean and refer to Jupiter Bay Property Owners' Association, Inc., a Florida corporation not for profit, its successors and assigns, the Articles of Incorporation and the Bylaws. This is the Declaration of Covenants, Conditions and Restrictions for Jupiter Bay to which the Articles of Incorporation and Bylaws of the Association make reference.

1.3 "Board of Directors" shall mean and refer to the Board of Directors (BoD) for the Association.

1.4 "Common Expenses" shall mean and refer to all actual and estimated expenses of operating the Association and meeting the costs incurred or to be incurred relative to the performance of the duties of the Association for Jupiter Bay, all as may be found to be necessary and appropriate by the Board of Directors of the Association pursuant to the Declaration, the Articles and the Bylaws.

1.5 "Common Property" shall mean and refer to those areas of land, including streets and parking areas, shown on the Plat (attached hereto in Exhibit B), surveyor's map or Planned Development Master Plan, intended to be devoted to the common use and enjoyment of the Owners of the Property, title to which is held by the Association. Common Property shall include all parts of the Property which are not otherwise designated as Units; including personal property held and maintained for the joint use and enjoyment of all of the Owners.

1.6 "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Jupiter Bay, including such amendments as from time to time shall be made, as recorded in the Public Records of Brevard County, Florida.

1.7 "District" shall mean and refer to the St. Johns River Water Management District, an agency created pursuant to Chapter 373, Florida Statutes.

1.8 "Fiscal Year" shall mean a calendar year.

1.9 "Master Surface Water Management System" means the overall system designed, constructed and implemented upon the Property to control discharges caused by rainfall events, which system is intended to collect, convey, store, absorb, inhibit, treat, use or reuse surface water in order to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution, and to control the quality and quantity of discharges from the system, all as permitted by the District pursuant to Chapter 40C-4, 40C-40, 40C-42, Florida Administrative Code.

1.10 "Member" shall mean and refer to each Owner who is a Member of the Association as provided for herein.

1.11 "Jupiter Bay" shall mean and refer to the real property described in Exhibit A and the residential community as shown in Exhibit B which includes 176 townhomes and 60 condominiums which will be built over the commercial units exhibited on Tract A.

1.12 "Owner" shall mean and refer to the record title holder, whether one or more persons or entities, of fee simple title to each Unit included in Jupiter Bay (other than the Association); but, notwithstanding any applicable theory of the law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure proceeding or a conveyance in lieu of foreclosure. Every Owner shall be treated for all purposes as a single Owner for each Unit owned by it, irrespective of whether, such ownership is joint, in common or tenancy by the entirety. In the event any life estate is created with respect to any Unit in Jupiter Bay, the Owner of the life estate shall be deemed to be the Owner for purposes of this definition for as long as the life estate shall exist.

1.13 "Property or Properties" shall mean and refer to all such existing property as described, on Exhibit A attached hereto, as the Property subject to this Declaration and any subsequent amendments thereto.

1.14 "Rules and Regulations" shall mean and refer to those rules and regulations promulgated from time to time by the Board of Directors of the Association to which all Owners shall be subject.

1.15 "Surface Water or Stormwater Management System (the System)" shall mean and refer to a system which is designed and constructed or implemented to control discharges, which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water· to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the System, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C- 42, Florida Administrative Code, and as described in the Declaration of Covenants, Conditions and Restrictions for Jupiter Bay.

1.16 "Transfer Date" shall mean and refer to that certain date when management and control of the Association was turned over to the Board of Directors by Developer.

1.17 "Unit" shall mean and refer to each separately described portion of the Property which is intended to be occupied as a single family residence or household, including without limitation, each legally described residential parcel (together with the residence, if any, constructed thereon), attached dwelling, townhouse, condominium and any other form of residential occupancy or ownership now existing or hereafter created. Unit shall include in its meaning any interest in real property appurtenant to the ownership of the Unit.

ARTICLE II
GENERAL PLAN OF DEVELOPMENT OF JUPITER BAY

2.1 General Nature of Development. The purpose of this article is to generally describe the plan, manner, and method of development of Jupiter Bay. Therefore, the provisions and statements contained in this article will necessarily be general in nature, and any conflict between them and more specific statements found hereafter in the remaining articles of the Declaration shall be resolved in favor of such more specific statements.

2.2 Development Standard. The streets or roads, sidewalks, sewer facilities, utilities, clubhouse, recreation area and drainage within the Property shall be built or constructed in compliance with the requirements of the City of Palm Bay's subdivision regulations set forth in Chapter 184 of the Code of Ordinances of the City of Palm Bay, Florida.

2.3 Development. Developer acquired fee simple title to the lands described in Exhibit A; and Developer, in its sole discretion, constructed buildings as single attached multi-story Units. The form of ownership provides for each Owner to actually own the portion of land upon which the Owner's Unit is constructed and described on the Plat of Jupiter Bay.

Attached hereto as Exhibit B is a copy of the Plat of the land described in Exhibit A, upon which is located no more than the one hundred seventy-six (176) single family attached homes constructed by Developer and sixty (60) condominiums built above the commercial units located on Tract A.

There shall be 22 separate buildings in which attached townhomes are located.

2.4 Owners Association. The Developer shall delegate to the Association the responsibility and duty of: (1) owning, operating, administering and maintaining the Common Property; (2) administering and maintaining certain portions of the Units, including the carrying of hazard insurance coverage thereon, all as set forth herein; (3) assessing and collecting the assessment charges necessary to pay the Common Expenses; and (4) enforcing this Declaration. Each Owner of a Unit shall automatically be a Member of the Association, and as such, shall be entitled to the rights and privileges of such membership and be responsible for the duties of such membership, including the duties to pay assessment charges and comply with all rules and regulations of the Association and the terms of this Declaration. The Association may refuse to accept the duty of maintaining any Unit which has not been constructed in accordance with this Declaration, but such refusal may be asserted only at the time such Unit was first constructed. After the duty of maintaining any Unit has been accepted, expressly or by implication, such duty cannot later be refused. The Developer shall have the right, but not the obligation, to require the Association to refuse to accept such duty, as to any Unit which does not conform to the terms and conditions of this Declaration, notwithstanding that Developer may have conveyed all its interest in the Property.

2.5 Shared Access Easement.

(a) Grant. Developer grants for the benefit of the Jupiter Bay Commercial Center a perpetual non- exclusive easement (the **"Access Easement")** for the purpose of vehicular and pedestrian access, ingress and egress over and across the portion of the area described as Tract B in Exhibit B. The Access Easement shall be appurtenant to Tract A.

(b) **Use of Access Easement.** The Access Easement shall not include the right to stop vehicles in the entrances, driveways and drive aisles in the Access Easement. The use of such areas at all times shall be in compliance with all appropriate governmental regulations and shall not unreasonably diminish, impair or interfere with use of any Parcel or with ingress and egress of vehicles and pedestrians to and from adjacent public streets.

ARTICLE III
PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and shall be, held, transferred, sold, conveyed and occupied subject to this Declaration is located in Brevard County, Florida, and is more particularly described on the attached Exhibit A and the residential community as shown in Exhibit B, which excludes the commercial tract (Tract A).

ARTICLE IV
APPURTENANCE OF COMMON PROPERTY AND PARTITION

4.1 Appurtenance of Common Property. All easements and other rights herein given to Owners of Units, including the right to be Members in the Association, are hereby declared to be appurtenant to such Units and shall not be separately conveyed, encumbered or otherwise dealt with separately from the Units. Any instruments, whether a deed, mortgage or otherwise, which purport to transfer or convey a Unit shall also transfer and convey all the Owner's rights, easements, duties and obligations hereunder, whether specifically mentioned or not. Once an Owner conveys title to a Unit to some other entity, that Owner shall automatically lose the Owner's rights and easements hereunder, and the grantee of the Owner shall automatically become the new Owner subject to all rights, duties and obligations hereof.

4.2 Waiver of Partition. An Owner and each subsequent Owner of any interest in a Unit and in the Common Property, by acceptance of a conveyance or any instrument transferring an interest, waives the right of partition of any interest in the Common Property under the Laws of the State of Florida as it exists now or hereinafter until this residential community is terminated according to the provisions hereof or by Law. Any Owner may freely convey an interest in a Unit subject to the provisions of this Declaration.

ARTICLE V
ASSOCIATION STRUCTURE, POWERS, DUTIES, MEMBERSHIP AND VOTING RIGHTS

5.1 Nonprofit Corporation. Articles of Incorporation for Jupiter Bay Property Owners' Association, Inc., a Florida corporation not for profit, have been filed with the office of the Secretary of State of the State of Florida, and duly processed in said office to the end that a charter

has been granted. The principal purpose of the Association is to perform the acts and duties desirable for residential community living as provided for in this Declaration, to own and hold title to all of the Common Property, to administer and manage Jupiter Bay in accordance with the terms and conditions hereof and subject to its Articles of Incorporation and Bylaws, and to levy and enforce collection of assessments as are necessary to perform all of said acts, duties and obligations, and all other duties herein expressly or impliedly imposed upon the Association. Neither the Articles nor the Bylaws shall for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration or subsequent amendments. In the event of any such inconsistency, the provisions of this Declaration and subsequent amendments thereto shall prevail.

5.2 Membership. Each Owner shall automatically be a Member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a Member. Such membership shall continue for as long as such ownership continues and shall automatically terminate when such person or entity no longer owns such interest.

The Association membership of each Owner shall be appurtenant to the Unit giving rise to such membership and shall not be transferred except upon the transfer of title, to said Unit and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

5.3 Voting Rights. The Association shall have two classes of voting Membership:

Class A: Class A members shall be all owners, with the exception of the Developer, of any plot of any Unit. Each Class A member shall be entitled to one vote for each Unit owned. When more than one person holds an interest in any Unit, each such person shall be a member, however, the vote for such Unit shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to any Unit.

Class B: The Class B member shall be the Developer (as defined in the Declaration), who shall be entitled to ten (10) votes for each Unit owned. Unless converted earlier and voluntarily by the Developer, the Class B membership shall cease and be converted to Class A membership upon the first to occur of either of the following events:

(a) the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or

(b) fifteen (15) years from the date of the original recording of the Declaration in the public records of Brevard County, Florida; or

(c) at the election of the Developer (whereupon the Class A Members shall be obligated to elect the Board of Directors and assume control of the Corporation).

5.4 Board of Directors. Bylaws, Rules and Regulations, all of the affairs, policies, regulations and property of the Association shall be controlled and governed by the Board of Directors thereof, which Board shall consist of no fewer than three (3) nor more than seven (7) Members, the exact number to be determined by the Members of the Association prior to the vote therefore. Such directors shall be elected annually by all of the Members entitled to vote, and each director shall be the Owner of a Unit or partial Owner of a Unit where such Unit is owned by more than one individual, or if a Unit is owned by a corporation or partnership, any duly elected officer or director of an Owner corporation, or general partner of an Owner partnership may be elected a director or directors. Additionally, the Board of Directors may promulgate and enforce reasonable uniform rules and regulations which may be necessary or expedient for the general control, management and operation of Jupiter Bay in accordance with the purposes and objectives of a residential community association and subject to the provisions hereof.

5.5 Multiple Owners. Each vote in the Association must be cast as a single vote, and fractional votes shall not be allowed. In the event that joint or multiple Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner or Owners casts a vote on behalf of a particular Unit, it shall thereafter be conclusively presumed for all purposes that he or she was, or they were, acting with the authority and consent of all other Owners thereof. In the event more than the appropriate number of votes is cast for a particular Unit, none of said votes shall be counted and said votes shall be deemed void.

5.6 Commencement of Management. The provisions of this Declaration are applicable, effective and binding insofar as the management and operation of Jupiter Bay and the levying of assessments is concerned.

ARTICLE VI
EASEMENTS

6.1 Members' Easements of Enjoyment. Subject to the provisions of this Declaration, the Association, and every Member of the Association shall have a non-exclusive right, license, Privilege and easement of use and enjoyment in and to the Common Property (except for "Limited Common Elements" (also referred to as Limited or Exclusive Use Common Property") as defined in Article 1 Section 1.9), and such rights shall be appurtenant to and shall pass with the title to every Unit in the Properties. Said rights shall include, but not be limited to, the following:

a. Pedestrian traffic over, through and across sidewalks, paths, walks, driveways, entrances to buildings, and other portions of the Common Property, as maybe from time to time be intended and designated for such purpose and use; vehicular traffic over, through and across such portions of the Common Property as may from time to time be paved and intended for such purposes; and ingress and egress over such streets, sidewalks, walks, driveways, entrances to buildings and other rights-of-way serving the Units as shall be necessary to provide for reasonable access to the public rights-of-way. In no event shall such easements give or create in any Unit Owner or any other person the right to obstruct such easements nor shall any Unit Owner or any other person have the right to park automobiles or other vehicles on any portion of the Property not designated for parking purposes.

b. Rights and easements of drainage across stormwater drainage and retention

structures and areas, and to connect with, maintain and make use of utility lines, wires, pipes, conduits and cable television lines which may from time to time be in or along the streets and roads or other areas of the Common Property; and,

c. Rights to use and enjoy the Common Property for any purpose not inconsistent, with this Declaration and any amendments thereto, the Bylaws and rules and regulations of the Association or governmental regulations; and,

d. Rights and easements to drain across the Master Surface Water Management System in accordance with the Permit and District rules.

6.2 Title to Common Property. At the time the Developer conveys the Common Property to the Association, the following covenants shall run with the land, whether or not specifically set forth in said conveyance, and is binding upon the Association, its successors and assigns, for as long as such property shall remain subject to the Declaration:

a. In order to preserve and enhance the property values and amenities of the Property, the Common Property and all landscaping and drainage and other improvements now or hereafter built or installed thereon shall at all times be maintained in good repair and condition and shall be operated in accordance with high standards.

b. The Association shall have a perpetual non-exclusive easement over all areas of the Master Surface Water Management System for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the Master Surface Water Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the Master Surface Water Management System as required by the Permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Master Surface Water Management System. No person shall alter the drainage flow of the Master Surface Water Management System, including buffer areas or swales, without the prior written approval of the District.

6.3 Extent of Members' Easements. The rights and non-exclusive easements of use and enjoyment created hereby shall be subject to the following:

a. The Association, subject to the rights of the Owners as set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Property and all improvements thereon.

b. The right of the Association to grant or dedicate to any owner, to any governmental agencies and/or to any utility companies, and to reserve easements and rights-of-way in, through, under, over and across the Common Property for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, fiber optics, telephone, electricity, and other utilities, and for the completion of the development. No improvement or material may be placed upon any such an easement as may damage or interfere with the installation, maintenance and operation of utilities or that may change the direction, or affect the flow of drainage.

6.4 Beneficiaries of Easements. Rights and Privileges. The easements, licenses, rights and privileges established, created and granted by this Declaration shall be for the benefit of the Association, and the Owners, all as more specifically set forth elsewhere in this Declaration, and any Owner may also grant the benefit of such easement, license, right or privilege to tenants and guests for the duration of their tenancies or visits, but the same are not intended nor shall they be construed as creating any rights in or for the benefit of the general public.

6.5 Easement for Encroachments. An easement for encroachment in the event that any portion of any roadway, walkway, parking area, driveway, water lines, sewer lines, utility lines, sprinkler system building or any other structure or improvement as originally constructed encroaches on any Unit or Common Property, and in the event that any Unit now or hereafter encroaches upon the Common Property as a result of a surveying error or inaccuracies in construction or reconstruction, or due to settlement or movement of any of such improvements so that the encroaching improvements shall remain undisturbed for as long as the encroachment exists. It shall be deemed that the Owner of such Unit or the Association, as the case may be, has granted a perpetual easement to the Owner of the adjoining Unit or the Association, as the case may be, for the continuing maintenance and use of such encroaching improvement or structure. The foregoing shall also apply to any replacements of any such improvements or structures if same are constructed in substantial conformity with the original structure or improvement. Any easement for encroachment shall include an easement for the maintenance of the encroaching improvements in favor of the Owner of such improvements.

6.6 Association Easements. The Association shall have an easement for access to all Units for ingress and egress as required by its officers, directors, employees, and their agents and independent contractors, in order to perform its obligations and duties of lawn care and maintaining, landscaping, painting and repairing such Units as set forth in this Declaration.

6.7 Limited Common Elements (Property). Maintenance and repair to any limited or exclusive use common area property exterior to a unit that is for the sole use of the unit owner, which includes fenced in patios and 2nd floor balconies as defined in Article 1, Section 1.9, are the sole responsibility of the Unit Owner. Should an owner not maintain a Limited Common Element such that damage is caused to Common Property, any such Owner may also be responsible for the cost of any repairs required to damaged Common Property.

6.8 Easement of Support. With respect to the attached Units, each party wall of a Unit shall be subject to an easement of support for adjoining Units, and shall be subject to an easement for conduits, ducts, plumbing, wiring and other facilities for the furnishing and maintenance of public utility services to adjoining Units.

6.9 Failure of Easement. Should the intended creation of any easement fail by reason of the fact that at the time of creation, there may be no grantee in being having the capacity to take and hold such easement, then any such grant of easement deemed not to be so created shall nevertheless be considered as having been granted directly to the Association for the purpose of allowing the original party or parties to whom the easements were originally granted the benefit of such easement, and the Unit Owners designate the Association as their lawful attorney in fact to execute any instrument on their behalf as may hereafter be required or deemed necessary for the purpose of creating such easement.

ARTICLE VII
ASSESSMENTS

7.1 Creation of the Lien and Personal Obligation of Assessment: Claim of Lien. The Owner, for each Unit owned within the Property, hereby covenants-by acceptance of a deed therefor, whether or not it shall be so expressed in any such, deed or other conveyance, shall be deemed to and hereby does covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements and emergency requirements, such assessments to be established and collected in the manner hereinafter provided; and (3) other assessments as set forth in this Declaration. The annual and special assessments, together with interest thereon, late charges, lien charges and costs of collection thereof, including court costs and reasonable attorneys' fees (including fees and costs upon appeal), shall be a charge on the land and a continuing lien upon the Unit against which each such assessment is made from the date on which each such assessment is due. Each such assessment, together with interest, late charges; lien charges, costs and attorneys' foes, as herein provided, shall also be the personal obligation, of the person who was the Owner of such Unit at the time when the assessment fell due. The personal obligation for such delinquent assessments shall not pass to that Owner's successors in title. The Association has the right to cause a claim of lien to be recorded in the Public Records of Brevard County giving notice to all persons that the Association is asserting a claim of lien upon the Unit. Said claim of lien shall state the description of the Unit, the name of the record owner thereof, the amount due and the date when due, and the lien shall continue in effect until all sums secured by the lien have been fully paid. Such claims of lien shall be signed and verified by an officer of the Association or by a managing agent of the Association. Upon full payment of the total amount due, the party making payment shall be entitled to a recordable satisfaction of such lien. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof. Liens for assessment may be foreclosed by suit brought in the name of the Association, in like manner as a foreclosure of a mortgage on real property. In such, foreclosure; the Owner of a Unit shall be required to pay a reasonable rental for the Unit or a portion thereof, and the Association shall be entitled as a matter of law to the appointment of a receiver to collect same.

7.2 Purpose of Assessments. The assessments levied by the Association shall be used for the maintenance and repair of the surface water or stormwater management systems; including but not limited to work within retention areas drainage structures and drainage easements; and for promoting the recreation, health, safety, and welfare of the Owners in the Property, for the performance by the Association of its duties and the exercise of the power conferred upon it, for the improvement, repair and maintenance of the Property, services and facilities which have been or will be constructed, installed or furnished upon it, and which are devoted to the purpose and related to the use and enjoyment of the Common Property and of the Units situated within the Property, the System, and for such other purposes as may be deemed desirable or appropriate from time to time by the Board of Directors, including but not limited to:

a. Payment of operating expenses of the Association, including management fee and manager's salary, if any, and legal and accounting fees;

b. Lighting, improvement and beautification of entry ways, access ways and easement areas (whether dedicated to the public or private), and the acquisition, maintenance, repair and replacement of project identification signs, directional markers and traffic control devices, parking, entry features, and the costs of controlling and regulating traffic on the access ways' if not maintained by a public body;

c. Maintenance, improvement and operation of water, sewer and drainage easements and systems not maintained by any governmental agency;

d. Management, maintenance, improvement and beautification of the Common Property, including but not limited to landscaping, irrigation system, stormwater drainage and retention features on Common Property;

e. Maintenance, operation and repair of the surface water or stormwater management system Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the surface water or stormwater management system shall be, as permitted or, if modified, as approved by the St. Johns River Water Management District;

f. Management, maintenance, improvement and beautification of all yard maintenance for the yards of all attached Units, including the irrigation system, landscaping, shrubbery and maintenance thereof in a neat and orderly fashion;

g. Maintenance, repair and replacement of all streets, driveways, roadways, parking areas, sidewalks, and walks situated upon the Common Property which have not been dedicated to any governmental Unit, drainage structures, walks and street lighting fixtures in the Common Property, which street lighting fixture maintenance shall include and extend to payment for all electricity consumed in their illumination;

h. Maintenance, repair and replacement of all structural portions of an attached Unit (except interior surfaces, glass and mechanical operation of garage doors), which contribute to the support of the attached Unit and the building of which it is a part, which portions shall include but not be limited to load bearing columns, load bearing walls, roofs, and outside walls. The Association shall not have the responsibility for servicing any equipment for the furnishing of utility services to an individual attached Unit, including but not limited to air conditioning and heating compressor facilities, plumbing and wiring;

i. All incidental damage caused to an attached Unit by reason of the maintenance, repair and/or replacement, which is the responsibility of the Association and which is not covered by the Unit Owner's hazard insurance. Such damage shall be promptly repaired by the Association;

j. Repayment of funds and interest thereon borrowed by the Association, if any;

k. Payment of premiums for hazard and liability insurance required to be kept and maintained by the Association;

l. Payment of all real and personal property taxes and assessments, (if any) separately levied upon or assessed against the Association or the Common Property. Such taxes and assessments may be contested or compromised by the Association;

m. Funding of appropriate reserves for future repair and replacement;

n. Making available to Unit Owners and all holders, insurers, or guarantors of any mortgage encumbering a Unit current copies of the Declaration, Bylaws, other rules and regulations concerning Jupiter Bay, and the books, records, and financial statement of the Association. To make available means available for inspection, upon request, during normal business hours or under other reasonable circumstances. Upon written request of any holder of a mortgage, the Association shall furnish to such holder a copy of the Association's financial statement for the immediately preceding fiscal year;

o. Upon receipt of a written request from the holder, insurer, or guarantor of any mortgage on a Unit; identifying the name and address of such holder, insurer, or guarantor and the Unit number or address, furnishing timely written notice of:

p. Any condemnation or casualty loss that affects either a material portion of Jupiter Bay or the Unit which secures such mortgage;

q. Any sixty (60) day delinquency in the payment of assessment or charges owed by the Owner of any such Unit;

r. A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and

s. Any proposed action that requires the consent of a specified percentage of mortgage holders; and

t. Doing any other thing, necessary or desirable in the judgment of said Association to keep the Common Property neat and attractive or to preserve or enhance the value thereof, or to eliminate fire, health or safety hazards, or which, in the judgment of the said Association, may be of benefit to the Owners or occupants of the Property.

7.3 Annual Assessment. The Board of Directors of the Association shall approve annual budgets in advance for each fiscal year, The Board shall prepare and approve a budget covering the estimated costs of operating the Association during the corning year, including but not limited to operational items such as overhead and indirect costs, insurance, utilities, taxes, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years, and such capital improvements budget items as approved by the Board as provided herein. Failure of the Board to include any item in the annual budget shall not preclude the Board from levying an additional assessment in any fiscal year for which the budget has been projected. Likewise, notwithstanding any provision herein to the contrary, the Board may increase the amount of levy during a fiscal year after the budget has been adopted and the assessment has been made if the Board determines that additional monies will be required in order to fund and pay for any expenses otherwise properly included with the annual assessment. The Board shall set aside an amount estimated by the Board to be sufficient for the fulfilling of the Association's obligation

for maintaining and repairing the Units, plus a reasonable reserve for such purpose. The Board shall budget an annual allocation from that portion of the annual assessment to be set aside in a reserve replacement account. The Board shall maintain a separate reserve replacement account and the annual allocation to that account shall be prorated based upon the number of improved Units in the Property. The funds held in the reserve replacement account shall be used by the Association to pay for capital replacements to attached Units as required. Repairs or replacements required because of abuse or negligence by the Unit Owner (as opposed to repairs or replacements required by normal wear and depreciation) shall not be paid for from the Unit Owner's reserve account, but shall be paid to the Association by the Unit Owner as special assessments for such work. No Owner shall have any interest claim or right to any of the funds held by the Association in the reserve replacement account. In the event that the membership so disapproves the proposed budget for the succeeding year, or in the event the Board shall fail to propose a budget, then and until such time as a new, acceptable budget shall have been determined, the budget in effect for the preceding year shall continue for the succeeding year.

7.4 Special Assessment for Capital Improvements (Common Property). In addition to the annual assessments authorized by subsection 7.3 herein, the Association may levy in any assessment year a special assessment, applicable to that year only, to defray, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Property, including the necessary fixtures and personal property related thereto. Provided, however, that no such special assessment shall be levied when the amount thereof shall exceed the current regular annual assessment, unless prior written consent is received from a majority of all Members voting at a duly called meeting of the Association. The due date for payment of all special assessments shall be fixed in the resolution authorizing such assessment.

7.5 Special Assessments for Maintenance and Capital Improvements (Attached Units). In addition to all other assessments authorized pursuant to this article, the Association may levy in any assessment year a special assessment applicable to a specific Unit whose reserve replacement account, as herein defined, is inadequate to pay for replacements of capital improvements to said Unit.

7.6 Rate of Assessment Commencement. The rate of assessment for the budgeted annual and special assessments (exclusive. of special assessments referred to in subsection 7.5 of this article) shall be prorated equally based upon the number of attached Units in the Property. The obligation for payment of assessments for each attached Unit shall begin at closing of the purchase of the Unit and shall be prorated on an accrual basis between successive Owners.

All assessments shall be based upon a calendar year budget adopted by the Association Board of Directors as herein provided. The first annual assessment as to any Unit shall be adjusted according to the number of months remaining in the calendar year. The due dates shall be established by the Board of Directors and can be made payable monthly.

7.7 Notice of Assessment. After adoption of a budget and determination of the annual assessment per Unit, or after adoption of any special assessment, the Association shall assess such sum-by promptly notifying all Owners of Units by delivering or mailing notice thereof to the Member representing each Unit Owner at such Member's most recent address as shown on the books and records of the Association. The due dates for payment of any assessment shall be established by the Board of Directors.

7.8 Delinquent Assessments. If the annual assessment is being paid annually and is not paid on or before thirty (30) days after the date when due, or if any special assessment is not paid or before thirty (30) days after the date of notice of the special assessment, then such assessment shall become delinquent and shall, together with interest thereon at the highest rate allowed by law and costs of collection thereof, including reasonable attorney fees, thereupon become a continuing lien of the Unit as provided in subsection 7.1of this article. The personal obligation of the then Owner to pay such assessments, however, shall remain that Owner's personal obligation for the statutory period, notwithstanding that title to the Unit may be transferred to another with the lien still remaining thereon.

If the annual assessment is being paid in monthly installments and a monthly installment is not paid within fifteen (15) days after the day when due, the Association shall have the right at any time thereafter to accelerate and declare the entire balance of the annual assessment for that year immediately due and payable, and the assessment shall bear interest from the date of delinquency at the rate aforesaid. The Board of Directors may establish a late fee for any assessment not paid within fifteen (15) days of its due date. The Association may bring an action at law against the Owner personally obligated to pay the same or may foreclose the lien against the Unit in the manner and method provided in subsection 7.1 of this article. The Board of Directors shall have the authority to take such action as it deems necessary in order to collect the assessments, and it may settle and compromise the same if it is in the best interests of the Association. There shall be no offset against assessments for failure or delays in providing service. The Association may suspend the voting rights of a Member for the nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days.

7.9 Certificate of Payment. The Association shall, upon demand, at any time and for a reasonable charge, furnish to the Owner liable for any assessment a certificate in writing, signed by an officer of the Association, setting forth whether such assessment has been paid, and if not, the amount thereof. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. Prior to delivering such certificate, the Association shall have the right to demand and receive a written acknowledgment signed by a prospective purchaser of a Unit stating that person has received copies of this Declaration, the Articles of Incorporation, the Bylaws, and the rules and regulations and agrees to be bound thereby. The Association shall make available, for a reasonable charge, copies of this Declaration, Articles of Incorporation, Bylaws, and rules and regulations to prospective purchasers and tenants.

7.10 Subordination of the Lien to Certain Mortgages. The lien of the assessments provided for by this Declaration shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon any Unit in the Property and held by a commercial or savings bank, savings and loan association, trust company, credit union, industrial loan association, insurance company, pension fund, or business trust, including but not limited to a real estate investment trust, any other lender regularly engaged in financing the purchase, construction; or improvement of real estate, or any assignee of loans made by such lender, or any private or governmental institution or agency which has insured the loan of any such lender, or any combination of any of the foregoing entities, or any of same constituting an institutional mortgage; provided, however, that a sale or transfer of any Unit pursuant to decree of foreclosure, or pursuant to any proceeding in lieu of foreclosure, shall not relieve such Unit from liability for any assessments which thereafter become due, nor from the lien of any subsequent assessment. Said assessment liens, however, shall be subordinate to the lien of any such mortgage or mortgages hereafter

placed upon the Property subject to assessment, and no mortgagee shall be responsible for the collection of assessment from an Owner.

ARTICLE VIII
EXTERIOR MAINTENANCE AND MAINTENANCE ENFORCEMENT

8.1 Association Responsibility. In addition to maintenance of the Common Property, the Association shall provide exterior maintenance upon each Unit which is subject to assessment hereunder. In this connection, the Association shall have the right to do such things as, but not limited to, paint, repair, replace and care for roofs, gutters, downspouts and exterior, building surfaces, clean or resurface paved access ways and parking areas, trim and care for trees, shrubs, grass, walks, swales, berms and other landscaping, drainage and exterior improvements, as well as to provide general cleanup and removal of debris which in the opinion of the Association detracts from the overall beauty, and setting of the community. Such exterior maintenance shall not include glass surfaces and all types of screening.

8.2 Non-Compliance by Owners. In the event the Owner of a Unit fails to maintain it as required herein or makes any structural addition or alteration without the required written consent, the Association or an Owner with an interest in any Unit shall have the right to proceed in a court of equity to seek compliance with the provisions hereof. The association shall have the right to levy at any time a special assessment against the Owner of a Unit and the Unit itself for the necessary sums to put the improvements within the Unit in good condition and repair, including undertaking maintenance that is the responsibility of the Unit Owner, or to remove any unauthorized structural addition or alteration, or to replace exterior landscaping or grass. In addition, the Association is authorized to use an Owner's water and electrical service for building and improvement maintenance when deemed necessary. The Association shall incur no cost in doing so and may assess such Owner for costs incurred by the Association.

8.3 Assessment of Cost. The cost of the repair or maintenance referred to herein shall be assessed as an individual assessment against the Owner of the Unit upon which such maintenance is done. In the event the assessment is not paid within sixty (60) days from the date payment is requested, the Association may proceed to place a lien against the Unit in the same manner as provided in Article 7 hereof. Said individual assessment shall be secured by a lien upon the affected Unit and shall also constitute a personal obligation of the Owner. The individual assessment shall be collectible along with interest at the highest rate allowed by law from date of expenditure to date of payment by the Owner, and costs of collection and attorneys' fees, in the same manner as delinquent annual assessments.

8.4 Access at Reasonable Hours. For the purpose of performing the repairs or maintenance authorized herein, the Association, through its duly authorized agents, contractors or employees, shall have the right to enter upon any Unit and the exterior of any improvements thereon during reasonable hours on any day: except Sundays and holidays, except that in an emergency, as determined by the Board, entry may be made on any day and hour. The Association, or their agents or employees, shall not be liable to the Owner for any trespass or damages or injury to the property or person of the Owner or the occupants or invitees of the affected Unit unless caused by gross negligence or intentional wrongdoing.

8.5 Association Maintenance Responsibility. The Association shall maintain and keep, in good repair the Common Property, and all improvements thereon. Said maintenance obligation

shall be deemed to include but not be limited to maintenance, repair and replacement, subject to the insurance and casualty loss provisions contained herein, of all utility lines, pipes, wires, glass; conduits, structures, systems, trees, fences, shrubs, grass, streets, parking spaces, roads, and other improvements situated upon the said Common Property.

8.6 Non-Compliance by the Association. In the event the Association fails to maintain the Common Property or any Unit in accordance with its obligations hereunder, any Owner of any interest in a Unit or holder of a first mortgage on a Unit shall have the right to seek specific performance in a court of equity to compel the Association to do so. In the event of emergency repairs that are the responsibility of the Association, the Owner of an interest in any Unit may give the association twenty-four (24) hours notice to repair same, and if it is not done, said Owner may proceed to contract in the Owner's own name to make such repairs, and the Association shall be obligated to reimburse said Owner for the reasonable value of the repairs which are necessary and for which the Association has financial responsibility. For purposes of this provision, "emergency repairs" shall mean repairs that are otherwise the responsibility of the Association and that are required to fix breaches in the building envelope that causes, exposure of the interior of a Unit to the elements of the weather.

8.7 Contracts for Maintenance. The Board of Directors of the Association may enter into a contract with any firm, person or corporation for the maintenance and repair of the Common Property and the Units in order to fulfill and complete its obligations and duties hereunder. In so doing, however, it shall not be relieved of such obligation.

ARTICLE IX
COMMON WALLS, ROOFS AND EXTERIORS

9.1 Common Walls and Roofs of Attached Unit. The attached Units comprising each building are residential Units with common walls, known as "party walls," between each Unit that adjoins another Unit. The centerline of a party wall is the common boundary of the adjoining Unit.

Each common wall in a Unit shall be a party wall, and any party to said wall, their heirs, successors and assigns, shall have the right to use same jointly with the other party to said wall as herein set forth. The term "use" shall include normal interior usage such as paneling, plastering, decoration, erection of tangent walls and shelving; but shall prohibit any form of alteration which would cause an aperture, hole, conduit, break or other displacement of the original wall. The costs of maintaining each side of a party wall shall be borne by the Unit Owner using said side, except as otherwise provided herein.

The entire roof on the building, and all roof structure, support, and any and all appurtenances to such structures, including without limitation, the roof covering, roof trim, and roof drainage fixtures, shall be collectively referred to as "common roofing."

To the extent not inconsistent with the provisions of this article, the general rule of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply to each party wall or party fence which is built as part of the original construction and any replacement of improvements in the Property.

9.2 Destruction by Fire or Other Casualty. If a Unit is damaged through an act of God or other casualty, the affected Unit Owner shall promptly have the Unit repaired and rebuilt substantially in accordance with the architectural plans and specification of the building. The Association shall have the right to specially assess all of the Unit Owners if insurance proceeds are insufficient to repair or rebuild the affected Units in accordance with this paragraph. The assessment and collection of any special assessment authorized pursuant to this paragraph shall be made in accordance with the assessment powers and lien rights of the Association for Association expenses.

The cost of the reasonable repair and maintenance of a party wall or party fence shall be shared equally by the Owners who make use of the wall or fence in proportion to such use.

In the event such damage or destruction of a party wall or common roof is caused solely by the neglect or willful misconduct of a Unit Owner or Unit Owner's family, guest or invitee of the Unit needing such maintenance or repair, any expenses incidental to the repair or reconstruction of such wall or common roof shall be borne solely by such wrongdoer. If the attached Unit Owner refuses or fails to pay the cost of such repair or reconstruction, the Association shall have the right to complete such repair and reconstruction substantially in accordance with the original plans and specification of the affected building, and the Association shall thereafter have the right to specially assess said Unit Owner for the costs of such repair and reconstruction. The assessment and collection of such assessment authorized pursuant to this paragraph shall be made in accordance with the assessment powers and lien rights of the Association for Association expenses.

9.3 Exterior Maintenance and Repair. In addition to maintenance of the Common Property, (except for Limited Common Elements as described in Article 1.9) the Association shall provide exterior maintenance upon each Unit which is subject to assessment hereunder as provided in subsection 8.1hereunder. No Owner shall authorize the painting, refurbishing or modification of the exterior surfaces of the Owner's Unit or of the building. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, shall be done uniformly at the same time for the entire building by the Association and as an Association expense. Normal maintenance of the common roof, such as cleaning, refinishing or recovering, shall be done uniformly at the same time for the entire common roof by the Association and as an Association expense.

9.4 Arbitration. In all parties agree, in the event of any dispute arising concerning a party wall, party fence or common roof, or under the provisions of this article, each party shall choose one arbitrator and such arbitrators shall choose one additional arbitrator, and the decision shall be by majority of all the arbitrators. The decision of the arbitrators shall be binding and conclusive upon the parties and any party to the dispute shall not thereafter have the right to institute any action or proceeding at law or equity.

ARTICLE X
ARCHITECTURAL CONTROL

10.1 Limitation Upon Right of Owners to Alter or Modify Unit. No Owner of a Unit shall permit any structural modifications or alterations to the Unit, except as otherwise provided herein. No Owner shall cause any improvements or changes to be made on or to the exterior of the Unit, including painting or other decoration, installation of electrical wiring, antennas,

machines, air conditioning Units which may protrude through or be attached to the walls or roof of the Unit or in any manner change the appearance of any portion of the building not within the walls of such Unit, without the written consent of the Architectural Control Committee (ACC) being first obtained. No Owner shall in any manner change the appearance of any portion of the exterior of the Owner's Unit unless otherwise permitted herein, or unless the Owner shall first obtain the written consent of the ACC, which consent may be withheld in the event that a majority of members of the ACC determine in their sole discretion that such structural modifications or alterations would adversely affect or in any manner be detrimental to the Property in part or in its entirety. No modification or alteration shall be permitted which would cause any increase in any insurance premiums paid by the Association. If the modification or alteration desired by the Owner of any Unit involves the removal of any permanent interior partition, the Association, shall have the right to permit such removal as long as the permanent interior partition ta be removed is not a load-bearing partition, and as long as the removal thereof would in no manner affect or interfere with the provisions of utility services constituting Common Property located therein.

10.2 Architectural Control. The Architectural Control Committee shall initially have three (3) members, who shall be designated by the President of the Board of Directors. The Committee may designate one (1) of its members to act as representative for the committee. The ACC shall have thirty (30) days after receiving appropriate plans and specifications to approve, or disapprove same, and a failure to render a finding within that time period shall result in an exemption for said plans and specifications, and this covenant shall be deemed to have been fully complied with. In the event a Unit or other improvement has been erected or its construction substantially advanced in violation of the terms of this covenant, the Association shall have the right to redress in a court of competent jurisdiction, including the right of injunction and/or damages incurred by the Association to correct the violation, and the Owner shall be responsible for all court costs and attorney fees incurred by the Association in such action. In the event a violation occurs which, in the opinion of the committee, is of a minor or insubstantial nature, it may release the Unit or portions thereof from the application of the covenants and restrictions set forth herein, but such a finding must be agreed to by a majority of the members of the ACC.

10.3 Rules and Regulations. The ACC may from time to time adopt and promulgate such rules and regulations regarding the form and content of plans and specifications to be submitted for approval, and may publish such statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details or other matters, as it may consider necessary as appropriate.

10.4 Right of Entry to Inspect. The Association shall have the further right through its agents, employees or committees, to enter upon and inspect any Unit at any reasonable time for the purpose of ascertaining whether any violation of the provision of this article, or any of the other provisions or requirements of this Declaration, exist with regard to such Unit. The Association, or their agents or employees, shall not be liable to the Owner or to any occupant or invitee of any Unit for any trespass or damage or injury to the property or person unless caused by gross negligence, or intentional wrongdoing.

10.5 Waiver of Liability. Neither the ACC, any member of the ACC, or the Association, or any of their representatives shall be liable in damages to anyone submitting plans for approval or to any Owner or occupant of a Unit by reason of mistake in judgment, negligence or malfeasance arising out of or in connection with the approval or disapproval of any plans, or the

failure to approve any plans. Every person who submits plans for approval agrees, by submission of such plan, and every Owner agrees, by acquiring title thereto or an interest therein, that it will not bring any action, proceeding or suit to recover any such damage. Approval of any building plans, specifications, site or landscape plans or elevations, or any other approvals or consents pursuant hereto or otherwise, is given solely to protect the aesthetics of the Property, and shall not be deemed a warranty, representation or covenant that such buildings, improvements, landscaping or other action taken pursuant thereto or in reliance thereof comply with, or are not in violation of any applicable laws, codes, rules or regulations. The ACC, the Association or any agent thereof, shall not be responsible in any way for any defects in any plan or specifications submitted, revised or approved, in accordance with the requirements of the ACC, or for any structural or other defect in any work done according to such plans and specifications.

10.6 Enforcement of Planning Criteria. The Board of Directors shall have the standing and authority on behalf of the Association to enforce in courts of competent jurisdiction the planning criteria and decisions of the ACC. Should the Association be required to enforce the provision hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collected from the violating Owner. Should any owner fail to comply with the requirements hereof after thirty (30) days' written notice, the Association shall have the right to enter upon the Owner's property, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof, and charge the cost thereof to the Owner. The Association, or their agents or employees, shall not be liable to the Owner or to any occupant or invitee of any Unit for any trespass or damage or injury to the property or person unless caused by gross negligence or intentional wrongdoing.

10.7 Term of Approval. Approval by the ACC shall be effective for a period of one (1) year from the date the approval is given in writing by the ACC.

ARTICLE XI
OBLIGATIONS OFASSOCIATION AND OWNERS: RESTRICTIVE COVENANTS

11.1 Obligations of Association. The Association shall have the power and authority to and shall promptly perform all of the matters set forth in subsection 7.2 herein, all of which shall become duties and obligations of the Association.

11.2 Obligations of Owners. Every Owner of an interest in a Unit shall (in addition to other obligations and duties set out herein):

a. *Assessments.* Promptly pay all assessments levied by the Association.

b. *Maintenance.* (Maintenance of Unit. Maintain in good condition and repair the Unit (including glass, all screening, driveways, party walls and all windows, doors, and associated hardware, and garage doors), all interior surfaces within or surrounding the Unit (such as the surfaces of the walls, ceilings, windows and floors), maintain and repair the fixtures therein, keep clean all exterior glass surfaces and pay for any utilities which are separately metered to the Unit. Said Unit shall be maintained in accordance with this Declaration, except for changes or alterations approved in writing by the Association;

c. *Landscaping Maintenance.* Owners shall keep their yards clear so that the

Association and its agents can perform regular maintenance without hindrance or inconvenience;

d. *Parking Area.* Maintain in good condition and repair that portion of the parking area between the driveway and the Unit's garage door or Unit;

e. *Alterations.* Not make or cause to be made any structural addition or alteration to the Unit or to the Common Property without prior written consent of the ACC;

f. *Nuisances.* Not permit or suffer anything to be done or kept in the Unit which will increase the insurance rates on the Unit or the Common Property or which will obstruct or interfere with the rights of other Owners or annoy them by unreasonable noises or otherwise; nor shall an Owner commit or permit any nuisance, immoral or illegal act in the Unit or in or on the Common Property;

g. *Rules and Regulations.* Conform to and abide by the Bylaws and uniform rules and regulations in regard to the use of Units and the Common Property which may be adopted in writing from time to time by the Board of Directors of the Association, and see that all persons using the Owner's property by, through or under the Owner do likewise;

h. *Inspection by Association.* Allow the Board of Directors or the agents and employees of the Association to enter any Unit for the purpose of maintenance, inspection, repair or replacement of the improvements within the Unit of the Common Property, allows the Board of Directors of the agents and employees of the Association to enter any Unit in the case of an emergency threatening Units or the Common Property, and for the purpose of determining compliance with these covenants and restrictions and the Bylaws of the Association;

i. *Plumbing, etc.* Pay for all plumbing and electrical repairs within the Unit and for the maintenance, repair and replacement of any air conditioning and heating compressor facility, and any other facility for tile furnishing of the utility services presently or hereafter installed outside of any Unit, and which is intended only for the purpose of furnishing such utility services to a Unit, including the hookup from the Unit to the main water and sewer lines;

j. *Waterbeds, etc.* Not permit or suffer anything to be done or kept in the Unit which will cause structural stress or danger to the Unit or any other Unit. Waterbeds are allowed to be placed on the second story of any two-story Unit but any damage caused to any Unit or Common Property by virtue of the existence of a waterbed shall be the sole responsibility of the Owner in whose Unit. the waterbed is located;

k. *Utility Apparatus.* Each Owner of a Unit shall permit the provider of any public or quasi-public utilities to locate meters, junction boxes, control panels or other similar external apparatus on the exterior wall of a Unit for the benefit of other attached, Units whenever it is deemed desirable or necessary by such provider, provided, however, that such external apparatus shall not be located on the front of any Unit; and

l. *Garage Door.* Each Owner is responsible for the mechanical maintenance and

operation of the garage door on the Unit, if one is located thereon. The Association is responsible for the outside painting of all garage doors of Units.

m. *HOA Dues.* Promptly pay monthly dues levied by the Association.

n. *Penalties for Delinquent Payments of Assessments and/or Dues.*

i. Payments in excess of 90 days late may result in fines to be determined by the Board of Directors, but not in excess of $100 per violation, and may also result in suspension of a Member, or a Member's tenant, guest or invitee, to use Common areas and/or facilities for a limited time.

ii. Penalties for delinquent payments where the amount is in excess of $1,000 may result in suspension of voting rights by the Association to any such Member until such time as the delinquent payments are paid in full.

11.3 Entry Into Adjacent Units. Whenever it is necessary to enter attached Unit for the purpose of performing any maintenance, alteration or repair to any portion of another Unit, i.e., to repair or replace electrical wiring, plumbing or air conditioning refrigeration lines running beneath the floor or within the walls of attached Units, the Owner of each Unit shall permit other Owners or their representatives, or the duly constituted authorized agents of the Association, to enter such Unit for such purposes, provided that such entry shall be made only at reasonable times and with reasonable advance notice. The Owner of any Unit for whose benefit such other Unit is entered shall be responsible and liable to the Owner of such entered Unit to leave the Unit, in the same condition it was in prior to such entry.

11.4 Restrictive Covenants. The use of all Units and Common Property in the Property shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every Owner and its heirs, personal representatives, tenants, invitees, successors, and assigns, as follows:

a. *Residential Use.* All Units shall be used for private, single family residential purposes only, and no trade, business, profession or other type of commercial activity of any kind shall be carried on upon any Unit without prior written approval of the Association, and all applicable licensing and permitting authorities nor shall anything be done thereon which may be or become an annoyance or nuisance in the Property. Lease or rental of any Unit; shall not be in violation of this covenant. Any Unit Owner, or its Lessee shall be permitted to "work" from home, and can have a "home office" as such, provided the Unit is not being used as a place of business, warehouse or the like, such that it would require a business license to operate.

b. *Indemnity for Damage.* Nothing shall be done on or kept in any Unit or on the Common Property, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to or waste of the Common Property, or any part thereof; or of the exterior of any Unit shall be committed by an Owner, tenants or any invitee of an Owner or tenant, and each such Owner shall indemnify and hold the Association and the other Owner harmless against all loss resulting from any such damage or waste caused by the

Owner, the Owner's tenant or invitees to the Association, the Common Property or other Owners. The Association has the right to assess an Owner for any such damage and to enforce collection in the same manner as provided in Article 7 of this Declaration.

c. *Noxious or Offensive Activity.* Except with the prior written approval of the Association, no noxious or offensive trade or activity shall be carried on, upon or within an Unit on the Property, nor shall any use or practice be allowed which is a source of annoyance to Owners, their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the Property, nor shall any improper, unsightly, offensive or unlawful use be made of any Unit or Common Property, and all laws, zoning ordinances, and regulation of all governmental bodies having jurisdiction shall be observed. The use, enjoyment and occupancy of the Property shall be in such a manner so as not to cause or produce any of the following effects discernible outside of buildings located thereon or affect the adjoining property or any portion or portions thereof: noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness; smoke, dust, dirt or fly ash; unusual fire or explosive hazards; or vibration or light.

d. *Signs.* No signs of any kind shall be displayed to the public view on any Unit, except customary name and address signs approved by the ACC. Notwithstanding the foregoing; however, Board of Directors or its assigns shall have the right to erect and maintain signs of such size as it deems necessary to advertise the Units or Property. Owners may have a single sign displayed to the public to advertise a Unit that is For Sale, or for Lease. Any such signage must be submitted to the Board of Directors for approval prior to being displayed. Should any such signage damage Common Area property, the Unit Owner will be responsible for the cost of repairing any such damage.

e. *Resident Parking.* Each Unit has a garage and driveway space in the Unit immediately adjacent to the garage for the Unit Resident's parking.

f. *Guest Parking.* Parking shall be available in spaces within the common roadways designated as Tract C. At no time shall guests park in or block access to driveways to the Units.

g. *Trailers, Boats, etc.* No travel trailers, mobile homes, campers, utility trailers, buses, motor homes, boats, commercial vehicles or the like or any other vehicle commonly known as a recreational vehicle shall be parked or stored on or at any Unit unless stored and fully enclosed in a garage. No automobiles, trucks, buses, boats, boats and trailers, trailers, house trailers, motor homes, mobile homes, campers, or other similar vehicles shall be parked regularly or permanently on any street; including the right of way thereof, or on the Common Property at any time, nor shall they be used permanently or temporarily as a residence or parked for any other purpose, except as otherwise provided herein, on any of the Property. Such vehicles may be parked in the Unit driveway immediately adjacent to the garage and separate from the common roadway for not more than ten (10) hours in any calendar month. No trailers and commercial vehicles, other than those present for business purposes, shall be parked outside in the Property.

h. *Bicycles and Motorcycles.* Bicycles and motorcycles shall not be stored on the Property except in such areas as may be designated for this purpose.

i. *Repairs or Restoration.* No repairs or restoration of any automobile, motor vehicle, boat, camper, trailer or other vehicles shall be permitted on any Unit except for emergency repairs thereto and then only to the extent necessary to enable removal such vehicle to a proper repair facility, unless such repairs or restorations are done in a garage.

j. *Antennas.* No outside radio or television antennas, satellite dishes masts, towers, poles, including without limitation any television, radio, microwave or such antenna, shall be erected, constructed, used or maintained on or in any Unit in the Property without the prior written approval of the ACC. Said approval shall not be granted until the ACC adopts an antennae policy, which adoption shall not occur before such time as, solely in the opinion of the ACC, technology and manufacturing advances provide for the availability of aesthetically acceptable antennae. No electrical or other equipment may be operated on the Property, which interferes with television signal reception.

l. *Fences and Hedges.* No fence shall be erected without the prior written approval of the ACC. Plans for all fences shall be submitted to the ACC or assigns for approval prior to installation. No chain link fences are allowed.

m. *Screened Patios.* Screened patios may be added to approved attached Units provided that they are constructed on the existing slabs poured by the builder of the Unit for said purpose at the time of construction of the Unit, or are approved in writing hy the ACC.

n. *Animals.* No animals or pets of any kind shall be raised, bred or kept on a Unit or any portion of the Property except that dogs, cats or other common household pets may be kept in each attached Unit subject to rules and regulations adopted by the Association and provided that such animals are not kept, bred or maintained for any commercial purposes. Pets shall be registered, licensed and inoculated as may from time to time be required by law. Animal excrement shall be disposed of in a sanitary manner by the Owner of such animal, which disposal shall not include burying or concealment on a Unit, Common Property or the Property. Units Owners shall be responsible for all violations of this rule by guests and lessees of their Unit and such Owners shall be subject to such fines or penalties as the Association shall impose for each violation. All Owners shall indemnify the Association and hold it harmless against any loss or damage, and liability of any kind or character whatsoever arising from or growing out of having any animal. No animal shall be allowed to make noise in a manner of such volume as to annoy or disturb other Owners.

o. *Mailboxes.* Mailboxes, shall be placed only in areas designated for that purpose, and shall be of uniform design comparable with the Units and approved by the ACC No newspaper tubes or other non-uniform receptacles shall be permitted without the express written consent of the ACC.

p. *Garages.* In order to maintain a harmonious and aesthetic appearance, the garage door affixed to each attached Unit shall remain closed except when in actual use to allow ingress and egress into the garage. Garage door openings may not have screen doors enclosures. Garages shall not be used for a living area or storage area in such a manner that the garage cannot be used for the parking of a full-sized car, or in such a manner as

to prevent compliance with the resident parking provisions.

q. *Trash and Garbage.* No accumulation of trash shall be allowed on any Unit including patios or porches located on a Unit. Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection and shall be stored inside the garage or storage space of each Unit or in trash receptacles as provided by Developer. Containers shall be moved to the street on the morning of trash collection and returned to the garage or storage space of each Unit that same evening. No incinerators shall be kept or maintained on any Unit, except that the Association may cause trash receptacles to be placed on Common Property when it deems such to be in the best interests of Jupiter Bay. All Owners shall use uniform trash containers as provided by the municipal trash collection services as applicable.

r. *Outside Clothes Hanging.* No clothing, laundry, household fabrics or furnishings shall be aired, bung or dried on any portion of an attached Unit exposed to view from any other Unit or from any portion of the Common Property.

s. *Window Coverings.* No Unit shall have any aluminum or reflective foil or other material placed in any, window or glass door or any reflective substance placed on any glass. No tinted glass shall be permitted, without approval of the ACC. All interior window coverings, including draperies, shades and blinds shall have a white backing or lining on the side visible to the outside for the purpose of providing a harmonious and uniform appearance from the outside of the Unit.

t. *Solar Collectors.* No solar collector shall be installed or maintained on the exterior of any Unit unless otherwise approved in writing by the ACC, unless in direct conflict with state or local regulations which may permit any Unit owner to add solar collectors (panels) to the roof above their Unit.

u. *Decorative Exterior Trim.* No Owner or tenant of any Owner shall install shutters, awnings, screen doors or other decorative exterior trim without written approval by the ACC or the Board of Directors; except small exterior decorations such as address plates and name plates may be installed.

v. *Miscellaneous.* No tools, motorcycles, machinery or other items may be stored outside of any Unit or on patios, porches or driveways.

w. *Landscaping.* No Owner of an attached Unit shall plant or allow to be planted any plants in the yard area of the Owner's Unit that detract from the visual harmony of the Property or interfere with Association maintenance of the yards and grounds. Yard ornamentation, such as flagpoles, fountains, bird feeders, bird baths, sculpture, accent lighting and pottery shall not be allowed in front or side yards of any Unit, unless approved in writing by the ACC. American flags may be displayed on national holidays, when attached to a Unit.

x. *Lighting.* All exterior lighting on any Unit shall be approved by the ACC and shall conform to exterior lighting standards developed by the ACC. It is the intent of this provision that the standard for permitted exterior lighting shall be designed to prevent exterior lighting from being a nuisance to other Unit Owners.

y. *Hot Tubs.* No hot tubs may be placed in or on a patio or porch which is a Limited Common Property without the written approval of the ACC or the Board of Directors.

z. *Drainage Structures.* No person or entity without the prior written approval of the Board of Directors, shall obstruct, alter or in any way modify the method and/or structures of drainage utilized now, or hereinafter installed by the Association from, on and over any Unit or Common Property; nor shall any structure be erected, placed or maintained which shall in any way obstruct such drainage devices or facilities or impede their efficient operation.

ARTICLE XII
ADDITIONAL ENFORCEMENT PROVISIONS

12.1. Compliance by Owners. Every Owner and tenant shall comply with the covenants and restrictions set forth herein and any and all reasonable rules and regulations which from time to time may be adopted by the Board of Directors of the Association.

12.2. Procedure. Any Owner who wishes to report a violation of these restrictions or of the rules and regulations shall do so in writing to the Board of Directors. The Board of Directors shall investigate the complaint, and if it is determined to be well founded, shall write a letter to the offending Unit Owner and such letter shall set forth the infraction and a time period within which such Owner shall comply with these restrictions and/or rules and regulations. In the event the Owner does not comply by the date set forth in the Board's letter, the Board may take any of the enforcement actions set forth herein.

12.3 Enforcement. Failure of an Owner or tenant to comply with such covenants and restrictions or rules and regulations shall be grounds for action by any Owner or the Association which may include, without limitation, any action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to the rights of the Association to enforce the provisions of this Declaration, the St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in his Declaration which relate to the maintenance operation and repair of the surface water or stormwater management system. The Association shall have the right to suspend the voting rights and the use of Common Property by the Owner and/or tenant as it shall determine.

12.4 Fines. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, suspension of use rights to use Common Areas and facilities and the levy of a fine or fines may be imposed upon an Owner for failure of an Owner, the Owner's family, guests, invitees, tenants or employees, or both, to comply with any covenant, restriction, rule or regulation, provided the following procedures are followed:

a. *Notice.* A fine or suspension may not be proposed without notice of at least fourteen (14) days to the person sought to be fined or suspended, and the Association shall notify the Owner of the infraction or infractions. Included in the Notice shall be the date and time of the next Board of Directors meeting at which time the Owner shall present reasons why penalties should not be imposed.

b. *Hearing.* The non-compliance shall be presented at a hearing before a committee

of at least three (3) Members, appointed by the Board of Directors who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee, after which the Board shall hear reasons why penalties should not be imposed. Any party charged shall be entitled to cross examine witnesses and may be represented by counsel. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. A written decision shall be submitted to the Owner or the Owner's family, tenants, guests, or invitees, or both, not later than twenty-one (21) days after the Board of Directors meeting. The requirements contained herein do not apply to the proposition of suspensions or fines upon any Member because of the failure of the Member to pay assessments or other charges when due as authorized by Article 7 of this Declaration.

c. *Fines.* The Board of Directors may impose a fine in the nature of a special assessment against the Unit owned by the Owner as follows:

i. First non-compliance or violation: a fine not in excess of One Hundred Dollars ($100.00).

ii. Second non-compliance or violation: a fine not in excess of Five Hundred Dollars
($500.00).

iii. Third and subsequent non-compliance or violation or violations which are of a continuing nature: a fine not in excess of One Thousand Dollars ($1,000.00) for each such occurrence.

iv. Payment of Fines. Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties.

v. Collection of Fines. Fines shall be treated as special assessment and a lien subject to the provisions for the collection of assessments and enforcement of liens as set forth in Article 8 herein.

vi. Application of Fines. All monies received from fines shall be allocated to the reserve for replacement funds for the Association.

vii. Non-exclusive Remedy. These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

ARTICLE XIII
INSURANCE AND DESTRUCTION OF IMPROVEMENTS

It is hereby declared to be reasonably desirable and necessary for the proper preservation and enforcement of the values and amenities in Jupiter Bay to make certain that proper insurance is carried and maintained at all times as hereinafter stated. In other provisions of this Declaration, the Association is charged with the obligation and duty of maintaining, repairing and replacing the Common Property and the attached Units, and it is therefore proper and acceptable that the Association own and maintain insurance covering not only the improvements on the Common

Property but also the Units.

13.1 Authority to Purchase. Named Insured. All insurance policies upon the Property shall contain extended coverage insurance and vandalism and malicious mischief insurance and shall be purchased by the Association from a fiscally responsible company authorized to do business in the State of Florida, and acceptable to holders of institutional first mortgages on the Units, insuring all the insurable improvements erected within Jupiter Bay as allowed by Florida law, thereby including both improvements owned by the Association and all Units which may be owned by Owners. The premium for such coverage and all other insurance deemed desirable by the Association shall be assessed against the Owners of such Units as a part of the annual assessment for each Unit. OWNERS ARE HERBY PUT ON NOTICE THAT THEY ARE RESPONSIBLE FOR INSURING ALL PORTIONS OF THEIR UNIT NOT COVERED BY THE INSURANCE OBTAINED BY THE ASSOCIATION AND THAT IT IS THEIR RESPONSIBILITY TO ASCERTAIN THE EXACT LIMITS OF THE COVERAGE PROVIDED BY THE ASSOCIATION. The Association shall annually conduct a survey and thereby determine replacement costs for insurance purposes for all then existing improvements for the ensuing year. On the basis of said survey, or if none is made, then on the basis of the preceding year's insurance coverage, increased or decreased as the case may be by inflation or deflation and other criteria, the Association, shall continue to maintain the necessary fire and extended coverage and vandalism and malicious mischief insurance to assure complete replacement or repair to damaged improvements as hereto, set forth. The original policy of insurance shall be held by the Association, with holders of institutional first mortgages to be named in the policy as their interests may appear, and certification of such insurance shall be furnished to them.

13.2 Coverage.

a. *Casualty.* All Units and improvements upon the Property shall be insured in an amount equal to one hundred percent (100%) of the current replacement cost, exclusive of land, foundation and excavation costs, and all other items normally excluded from coverage, and all personal property included in the Common Property shall be insured for its value, all as shall be determined from time to time by the Board of Directors of the Association. Coverage shall afford protection against:

i. Loss or damage by fire and other hazards normally covered by a standard extended coverage endorsement;

ii. Such other risks as from time to time shall be customarily covered with respect to Units similar in construction, location and use as the Units on the Property, including all other perils normally covered by the standard "all risk" endorsement where such is available, including but not limited to vandalism and malicious mischief.

b. *Public Liability.* The Association shall obtain full and complete public liability insurance shall be in such amounts as shall be required by the Board of Directors of the Association covering all of the Common Property, including but not limited to hired automobile and non-owned automobile coverages, and with cross liability endorsements to cover liabilities of the Unit Owners as a group to an Owner. Except as required herein, nothing in this Declaration shall be construed to require the Board of Directors to obtain

such coverage as a condition precedent to the Association conducting business.

c. *Worker's Compensation.* Worker's compensation insurance shall be carried to the extent necessary to meet the requirements of the law.

d. *Miscellaneous.* Such other insurance may be carried as the Board of Directors of the Association shall determine from time to time to be desirable.

13.3 Notice to Owners and Mortgagees. No insurance policy required by this Declaration may be cancelled or substantially modified without at least ten (10) days' prior written notice to the Association and each mortgagee holding a first mortgage and which is listed as a scheduled bolder of a first mortgage in the policies. Certificates of insurance shall be issued to each Owner and mortgagee upon written request therefore.

13.4 Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association and shall be assessed against the Owners of Units as a Common Expense and as a part of the annual assessment for each Unit.

13.5 Occurrence of Loss. In the event a loss occurs to any portion of a Unit maintained by the Association, or in the event that a loss occurs to improvements within the Common Property, payments under the policy shall be made jointly to the Association and to the holders of institutional first mortgages on the Units. Said proceeds shall be expended or disbursed as follows:

a. All Association officers and employees handling funds shall be bonded at least to the full extent of the insurance proceeds and other funds on hand, and all payees on the insurance check shall endorse the same over to the Association, and the Association will promptly contract for the necessary repairs to the improvements within the Common Property and within the damaged Units; and

b. The improvements shall be completely restored and repaired. The Association shall negotiate and obtain a contractor willing to do the work on a fixed price basis, and shall disburse the insurance proceeds and other funds in accordance with progress payments contained in the contract between the Association and the contractor, which construction contract shall be subject to written approval of the holders of institutional first mortgages when such mortgages encumber any damaged individual Unit or Units. Any reconstruction or repair shall be affected substantially in accordance with the plans and specifications of the original buildings or in accordance, with the plans and specifications approved by the Board of Directors of the Association. Any restoration or repair after a partial condemnation or damage due to an insurable hazard shall be substantially in accordance with this Declaration and the original plans and specifications approved by the Board of Directors of the Association. However, where the residential community has been abandoned, as hereinafter provided, the insurance proceeds shall be disbursed by the Association to the Owners of the affected Units and all mortgagees of the Units as their interest appear; provided, however, that no Mortgagee shall have any right to determine or participate in the determination as to whether any damaged property shall be reconstructed or repaired, and no Mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions of such proceeds made to the Unit Owner and Mortgagee pursuant to the provisions of

this Declaration. Notwithstanding the foregoing, the Mortgagee shall have the right to apply or have applied to the reduction of its mortgage debt any or all sums that insurance proceeds are insufficient to restore or repair the building to the condition existing prior to the loss and additional monies are not available for such purpose. Under all circumstances the Association shall have the authority to act as the agent for all Owners of Units for the purpose of compromising or settling insurance claims for damage to improvements within the Units, the Units themselves or the Common Property. In the event the cost of replacement, repair or rebuilding of improvements on the Common. Property exceeds the insurance proceeds available therefore, or no insurance proceeds are available therefor, the deficiency or full cost thereof may be assessed to all Unit Owners.

13.6 Association as Agent and Attorney-in-Fact. The Association is hereby irrevocably appointed agent and attorney-in-fact for each Unit Owner and for each Owner of any other interest in the Property to adjust all claims arising under the insurance policies purchased by the Association and to execute and deliver releases upon the payment of a claim.

ARTICLE XIV
TERMINATION

14.1 Termination and Abandonment Due to Loss or consent of Members. At any time when there has been total loss of the Units and the improvements on the Common Property, and the Members by majority vote to abandon the community, said community shall be abandoned. Additionally, at any time upon the written unanimous consent of all Members and all holders of first mortgage liens on any Units, the community may be abandoned for any reasons whatsoever, whether or not any destruction to property has occurred, provided, that the Property that is surveyed as Common Property is conveyed to and accepted by City of Palm Bay authorities or another appropriate public agency.

14.2 Evidence of Termination and Abandonment. As evidence of the Members' resolution to abandon, passed by the required vote or written consent of the Members, the president and secretary of the Association shall effect and place in the public records of Brevard County, Florida, an affidavit stating that such resolution was properly passed or approved by the Members and shall also record the written consent to such abandonment, if any, of the holders of all institutional first mortgages. After such an affidavit has been recorded and the Property conveyed as set forth herein, the title to the Property thereafter shall be free and clear from all of the covenants and restrictions, reservations, conditions and easements of every kind and sort set forth in this Declaration, and the purchaser and subsequent grantees of any of the Property shall receive title to said lands free and clear thereof. Provided, however, that the rights of the City of Palm Bay, under the planned unit development ordinance shall still apply to the Property if such zoning classification still applies thereto.

ARTICLE XV
DEVELOPER'S RIGHTS

15.1 Any or all of the special rights and obligations of Developer set forth in this Declaration or the By-Laws may be transferred to other person or entities, provided that the transfer shall not reduce an obligation or enlarge a right beyond that contained herein or in the By-Laws, as applicable, and provided further no such transfer or assignment shall be effective unless it is in a written instruments signed by Developer and duly recorded in the public records of Brevard

County, Florida.

15.2 Notwithstanding any provisions contained in this Declaration to the contrary, so long as construction of improvements to and sale of Units by Developer (or its assignee) shall continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Property such facilities and activities as, in the sole opinion of the Developer, may be reasonably required, convenient or incidental to the construction or sale of such Units, Including, but not limited to, business offices, signs, model units and sales offices and Developer shall have an easement for access to and use of such facilities. The right to maintain and carry on such facilities and activities shall include specifically, without limitation the right to use Units owned by Developer and any clubhouse or community center, which may be owned by the Association, as model and sales offices, respectively.

15.3 So long as Developer continues to have rights under this Article, no person shall record any declaration of covenants, conditions and restrictions or similar instrument affecting an portion of the Property without Developer's review and written consenter thereto, an any attempted recordation without compliance herewith shall result in such declaration of covenants, restrictions or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by Developer.

ARTICLE XVI
AMENDMENTS AND MODIFICATIONS

16.1 By Owners. Except as to provisions relating to amendments set forth herein regarding certain specific items and the methods of amending or altering same, any other provisions, covenants, or restrictions set forth herein may be amended in accordance, with this provision. The holders of at least two-thirds (2/3) of the vote in the Association, without regard to class, may change or amend any provision hereof by: (1) executing a written instrument in recordable form setting forth such amendment or (2) causing a certified copy of a duly adopted, resolution of the Owners to be prepared, and having the same duly recorded in the public records of Brevard County, Florida. No such amendment requiring FHA or VA approval shall be effective until same is approved by FHA or VA. A proposed amendment may be initiated by the Developer the Association, or by petition signed by fifteen percent (15 %) of the Owners. If a proposed amendment is to be adopted by vote, a written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days but not more than sixty (60) days prior to the meeting to discuss the proposed amendment. If adopted by vote, the affirmative vote required for adoption shall be two thirds (2/3) of the votes of the members' (without regard to class) who shall be present in person or by proxy at a meeting duly called, and the recorded certificate shall contain a recitation that notice was given as above set forth and said recitation shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said recitation in such recorded certificate. The amendment shall be effective upon recordation of the executed amendment or the certified copy of the duly adopted resolution among the public records of Brevard County, Florida.

16.2 Prior Approval of St. Johns River Water Management District. Any amendment to the Declaration which alters any provision relating to the surface water or stormwater management, including the water management portions of the Common Areas, must have the prior approval of the St. Johns River Water Management District.

ARTICLE XVII
ENFORCEMENT OF DECLARATION

17.1 Remedies. If any person or entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Association to: (1) prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenants or restrictions, or (2) maintain a proceeding in a court of competent jurisdiction, against those so violating or attempting to violate any such covenants or restrictions for the purpose of preventing or enjoining all or any such violations or attempted violations. The remedies contained in this provision shall be construed as cumulative to all other remedies now, or hereafter provided by law. The failure of the Association to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto. In the event the Association shall prevail upon such proceeding for recovery of damages or to enjoin violations, the Owner/Member shall be responsible for all costs and expenses incurred or paid by the Association in the prosecution of such proceeding, including reasonable attorney fees, and the Association shall be entitled to place a lien upon the Owner's Unit and enforce said lien, as provided in Article 7 hereof to secure payment of such sums, if the Owner fails to pay such costs and expenses within thirty (30) days from the entry of the judgment or injunction.

17.2 Lessees to Comply with Declaration. Articles and Bylaws Effect of Non-Compliance. All tenants shall be subject to the terms and conditions of this Declaration, the Articles of Incorporation, the Bylaws, and the rules and regulations promulgated thereunder as though such tenant were an Owner.

Each Owner agrees to cause Owner's lessee, occupant, or persons living with such Owner or with Owner's lessee to comply with the Declaration, Articles, Bylaws and rules and regulations promulgated thereunder, and is responsible and liable for all violations and losses caused by such tenants or occupants, notwithstanding the fact that such occupants of the Unit are also fully liable for any violation of the documents and regulations.

In the event that a lessee, occupant, or person living with the lessee violates a provision of the Declaration, Articles, Bylaws or rules and regulations adopted pursuant thereto, the Board shall have the power to bring an action or suit against the lessee to recover sums due for damages or injunctive relief, or for any other remedy available at law or equity.

ARTICLE XVIII
MISCELLANEOUS PROVISIONS

18.1 Limited Common Elements as outlined in Article 1, Section 1.9, refers to any Common Property that is in the control of a Unit Owner, for the limited or exclusive use of that Owner, and requires such Owner to maintain and/or repair as required to keep any such limited Common Elements in good condition at the Unit Owner's sole expense. Should any such limited Common Element not be properly maintained in the opinion of the HOA Board of Directors, and is deemed to either be hazardous, or in such disrepair that the appearance of the Common Property is affected, the Board of Directors has the right to effect required repairs with the full cost to be borne by the Unit Owner.

18.2 Additional Covenants and Restrictions. No Owner, without the prior written approval of the Association, may impose any additional covenants and restrictions upon any Unit.

18.3 Severability. The invalidation of any provision or provisions of the covenants and restrictions set forth herein by judgment or court order shall not affect or modify any of the other provisions of said covenants and restrictions which shall remain in full force and effect.

18.4 Notices. Any notice required to be sent to any Owner shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

18.5 Number and Gender. Reference to the singular shall include reference to the plural and to the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

18.6 Section Headings. The section headings are for reference purposes only and shall not in any way affect the meaning, content or interpretation hereof.

ARTICLE XIX
SEVERABILITY AND CONFORMITY TO STATE LAW

This Declaration of Covenants, Conditions and Restrictions is to be governed by and construed according to the Laws of the State of Florida. If it should appear that any of the provisions hereof are in conflict with any rule of law or statutory provision of the State of Florida, then such provisions shall be deemed inoperative and null and void insofar as they may be in conflict therewith, and shall be deemed modified to conform to the rule of law.

IN WITNESS WHEREOF, the Developer has executed this instrument on the day and year first above written.

Signed, sealed and delivered in the presence of:

_____

Print Name: _____

_____

Print Name: _____

DEVELOPER:
SACHS CAPITAL GROUP LP, a Delaware limited partnership

_____

By:
Its:

STATE OF FLORIDA)
) **ss:**
COUNTY OF)

I HEREBY CERTIFY that on this day before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____,, who ❑ have produced _____ as identification, or ❑ who are personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that they executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this _____ day of _____, 2023.

_____

Print Name: _____
Notary Public, State of Florida at Large

*My Commission Expires:*_____*(Affix Seal)*

Signed, sealed and delivered in the presence of:

_____

Print Name: _____

_____

Print Name: _____

DEVELOPER:
IDENTICAL INVESTMENTS, LLC, a Florida limited liability company

_____

By:
Its:

STATE OF FLORIDA)
) **ss:**
COUNTY OF)

I HEREBY CERTIFY that on this day before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____, who ❑ have produced _____ as identification, or ❑ who are personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that they executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this _____ day of _____, 2023.

_____

Print Name: _____
Notary Public, State of Florida at Large

*My Commission Expires:*_____

Exhibit A
Legal Description

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

ALSO

TRACT "K" OF PORT MALABAR UNIT TEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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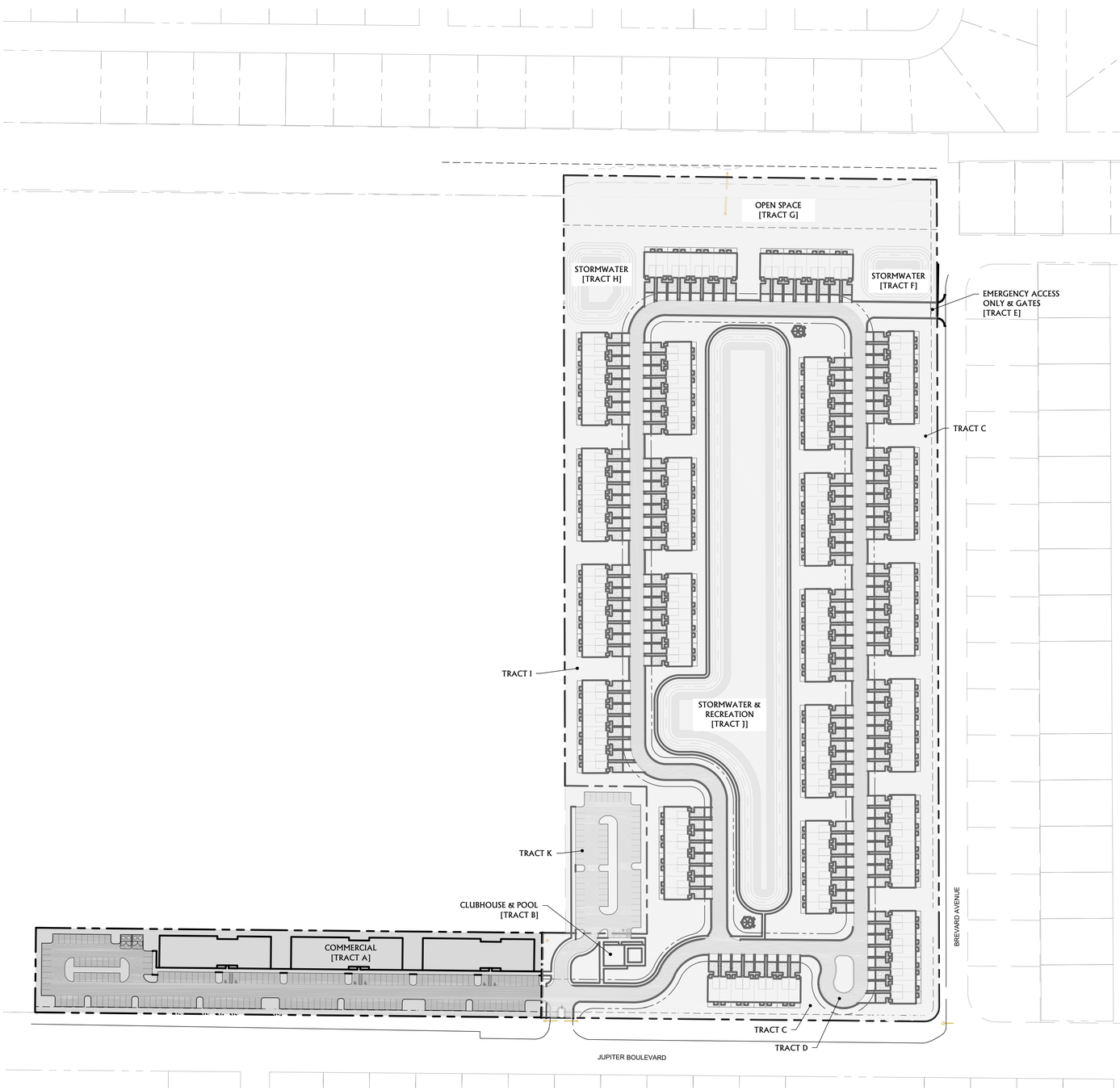

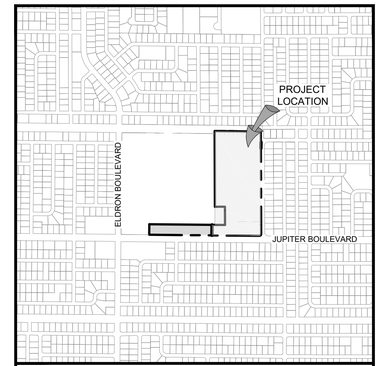

VICINITY MAP

SITE INFORMATION

GENERAL STATEMENT
THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A PLANNED UNIT DEVELOPMENT (PUD). INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION, POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

APPLICANT/OWNER
SACHS CAPITAL GROUP
2132 DEEP WATER LANE
SUITE 232, NAPERVILLE, IL 60564

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT L
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SITE ADDRESS
JUPITER BOULEVARD
PALM BAY, FLORIDA

SURVEYOR
WALLACE SURVEYING, CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
PHONE: (561) 640-4551

CURRENT FUTURE LAND USE
MU - MULTI-USE

CURRENT ZONING
PUD - PLANNED UNIT DEVELOPMENT

PROPOSED FUTURE LAND USE
NO CHANGE

PROPOSED ZONING
NO CHANGE

TAX PARCEL I.D. NUMBER(S)
29-37-06-GK-K
29-37-06-00-750
29-37-06-00-751
29-37-06-00-752

TAX ACCOUNT NO.
2925050
2926316
2926317
2926318

SITE DATA CALCULATIONS

TOTAL ACREAGE	24.69 AC.
TOTAL UNITS	176 UNITS (TH) 60 UNITS (MF) 236 (TOTAL)
DENSITY	9.56 UNITS PER ACRE (15 MAX)
GROSS FLOOR AREA	30,000 SF
FLOOR AREA RATIO [BASED ON COMM AREA]	0.233

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	2 (RETAIL & STORAGE)
TOTAL PROPOSED BUILDINGS	176 RESIDENTIAL TOWNHOMES 3 COMMERCIAL RETAIL / CONDOS 1 CLUBHOUSE
CLUBHOUSE	2,025 SF
COMMERCIAL RETAIL	10,000 SF (EACH)

PARKING INFORMATION

COMMERCIAL	1 SPACE /300 SF	@ 30,000 SF	= 100 SPACES
MULTI-FAMILY CONDOS	2 SPACES/ UNIT	@ 60 UNITS	= 120 SPACES
PROVIDED (COMMERCIAL)			= 100 SPACES
PROVIDED (CONDOS)			= 128 SPACES
PROVIDED (TOTAL)			= 228 SPACES
ADA PARKING (REQUIRED)	7		
ADA PARKING (PROVIDED)	7		

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL No. 12009C 0660 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE
CITY OF PALM BAY SANITARY SEWER SYSTEM

POTABLE WATER SOURCE
CITY OF PALM BAY WATER SYSTEM

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	20'	25.5'
REAR	10'	20.0'
SIDE	5'	10.0'
SIDE INTERIOR	15'	N/A

PLANNED UNIT DEVELOPMENT NOTES:

1. NO BUILDINGS, PARKING LOTS OR OTHER STRUCTURES MAY BE LOCATED WITHIN THE PERIMETER SETBACK AREA. HOWEVER, SWIMMING POOLS AND POOL DECKS MAY BE PERMITTED SUBJECT TO THE NORMAL RESIDENTIAL SETBACK REQUIREMENTS.
2. WITHIN THE PUD, ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
3. THE MINIMUM REQUIREMENTS FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BAY SUBDIVISION REGULATIONS.
4. SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 178 OF THE LAND DEVELOPMENT REGULATIONS.
5. WALLS AND FENCES SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 170 OF THE LAND DEVELOPMENT REGULATIONS.
6. PARKING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 185 OF THE LAND DEVELOPMENT REGULATIONS.
7. LANDSCAPING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 180 OF THE LAND DEVELOPMENT REGULATIONS.

LEGEND
LAND USE: COMMERCIAL

LAND USE: MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE
WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE
WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

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ALSO

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COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERNLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

TRACT	USE	TRACT AREA	AREA AT N.W.L.	OPEN SPACE CREDIT	MAINTENANCE RESPONSIBILITY	CONSTRUCTION PHASE
A	COMMERCIAL	2.948	0.00	0.680	COMMERCIAL / MULTI-FAMILY	2
B	OPEN SPACE & RECREATION	0.406	0.00	0.406	MULTI-FAMILY	1
C	OPEN SPACE	1.073	0.00	1.073	MULTI-FAMILY	1
D	RIGHT-OF-WAY	3.926	0.00	0.00	MULTI-FAMILY	1
E	EMERGENCY ACCESS	0.119	0.00	0.00	MULTI-FAMILY	1
F	STORMWATER & RECREATION	0.311	0.133	0.278	MULTI-FAMILY	1
G	OPEN SPACE & RECREATION W/ MTWCD EASEMENT	1.685	0.00	1.685	MULTI-FAMILY	1
H	STORMWATER & RECREATION	0.427	0.211	0.374	MULTI-FAMILY	1
I	OPEN SPACE	0.442	0.00	0.442	MULTI-FAMILY	1
J	STORMWATER & RECREATION	4.188	2.289	3.616	MULTI-FAMILY	1
K	PARKING & OPEN SPACE	0.825	0.00	0.244	COMMERCIAL / MULTI-FAMILY	2

NOTES:
1. RESIDENTIAL LOTS MAKE THE REMAINDER OF THE AREA NOT WITHIN TRACTS (8.37 AC.).
2. TOTAL USABLE COMMON RECREATION & OPEN SPACE REQUIRED IS 5.60 ACRES (25%). PROJECT SITE IS PROPOSING 8.798 AC. (35.63%). OPEN SPACE CREDIT LISTED ABOVE IS CALCULATED AS THE TRACT ACREAGE LESS 25% OF THE ACREAGE OF THE STORMWATER PONDS AND SHALL BE IMPROVED WITH EITHER DOCKS, PIERS, OR WALKING TRAILS.

N

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	DATE
8	
7	
6	
5	
4	
3	
2	
1	
COMMENTS / REVISIONS	

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	2/9/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA0 CIVIL: 27922 LB: 7922 CA: 0911
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

PUD OVERALL

Jupiter Bay
CITY OF PALM BAY FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD WHEN THEY ARE READY. ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-1

20-1013

PRELIMINARY SET

W:\2020-1013 JUPITER BAY\CADD\acad\c-1013 PUD OVERALL.dwg 2/9/2022 12:13 PM DAVID BASSFORD

Prepared By And Return To:
Stephen J. Lacey, Esq.
6023 Farcenda Place
Suite 102
Melbourne, FL 32940
(321) 608-0890

DECLARATION OF COVENANTS AND RESTRICTIONS FOR JUPITER BAY COMMERCIAL CENTER

THIS DECLARATION ("Declaration") made this ____ day of January, 2023, by SACHS CAPITAL GROUP LP, a Delaware limited partnership and IDENTICAL INVESTMENTS, LLC, a Florida limited liability company (collectively, "**Developer**").

RECITALS:

WHEREAS, Developer owns fee simple title to certain real property located in Brevard County, Florida being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, Developer desires to construct a mixed-use project on the Property with 176 multi-family units and 60 condominium units which, collectively, will be known as Jupiter Bay and 3 commercial buildings (totaling 2.95 acres) which will be known as Jupiter Bay Commercial Center.

WHEREAS, Developer declares that the Property within Jupiter Bay Commercial Center as depicted on the Plat shall be conveyed and occupied subject to all matters set forth in this Declaration ("Covenants") which shall run with the land and shall be binding upon all parties acquiring any interest in Jupiter Bay Commercial Center upon the recording of this Declaration in the public records.

NOW, THEREFORE, the Owners, for themselves, their and and/or assigns, declare that the real property described in Exhibit A is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, all of which shall be binding upon and enforceable by the Owners, the association and subsequent owners of Units in the Property, and which shall run with the land and be binding upon all parties having any right, title or interest in the property described in Exhibit A and their heirs, successors, tenants and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
MUTUAL BENEFITS AND OBLIGATIONS

The Covenants contained in this document are for the purpose of protecting the value and desirability of Jupiter Bay Commercial Center and made for the mutual benefit of each Owner of

a portion of the Property. The Covenants are intended to be nondiscriminatory. They are also intended to create enforceable rights and obligations in favor of and against the Property, its Owners, and the Association. Each Owner, its customers, visitors, licenses, invitees, tenants and mortgagees shall comply with the provisions of these Covenants while present within Jupiter Bay Commercial Center.

ARTICLE II
DEFINITIONS

2.1. Assessments and Special Assessments. Assessments and Special Assessments imposed by the Association against the Units which are made in accordance with the terms of these Covenants.

2.2. Association. Jupiter Bay Commercial Center Owners Association, Inc., a Florida not-for-profit corporation.

2.3. Board of Directors. The Board of Directors of Jupiter Bay Commercial Center Owners Association, Inc., a Florida not-for-profit corporation.

2.4. Common Element. The Common Element shall mean all elements owned in common by all Unit Owner's pursuant to these Covenants, including landscaping, driveways, parking lots, sidewalks, irrigation, utility systems, stormwater management systems, parking lot lighting, fixtures, common areas and amenities and other improvements located on the Property.

2.5. Jupiter Bay Commercial Center. The commercial buildings depicted in (Tract A) on the Plat.

2.6. Member. A member of the Association.

2.7. Owner. The person or entity owning record title to a Unit, excluding those having such title merely as security for performance of an obligation as described in Section 697.01, Florida Statutes.

2.8. Parking Spaces. Those individual spaces which are from time to time designated or assigned by the Developer for the parking of motor vehicles, and which may be assigned, designated or otherwise made available to the Owners and owners of Residential Units.

2.9. Public Utility and Drainage Easements. The public utility and drainage easements as depicted on the Plat and as described in the Plat Notes.

2.10. Residential Unit. This term shall mean such condominium units located above the Units that are members of Jupiter Bay.

St. John's River Water Management District. The District means the St. John's River Water Management District.

2.11. Surface Water or Stormwater Management System. This term shall include those portions of the Property which comprise a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40 or 40C-42, Florida Administrative Code.

2.12. Unit. This term refers to any unit in Jupiter Bay Commercial that is used for commercial purposes, as depicted in the proposed Plat to be recorded in the Public Records of Brevard County, Florida which is subject to exclusive ownership.

ARTICLE III
ASSESSMENTS

3.1. General Purpose. The Association shall own, manage, and maintain all Common Element for the use and benefit of all Owners and for providing enforcement of these Covenants and otherwise engaging in activities which provide for the mutual benefit of the Owners, their respective customers, visitors, licensees, invitees, tenants, mortgagees, successors and assigns, and for all other activities reasonably related thereto.

Each Owner is a member of the Association. Provisions relating to the Association are contained in the Articles of Incorporation and By-Laws of the Association. The Association shall have the right to increase or reduce the services it provides by affirmative vote of its Members in accordance with the By-Laws of the Association.

In order to pay for these services, the Association will charge Assessments against the Units and their Owners. Each Owner is personally obligated for Assessments which come due during the time that a portion of the Property is owned by such Owner.

3.2. Creation of Lien for Assessments. Each Unit shall be subject to a continuing lien to secure unpaid Assessments due to the Association in accordance with the provisions of these Covenants. This continuing lien will also secure interest on unpaid Assessments and the cost of collecting unpaid Assessments including reasonable attorney's fees. The Association shall have the right to a lien on each Unit for unpaid Assessments commencing upon the initial conveyance of a Unit to the Owner thereof. The lien will be effective from and after recording a Claim of Lien in the Public Records of Brevard County, Florida, describing the Unit by legal description, the name of the record Owner, the amount due, and the due date. The lien will remain in effect until all sums due to the Association have been fully paid. Each Unit shall be sold subject to the terms and provisions of the continuing lien described in this paragraph.

3.3. Assessments. The Association shall fix the amount of the Assessment. The Assessment shall be payable in installments determined by the Association. The Association shall notify the Owner of each Unit of the amount and the date on which the Assessment is payable and the place of payment. All Assessments shall be uniform based upon the area of each Unit.

3.4. Date of Commencement of Assessments. The Assessment for each Unit shall begin upon conveyance of title of a Unit to the Owner thereof.

3.5. Special Assessments. The Association may levy a Special Assessment to pay in whole or in part for the cost of any major repair or replacement of a capital improvement maintained by the Association. A major repair is a repair made to an existing capital improvement, the cost of which exceeds seventy-five percent (75%) of the reserve fund that may be established as a part of the annual Assessment.

Replacement of a capital improvement means any replacement of an existing capital improvement. The Association may levy or collect a Special Assessment to acquire a new capital improvement if the Special Assessment is approved by a majority vote of the Board of Directors.

3.6. Effect of Non-Payment of Assessments: Remedies of the Association. Any Assessment not paid within fifteen (15) days after the due date shall bear a late fee of Twenty-Five Dollars ($25.00) and interest from the due date at the rate of eighteen percent (18%) per annum until paid. The Association may bring an action against the Owner of the Unit for payment of the Assessment and may enforce its lien for the Assessment by foreclosure or any other means available under the law. The Association may waive payment of late fees and interest on an Assessment but may not waive payment of the Assessment. No Member may waive or otherwise escape liability for Assessments by non-use of the Unit. The Association shall be entitled to reasonable attorneys' fees and costs for the enforcement of the rights herein.

3.7. Subordination of Lien to Mortgages. The lien of any Assessment authorized by these Covenants shall be subordinate to the lien of any first mortgage on the Unit. The sale or transfer of any Unit pursuant to a mortgage foreclosure proceeding or by a deed in lieu of foreclosure shall extinguish the lien for Assessments which fell due prior to the date of such sale, transfer or foreclosure but not for Assessments which fall due after such date.

3.8. Damage by Owners. The Owner of a Unit shall be responsible for any expense incurred by the Association to repair or replace property which is necessary by reason of Owner' s carelessness, neglect or willful action or by that of the Owner's customers, visitors, licensees, invitees, tenants and mortgagees. Any such expense shall be a part of the Assessment to which the Owner's Unit is subject and shall be due and payable in the same manner as Assessments provided for in these Covenants.

ARTICLE IV
OWNER'S RIGHTS

The Association shall manage, maintain, and enforce the Covenants herein set forth for the benefit of the Owners. These rights shall pass with the conveyance of title to any Unit. The Common Element shall be managed by the Association for the common use, easement and benefit of the Owners and their respective customers, visitors, licensees, invitees, tenants, mortgagees, successors or and assigns and is hereby dedicated and an easement granted therein for the following purposes:

4.1. Access. Pedestrian and vehicular ingress and egress, over, across, upon and through those portions of the Common Element used as entrances or exits thereto as depicted on the Plat; and

4.2. Parking. There shall be approximately one hundred (100) parking places dedicated to the commercial Units. No parking privileges are granted by this Declaration to any commercial users; and

4.3. Stormwater. A non-exclusive, perpetual easement for drainage of surface water through the Common Element and into Drainage Facilities; provided however, the Association reserves the right to make changes and modifications to the Drainage Facilities including reduction, relocation and further development of the Drainage Facilities, provided that the Drainage Facilities retain sufficient capacity for the drainage of the Property as required by governmental authorities; and

4.4. Utilities. A non-exclusive, perpetual easement for underground utility lines over and upon the utility easements located in the Common Element and which services each Unit.

ARTICLE V
RIGHTS AND DUTIES OF THE ASSOCIATION

5.1. Enforcement Rights. The Association shall have the right, but not the obligation, to enter upon any Unit to cure any violation of these Covenants, including without limitation, the right to remove any structure which is in violation of these Covenants and to enforce maintenance and repair of Units and improvements. Any such removal, curing, maintenance or repair shall be at the expense of the Owner of the Unit on which the violation has occurred or exists which expense shall be payable by such Owner to the Association upon demand. Entry to remove and cure any violation of these Covenants shall not be a trespass and the Association shall not be liable for any damages on account of the entry.

The rights of the Association described in this Article shall not be construed as a limitation of the rights of the Association or any Owner to prosecute proceedings at law or in equity for the recovery of damages against persons violating or attempting to violate these Covenants or for the purpose of preventing or enjoining any violations or attempted violations. The remedies contained in this paragraph shall be construed as cumulative of all other remedies provided at law or in equity. The failure of the Association to enforce these Covenants, however long continuing, shall not be a waiver of the right to enforce these Covenants at a later time.

5.2. Common Element Rights. The Association shall have the right to (i) adopt reasonable rules and regulations pertaining to the use of the Common Element, the preservation of such property; and (ii) assess fines for violation of these Covenants which shall be added to the next installment of the Assessment to which the Unit is subject and enforceable as provided in Article III of these Covenants.

5.3. Duty to Maintain Common Element. The Association shall have the duty to maintain the private roadway and to maintain Tract A which shall include the maintenance of any entry features, irrigation system, painted surfaces, landscaping and the Surface Water Management or Stormwater Management System. The Association has the right to impose reasonable rules and regulations concerning the use of the Common Element and may use the Common Element to provide safe

drainage and retention as well as to maintain reasonable standards of health, safety, welfare and appearance.

5.4. Duty to Maintain Surface Water or Stormwater Management System. The Association shall have the duty to maintain, operate and repair the Surface Water or Stormwater Management System located on the Property. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance of other stormwater capabilities as permitted by the St. Johns River Water Management District, and the City of Palm Bay's Land Development Division. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the St. Johns River Water Management District and the City of Palm Bay's Land Development Division. The St. Johns River Water Management District and the City of Palm Bay's Land Development Division shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Covenants which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System.

5.5. Development Standard. The streets or roads, sidewalks, sewer facilities, utilities, clubhouse, recreation area and drainage within the Property shall be built or constructed in compliance with the requirements of the City of Palm Bay's subdivision regulations set forth in Chapter 184 of the Code of Ordinances of the City of Palm Bay, Florida.

5.6. Duty to Maintain and Operate Swales. The Association shall be responsible for the maintenance, operation, and repair of the swales on the Property. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavating, constructing fences or otherwise obstructing the surface water flow in the swales is prohibited.

5.7. Membership.

(a) Every Owner of a Unit which is subject to Assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to Assessment.

(b) The Association shall have two classes of voting membership:

Class A. Class "A" Members shall be all Owners, with the exception of Jupiter Bay Commerce, and shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

Class B. The Class "B" Member shall be Developer. The Class "B" Member shall be entitled to ten (l0) votes for each Unit it owns. The Class "B" Membership shall cease and be converted to Class "A" Membership upon the sale of the last Unit in the Property

owned by Developer or as may otherwise be provided by Florida law.

Developer shall be entitled to elect at least one (1) member of the Board of Directors of the Association for so long as Developer holds for sale in the ordinary course of business at least one (1) Unit in the Property. Further, after Developer relinquishes control of the Association, Developer may exercise any retained rights herein reserved to it and may exercise the right to vote any Developer-owned voting interest in the same manner as any other Owner except for the purpose of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

5.8. Attorney's Fees. The Association shall be entitled to recover reasonable attorney's fees and costs for the enforcement of any of its rights herein.

ARTICLE VI
RIGHTS RESERVED BY DEVELOPER

6.1 Right to Grant Easements. Developer shall have the right to grant perpetual easements on, over and under the Common Element for construction and maintenance of electric and telephone lines, wires, cables, conduits, water mains, drainage lines and drainage ditches, sewers, irrigation lines and other conveniences or utilities. The Owners of Units subject to the easements reserved in this paragraph shall acquire no right or interest in utility or other equipment placed on, over or under the portions of the Common Element which are subject to said easements. All easements reserved by Developer are and shall remain private easements which, upon assignment, shall become the sole and exclusive property of the Association.

6.2 Parking Spaces. The parking spaces are Common Elements for which the Developer reserves the right to designate the Unit, either a commercial Unit or Residential Unit, which shall be entitled to exclusive use of the parking space. After such designation, the parking space shall be appurtenant to the Unit or Residential Unit. The Developer may charge a fee for the assignment of these parking spaces in its sole discretion.

ARTICLE VII
UTILITY PROVISIONS

7.1. Water System. The central water supply system provided by the City of Palm Bay for the service of the Property shall be used as the sole source of water. Each Owner shall pay water meter charges established by the City and shall maintain and repair all portions of such water lines located within the boundaries of the Unit. No individual water supply system shall be permitted on any Unit.

7.2. Sewage System. The central sewage system provided by City of Palm Bay shall be used as the sole sewage system for each Unit. Each Owner shall maintain and repair all portions of such sewer lines located within its Unit and shall pay when due the periodic charges or rates for the furnishing of such sewage collection and disposal service made by the operator thereof. No septic tank or drain field shall be placed or allowed within the Property.

7.3. Garbage Collection. Garbage, trash and rubbish shall be removed from the Units by such contractor as may be selected by any applicable governmental authority. The charge for such service shall be paid by each Unit Owner.

7.4 Electrical and Telephone Service. All telephone, electric and other utility lines and connections between the main or primary utility lines and buildings located on the Property shall be concealed and located underground in a manner acceptable to the Association.

ARTICLE VIII
EASEMENTS

8.1 Establishment of Easements. All easements reserved or provided for in these Covenants shall be established by one or more of the following methods, to wit: (i) by a reservation or specific statement providing for an easement in the deed of conveyance of a given Unit; or (ii) by this Declaration; or (iii) by virtue of any reservation of rights set forth in these Covenants.

8.2. Easement for Utilities. An easement is hereby granted over, under and through the Common Element to the City of Palm Bay, Florida, for the installation, maintenance, and operation of water, sewer, drainage and other utilities which shall include the right of access, installation, maintenance and operation of said utilities.

8.3 Construction of Easement Provisions. Any and all parts of this Declaration relating to the reservation and maintenance of easements are to be read and construed as being consistent with each and every other part relating to easements.

8.4. Surface Water or Stormwater Management System. An easement is hereby reserved over all areas of the Surface Water or Stormwater Management System for access, operation, maintenance or repair of such system. The Association shall have the right to enter upon a Unit to operate, maintain or repair the Surface Water or Stormwater Management System to the extent located therein. Further, the District and the City of Palm Bay's Land Development Division shall have the right to enforce by proceedings in law or equity the provisions contained in these Covenants which relate to maintenance, operation or repair of the Surface Water or Stormwater Management System.

8.5. Public Service. Fire, police, health, sanitation, postal and other public service personnel and their vehicles have a permanent and perpetual easement into, out of, and over, the Common Element for the purpose of performing their appropriate and lawful functions.

ARTICLE IX
GENERAL PROVISIONS

9.1. Duration and Amendment. These Covenants shall run with and bind the land submitted or subjected hereto and shall be and remain in effect for a period of thirty (30) years after which time they will be automatically extended for periods of ten (10) years, and shall inure to the benefit of and be enforceable by Developer, the Association, the Owners and their respective

legal representatives, heirs, successors and assigns, unless modified or terminated by a duly recorded written instrument executed in conformance with the requirements hereinafter provided.

Developer retains the right to change, alter or modify these Covenants in any manner, at any time prior to the sale of the last Unit in Jupiter Bay Commercial Center provided that any change, alteration or modification shall not adversely affect any Unit not then owned by Developer nor adversely affect access thereto nor shall any change affect the Surface Water Management System without the prior written approval of the District. Notwithstanding anything herein to the contrary, the rights and duties of Developer as herein set forth may not be changed or amended at any time without the express written consent of Developer while Developer owns any Unit within the Property. Any action by the Association as herein provided shall require the affirmative vote of two-thirds (2/3) of the Owners, provided however, no such amendment shall affect the right or lien of any institutional mortgagee without such mortgagee's express written consent.

9.2. Notices. Any notice required to be sent to any person pursuant to any provisions of these Covenants will be effective if such notice has been deposited in the United States mail, postage prepaid, addressed to the person for whom it is intended at the address shown on the records of the Brevard County Property Appraiser. The effective date of the notice shall be the date of mailing.

9.3. Severability. Whenever possible, each provision of these Covenants shall be interpreted in a manner that is effective and valid. If any provision of these Covenants is prohibited or held invalid, the prohibition or invalidity shall not effect any other provision which can be given effect. To this end, the provisions of these Covenants are declared to be severable.

9..4. Assignment. Developer shall have the sole and exclusive right to transfer to such persons, firms, or corporations as it shall select, the easements and rights and rights reserved in these Covenants shall be for the benefit of Developer, its successors and assigns.

9.5. Disputes and Construction of Terms. In the event of any dispute arising under these Covenants, or in the event of any provision of these Covenants requiring construction, the issue shall be submitted to the Board of Directors of the Association. The Board of Directors shall give all persons having an interest in the issue an opportunity to be heard after reasonable notice. The Board shall, when appropriate, render its decision in writing, mailing copies thereof to all parties who have noted their interest.

ARTICLE X
LEASES

Article I of these Covenants provides that all persons who are present on the Property must comply with the Covenants. In order to enforce this provision, all Owners leasing or renting their Unit, or any portion thereof, shall be required to incorporate the following provision in their lease or rental agreements (substantially in the following form):

The Leased Premises are a part of Jupiter Bay Commercial Center. All persons occupying property in Jupiter Bay Commercial Center are required to observe the Declaration of Covenants and Restrictions for Jupiter Bay Commercial Center, a copy of which is recorded in the public records of Brevard County, Florida and which shall be provided to any party upon written request to the Association.

In addition, all Owners leasing their Units are required to provide the Association with a copy of the lease and the names and addresses of the Landlord and the Tenant unless they are contained in the lease or rental agreement.

ARTICLE XI
DEVELOPER'S RIGHTS

11.1 Any or all of the special rights and obligations of Developer set forth in this Declaration or the By-Laws may be transferred to other person or entities, provided that the transfer shall not reduce an obligation or enlarge a right beyond that contained herein or in the By-Laws, as applicable, and provided further no such transfer or assignment shall be effective unless it is in a written instruments signed by Developer and duly recorded in the public records of Brevard County, Florida.

11.2 Notwithstanding any provisions contained in this Declaration to the contrary, so long as construction of improvements to and sale of Units by Developer (or its assignee) shall continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Property such facilities and activities as, in the sole opinion of the Developer, may be reasonably required, convenient or incidental to the construction or sale of such Units, Including, but not limited to, business offices, signs, model units and sales offices and Developer shall have an easement for access to and use of such facilities. The right to maintain and carry on such facilities and activities shall include specifically, without limitation the right to use Units owned by Developer and any clubhouse or community center, which may be owned by the Association, as model and sales offices, respectively.

11.3 So long as Developer continues to have rights under this Article, no person shall record any declaration of covenants, conditions and restrictions or similar instrument affecting an portion of the Property without Developer's review and written consenter thereto, an any attempted recordation without compliance herewith shall result in such declaration of covenants, restrictions or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by Developer.

ARTICLE XII
SEVERABILITY AND CONFORMITY TO STATE LAW

This Declaration of Covenants, Conditions and Restrictions is to be governed by and construed according to the Laws of the State of Florida. If it should appear that any of the provisions hereof are in conflict with any rule of law or statutory provision of the State of Florida, then such provisions shall be deemed inoperative and null and void insofar as they may be in conflict therewith, and shall be deemed modified to conform to the rule of law.

IN WITNESS WHEREOF, the Developer has executed this instrument on the day and year first above written.

Signed, sealed and delivered in the presence of:

_____

Print Name: _____

_____

Print Name: _____

DEVELOPER:
SACHS CAPITAL GROUP LP, a Delaware limited partnership

_____

By:
Its:

STATE OF FLORIDA)
) **ss:**
COUNTY OF)

I HEREBY CERTIFY that on this day before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____,, who ❑ have produced _____ as identification, or ❑ who are personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that they executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this _____ day of _____, 2023.

_____

Print Name: _____
Notary Public, State of Florida at Large

*My Commission Expires:*_____*(Affix Seal)*

Signed, sealed and delivered in the presence of:

_____

Print Name: _____

_____

Print Name: _____

DEVELOPER:
IDENTICAL INVESTMENTS, LLC, a Florida limited liability company

_____

By:
Its:

STATE OF FLORIDA)
) **ss:**
COUNTY OF)

I HEREBY CERTIFY that on this day before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____, who ❑ have produced _____ as identification, or ❑ who are personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that they executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this _____ day of _____, 2023.

_____

Print Name: _____
Notary Public, State of Florida at Large

*My Commission Expires:*_____*(Affix Seal)*

EXHIBIT "A"

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

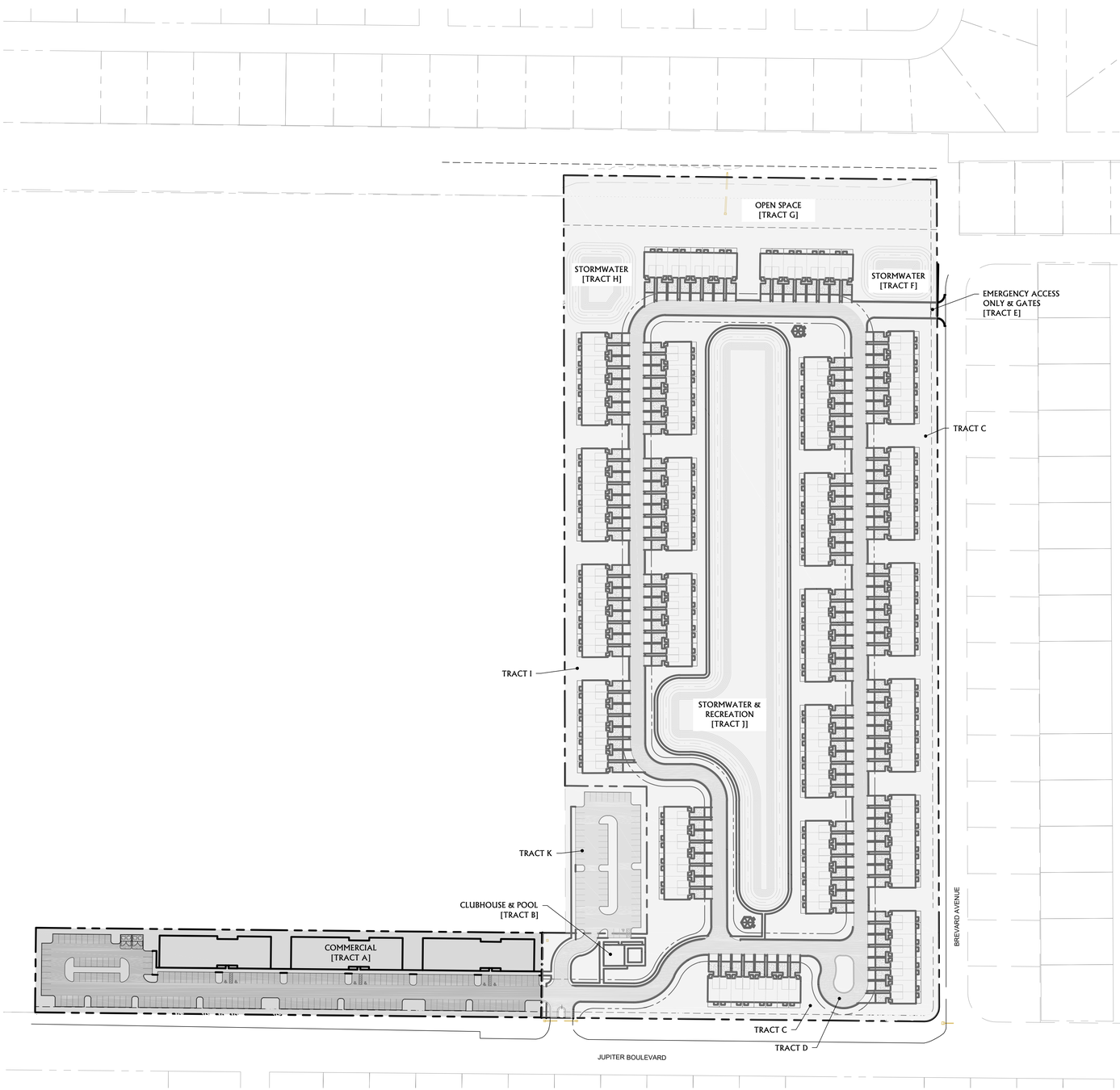
AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

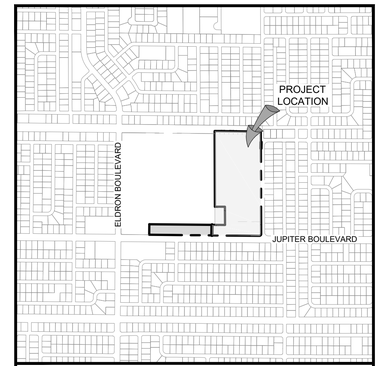
ALSO

TRACT "K" OF PORT MALABAR UNIT TEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO

THE EAST 1/2 OF LOT 16, IN SECTION 6, TOWNSHW 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMP ANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR BREVARD COUNTY IN PLAT BOOK 1, PAGE 165, LESS AND EXCEPT THE SOUTH 40 FEET AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.





VICINITY MAP

SITE INFORMATION

GENERAL STATEMENT
THIS PROPOSED PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT A PLANNED UNIT DEVELOPMENT (PUD). INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURE, PARKING AREA, DRIVE AISLE AND WATER AND SEWER SERVICE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING AND STABILIZATION, POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

APPLICANT/OWNER
SACHS CAPITAL GROUP
2132 DEEP WATER LANE
SUITE 232, NAPERVILLE, IL 60564

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT L
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SITE ADDRESS
JUPITER BOULEVARD
PALM BAY, FLORIDA

SURVEYOR
WALLACE SURVEYING, CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
PHONE: (561) 640-4551

CURRENT FUTURE LAND USE
MU - MULTI-USE

CURRENT ZONING
PUD - PLANNED UNIT DEVELOPMENT

PROPOSED FUTURE LAND USE
NO CHANGE

PROPOSED ZONING
NO CHANGE

TAX PARCEL I.D. NUMBER(S)
29-37-06-GK-K
29-37-06-00-750
29-37-06-00-751
29-37-06-00-752

TAX ACCOUNT NO.
2925050
2926316
2926317
2926318

SITE DATA CALCULATIONS

TOTAL ACREAGE	24.69 AC.
TOTAL UNITS	176 UNITS (TH) 60 UNITS (MF) 236 (TOTAL)
DENSITY	9.56 UNITS PER ACRE (15 MAX)
GROSS FLOOR AREA	30,000 SF
FLOOR AREA RATIO [BASED ON COMM AREA]	0.233

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	2 (RETAIL & STORAGE)
TOTAL PROPOSED BUILDINGS	176 RESIDENTIAL TOWNHOMES 3 COMMERCIAL RETAIL / CONDOS 1 CLUBHOUSE
CLUBHOUSE	2,025 SF
COMMERCIAL RETAIL	10,000 SF (EACH)

PARKING INFORMATION

COMMERCIAL	1 SPACE /300 SF	@ 30,000 SF	= 100 SPACES
MULTI-FAMILY CONDOS	2 SPACES/ UNIT	@ 60 UNITS	= 120 SPACES
PROVIDED (COMMERCIAL)			= 100 SPACES
PROVIDED (CONDOS)			= 128 SPACES
PROVIDED (TOTAL)			= 228 SPACES
ADA PARKING (REQUIRED)	7		
ADA PARKING (PROVIDED)	7		

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL No. 12009C 0660 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE
CITY OF PALM BAY SANITARY SEWER SYSTEM

POTABLE WATER SOURCE
CITY OF PALM BAY WATER SYSTEM

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	20'	25.5'
REAR	10'	20.0'
SIDE	5'	10.0'
SIDE INTERIOR	15'	N/A

PLANNED UNIT DEVELOPMENT NOTES:

1. NO BUILDINGS, PARKING LOTS OR OTHER STRUCTURES MAY BE LOCATED WITHIN THE PERIMETER SETBACK AREA. HOWEVER, SWIMMING POOLS AND POOL DECKS MAY BE PERMITTED SUBJECT TO THE NORMAL RESIDENTIAL SETBACK REQUIREMENTS.
2. WITHIN THE PUD, ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
3. THE MINIMUM REQUIREMENTS FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BAY SUBDIVISION REGULATIONS.
4. SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 178 OF THE LAND DEVELOPMENT REGULATIONS.
5. WALLS AND FENCES SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 170 OF THE LAND DEVELOPMENT REGULATIONS.
6. PARKING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 185 OF THE LAND DEVELOPMENT REGULATIONS.
7. LANDSCAPING SHALL MEET ALL THE REQUIREMENTS OF CHAPTER 180 OF THE LAND DEVELOPMENT REGULATIONS.

LEGEND
LAND USE: COMMERCIAL

LAND USE: MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE
WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE
WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

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ALSO

THE WEST ½ OF LOT 16, FLORIDA INDIAN RIVER LAND COMPANY, A SUBDIVISION IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERNLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.

TRACT	USE	TRACT AREA	AREA AT N.W.L.	OPEN SPACE CREDIT	MAINTENANCE RESPONSIBILITY	CONSTRUCTION PHASE
A	COMMERCIAL	2.948	0.00	0.680	COMMERCIAL / MULTI-FAMILY	2
B	OPEN SPACE & RECREATION	0.406	0.00	0.406	MULTI-FAMILY	1
C	OPEN SPACE	1.073	0.00	1.073	MULTI-FAMILY	1
D	RIGHT-OF-WAY	3.926	0.00	0.00	MULTI-FAMILY	1
E	EMERGENCY ACCESS	0.119	0.00	0.00	MULTI-FAMILY	1
F	STORMWATER & RECREATION	0.311	0.133	0.278	MULTI-FAMILY	1
G	OPEN SPACE & RECREATION W/ MTWCD EASEMENT	1.685	0.00	1.685	MULTI-FAMILY	1
H	STORMWATER & RECREATION	0.427	0.211	0.374	MULTI-FAMILY	1
I	OPEN SPACE	0.442	0.00	0.442	MULTI-FAMILY	1
J	STORMWATER & RECREATION	4.188	2.289	3.616	MULTI-FAMILY	1
K	PARKING & OPEN SPACE	0.825	0.00	0.244	COMMERCIAL / MULTI-FAMILY	2

NOTES:
1. RESIDENTIAL LOTS MAKE THE REMAINDER OF THE AREA NOT WITHIN TRACTS (8.37 AC.).
2. TOTAL USABLE COMMON RECREATION & OPEN SPACE REQUIRED IS 5.60 ACRES (25%). PROJECT SITE IS PROPOSING 8.798 AC. (35.63%). OPEN SPACE CREDIT LISTED ABOVE IS CALCULATED AS THE TRACT ACREAGE LESS 25% OF THE ACREAGE OF THE STORMWATER PONDS AND SHALL BE IMPROVED WITH EITHER DOCKS, PIERS, OR WALKING TRAILS.

N

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	DATE
8	
7	
6	
5	
4	
3	
2	
1	
COMMENTS / REVISIONS	

JOB NO.	20-1013
DESIGNED	DWB
DRAWN	DWB
DATE	06-24-2020
CHECKED	BAM
DATE ISSUED	2/9/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA0 CIVIL: 27922 LB: 7922 CA: 0911
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

PUD OVERALL

Jupiter Bay
CITY OF PALM BAY FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD WHEN THEY ARE READY. ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
C-1

20-1013

PRELIMINARY SET

W:\2020-1013 JUPITER BAY\CADD\acad\c-1013 PUD OVERALL.dwg 2/9/2022 12:13 PM DAVID BASSFORD

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

`

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Lacey & Lyons, PLLC

Fund File Number: 1334097 -A1

Provided For: Lacey & Lyons, PLLC ***Agent's File Reference:*** Jupiter Bay

Effective Date of Search: October 24, 2022 at 11:00 PM

Description of Real Property Situated in Brevard ***County, Florida:***

See Exhibit A

Record Title Vested in:

Sachs Capital Group LP, a Delaware limited partnership and Identical Investments LLC, a Florida limited liability company by Special Warranty Deed recorded in O.R. Book 8665, Page 335, Public Records of Brevard County, Florida.

Prepared Date: November 1, 2022 ***Attorneys' Title Fund Services, LLC***

Prepared by: Amber Michaud, Senior Examiner
Phone Number: (800) 637-0767 x5211
Email Address: amichaud@thefund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1334097 -A1

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage to Alan R. Grover, mortgagee(s), recorded in O.R. Book 3519, Page 3197 and Mortgage Modification Agreement recorded in O.R. Book 3811, Page 1851 and O.R. Book 5062, Page 1487, Public Records of Brevard County, Florida.
2. Mortgage to Alan R. Grover, mortgagee(s), recorded in O.R. Book 5062, Page 1548, Public Records of Brevard County, Florida.

Other encumbrances affecting the title:

1. General or special taxes and assessments required to be paid for the year(s) 2022.
2. All matters as contained on the Plat of Florida Indian River Land Company, as recorded in Plat Book 1, Page 165, Public Records of Brevard County, Florida.
3. All matters contained on the Plat of Port Malabar Unit Ten, as recorded in Plat Book 15, Pages 10-19, Public Records of Brevard County, Florida.
4. Assignment of Plat and Other Easements recorded in O.R. Book 3255, Page 1011, Public Records of Brevard County, Florida.
5. INTENTIONALLY DELETED
6. Oil, gas, mineral, or other reservations as set forth in deed by Wilma T. Higgins recorded in O.R. Book 3685, Page 1109, Public Records of Brevard County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
7. Agreement recorded in O.R. Book 2562, Page 2348 which supersedes Agreements recorded in O.R. Book 1918, Page 180 and O.R. Book 2420, Page 1569, Public Records of Brevard County, Florida.
8. Easement contained in instrument recorded December 12, 1995, under O.R. Book 3527, Page 3890, Public Records of Brevard County, Florida.
9. Easement contained in instrument recorded December 19, 2000, under O.R. Book 4263, Page 3920, Public Records of Brevard County, Florida.
10. Resolution 2022-22 recorded in O.R. Book 9408, Page 2300, Public Records of Brevard County, Florida.
11. Resolution 2022-29 recorded in O.R. Book 9562, Page 980, Public Records of Brevard County, Florida.
12. Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. This clause replaces Commitment exception #3 (the General Sovereignty Land exception).

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1334097

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1334097

THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,
LESS AND EXCEPT: BEING A PART OF THE WEST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER THEREOF, THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 141 FEET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING.
AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.
ALSO
TRACT "K" OF PORT MALABAR UNIT TEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
ALSO
THE EAST 1/2 OF LOT 16, IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMP ANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR BREVARD COUNTY IN PLAT BOOK 1, PAGE 165, LESS AND EXCEPT THE SOUTH 40 FEET.

School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Robert E. Schiller, Ed.D., Interim Superintendent

Brevard Public Schools

March 13, 2023

Ms. Uma Sarmistha
Senior Planner
City of Palm Bay
Growth Management Department
120 Malabar Road SE
Palm Bay, Florida 32907

RE: Proposed Jupiter Bay Development previously CD-2022-15
School Capacity Availability Determination Letter SCADL-2023-02

Dear Ms. Sarmistha,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2925050 (Parcel ID: 29-37-06-GK-K) containing approximately 23.97 acres in the City of Palm Bay, Brevard County, Florida. The proposed development includes 176 single-family units and 60 condominums. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in the *Brevard County Public Schools Financially Feasible Plan for 2022-23 to 2027-28* which is attached for reference.

	Condominium		Single Family		Both
	60		176		
Students Generated	Student Generation Rates	Calculated Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.01	0.6	0.24	42.24	43
Middle	0.004	0.24	0.07	12.32	13
High	0.002	0.12	0.12	21.12	21
Total	0.02	1.2	0.43	75.68	77

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		874	874	874	874	874
Southwest		1,230	1,230	1,230	1,289	1,289
Bayside		2,263	2,263	2,263	2,263	2,382

Projected Student Membership

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		564	589	647	675	691
Southwest		920	1,024	1,127	1,174	1,285
Bayside		1,885	2,023	2,099	2,175	2,371

Students Generated by Newly Issued SCADL Reservations Since FFP

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		-	-	-	-	-
Southwest		-	-	-	-	-
Bayside		-	-	-	-	-

Cumulative Students Generated by Proposed Development

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		43	43	43	43	43
Southwest		13	13	13	13	13
Bayside		21	21	21	21	21

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		607	632	690	718	734
Southwest		933	1,037	1,140	1,187	1,298
Bayside		1,906	2,044	2,120	2,196	2,392

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		267	242	184	156	140
Southwest		297	193	90	102	(9)
Bayside		357	219	143	67	(10)

At this time Southwest Middle School and Bayside High School are not projected to have enough capacity for the total of projected and potential students from the Jupiter Bay development. Because there is a shortfall of available capacity in the concurrency service areas of the Jupiter Bay development, the capacity of the adjacent concurrency service areas must be considered. The adjacent middle school concurrency service areas are Stone Middle

School and Central Middle School. The adjacent high school concurrency service areas are Heritage High School and Palm Bay Magnet High School. A table of capacities of Adjacent Schools Concurrency Service Areas that could accommodate the impacts of the Jupiter Bay development are shown:

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		1,076	1,076	1,076	1,076	1,076
Heritage		2,314	2,314	2,314	2,314	2,314
Projected Student Membership						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		708	799	823	890	977
Heritage		2,055	2,065	2,057	2,099	2,171
Students Generated by Newly Issued SCADL Reservations Since FFP						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		-	-	-	-	-
Heritage		-	-	-	-	-
Cumulative Students Generated by Proposed Development						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		13	13	13	13	13
Heritage		21	21	21	21	21
Total Projected Student Membership (includes Cumulative Impact of Proposed Development)						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		721	812	836	903	990
Heritage		2,076	2,086	2,078	2,120	2,192
Projected Available Capacity = FISH Capacity - Total Projected Student Membership						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		355	264	240	173	86
Heritage		238	228	236	194	122

Considering the adjacent middle school and high school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Jupiter Bay development.

This letter is the official ***School Concurrency Availability Determination Letter (SCADL)*** for the Jupiter Bay development in accordance with Section 13.2(e) of the *Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA).* This letter will become binding, and capacity will be reserved in Brevard Public Schools for the projected student membership impact of this development as of the date of this letter.

The School Capacity Reservation at the above schools is valid for 24 months from the date of this letter. At that time, if the project has not received the Certificate of Completion approval from The City of Palm Bay, a Time Extension application can be submitted to the School Board through The City of Palm Bay. A maximum of 2 additional years can be requested. If the final planning approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Also, in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended, or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for 2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facilities Services
File SCADL-2023-02

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2023-02

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service

Data and Analysis for School Years 2022-23 to 2027-28

Summary	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Highest Utilization Elementary Schools:	93%	99%	100%	99%	99%	100%
Highest Utilization Middle Schools:	88%	88%	94%	92%	91%	100%
Highest Utilization Jr / Sr High Schools:	83%	83%	81%	78%	77%	76%
Highest Utilization High Schools:	107%	99%	97%	98%	100%	100%

School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	598	80%	751	598	80%	751	635	85%	751	704	94%	751	720	96%	773	766	99%
Andersen	Elementary	K-6	100%	884	568	64%	884	568	64%	884	549	62%	884	537	61%	884	530	60%	884	501	57%
Apollo	Elementary	K-6	100%	902	731	81%	902	731	81%	902	749	83%	902	753	83%	902	736	82%	902	718	80%
Atlantis	Elementary	PK-6	100%	739	620	84%	739	620	84%	739	608	82%	739	596	81%	739	585	79%	739	572	77%
Audubon	Elementary	PK-6	100%	761	450	59%	761	450	59%	761	435	57%	761	422	55%	761	419	55%	761	426	56%
Cambridge	Elementary	PK-6	100%	787	495	63%	787	495	63%	787	511	65%	787	505	64%	787	510	65%	787	524	67%
Cape View	Elementary	PK-6	100%	570	305	54%	570	288	51%	570	309	54%	570	314	55%	570	315	55%	570	329	58%
Carroll	Elementary	K-6	100%	751	626	83%	751	633	84%	751	643	86%	751	623	83%	751	619	82%	751	628	84%
Challenger 7	Elementary	PK-6	100%	573	503	88%	573	503	88%	573	474	83%	573	462	81%	573	433	76%	573	413	72%
Columbia	Elementary	PK-6	100%	751	506	67%	751	512	68%	751	531	71%	751	522	70%	751	538	72%	751	538	72%
Coquina	Elementary	K-6	100%	711	560	79%	711	560	79%	711	565	79%	711	602	85%	711	590	83%	711	585	82%
Creel	Elementary	PK-6	100%	1,114	626	56%	1,114	660	59%	1,114	668	60%	1,114	668	60%	1,114	667	60%	1,114	658	59%
Croton	Elementary	PK-6	100%	795	488	61%	795	488	61%	795	514	65%	795	528	66%	795	542	68%	795	542	68%
Discovery	Elementary	PK-6	100%	980	643	66%	980	664	68%	980	675	69%	980	671	68%	980	720	73%	980	761	78%
Endeavour	Elementary	PK-6	100%	968	719	74%	968	750	77%	968	717	74%	968	707	73%	968	674	70%	968	671	69%
Enterprise	Elementary	K-6	100%	729	597	82%	729	597	82%	729	578	79%	729	552	76%	729	538	74%	729	529	73%
Fairglen	Elementary	PK-6	100%	789	617	78%	789	617	78%	789	617	78%	789	632	80%	789	635	80%	789	625	79%
Gemini	Elementary	K-6	100%	711	468	66%	711	477	67%	711	465	65%	711	468	66%	711	455	64%	711	457	64%
Golfview	Elementary	PK-6	100%	777	441	57%	777	441	57%	777	460	59%	777	481	62%	777	489	63%	777	503	65%
Harbor City	Elementary	PK-6	100%	629	403	64%	629	405	64%	629	457	73%	629	474	75%	629	494	79%	629	509	81%
Holland	Elementary	PK-6	100%	605	432	71%	605	450	74%	605	451	75%	605	444	73%	605	442	73%	605	431	71%
Imperial Estates	Elementary	K-6	100%	729	659	90%	729	684	94%	729	712	98%	729	724	99%	751	742	99%	795	779	98%
Indialantic	Elementary	K-6	100%	798	686	86%	798	686	86%	798	685	86%	798	671	84%	798	676	85%	798	651	82%
Jupiter	Elementary	PK-6	100%	930	729	78%	930	735	79%	930	801	86%	930	882	95%	974	940	97%	1,040	1,030	99%
Lockmar	Elementary	PK-6	100%	892	585	66%	892	585	66%	892	569	64%	892	552	62%	892	558	63%	892	559	63%
Longleaf	Elementary	PK-6	100%	790	631	80%	790	637	81%	790	613	78%	790	590	75%	790	563	71%	790	528	67%
Manatee	Elementary	K-6	100%	998	898	90%	998	910	91%	998	889	89%	998	845	85%	998	888	89%	998	881	88%
McAuliffe	Elementary	PK-6	100%	838	621	74%	838	621	74%	838	580	69%	838	568	68%	838	553	66%	838	528	63%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	825	74%	1,114	825	74%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	843	76%
Meadowlane Primary	Elementary	K-6	100%	824	651	79%	824	666	81%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Mila	Elementary	PK-6	100%	707	435	62%	707	435	62%	707	439	62%	707	396	56%	707	383	54%	707	362	51%
Mims	Elementary	PK-6	100%	725	464	64%	725	464	64%	725	481	66%	725	512	71%	725	525	72%	725	513	71%
Oak Park	Elementary	PK-6	100%	968	505	52%	968	505	52%	968	471	49%	968	478	49%	968	475	49%	968	447	46%
Ocean Breeze	Elementary	PK-6	100%	654	554	85%	654	550	84%	654	542	83%	654	533	81%	654	534	82%	654	531	81%
Palm Bay Elem	Elementary	PK-6	100%	983	586	60%	983	613	62%	983	610	62%	983	627	64%	983	630	64%	983	636	65%
Pinewood	Elementary	PK-6	100%	569	521	92%	591	521	88%	591	541	92%	613	572	93%	613	598	98%	613	600	98%
Port Malabar	Elementary	PK-6	100%	852	640	75%	852	640	75%	852	683	80%	852	746	88%	852	760	89%	852	795	93%
Quest	Elementary	PK-6	100%	932	693	74%	932	693	74%	932	684	73%	932	681	73%	932	685	73%	932	697	75%
Riviera	Elementary	PK-6	100%	777	699	90%	777	714	92%	777	718	92%	799	780	98%	843	827	98%	887	866	98%
Roosevelt	Elementary	K-6	100%	599	288	48%	599	298	50%	599	269	45%	599	256	43%	599	239	40%	599	220	37%
Sabal	Elementary	PK-6	100%	785	500	64%	785	500	64%	785	503	64%	785	516	66%	785	534	68%	785	535	68%
Saturn	Elementary	PK-6	100%	998	649	65%	998	649	65%	998	677	68%	998	821	82%	998	794	80%	998	786	79%
Sea Park	Elementary	PK-6	100%	461	337	73%	461	337	73%	461	327	71%	461	321	70%	461	326	71%	461	329	71%
Sherwood	Elementary	PK-6	100%	609	459	75%	609	459	75%	609	458	75%	609	459	75%	609	450	74%	609	441	72%
Sunrise	Elementary	PK-6	100%	913	759	83%	913	767	84%	913	836	92%	935	908	97%	1,023	1,004	98%	1,067	1,067	100%
Suntree	Elementary	K-6	100%	755	600	79%	755	602	80%	755	561	74%	755	541	72%	755	516	68%	755	480	64%
Surfside	Elementary	K-6	100%	541	442	82%	541	442	82%	541	425	79%	541	418	77%	541	417	77%	541	407	75%
Tropical	Elementary	K-6	100%	910	669	74%	910	669	74%	910	614	67%	910	600	66%	910	572	63%	910	545	60%
Turner	Elementary	PK-6	100%	874	555	64%	874	564	65%	874	589	67%	874	647	74%	874	675	77%	874	691	79%
University Park	Elementary	PK-6	100%	811	487	60%	811	487	60%	811	545	67%	811	592	73%	811	642	79%	811	658	81%
Viera Elem	Elementary	K-6	100%	1,030	695	67%	1,030	717	70%	1,030	759	74%	1,030	857	83%	1,030	926	90%	1,074	1,061	99%
Westside	Elementary	K-6	100%	857	799	93%	857	846	99%	923	922	100%	989	974	98%	1,033	988	96%	1,099	1,100	**100%**
Williams	Elementary	PK-6	100%	715	451	63%	715	450	63%	715	443	62%	715	414	58%	715	411	57%	715	415	58%
Elementary Totals				**42,215**	**30,468**		**42,237**	**30,778**		**42,303**	**30,996**		**42,435**	**31,549**		**42,677**	**31,905**		**43,007**	**32,280**	

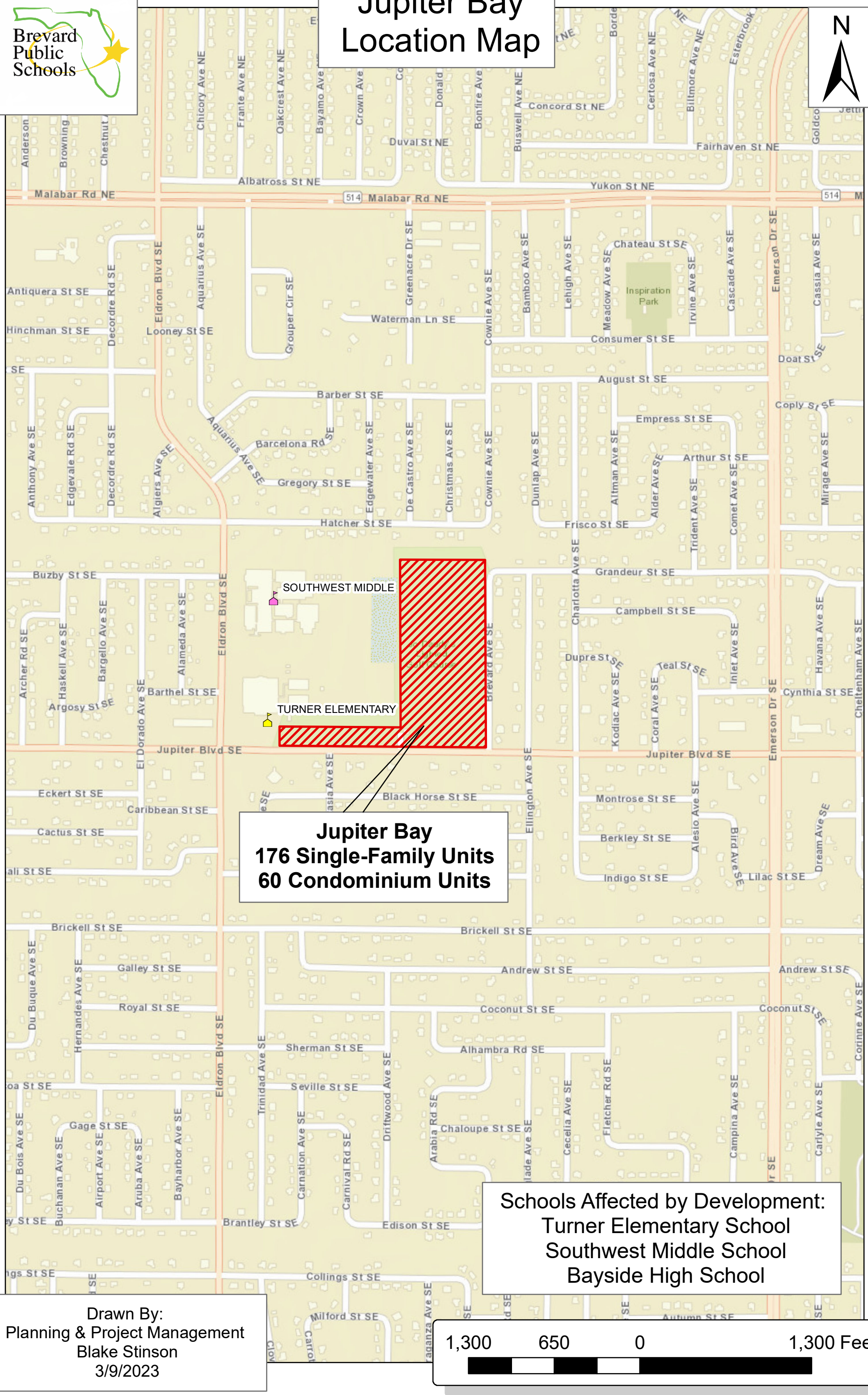
School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,129	75%	1,514	1,129	75%	1,514	1,158	76%	1,514	1,228	81%	1,514	1,289	85%	1,514	1,377	91%
DeLaura	Middle	7-8	90%	960	842	88%	960	844	88%	960	902	94%	960	820	85%	960	789	82%	960	826	86%
Hoover	Middle	7-8	90%	680	505	74%	680	505	74%	680	534	79%	680	574	84%	680	577	85%	680	588	86%
Jackson	Middle	7-8	90%	660	550	83%	660	550	83%	660	545	83%	660	538	82%	660	555	84%	660	588	89%
Jefferson	Middle	7-8	90%	873	608	70%	873	608	70%	873	600	69%	873	609	70%	873	563	64%	873	548	63%
Johnson	Middle	7-8	90%	1,064	610	57%	1,064	610	57%	1,064	650	61%	1,064	698	66%	1,064	753	71%	1,064	825	78%
Kennedy	Middle	7-8	90%	869	671	77%	869	671	77%	869	687	79%	869	670	77%	869	669	77%	869	677	78%
Madison	Middle	7-8	90%	781	446	57%	781	453	58%	781	484	62%	781	452	58%	781	476	61%	781	593	76%
McNair	Middle	7-8	90%	616	365	59%	616	369	60%	616	346	56%	616	354	57%	616	337	55%	616	347	56%
Southwest	Middle	7-8	90%	1,230	920	75%	1,230	920	75%	1,230	1,024	83%	1,230	1,127	92%	1,289	1,174	91%	1,289	1,285	100%
Stone	Middle	7-8	90%	1,076	668	62%	1,076	708	66%	1,076	799	74%	1,076	823	76%	1,076	890	83%	1,076	977	91%
Middle Totals				**10,323**	**7,314**		**10,323**	**7,367**		**10,323**	**7,729**		**10,323**	**7,893**		**10,382**	**8,072**		**10,382**	**8,631**	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,097	1,545	74%	2,097	1,536	73%	2,097	1,555	74%	2,097	1,525	73%	2,097	1,518	72%	2,097	1,470	70%
Cocoa Beach	Jr / Sr High	7-12	90%	1,445	983	68%	1,445	1,000	69%	1,445	1,000	69%	1,445	941	65%	1,445	928	64%	1,445	867	60%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,534	83%	1,852	1,534	83%	1,852	1,505	81%	1,852	1,450	78%	1,852	1,428	77%	1,852	1,402	76%
Jr / Sr High Totals				**5,394**	**4,062**		**5,394**	**4,070**		**5,394**	**4,060**		**5,394**	**3,916**		**5,394**	**3,874**		**5,394**	**3,739**	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,109	76%	1,451	1,109	76%	1,451	1,123	77%	1,451	1,129	78%	1,451	1,164	80%	1,451	1,158	80%
Bayside	High	9-12	95%	2,263	1,851	82%	2,263	1,885	83%	2,263	2,023	89%	2,263	2,099	93%	2,263	2,175	96%	2,382	2,371	100%
Eau Gallie	High	PK, 9-12	95%	2,221	1,582	71%	2,221	1,582	71%	2,221	1,597	72%	2,221	1,625	73%	2,221	1,631	73%	2,221	1,693	76%
Heritage	High	9-12	95%	2,314	2,033	88%	2,314	2,055	89%	2,314	2,065	89%	2,314	2,057	89%	2,314	2,099	91%	2,314	2,171	94%
Melbourne	High	9-12	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,248	95%	2,370	2,284	96%	2,370	2,345	99%
Merritt Island	High	PK, 9-12	95%	1,962	1,546	79%	1,962	1,546	79%	1,962	1,512	77%	1,962	1,457	74%	1,962	1,437	73%	1,962	1,454	74%
Palm Bay	High	PK, 9-12	95%	2,657	1,483	56%	2,657	1,495	56%	2,657	1,581	60%	2,657	1,683	63%	2,657	1,704	64%	2,657	1,700	64%
Rockledge	High	9-12	95%	1,836	1,559	85%	1,836	1,559	85%	1,836	1,640	89%	1,836	1,699	93%	1,836	1,693	92%	1,836	1,620	88%
Satellite	High	PK, 9-12	95%	1,527	1,518	99%	1,551	1,536	99%	1,551	1,433	92%	1,551	1,413	91%	1,551	1,359	88%	1,551	1,299	84%
Titusville	High	9-12	95%	1,813	1,313	72%	1,813	1,333	74%	1,813	1,335	74%	1,813	1,351	75%	1,813	1,316	73%	1,813	1,322	73%
Viera	High	PK, 9-12	95%	2,141	2,289	**107%**	2,474	2,319	94%	2,474	2,391	97%	2,474	2,417	98%	2,569	2,579	**100%**	2,664	2,660	100%
High Totals				**22,555**	**18,528**		**22,912**	**18,664**		**22,912**	**18,945**		**22,912**	**19,178**		**23,007**	**19,441**		**23,221**	**19,793**	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	403	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	506	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%
South Lake	Elementary	K-6	100%	481	434	90%	657	453	69%	657	471	72%	657	489	74%	657	507	77%	657	529	81%
West Melbourne	Elementary	K-6	100%	618	549	89%	618	552	89%	794	570	72%	794	588	74%	794	606	76%	794	624	79%
Edgewood	Jr / Sr High	7-12	90%	1,077	938	87%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%
West Shore	Jr / Sr High	7-12	90%	1,264	930	74%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%
Schools of Choice				**4,484**	**3,760**		**4,660**	**3,827**		**4,836**	**3,863**		**4,836**	**3,899**		**4,836**	**3,935**		**4,836**	**3,975**	
Brevard Totals				**84,971**	**64,132**		**85,526**	**64,706**		**85,768**	**65,593**		**85,900**	**66,435**		**86,296**	**67,227**		**86,840**	**68,418**	

Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2022-23 are reported from the FISH database as of October 14, 2022.
2. Student Membership is reported from the Fall Final Membership Count (10/14/2022).
3. Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
   - Development Projections from Brevard County Local Government Jurisdictions
   - Brevard County School Concurrency Student Generation Multipliers (SGM)
   - Fall Membership student addresses and corresponding concurrency service areas
   - Student Mobility Rates / Cohort Survival Rates
   - Brevard County Birth rates by zip code
4. Davis Demographics estimates are then adjusted using the following factors:
   - PK (Pre-Kindengarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
   - Current From/To attendance patterns are assumed to remain constant.
   - Nongeocoded student addresses are assumed to continue in their attendance schools.
   - Charter School Growth.
5. In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
6. If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
   If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
   - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
   For school year 2023-24, no additional capacity is needed.
   For school year 2024-25, a total of 3 intermediate classrooms are projected for Westside Elementary School
   For school year 2025-26, a total of 6 intermediate classrooms are projected for Pinewood (1), Riveria (1), Sunrise (1) and Westside (3) Elementary Schools.
   For school year 2026-27, a total of 14 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (4), Westside (2) Elementary Schools, and Southwest Middle School (3). 4 High School relocatable classrooms are proposed for Viera High School.
   For school year 2027-28, a total of 15 intermediate classrooms are projected for Roy Allen (1), Imperial Estates (2), Jupiter (3), Riveria (2), Viera El (2), Sunrise (2), and Westside (3) Elementary Schools. 9 High School relocatable classrooms are proposed for Bayside (5) and Viera (4) High.
7. A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.
8. A classroom addition is planned for construction at South Lake Elementary School for 2023-24. The factored capacity is adjusted for the proposed 176 student stations.
9. A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.
10. Capacity adjusted for Board approved addition of one relocatable each at Pinewood Elementary and Satellite High Schools for school year 2024-25 forward.

Jupiter Bay Location Map

Brevard Public Schools



Drawn By:
Planning & Project Management
Blake Stinson
3/9/2023

MBV
ENGINEERING, INC.
CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL
Vero Beach 772.569.0035 Melbourne 321.253.1510 Ft. Pierce 772.468.9055

CITIZEN PARTICIPATION REPORT

Jupiter Bay PD-15-2022

Preliminary Development Plan

MBV PROJECT #: 20-1013

A public meeting was held on March 15, 2022 at 6:00 PM. at Franklin T. DeGroodt Public Library, 6475 Minton Road, Palm Bay, FL 32908.

Attachment A is a copy of the letter that was mailed to all residents within a 500' radius of the subject property on October 4, 2021.

Attachment B is the listing provided in the Brevard County Radius Package of all property owners that received an invitation to the citizens meeting along with the Radius Map provided with the package.

Attachment C is a copy of the sign-in sheet, which includes the names and addresses of all participants.

A total of 5 people attended the public information meeting. Inclusive of 1 representative from MBV Engineering, Inc.

Meeting Opening Statements:

- Meeting opened at 6:00 By Bruce Moia, P.E., and President of MBV Engineering recognizing and welcoming all citizens.
- Recognized the reason for the meeting was that the development boundary and size had changed.
- Point out that we want to address any concerns within the community.

Points of Conversation (No questions were asked):

- Owner requesting change to add .8 acre parcel that was recently purchased.
- Owner also requesting to add 60 MFR units on top of commercial.
- Parking added to development accordingly to additional lots.
- We are currently working with the School Board to extend the School turn lanes to Brevard Avenue.
- City Council requested and we complied with a emergency access Brevard Avenue.
- Addition of an East Bound Left Turn at entrance to project.

Meeting Summary:

The meeting went well, all participants were cordial and no one had any questions.

Bruce Moia, P.E., President

MBV Engineering, Inc.

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CPP Meeting Sign In Sheet

Jupiter Bay

MBV Project Number: 20-1013

Date: 15-Mar-22 Time: 6:00 PM Location: DeGroodt Library

Name (Please Print)	Address	Representing	Phone #
Barbara Bailey	3222 Jupiter Bl.		(321) 802-6101
Joe Corraliza	449 Brevard Ave		265-779-4423
Ken Corbin	443 Brevard Ave		321 480 8134
Howard Evants	413 Brevard Ave		321-243-2524

Attachment C - Sign In Sheet

Attachment D - Speaking Topics

MEETING NOTES / ISSUES

Project Name / Number: Jupiter Bay

Location: DeGroodt Library

1- OWNER HAS NOW PURCHASED 0.8 AC. LAND LOCKED PARCEL

2- ADDING 60 UNITS ON TOP OF COMMERCIAL

3- ADDED PARKING SPACES ACCORDINGLY

4- WORKING WITH SCHOOL BOARD TO EXTEND SCHOOL

5- TURN LANE, TO BRIGHAM AVE.

6- CITY COUNCIL ADDED EMERGENCY ACCESS TO BRIGHAM AVE.

7- ADDING EAST BOUND LEFT TURN @ ENTRANCES TO PROJECT

8-

9-

10-

11-

12-

13-

14-

Project Details: FD23-00001

Project Type: **Subdivisions & Plats Planned Development Final Development Plan**

Project Location:	**3255 JUPITER BLVD SE Palm Bay, FL 32909**
Milestone:	**Approved**
Created:	**3/8/2023**
Description:	**Jupiter Bay FD**
Assigned Planner:	**Uma Sarmistha**

Contacts

Contact	Information
Surveyor	Craig Wallace 5553 Village BBlvd West Palm Beach , FL 33407 (561) 640-4551 cwallace@wallacesurveying.com
Engineer	David Bassford 1250 W. Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 davidb@mbveng.com
Developer	Greg Sachs 2132 Deep Water Lane Naperville, IL 60564 (321) 543-4440 gsachs@sachscapitalgroup.com
Owner/Applicant	Gerald M Lakin 2687 NW 84th Way Cooper City, FL 33024 (321) 543-4440 geraldlakin@gmail.com
Legal Representative	David Bassoford 1250 W. Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 davidb@mbveng.com
Submitter	
Assigned Planner	Uma Sarmistha 120 Malabar Road SE Palm Bay, FL 32907 uma.sarmistha@palmbayflorida.org

Project Details: FD23-00001

Fields	
Field Label	Value
Block	
Lot	
Section Township Range	
Subdivision	
Year Built	
Use Code	
Use Code Desc	
LotSize	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Township Description	
Tax ID	
Flu Description	
Flu Code	
Zoning Description	
Zoning Code	
Proposed Development Name	Jupiter Bay
Total Lots Proposed by Use	
Submitted Preliminary Dev. Plan?	Yes
Final Development Type	PUD
Received Preliminary Approval?	Yes
Size of Area Covered (acres)	

Project Details: FD23-00001

Is Owner the Representative?	True
Ordinance Number	

Feb 6, 2023

Re: Letter of Authorization

As the property owner of the site legally described as:

Port Malabar, Unit 10, Tract K, PB 15 Pg 10 also Lot 16 of FL Indian River Land Company Sub.per Pb 1 Pg 165.

I, Owner Name: Greg Sachs, Manager for Sachs Capital Group

Address: 2132 Deep Water Lane, Suite 232, Naperville IL 60564

Telephone: 312-543-4440

Email: gsachs@sachscapitalgroup.com

hereby authorize:

Representative: David Bassford, P.E., and Bruce Moia, P.E., of MBV Engineering, Inc.

Address: 1250 W. Eau Gallie Blvd, Suite H, Melbourne, FL 32935

Telephone: 321- 253-1510

Email: davidb@mbveng.com

to represent the request(s) for:

Final Development Plan and Preliminary Subdivision Plan

(Property Owner Signature)

JENNIFER SPRAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee

COUNTY OF Marshall

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by Gregory Sachs, property owner.

Jennifer Spray, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

My commison expires March 1, 2025

February 06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Port Malabar, Unit 10, Tract K, PB 15 Pg 10 also Lot 16 of FL Indian River Land Company Sub.per Pb 1 Pg 165.

I, Owner Name: Gerald M Lakin - Identical Investments LLC

Address: 2687 NW 84th Way, Cooper City, FL 33024

Telephone: 312-543-4440

Email: geraldlakin@gmail.com

hereby authorize:

Representative: David Bassford, P.E., and Bruce Moia P.E. of MBV Engineering, Inc.

Address: 1250 W. Eau Gallie Blvd, Suite H, Melbourne, FL 32935

Telephone: 321- 253-1510

Email: davidb@mbveng.com

to represent the request(s) for:

Final Development Plan and Preliminary Subdivision Plan

(Property Owner Signature)

SYLVIA KARLA ROSEN
Notary Public - State of Florida
Commission # GG 909500
My Comm. Expires Dec 28, 2023

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 06 day of February, 20 23 by Gerald Michael Lakin, property owner.

, Notary Public

☐ Personally Known or ☒ Produced the Following Type of Identification:

FLDL: L250 293 65 026 0

Acknowledgement Log

Header:
Legal Acknowledgement
Text:
I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:
Uma Sarmistha
On:
3/9/2023 3:31:07 PM

FD23-00001

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
120 MALABAR RD SE
PALM BAY, FL 32907
ATTN

RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

as published in **FLORIDA TODAY** in the issue(s) of

3/24/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 24th DAY OF MARCH 2023 by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

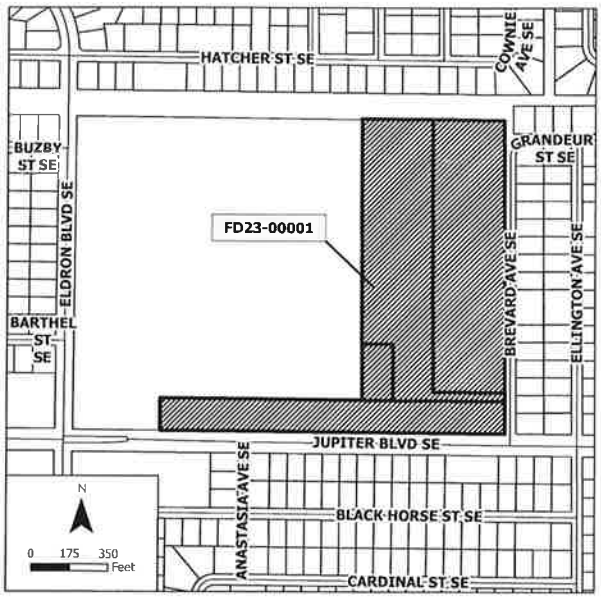
My commission expires

PUBLICATION COST: $623.60
AD NO: GCI1035490
CUSTOMER NO: 6CI213
PO#: PUBLIC NOTICE

KATHLEEN ALLEN
Notary Public
State of Wisconsin

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING FOR
A FINAL DEVELOPMENT PLAN

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):



1. ****FD23-00001 - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.)**

   A Final Development Plan to allow a proposed PUD for a 236-unit development of mixed uses to be called Jupiter Bay PUD.

   Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced case(s).

Chandra Powell
Planning Specialist

FT-GCI1035490-01

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Uma Sarmistha, Senior Planner

DATE: April 5, 2023

SUBJECT: PS23-00001 – Jupiter Bay - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.) - A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD. Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

.

ATTACHMENTS:

Description

- **Case PS23-00001- Staff Report**
- **Case PS23-00001- Plat**
- **Case PS23-00001- School Impact Analysis**
- **Case PS23-00001- Citizen Participation Plan Report**
- **Case PS23-00001- Architectural Material and Elevation**
- **Case PS23-00001- Application**
- **Case PS23-00001- Authorization Letter**
- **Case PS23-00001- Acknowledgement**
- **Case PS23-00001- Lega Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Uma Sarmistha, Senior Planner

CASE NUMBER	**PLANNING & ZONING BOARD HEARING DATE**
PS23-00001	April 5, 2023

PROPERTY OWNER & APPLICANT	**PROPERTY LOCATION/ADDRESS**
Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Represented by Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc. / Kim Rezanka, Lacey Lyon Rezanka Attorneys at Law)	Tax account 2925050 along with Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

SUMMARY OF REQUEST A Preliminary Subdivision Plan approval for a mixed-use subdivision comprised of 176 townhome lots and one commercial lot with condos to be called “Jupiter Bay” PUD.

Existing Zoning	PUD
Future Land Use	Mixed Use
Site Improvements	Vacant Unimproved Land
Site Acreage	Approx. 24.69 acres

SURROUNDING ZONING & USE OF LAND

North	RS-2, Single-Family Residential: Single Family Homes/Vacant
East	RS-2, Single-Family Residential: Single Family Homes/Vacant
South	RS-2, Single-Family Residential: Single Family Homes/Vacant
West	IU, Institutional Use; School

COMPREHENSIVE PLAN COMPATIBILITY Yes, the Future Land Use for the property is Mixed Use.

BACKGROUND:

The property is located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE. Specifically, the properties are Tax Parcels 750, 751, and 752 along with Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida. The subject properties are 24.69 acres of undeveloped land.

The applicant is currently seeking Preliminary Subdivision Plan approval. The purpose of this request is to allow for the development of a mixture of townhome, apartment, and commercial uses to be called Jupiter Bay PUD. This project includes an overall density of 9.56 units per acre. The applicant for this request is Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC. He is being represented by Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc. / Kim Rezanka, Lacey Lyon Rezanka Attorneys at Law.

ANALYSIS:

The preliminary plat is a map indicating the proposed layout of a development and related information in consistency with the approved Final Development Plan. The preliminary plat map shall conform to the applicable zoning regulations and subdivision regulations. Specifically, the subject property is proposed to be developed as a PUD called Jupiter Bay. The total plat count is comprised of 176 townhome lots and one commercial lot with condos. The subject property has a Future Land Use designation of Mixed Use and a Zoning designation PUD. The development standards conform with the PUD code regulations and FDP standards. The proposed FDP development standards for the Jupiter Bay PUD are as follows:

1. Minimum Distance between structures shall be thirty (30) feet for one (1) or two (2) story buildings and shall be thirty-five (35) feet for more than two (2) story buildings.
2. The maximum building height of a two (2) story building shall be twenty-five (25) feet and the maximum building height of a four (4) story building shall be forty-five (45) feet.
3. All Condominium units shall have two (2) or more bedrooms per unit, which require two (2) parking spaces per unit. All townhome units shall have two (2) required parking spaces, with at least one (1) being a garage space.
4. The minimum lot area for each townhome shall be one thousand eight hundred (1,800) square feet with a density of 9.56 U.P.A.
5. The following chart contains the provided building setbacks for all condo and townhome Units:

	Townhome	Perimeter Building
Front	20’	20’
Rear	0’	10’
Side	10’	20’
Side Interior	0’	10’

Section 185.065 of the City's Code of Ordinances requires a PUD to permanently set aside and designate on the site plan recreational and/or open space for use by residents of the PUD, equaling 25% of the project site acreage. Useable space shall be in the form of active or passive recreation areas. Common open space shall be improved to the extent necessary to complement the residential uses and may contain compatible and complimentary structures for the benefit and enjoyment of the residents of the PUD.

The proposed recreation and amenity area according to the FD plan is 10.158 acres (41.1%) and includes, swimming pool, club house, walking trails and lake areas.

CONDITIONS:

In order to receive Preliminary Subdivision plan approval, the proposal must meet the requirements of Section 184 of the City of Palm Bay's Code of Ordinances. Upon review, it appears that the request is in conformance with the applicable requirements of this section, subject to the following being addressed prior to final plat approval and City staff signing the Mylar:

1. Fully engineered construction plan and drawings for review
2. Boundary and title opinion shall be approved by the City Surveyor
3. A signed and sealed topography survey is required for review and approval.
4. The technical comments generated by the Development Review Staff (attached) shall be observed and incorporated into the engineered construction drawings

STAFF RECOMMENDATION:

Case PS23-00001, meets the minimum criteria for a Preliminary Subdivision Plan request and staff recommends approval subject to the conditions contained within this report.

TECHNICAL COMMENTS

CASE PS23-00001– Jupiter Bay PUD

Growth Management (Uma Sarmistha, Senior Planner):

- Please provide the Landscaping details. Within all common parking areas, a minimum of fifty (50) square feet of landscaped area shall be provided per parking space and such landscaped areas shall be distributed throughout the parking area.

PUBILC WORKS (Public Works Director):

Engineering Comments (Natalie Shaber PE, City Engineer 321.890.4217):

The private right-of-way shall meet the City of Palm Bay standards for local roadway construction.

-The stormwater management system shall meet the MTWCD and requirements of 62-330 F.A.C. including water quality treatment for a nutrient impaired waterbody and Outstanding Florida Water.

-Dry retention/Nutrient Removal Filtration System is likely required in addition to wet detention to meet nutrient removal requirements for discharge to an impaired waterbody

-The existing on-site storage shall be accounted for in the nutrient analysis as well as the pre-development peak discharge rate.

-External Agency permits shall be obtained and submitted to the City prior to scheduling a pre-sitework meeting.

-Surrounding properties shall be protected from adverse impacts during, and post-construction. Wetlands and waterways shall be protected at all times from erosion and sedimentation.

-All lots shall be type A

-An environmental assessment shall be provided regarding on-site soil/ water contamination

-An updated endangered species report shall be provided during administrative site plan review

-A Transportation Impact Analysis will be required

Jupiter Bay – Preliminary Plat

1. Please provide current Boundary Survey.
2. Sheet 1. Please Center ALL titles in Dedication Blocks
3. Sheet 1. Please correct typo in spelling of therein. At end of Jupiter P.U.D. dedication.

4. Sheet 1. Please provide text in Dedication that “All Right of Way tracts are dedicated to the Homeowners’ Association and all maintenance responsibilities shall not be the City of Palm Bay’s.”

5. Sheet 1. Platting Surveyor Block. Please provide a date Survey work was completed.

6. Sheet 1. Please add the following to General Notes “The Property Owners Association shall have the primary maintenance responsibility for the Drainage Facilities constructed within all Easements and Stormwater Tracts herein granted. However, the City of Palm Bay shall have the right but not the obligation, to perform maintenance or to make emergency repairs as it deems necessary or desirable, at the expense of the Property Owners’ Association, their successors, or assigns.”

7. Sheet 1. Please add the label to Tract F-1 “Future Development”

8. Sheet 1. Please place match line under P.B. lettering of reference along Brevard Avenue

9. Sheets 1-3. Please provide Street Names

10. Sheets 1-3 Please provide Lot and Block designations.

11. Sheet 2. Please show boundary lines at Curves C1, C2, C3, C12, C13, as non-radial.

12. Sheet 2. On the area being shown in more detail (Detail “A”) please provide heavier line weight on the overall plan to make it more visible.

13. Sheet 3. On the area being shown in more detail (Detail “B”) please provide heavier line weight on the overall plan to make it more visible.

14. Sheet 3. Please show boundary lines at Curves C4, C6, C7, C8, C9, C11, as non-radial.

15. Sheet 3. In Detail “B” please remove letter S located Tract SW-3.

Jupiter Bay - Final Plat

1. Please provide an embossed Seal on Final Plat mylar. Please contact the City Surveyor if you have any questions about this requirement.

2. Please identify a tract for Utility lift station and provide a recorded Quit Claim Deed for the site once plat has been recorded.

3. Please provide an embossed Seal on Final Plat mylar. Please contact the City Surveyor if you have any questions about this requirement.

4. Please provide a Final Plat Review check in the amount of $620.

5. Please be sure that DCCR’s OR Book and Page Numbers are added to plat at the time of recordation. If missing from recorded mylar, a replat will be required.

6. Please include OR Book and Pages Numbers of all Mortgages holders and Joinders on the Plat

7. Please provide 3 paper copies to the City’s Growth Management Department of the signed and sealed mylar after recordation.

8. Please provide a Title Opinion signed by an attorney or a Property Information Report certified true, correct, and complete with the title of the signing individual.

9. If using a Title Attorney, please have the Title Opinion reference FS Section 177.041. The requirement of 177.041(2) is being addressed with the Title Opinion. “This certification of ownership is being issued to the City of Palm Bay, Florida in accordance with the Uniform Title Standards of the Real Property and Trust Law Section of the Florida Bar, and Chapter 177.041, Florida Statutes. The legal description for the land subject to the above captioned Plat is more particularly described as follows (the “Real Property”) …”

10. Please provide documentation showing signing authority of the managing members.

11. Please provide documentation that paid taxes are current. Print of receipt is acceptable.

12. Please provide digital copy of Closure reports including Boundary, all Lots, Tracts, etc. along with one hard copy

13. State plane coordinates. State plane coordinates shall be shown on a minimum of two successive permanent reference monuments and any section corners shown. The coordinates shall be based on the North American Datum 1983, latest adjustment, U.S. Survey feet.

- The state plane coordinates shall be derived from redundant field measurements that meet and/or exceed third order, class I standards as set forth by the Federal Geodetic Control Committee (FGCC).
- Distances shall be shown and noted as Ground coordinates.

BUILDING-FIRE (Fire Plans Examiner):

(FFPC 1-18.2.3.5.1.1) Fire department access roads shall have an unobstructed width of not less than 20 ft. The driving surface shall be maintained during all phases of construction and (FFPC-1-18.2.3.5.2) must be an all-weather driving surface capable of supporting a (§ 33.28) seventy thousand (70,000) pound emergency vehicles with maximum axle loads of thirty-five thousand (35,000) pounds.

Inspection required before any construction begins.

Watch for under parking lot storm water retention. Those system must also be engineered to meet these requirements.

Stabilized turf is not acceptable.

5% is the maximum grade for a fire department roadway (see attached NFPA 1901 Report) comments require back.

Fire Flow

Fire Flow Test required with Utility and Fire Dept. present, contact Utility Dept. for fire flow application.

(FFPC 1 Table 18.4.5.1.2)

The city does not use the ISO method.

NEED SPRINKLERS?

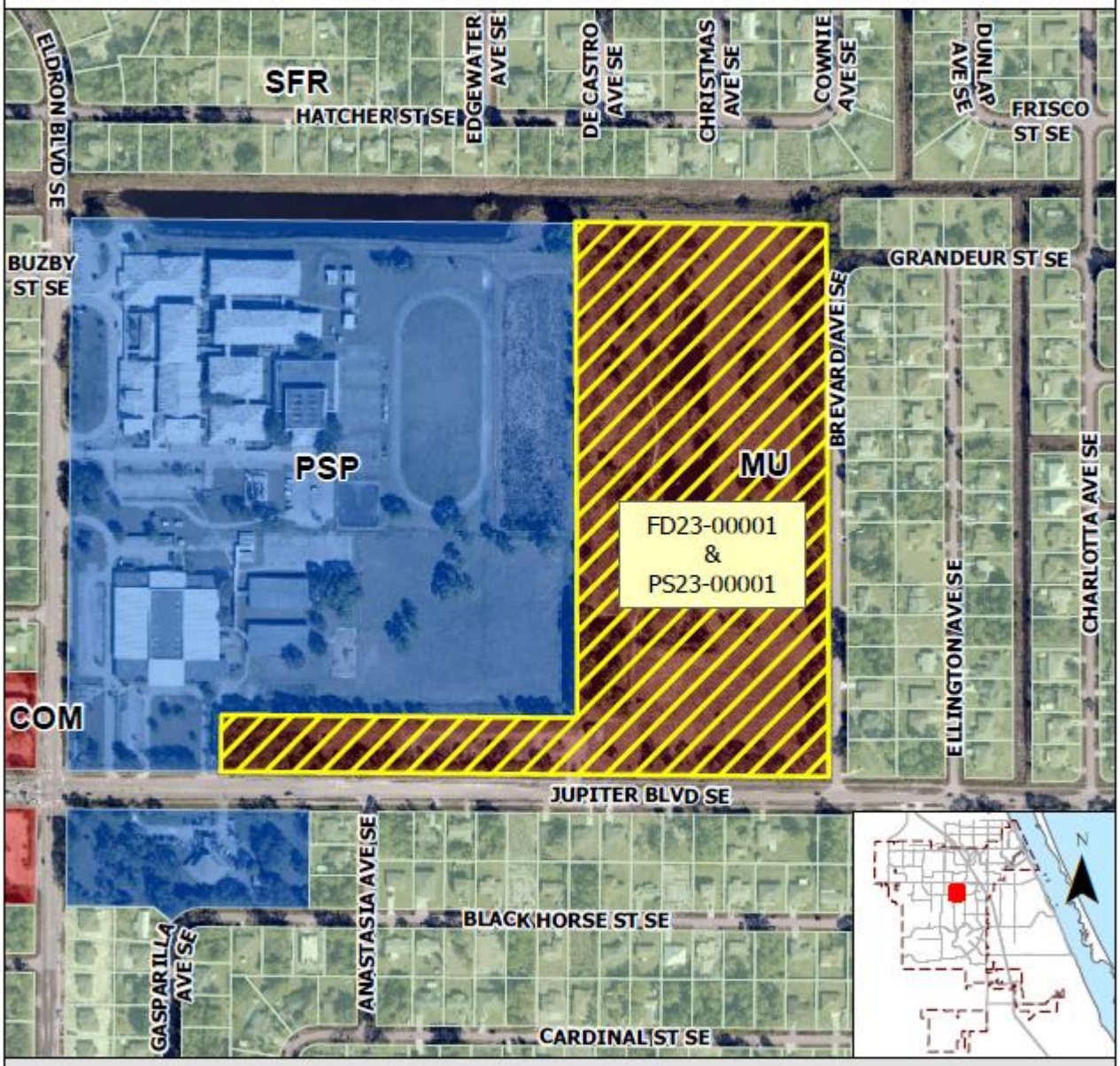
- Check occupancy chapter requirements
- Check FFPC 1:13.2 requirements
- Fire flow—enough water per hydrant flow test report? Need reduction per FFPC 1:18.4.5?
- 1 &2 family: check distances per FFPC 1:18.2.3.2.1.1.
- FD access— check FFPC 1:18.2.3.2.2, FFPC 1:18.2.3.2.2.1.
- “Townhomes”? Per FBC, must have NFPA 13R/NFPA 13 if not on individually owned lots with property lines.

- Fire Department Apparatus turn radius study required to be submitted (see attached fire truck turn radius specs).
- NEED STANDPIPES?
  - Check FFPC 1:13.2
- FIRE GROUND

- New fire hydrant (s) will be required on this site 100’ ft from F.D.C. connections.
  - Hydrant spacing per FFPC 1:18.5?
  - Hydrants, FDCs, and control valves—special JD requirements?
  - FDCs: same side of fire lane as hydrant? NFPA 24.5.9, FFPC 1:13.1.4, FFPC 1:18.2.4.1.3

The City of Palm Bay Florida

Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP CASE: FD23-00001 & PS23-00001

Subject Property

The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Future Land Use Classification

MU – Mixed Use

The City of Palm Bay Florida

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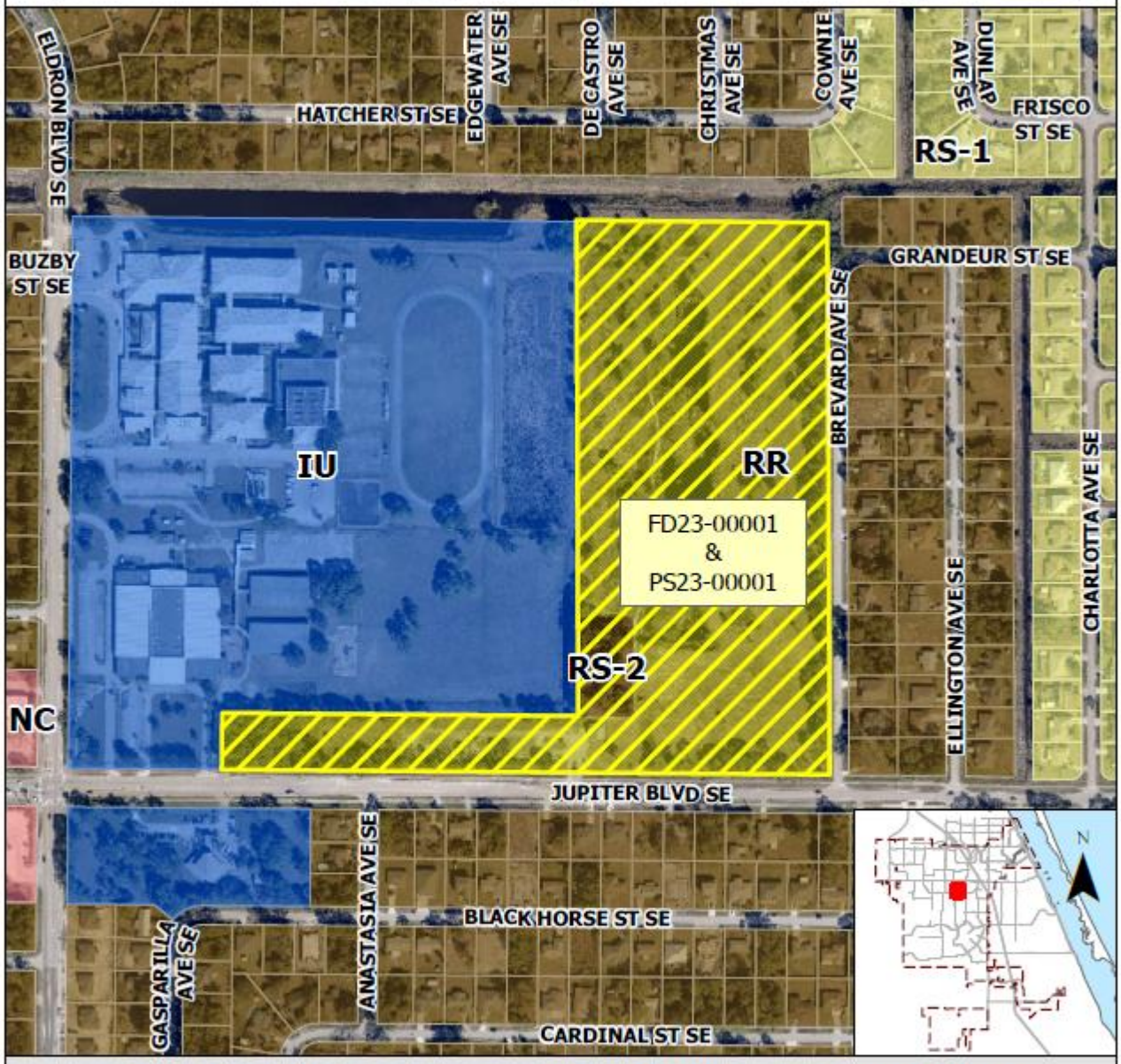

ZONING MAP CASE: FD23-00001 & PS23-00001

Subject Property

The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Current Zoning Classification

RR, RS-2 – Rural Residential, Single-Family Residential

The City of Palm Bay Florida

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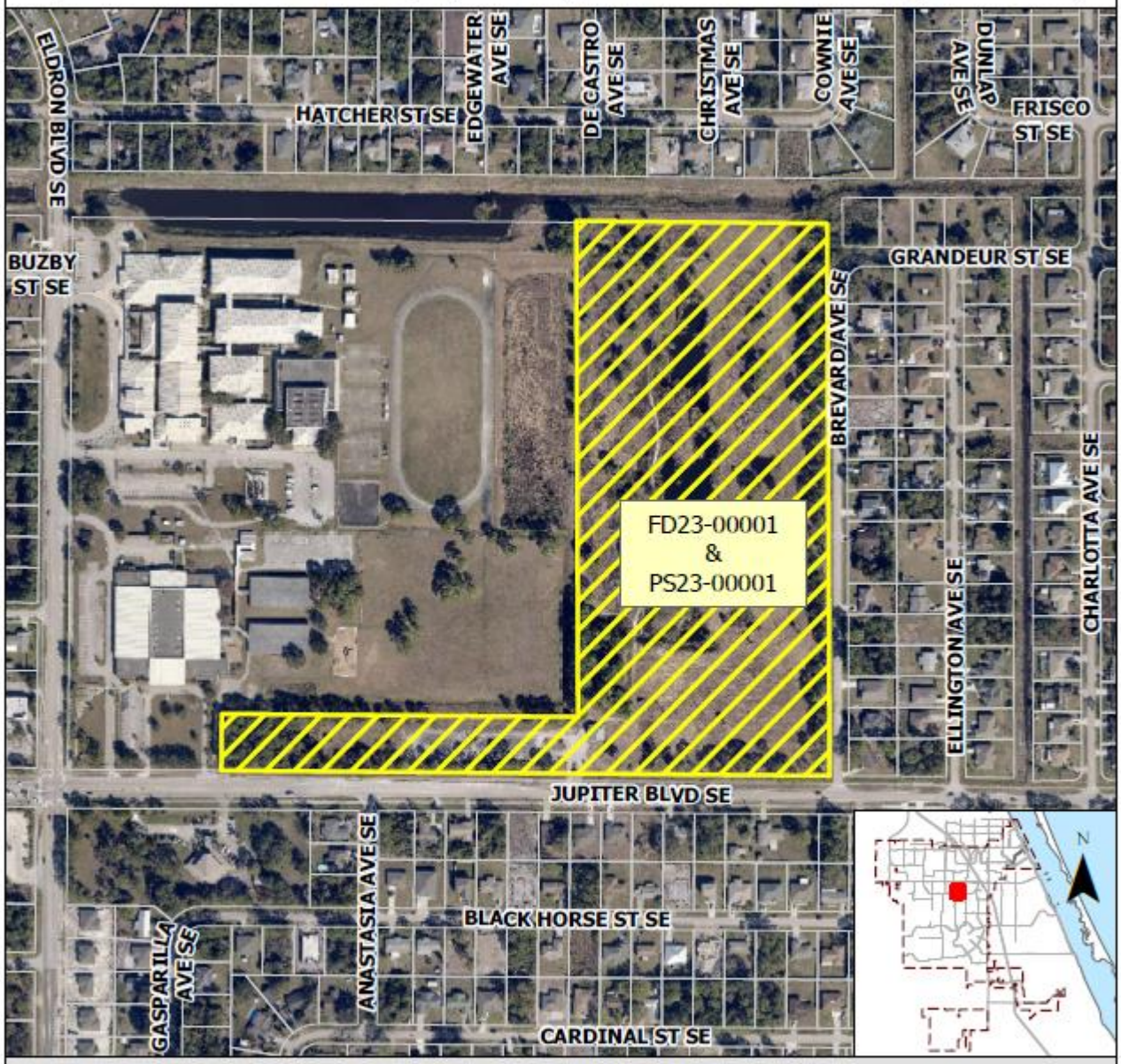


AERIAL LOCATION MAP CASE: FD23-00001 & PS23-00001

Subject Property

The southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

PLAT PREPARED BY:

WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407
LICENSED BUSINESS NO. 4569
(561) 640-4551
WSC DWG. NO. 19-1600-3

PRELIMINARY PLAT

JUPITER BAY P.U.D.

BEING A REPLAT OF LOT 16, THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 165 AND TRACT K, PORT MALABAR UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 16, **THE FLORIDA INDIAN RIVER LAND COMPANY**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 165 AND TRACT K, **PORT MALABAR UNIT 10**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 10, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING IN ALL 24,686 ACRES, MORE OR LESS.

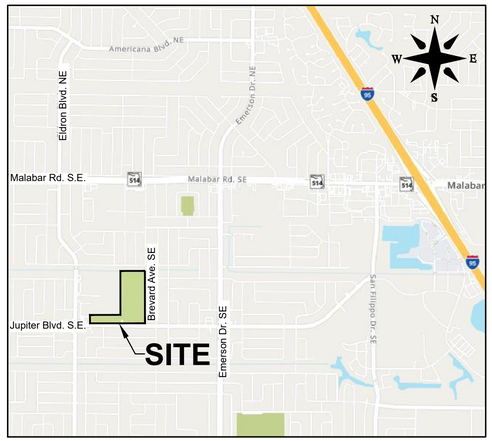
GENERAL NOTES:

1. ALL INTERIOR RIGHTS-OF-WAY, ALSO SHOWN HEREON AS TRACT RW-1, ARE PRIVATE AND ARE HEREBY DEDICATED TO JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. MAINTENANCE AND OPERATION OF THESE RIGHTS-OF-WAYS ARE THE RESPONSIBILITY OF JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
2. TRACTS SW-1, SW-2 AND SW-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. TRACT SW-1 IS ALSO RESERVED FOR RECREATIONAL PURPOSES.
3. TRACT P-1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PARKING TRACT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
4. TRACTS OS-1 AND OS-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
5. TRACT CH-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
6. THE FIRE EMERGENCY SECONDARY ROAD ACCESS EASEMENT IDENTIFIED ON THE PLAT HEREON IS DEDICATED TO THE CITY OF PALM BAY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE PERPETUAL ROAD ACCESS, INGRESS AND EGRESS, AND OTHER PURPOSES CONSISTENT WITH THE FLORIDA FIRE PREVENTION CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER BAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THE CITY OF PALM BAY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THIS EASEMENT.
7. AN EASEMENT FOR DRAINAGE PURPOSES IS HEREBY DEDICATED IN PERPETUITY TO THE MELBOURNE TILLMAN WATER CONTROL DISTRICT, ITS SUCCESSOR AND/OR ASSIGNS, OVER THE NORTH 36 FEET OF THE PROPERTY AS SHOWN HEREON FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM.
8. PURSUANT TO SECTION 185.064(B) OF THE CITY'S CODE OF ORDINANCES, THE COMMON AREAS SHALL BE MAINTAINED IN A MANNER WHICH CONFORMS TO ITS INTENDED USE AS EXPRESSED HEREON AND REMAINS FOR SUCH PURPOSES AS EXPRESSED ON THIS PLAT AND IN THE FINAL DEVELOPMENT PLAN FOR JUPITER BAY P.U.D. PURSUANT TO SECTION 185.064(B) OF THE CITY'S CODE OF ORDINANCES, THE COMMON AREA SHALL NOT BE PARTITIONED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF PALM BAY.
9. SUBDIVISION SIGNS ARE REGULATED BY CHAPTER 178 OF THE PALM BAY CODE OF ORDINANCES.
10. FENCING OF EASEMENTS IS REGULATED BY CHAPTER 170 OF THE PALM BAY CODE OF ORDINANCES.
11. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
12. THE STORMWATER AGREEMENT TO THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
13. THE DEVELOPMENT OF ANY LOT WITHIN THE JUPITER BAY P.U.D. PLAT MUST CONSTRUCT THE INTERNAL DRIVEWAY SECTIONS NECESSARY TO PROVIDE CROSS ACCESS TO ADJACENT PARCELS, AS REQUIRED BY THE CITY OF PALM BAY, AT THE TIME OF DEVELOPMENT.

SURVEYOR'S NOTES:

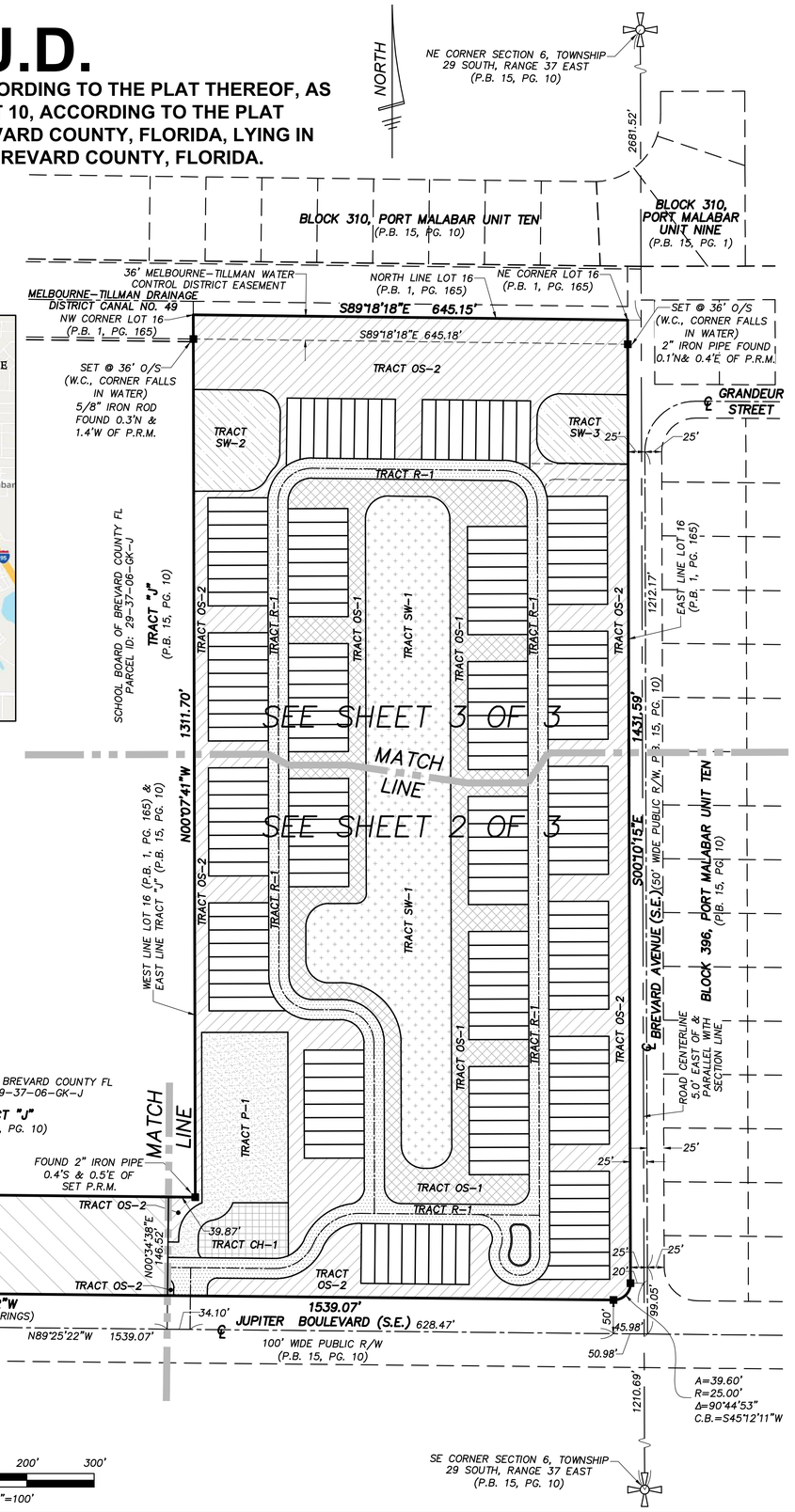
1. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM GRID BEARING N89°25'22"W ALONG THE SOUTH LINE TRACT "K", PORT MALABAR UNIT 10, P.B. 15, PAGE 10, AS SHOWN HEREON.
2. UNLESS DESIGNATED N.R. (NON-RADIAL), ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL.

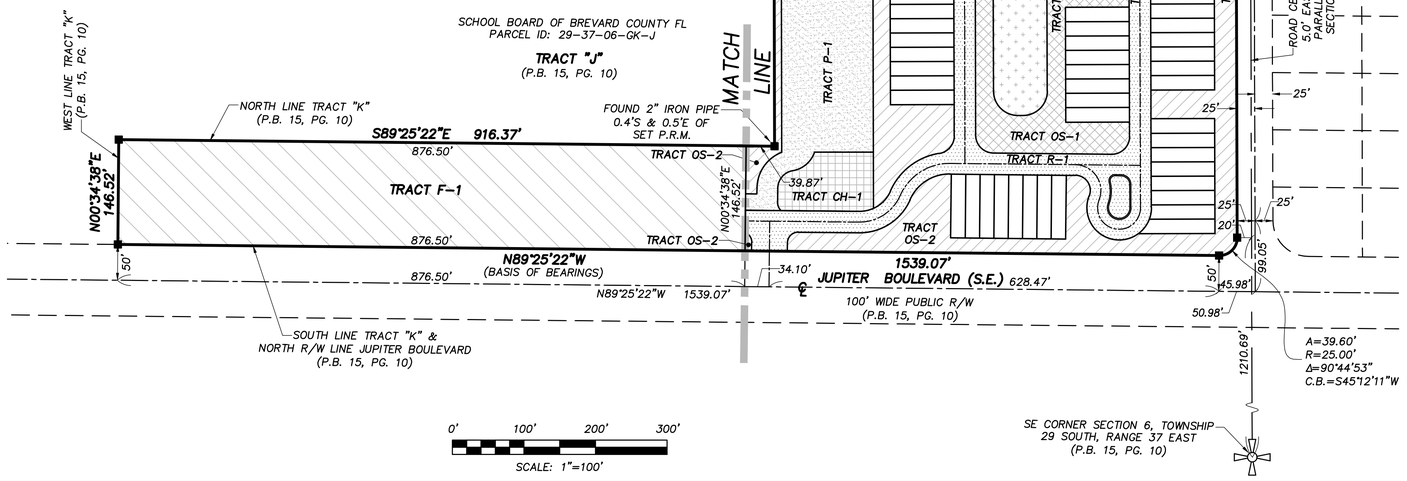
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



VICINTY MAP
(NOT TO SCALE)

HATCH LEGEND	AREA TABULATION:		
	RESIDENTIAL LOTS:	315,487 SF	7.243 AC
	TRACT F-1:	128,424 SF	2.948 AC
	TRACT P-1 PARKING:	35,887 SF	0.824 AC
	TRACT OS-1 OPEN SPACE:	103,372 SF	2.373 AC
	TRACT OS-2 OPEN SPACE:	222,687 SF	5.112 AC
	TRACT SW-1:	122,336 SF	2.809 AC
	TRACT SW-2 & SW-3:	31,635 SF	0.726 AC
	TRACT R-1 ROADWAY:	105,721 SF	2.427 AC
	TRACT CH-1 RECREATION:	9,758 SF	0.224 AC
	TOTAL	1,075,307 SF	24.686 AC
	MTWCD EASEMENT DEDICATION:	23,226 SF	0.533 AC





ABBREVIATIONS & SYMBOLS

—■—	=	SET 4"x4" CONCRETE MONUMENT WITH DISK "P.R.M. LB #4569"
—●—	=	SET 5/8" IRON ROD & CAP "WALLACE LB #4569"
—◉—	=	SET MAG NAIL & DISK "P.C.P. LB #4569"
—◉—	=	SET MAG NAIL & DISK "P.R.M. LB #4569"
A.K.A.	=	ALSO KNOWN AS
℄ C/L	=	CENTERLINE
D.E.	=	DRAINAGE EASEMENT
N.T.S.	=	NOT TO SCALE
L.B.	=	LICENSED BUSINESS
(M)	=	MEASURE
MTWCD	=	MELBOURNE-TILLMAN WATER CONTROL DISTRICT
O.R.B.	=	OFFICIAL RECORDS BOOK
O/S	=	OFFSET
P.B.	=	PLAT BOOK
P.C.P.	=	PERMANENT CONTROL POINT
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R.P.B.	=	ROAD PLAT BOOK
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
W.C.	=	WITNESS CORNER

CURVE SYMBOLS

A	=	ARC (LENGTH)
R	=	RADIUS
Δ	=	CENTRAL ANGLE
C.B.	=	CHORD BEARING

0' 100' 200' 300'
SCALE: 1"=100'

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3
SECTION 6, TWP. 29 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN

JUPITER BAY P.U.D.

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS DESCRIBED HEREON TO THE CITY OF PALM BAY FOR THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TO THE CITY OF PALM BAY A PERPETUAL EASEMENT OVER AND ACROSS THE RIGHTS OF WAY OF ALL PRIVATE STREETS AND ROADS SHOWN HEREON (SUCH PRIVATE RIGHT OF WAY BEING DEDICATED HEREON AS ROADWAY TRACT R-1) FOR INGRESS AND EGRESS FOR PUBLIC SERVICE AND EMERGENCY VEHICLES. NO OTHER EASEMENTS ARE HEREBY DEDICATED OR GRANTED TO THE PUBLIC, IT BEING THE INTENTION OF THE UNDERSIGNED THAT OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON BE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND THE CITY OF PALM BAY HAVE NO RIGHT OR INTEREST THERIN.

IN WITNESS WEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE DATE SET FORTH BELOW.

BY: _____ SACHS CAPITAL GROUP LP, A DELAWARE LIMITED PARTNERSHIP
MICHELLE SIBLEY
PRESIDENT

WITNESS NO. 1: _____ WITNESS NO. 2: _____

PRINT NAME: _____ PRINT NAME: _____

BY: _____ IDENTICAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRESIDENT

WITNESS NO. 1: _____ WITNESS NO. 2: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _ PHYSICAL PRESENCE OR _ ONLINE NOTARIZATION, THIS __ DAY OF _____, 2023 BY MICHELLE SIBLEY AND _____, ON BEHALF OF SACHS CAPITAL GROUP LP, A DELAWARE LIMITED PARTNERSHIP AND IDENTICAL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, RESPECTIVELY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

CERTIFICATE OF PLATTING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON _____ HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT THE BOUNDARY LINES OF THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITHT THE CITY OF PALM BAY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMMENDED.

DATED: _____

_____
CRAIG L. WALLACE, P.S.M. NO. 3357
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
LICENSED BUSINESS NO. 4569

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: _____

_____
JOSEPH N. HALE, P.S.M. NO. 6366
REVIEWING SURVEYOR FOT THE CITY OF PALM BAY

CERTIFICATE OF APPROVAL BY MUNICIPALITY

ATTEST:
THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL OF THE CITY OF PALM BAY APPROVED THE FOREGOING PLAT.

_____
J. ROBERT MEDINA
MAYOR

ATTEST:

_____
TERESE M. JONES
CITY CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON,
_____ AT _____ .
FILE # _____

_____
CLERK OF CIRCUIT COURT IN
AND FOR BREVARD COUNTY, FLORIDA

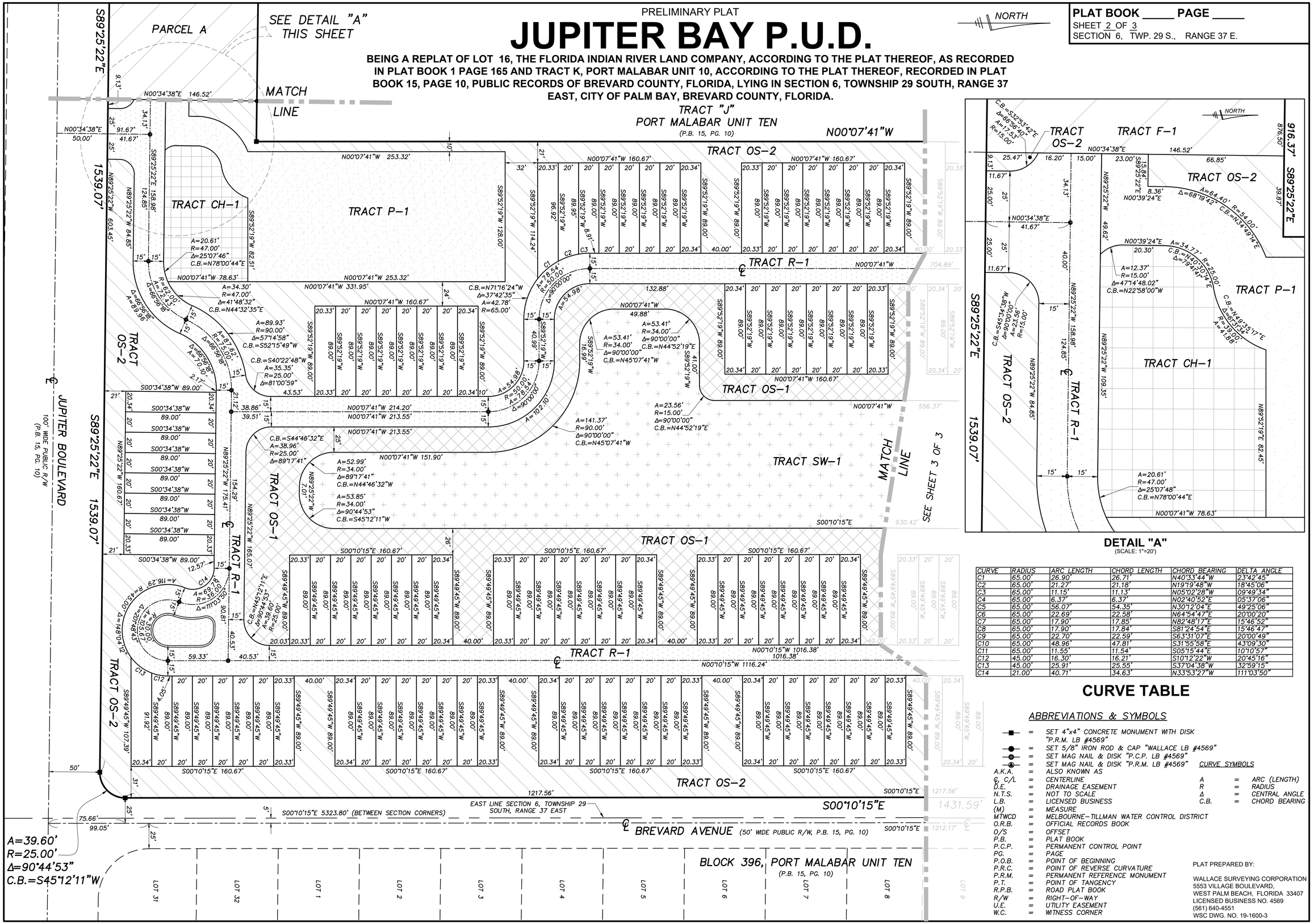
PALM BAY NO.: 0 - 0 - 2022

PRELIMINARY PLAT

JUPITER BAY P.U.D.

BEING A REPLAT OF LOT 16, THE FLORIDA INDIAN RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 165 AND TRACT K, PORT MALABAR UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 10, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 6, TWP. 29 S., RANGE 37 E.



DETAIL "A"

(SCALE: 1"=20')

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	26.90'	26.71'	N40°33'44"W	23°42'45"
C2	65.00'	21.27'	21.18'	N19°19'48"W	18°45'06"
C3	65.00'	11.15'	11.13'	N05°02'28"W	09°49'34"
C4	65.00'	6.37'	6.37'	N02°40'52"E	05°37'06"
C5	65.00'	56.07'	54.35'	N30°12'04"E	49°25'06"
C6	65.00'	22.69'	22.58'	N64°54'47"E	20°00'20"
C7	65.00'	17.90'	17.85'	N82°48'17"E	15°46'52"
C8	65.00'	17.90'	17.84'	S81°24'54"E	15°46'47"
C9	65.00'	22.70'	22.59'	S63°31'07"E	20°00'49"
C10	65.00'	48.96'	47.81'	S31°55'58"E	43°09'30"
C11	65.00'	11.55'	11.54'	S05°15'44"E	10°10'57"
C12	45.00'	16.30'	16.21'	S10°12'22"W	20°45'16"
C13	45.00'	25.97'	25.55'	S37°04'38"W	32°59'15"
C14	21.00'	40.71'	34.63'	N33°53'27"W	111°03'50"

ABBREVIATIONS & SYMBOLS

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- ● = SET 5/8" IRON ROD & CAP "WALLACE LB #4569"
- ⊙ = SET MAG NAIL & DISK "P.C.P. LB #4569"
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PLAT PREPARED BY:

WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
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LICENSED BUSINESS NO. 4569
(561) 640-4551
WSC DWG. NO. 19-1600-3

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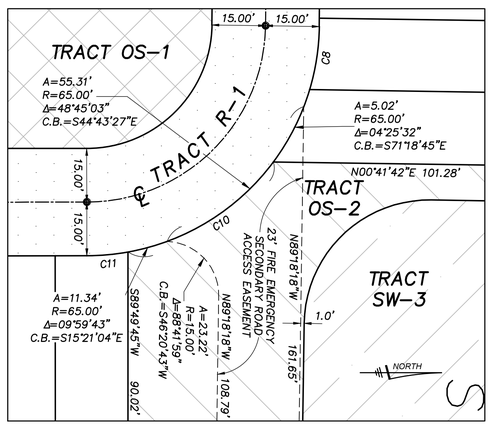
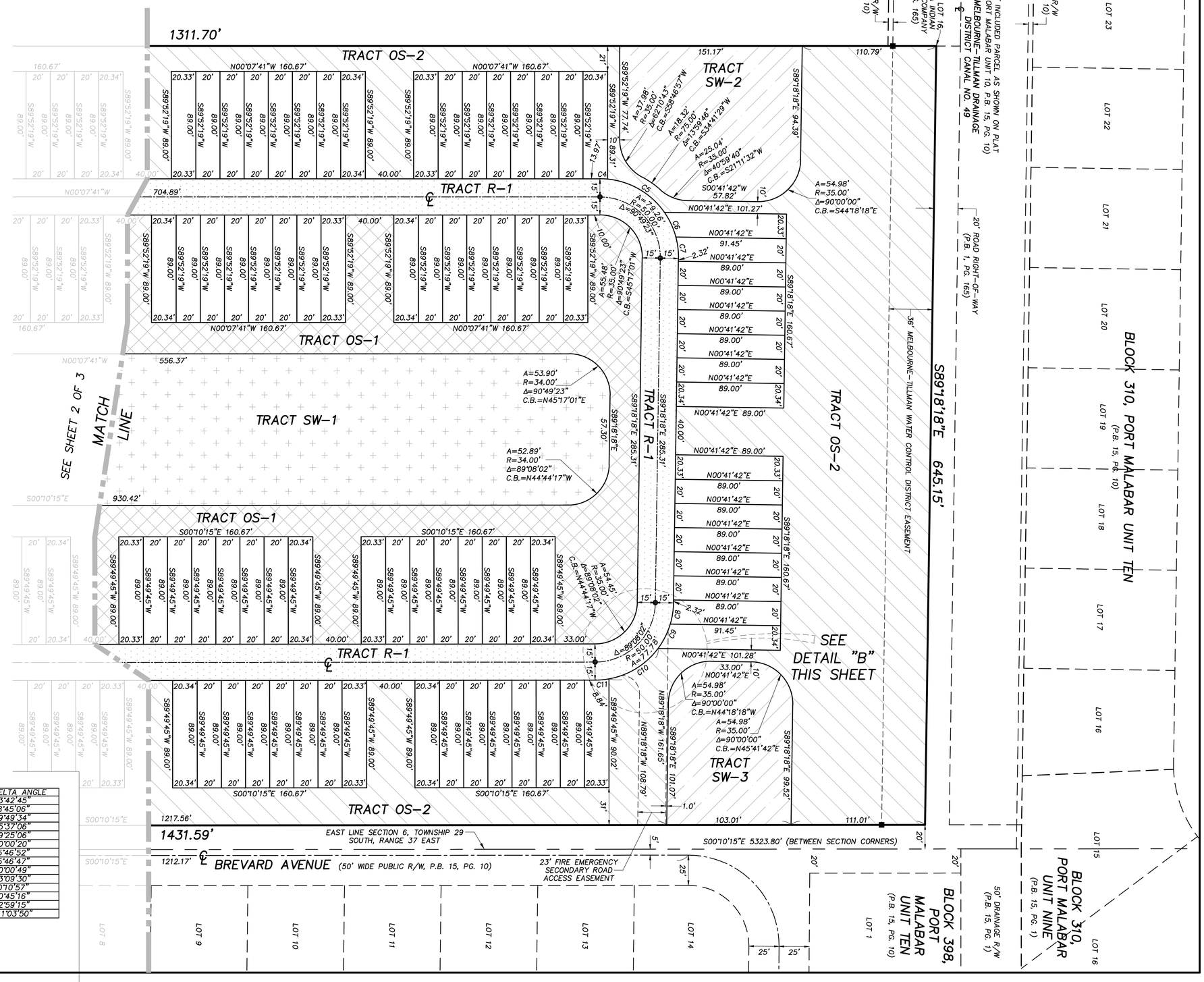
R/W = RIGHT–OF–WAY
U.E. = UTILITY EASEMENT
W.C. = WITNESS CORNER

CURVE SYMBOLS

A = ARC (LENGTH)
R = RADIUS
Δ = CENTRAL ANGLE
C.B. = CHORD BEARING



DETAIL "B"
(SCALE: 1"=20')



PLAT PREPARED BY:

WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407
LICENSED BUSINESS NO. 4569
(561) 640-4551
WSC DWG. NO. 19-1600-3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	26.90'	26.71'	N40°33'44"W	23°42'45"
C2	65.00'	21.27'	21.18'	N19°19'48"W	18°45'06"
C3	65.00'	11.15'	11.13'	N05°02'28"W	09°49'34"
C4	65.00'	6.37'	6.37'	N02°40'52"E	05°37'06"
C5	65.00'	56.07'	54.35'	N30°12'04"E	49°25'06"
C6	65.00'	22.69'	22.58'	N64°54'47"E	20°00'20"
C7	65.00'	17.90'	17.85'	N82°48'17"E	15°46'52"
C8	65.00'	17.90'	17.84'	S81°24'54"E	15°46'47"
C9	65.00'	22.70'	22.59'	S63°31'07"E	20°00'49"
C10	65.00'	48.96'	47.81'	S31°55'58"E	43°09'30"
C11	65.00'	11.55'	11.54'	S05°15'44"E	10°10'57"
C12	45.00'	16.30'	16.21'	S10°12'22"W	20°45'16"
C13	45.00'	25.91'	25.55'	S37°04'38"W	32°59'15"
C14	21.00'	40.71'	34.63'	N33°53'27"W	111°03'50"

CURVE TABLE

School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Robert E. Schiller, Ed.D., Interim Superintendent

Brevard Public Schools

March 13, 2023

Ms. Uma Sarmistha
Senior Planner
City of Palm Bay
Growth Management Department
120 Malabar Road SE
Palm Bay, Florida 32907

RE: Proposed Jupiter Bay Development previously CD-2022-15
School Capacity Availability Determination Letter SCADL-2023-02

Dear Ms. Sarmistha,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2925050 (Parcel ID: 29-37-06-GK-K) containing approximately 23.97 acres in the City of Palm Bay, Brevard County, Florida. The proposed development includes 176 single-family units and 60 condominums. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in the *Brevard County Public Schools Financially Feasible Plan for 2022-23 to 2027-28* which is attached for reference.

	Condominium		Single Family		Both
	60		176		
Students Generated	Student Generation Rates	Calculated Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.01	0.6	0.24	42.24	43
Middle	0.004	0.24	0.07	12.32	13
High	0.002	0.12	0.12	21.12	21
Total	0.02	1.2	0.43	75.68	77

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		874	874	874	874	874
Southwest		1,230	1,230	1,230	1,289	1,289
Bayside		2,263	2,263	2,263	2,263	2,382

Projected Student Membership

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		564	589	647	675	691
Southwest		920	1,024	1,127	1,174	1,285
Bayside		1,885	2,023	2,099	2,175	2,371

Students Generated by Newly Issued SCADL Reservations Since FFP

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		-	-	-	-	-
Southwest		-	-	-	-	-
Bayside		-	-	-	-	-

Cumulative Students Generated by Proposed Development

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		43	43	43	43	43
Southwest		13	13	13	13	13
Bayside		21	21	21	21	21

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		607	632	690	718	734
Southwest		933	1,037	1,140	1,187	1,298
Bayside		1,906	2,044	2,120	2,196	2,392

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School		2023-24	2024-25	2025-26	2026-27	2027-28
Turner		267	242	184	156	140
Southwest		297	193	90	102	(9)
Bayside		357	219	143	67	(10)

At this time Southwest Middle School and Bayside High School are not projected to have enough capacity for the total of projected and potential students from the Jupiter Bay development. Because there is a shortfall of available capacity in the concurrency service areas of the Jupiter Bay development, the capacity of the adjacent concurrency service areas must be considered. The adjacent middle school concurrency service areas are Stone Middle

School and Central Middle School. The adjacent high school concurrency service areas are Heritage High School and Palm Bay Magnet High School. A table of capacities of Adjacent Schools Concurrency Service Areas that could accommodate the impacts of the Jupiter Bay development are shown:

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		1,076	1,076	1,076	1,076	1,076
Heritage		2,314	2,314	2,314	2,314	2,314
Projected Student Membership						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		708	799	823	890	977
Heritage		2,055	2,065	2,057	2,099	2,171
Students Generated by Newly Issued SCADL Reservations Since FFP						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		-	-	-	-	-
Heritage		-	-	-	-	-
Cumulative Students Generated by Proposed Development						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		13	13	13	13	13
Heritage		21	21	21	21	21
Total Projected Student Membership (includes Cumulative Impact of Proposed Development)						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		721	812	836	903	990
Heritage		2,076	2,086	2,078	2,120	2,192
Projected Available Capacity = FISH Capacity - Total Projected Student Membership						
School		2023-24	2024-25	2025-26	2026-27	2027-28
Stone		355	264	240	173	86
Heritage		238	228	236	194	122

Considering the adjacent middle school and high school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Jupiter Bay development.

This letter is the official ***School Concurrency Availability Determination Letter (SCADL)*** for the Jupiter Bay development in accordance with Section 13.2(e) of the *Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA).* This letter will become binding, and capacity will be reserved in Brevard Public Schools for the projected student membership impact of this development as of the date of this letter.

The School Capacity Reservation at the above schools is valid for 24 months from the date of this letter. At that time, if the project has not received the Certificate of Completion approval from The City of Palm Bay, a Time Extension application can be submitted to the School Board through The City of Palm Bay. A maximum of 2 additional years can be requested. If the final planning approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Also, in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended, or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for 2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facilities Services
File SCADL-2023-02

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2023-02

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service

Data and Analysis for School Years 2022-23 to 2027-28

Summary	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Highest Utilization Elementary Schools:	93%	99%	100%	99%	99%	100%
Highest Utilization Middle Schools:	88%	88%	94%	92%	91%	100%
Highest Utilization Jr / Sr High Schools:	83%	83%	81%	78%	77%	76%
Highest Utilization High Schools:	107%	99%	97%	98%	100%	100%

School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	598	80%	751	598	80%	751	635	85%	751	704	94%	751	720	96%	773	766	99%
Andersen	Elementary	K-6	100%	884	568	64%	884	568	64%	884	549	62%	884	537	61%	884	530	60%	884	501	57%
Apollo	Elementary	K-6	100%	902	731	81%	902	731	81%	902	749	83%	902	753	83%	902	736	82%	902	718	80%
Atlantis	Elementary	PK-6	100%	739	620	84%	739	620	84%	739	608	82%	739	596	81%	739	585	79%	739	572	77%
Audubon	Elementary	PK-6	100%	761	450	59%	761	450	59%	761	435	57%	761	422	55%	761	419	55%	761	426	56%
Cambridge	Elementary	PK-6	100%	787	495	63%	787	495	63%	787	511	65%	787	505	64%	787	510	65%	787	524	67%
Cape View	Elementary	PK-6	100%	570	305	54%	570	288	51%	570	309	54%	570	314	55%	570	315	55%	570	329	58%
Carroll	Elementary	K-6	100%	751	626	83%	751	633	84%	751	643	86%	751	623	83%	751	619	82%	751	628	84%
Challenger 7	Elementary	PK-6	100%	573	503	88%	573	503	88%	573	474	83%	573	462	81%	573	433	76%	573	413	72%
Columbia	Elementary	PK-6	100%	751	506	67%	751	512	68%	751	531	71%	751	522	70%	751	538	72%	751	538	72%
Coquina	Elementary	K-6	100%	711	560	79%	711	560	79%	711	565	79%	711	602	85%	711	590	83%	711	585	82%
Creel	Elementary	PK-6	100%	1,114	626	56%	1,114	660	59%	1,114	668	60%	1,114	668	60%	1,114	667	60%	1,114	658	59%
Croton	Elementary	PK-6	100%	795	488	61%	795	488	61%	795	514	65%	795	528	66%	795	542	68%	795	542	68%
Discovery	Elementary	PK-6	100%	980	643	66%	980	664	68%	980	675	69%	980	671	68%	980	720	73%	980	761	78%
Endeavour	Elementary	PK-6	100%	968	719	74%	968	750	77%	968	717	74%	968	707	73%	968	674	70%	968	671	69%
Enterprise	Elementary	K-6	100%	729	597	82%	729	597	82%	729	578	79%	729	552	76%	729	538	74%	729	529	73%
Fairglen	Elementary	PK-6	100%	789	617	78%	789	617	78%	789	617	78%	789	632	80%	789	635	80%	789	625	79%
Gemini	Elementary	K-6	100%	711	468	66%	711	477	67%	711	465	65%	711	468	66%	711	455	64%	711	457	64%
Golfview	Elementary	PK-6	100%	777	441	57%	777	441	57%	777	460	59%	777	481	62%	777	489	63%	777	503	65%
Harbor City	Elementary	PK-6	100%	629	403	64%	629	405	64%	629	457	73%	629	474	75%	629	494	79%	629	509	81%
Holland	Elementary	PK-6	100%	605	432	71%	605	450	74%	605	451	75%	605	444	73%	605	442	73%	605	431	71%
Imperial Estates	Elementary	K-6	100%	729	659	90%	729	684	94%	729	712	98%	729	724	99%	751	742	99%	795	779	98%
Indialantic	Elementary	K-6	100%	798	686	86%	798	686	86%	798	685	86%	798	671	84%	798	676	85%	798	651	82%
Jupiter	Elementary	PK-6	100%	930	729	78%	930	735	79%	930	801	86%	930	882	95%	974	940	97%	1,040	1,030	99%
Lockmar	Elementary	PK-6	100%	892	585	66%	892	585	66%	892	569	64%	892	552	62%	892	558	63%	892	559	63%
Longleaf	Elementary	PK-6	100%	790	631	80%	790	637	81%	790	613	78%	790	590	75%	790	563	71%	790	528	67%
Manatee	Elementary	K-6	100%	998	898	90%	998	910	91%	998	889	89%	998	845	85%	998	888	89%	998	881	88%
McAuliffe	Elementary	PK-6	100%	838	621	74%	838	621	74%	838	580	69%	838	568	68%	838	553	66%	838	528	63%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	825	74%	1,114	825	74%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	843	76%
Meadowlane Primary	Elementary	K-6	100%	824	651	79%	824	666	81%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Mila	Elementary	PK-6	100%	707	435	62%	707	435	62%	707	439	62%	707	396	56%	707	383	54%	707	362	51%
Mims	Elementary	PK-6	100%	725	464	64%	725	464	64%	725	481	66%	725	512	71%	725	525	72%	725	513	71%
Oak Park	Elementary	PK-6	100%	968	505	52%	968	505	52%	968	471	49%	968	478	49%	968	475	49%	968	447	46%
Ocean Breeze	Elementary	PK-6	100%	654	554	85%	654	550	84%	654	542	83%	654	533	81%	654	534	82%	654	531	81%
Palm Bay Elem	Elementary	PK-6	100%	983	586	60%	983	613	62%	983	610	62%	983	627	64%	983	630	64%	983	636	65%
Pinewood	Elementary	PK-6	100%	569	521	92%	591	521	88%	591	541	92%	613	572	93%	613	598	98%	613	600	98%
Port Malabar	Elementary	PK-6	100%	852	640	75%	852	640	75%	852	683	80%	852	746	88%	852	760	89%	852	795	93%
Quest	Elementary	PK-6	100%	932	693	74%	932	693	74%	932	684	73%	932	681	73%	932	685	73%	932	697	75%
Riviera	Elementary	PK-6	100%	777	699	90%	777	714	92%	777	718	92%	799	780	98%	843	827	98%	887	866	98%
Roosevelt	Elementary	K-6	100%	599	288	48%	599	298	50%	599	269	45%	599	256	43%	599	239	40%	599	220	37%
Sabal	Elementary	PK-6	100%	785	500	64%	785	500	64%	785	503	64%	785	516	66%	785	534	68%	785	535	68%
Saturn	Elementary	PK-6	100%	998	649	65%	998	649	65%	998	677	68%	998	821	82%	998	794	80%	998	786	79%
Sea Park	Elementary	PK-6	100%	461	337	73%	461	337	73%	461	327	71%	461	321	70%	461	326	71%	461	329	71%
Sherwood	Elementary	PK-6	100%	609	459	75%	609	459	75%	609	458	75%	609	459	75%	609	450	74%	609	441	72%
Sunrise	Elementary	PK-6	100%	913	759	83%	913	767	84%	913	836	92%	935	908	97%	1,023	1,004	98%	1,067	1,067	100%
Suntree	Elementary	K-6	100%	755	600	79%	755	602	80%	755	561	74%	755	541	72%	755	516	68%	755	480	64%
Surfside	Elementary	K-6	100%	541	442	82%	541	442	82%	541	425	79%	541	418	77%	541	417	77%	541	407	75%
Tropical	Elementary	K-6	100%	910	669	74%	910	669	74%	910	614	67%	910	600	66%	910	572	63%	910	545	60%
Turner	Elementary	PK-6	100%	874	555	64%	874	564	65%	874	589	67%	874	647	74%	874	675	77%	874	691	79%
University Park	Elementary	PK-6	100%	811	487	60%	811	487	60%	811	545	67%	811	592	73%	811	642	79%	811	658	81%
Viera Elem	Elementary	K-6	100%	1,030	695	67%	1,030	717	70%	1,030	759	74%	1,030	857	83%	1,030	926	90%	1,074	1,061	99%
Westside	Elementary	K-6	100%	857	799	93%	857	846	99%	923	922	100%	989	974	98%	1,033	988	96%	1,099	1,100	**100%**
Williams	Elementary	PK-6	100%	715	451	63%	715	450	63%	715	443	62%	715	414	58%	715	411	57%	715	415	58%
Elementary Totals				**42,215**	**30,468**		**42,237**	**30,778**		**42,303**	**30,996**		**42,435**	**31,549**		**42,677**	**31,905**		**43,007**	**32,280**	

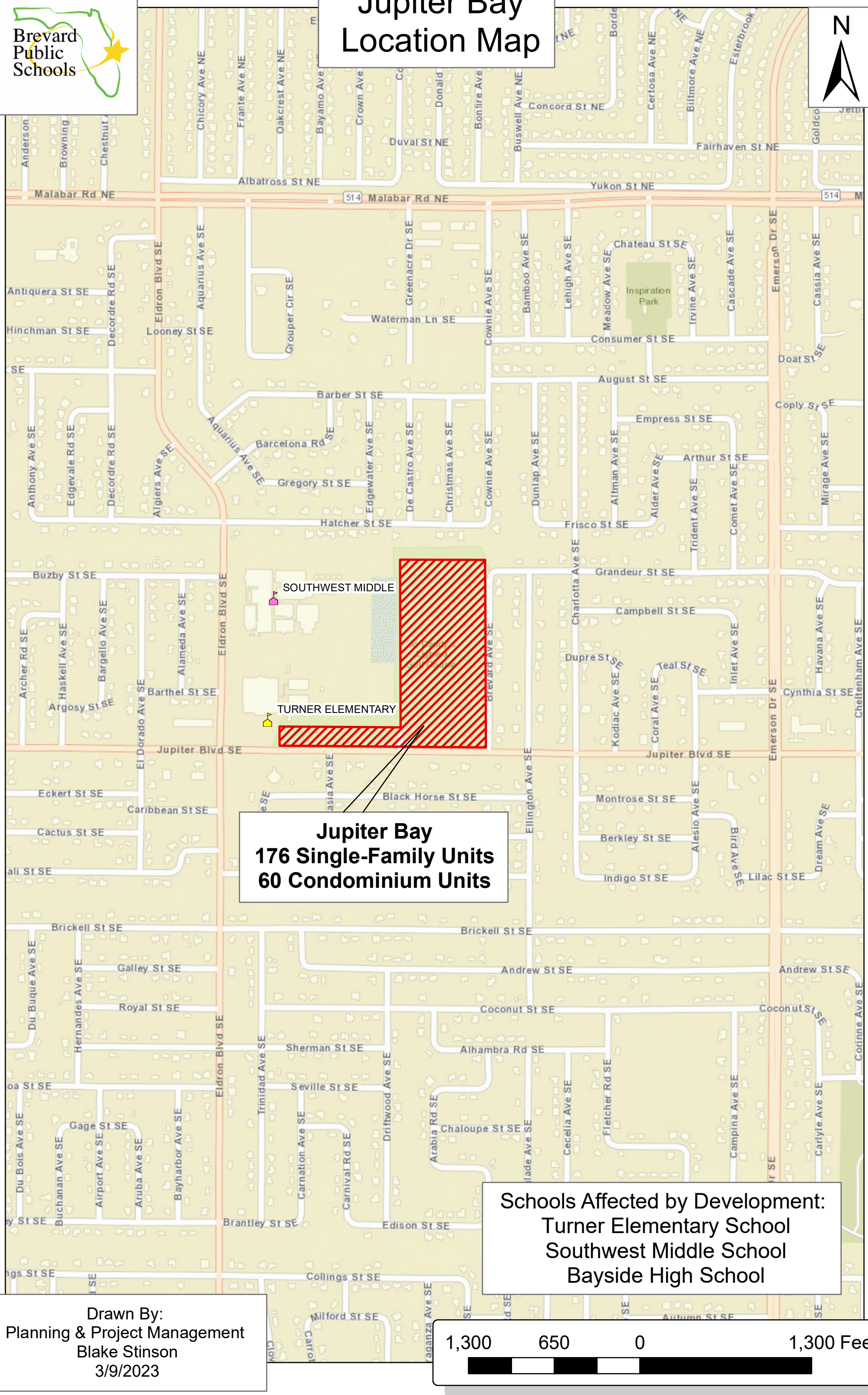
School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,129	75%	1,514	1,129	75%	1,514	1,158	76%	1,514	1,228	81%	1,514	1,289	85%	1,514	1,377	91%
DeLaura	Middle	7-8	90%	960	842	88%	960	844	88%	960	902	94%	960	820	85%	960	789	82%	960	826	86%
Hoover	Middle	7-8	90%	680	505	74%	680	505	74%	680	534	79%	680	574	84%	680	577	85%	680	588	86%
Jackson	Middle	7-8	90%	660	550	83%	660	550	83%	660	545	83%	660	538	82%	660	555	84%	660	588	89%
Jefferson	Middle	7-8	90%	873	608	70%	873	608	70%	873	600	69%	873	609	70%	873	563	64%	873	548	63%
Johnson	Middle	7-8	90%	1,064	610	57%	1,064	610	57%	1,064	650	61%	1,064	698	66%	1,064	753	71%	1,064	825	78%
Kennedy	Middle	7-8	90%	869	671	77%	869	671	77%	869	687	79%	869	670	77%	869	669	77%	869	677	78%
Madison	Middle	7-8	90%	781	446	57%	781	453	58%	781	484	62%	781	452	58%	781	476	61%	781	593	76%
McNair	Middle	7-8	90%	616	365	59%	616	369	60%	616	346	56%	616	354	57%	616	337	55%	616	347	56%
Southwest	Middle	7-8	90%	1,230	920	75%	1,230	920	75%	1,230	1,024	83%	1,230	1,127	92%	1,289	1,174	91%	1,289	1,285	100%
Stone	Middle	7-8	90%	1,076	668	62%	1,076	708	66%	1,076	799	74%	1,076	823	76%	1,076	890	83%	1,076	977	91%
Middle Totals				**10,323**	**7,314**		**10,323**	**7,367**		**10,323**	**7,729**		**10,323**	**7,893**		**10,382**	**8,072**		**10,382**	**8,631**	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,097	1,545	74%	2,097	1,536	73%	2,097	1,555	74%	2,097	1,525	73%	2,097	1,518	72%	2,097	1,470	70%
Cocoa Beach	Jr / Sr High	7-12	90%	1,445	983	68%	1,445	1,000	69%	1,445	1,000	69%	1,445	941	65%	1,445	928	64%	1,445	867	60%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,534	83%	1,852	1,534	83%	1,852	1,505	81%	1,852	1,450	78%	1,852	1,428	77%	1,852	1,402	76%
Jr / Sr High Totals				**5,394**	**4,062**		**5,394**	**4,070**		**5,394**	**4,060**		**5,394**	**3,916**		**5,394**	**3,874**		**5,394**	**3,739**	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,109	76%	1,451	1,109	76%	1,451	1,123	77%	1,451	1,129	78%	1,451	1,164	80%	1,451	1,158	80%
Bayside	High	9-12	95%	2,263	1,851	82%	2,263	1,885	83%	2,263	2,023	89%	2,263	2,099	93%	2,263	2,175	96%	2,382	2,371	100%
Eau Gallie	High	PK, 9-12	95%	2,221	1,582	71%	2,221	1,582	71%	2,221	1,597	72%	2,221	1,625	73%	2,221	1,631	73%	2,221	1,693	76%
Heritage	High	9-12	95%	2,314	2,033	88%	2,314	2,055	89%	2,314	2,065	89%	2,314	2,057	89%	2,314	2,099	91%	2,314	2,171	94%
Melbourne	High	9-12	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,248	95%	2,370	2,284	96%	2,370	2,345	99%
Merritt Island	High	PK, 9-12	95%	1,962	1,546	79%	1,962	1,546	79%	1,962	1,512	77%	1,962	1,457	74%	1,962	1,437	73%	1,962	1,454	74%
Palm Bay	High	PK, 9-12	95%	2,657	1,483	56%	2,657	1,495	56%	2,657	1,581	60%	2,657	1,683	63%	2,657	1,704	64%	2,657	1,700	64%
Rockledge	High	9-12	95%	1,836	1,559	85%	1,836	1,559	85%	1,836	1,640	89%	1,836	1,699	93%	1,836	1,693	92%	1,836	1,620	88%
Satellite	High	PK, 9-12	95%	1,527	1,518	99%	1,551	1,536	99%	1,551	1,433	92%	1,551	1,413	91%	1,551	1,359	88%	1,551	1,299	84%
Titusville	High	9-12	95%	1,813	1,313	72%	1,813	1,333	74%	1,813	1,335	74%	1,813	1,351	75%	1,813	1,316	73%	1,813	1,322	73%
Viera	High	PK, 9-12	95%	2,141	2,289	**107%**	2,474	2,319	94%	2,474	2,391	97%	2,474	2,417	98%	2,569	2,579	**100%**	2,664	2,660	100%
High Totals				**22,555**	**18,528**		**22,912**	**18,664**		**22,912**	**18,945**		**22,912**	**19,178**		**23,007**	**19,441**		**23,221**	**19,793**	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	403	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	506	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%
South Lake	Elementary	K-6	100%	481	434	90%	657	453	69%	657	471	72%	657	489	74%	657	507	77%	657	529	81%
West Melbourne	Elementary	K-6	100%	618	549	89%	618	552	89%	794	570	72%	794	588	74%	794	606	76%	794	624	79%
Edgewood	Jr / Sr High	7-12	90%	1,077	938	87%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%
West Shore	Jr / Sr High	7-12	90%	1,264	930	74%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%
Schools of Choice				**4,484**	**3,760**		**4,660**	**3,827**		**4,836**	**3,863**		**4,836**	**3,899**		**4,836**	**3,935**		**4,836**	**3,975**	
Brevard Totals				**84,971**	**64,132**		**85,526**	**64,706**		**85,768**	**65,593**		**85,900**	**66,435**		**86,296**	**67,227**		**86,840**	**68,418**	

Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2022-23 are reported from the FISH database as of October 14, 2022.
2. Student Membership is reported from the Fall Final Membership Count (10/14/2022).
3. Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
   - Development Projections from Brevard County Local Government Jurisdictions
   - Brevard County School Concurrency Student Generation Multipliers (SGM)
   - Fall Membership student addresses and corresponding concurrency service areas
   - Student Mobility Rates / Cohort Survival Rates
   - Brevard County Birth rates by zip code
4. Davis Demographics estimates are then adjusted using the following factors:
   - PK (Pre-Kindengarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
   - Current From/To attendance patterns are assumed to remain constant.
   - Nongeocoded student addresses are assumed to continue in their attendance schools.
   - Charter School Growth.
5. In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
6. If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
   If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
   - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
   For school year 2023-24, no additional capacity is needed.
   For school year 2024-25, a total of 3 intermediate classrooms are projected for Westside Elementary School
   For school year 2025-26, a total of 6 intermediate classrooms are projected for Pinewood (1), Riveria (1), Sunrise (1) and Westside (3) Elementary Schools.
   For school year 2026-27, a total of 14 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (4), Westside (2) Elementary Schools, and Southwest Middle School (3). 4 High School relocatable classrooms are proposed for Viera High School.
   For school year 2027-28, a total of 15 intermediate classrooms are projected for Roy Allen (1), Imperial Estates (2), Jupiter (3), Riveria (2), Viera El (2), Sunrise (2), and Westside (3) Elementary Schools. 9 High School relocatable classrooms are proposed for Bayside (5) and Viera (4) High.
7. A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.
8. A classroom addition is planned for construction at South Lake Elementary School for 2023-24. The factored capacity is adjusted for the proposed 176 student stations.
9. A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.
10. Capacity adjusted for Board approved addition of one relocatable each at Pinewood Elementary and Satellite High Schools for school year 2024-25 forward.

Jupiter Bay Location Map

Brevard Public Schools



Drawn By:
Planning & Project Management
Blake Stinson
3/9/2023

MBV ENGINEERING, INC.
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
Vero Beach 772.569.0035 Melbourne 321.253.1510 Ft. Pierce 772.468.9055

CITIZEN PARTICIPATION REPORT

Jupiter Bay PD-15-2022

Preliminary Development Plan

MBV PROJECT #: 20-1013

A public meeting was held on March 15, 2022 at 6:00 PM. at Franklin T. DeGroodt Public Library, 6475 Minton Road, Palm Bay, FL 32908.

Attachment A is a copy of the letter that was mailed to all residents within a 500' radius of the subject property on October 4, 2021.

Attachment B is the listing provided in the Brevard County Radius Package of all property owners that received an invitation to the citizens meeting along with the Radius Map provided with the package.

Attachment C is a copy of the sign-in sheet, which includes the names and addresses of all participants.

A total of 5 people attended the public information meeting. Inclusive of 1 representative from MBV Engineering, Inc.

Meeting Opening Statements:

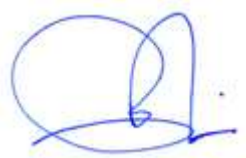
- Meeting opened at 6:00 By Bruce Moia, P.E., and President of MBV Engineering recognizing and welcoming all citizens.
- Recognized the reason for the meeting was that the development boundary and size had changed.
- Point out that we want to address any concerns within the community.

Points of Conversation (No questions were asked):

- Owner requesting change to add .8 acre parcel that was recently purchased.
- Owner also requesting to add 60 MFR units on top of commercial.
- Parking added to development accordingly to additional lots.
- We are currently working with the School Board to extend the School turn lanes to Brevard Avenue.
- City Council requested and we complied with a emergency access Brevard Avenue.
- Addition of an East Bound Left Turn at entrance to project.

Meeting Summary:

The meeting went well, all participants were cordial and no one had any questions.



Bruce Moia, P.E., President

MBV Engineering, Inc.

Attachment A - Letter to Residents

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

February 21, 2022 ***Via First Class Mail***

RE: Notice of Citizen Informational Meeting on March 15, 2022

Applicant:	Sachs Capital Group
Project Site Address:	3255 Jupiter Blvd. SE, Palm Bay, FL 32909 24 Acre Parcel – (Formerly Joe Daddy's Golf Course)
Zoning Request:	Planned Unit Development
Applications:	Preliminary Development

Dear Neighbor:

Sachs Capital Group has submitted the applications listed above requesting approval of a Planned Unit Development to the City of Palm Bay. The amended application for Preliminary Development now consists of 176 residential town homes and 60 Condominiums along with the commercial parcel with three outparcels. The only changes, since the last notification is the addition of the 60 condominiums and an additional parcel of land.

On behalf of Sachs Capital Group and Jupiter Bay Subdivision, I am inviting you to an informational meeting to discuss the request, answer any questions you may have, and record any feedback you may offer. We will then present to City Staff, the Planning and Zoning Board and City Council as we move through the review and public hearing process for this request.

I have attached the preliminary PUD concept plan of the project for your review prior to the informational meeting. We will have additional explanatory information with us at the meeting. If you have any questions you wish to submit in advance of the meeting, we would appreciate the opportunity to review them in advance to be sure that we bring appropriate information to answer your questions or address your concerns at the meeting.

DATE:	March 15, 2022
TIME:	6:00 PM
PLACE:	Franklin T. DeGroodt Public Library 6475 Minton Road, Palm Bay FL, 32908

We hope to see you there. In the interim, please do not hesitate to contact me via email at brucem@mbveng.com

Best Regards,

Bruce Moia, P.E., President

1835 20th Street
Vero Beach, FL 32960
772.569.0035
Fax: 772.778.3617

1250 W. Eau Gallie Blvd., Suite H
Melbourne, FL 32935
321.253.1510
Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

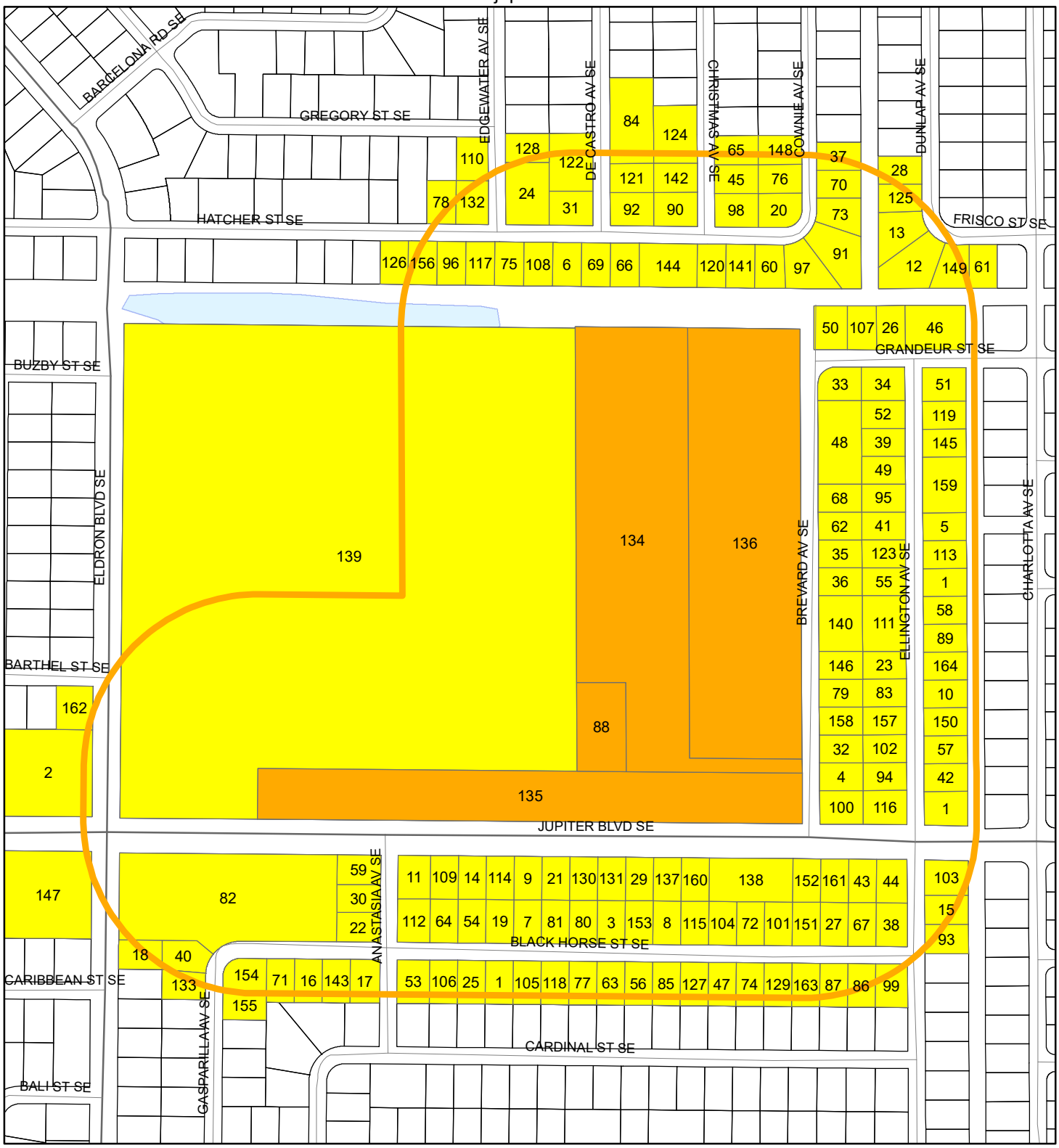
901 Martin Downs Blvd., Suite 203
Palm City, FL 34990
772.426.9959
Fax: 772.778.3617

Attachment B - Radius Package

RADIUS MAP

SACHS CAPITAL GROUP LP

jupiter500



N
W E
S

1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/11/2020

Buffer

Subject Property

Notify Property

Parcels

WALKER, Wanda
MBV Engineering, Inc.
1250 W. Eau Gallie Blvd., Suite H
Melbourne, FL 32925

3085 JUPITER LLC
1415 TALON WAY
MELBOURNE FL 32934-

ABITBOL, GILBERT
184 33 TUDOR RD
JAMAICA NY 11432-

AHMAD, SAAD FAROOQ
MASOOD, QURAT-UL-AN
7667 N WICKHAM RD, APT 1407
MELBOURNE FL 32940-7940

ALVARO AGUILERA & SOCORRO RODRIGUEZ REVOCABLE TRUST
1268 NW 27TH ST, APT 1
MIAMI FL 33142-6605

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-

ASCHER, LARRY O
ASCHER, SUSAN HOPE SCHNEIDER
1242 SEMINOLE DR
INDIAN HARBOUR BEACH FL 32937-4139

ASCHER, SUSAN HOPE SCHNEIDER
ASCHER, JAMES PHILLIP SCHNEIDER
1242 SEMINOLE DR
INDIAN HBR BCH FL 32937-

ASCHER, SUSAN HOPE SCHNEIDER
ASCHER, LARRY
1242 SEMINOLE DRIVE
INDIAN HBR BCH FL 32937-

ASIK, RAYMOND
4112 FORD LANE
VERMILION OH 44089-

AVENA, GLORIA P
35 -50 85TH STREET
JACKSON HEIGHTS NY 11372-

AVTEC HOMES INC
620 SE MALABAR SE RD, STE 5
PALM BAY FL 32907-3109

AZZURRI PROPERTY HOLDINGS INC
521 THOR AVE SE
PALM BAY FL 32909-3515

BAILEY, MENZIE R
BAILEY, DARREN L
3222 JUPITER BLVD SE
PALM BAY FL 32909-

BAKER, JEAN CLAUDE
BAKER, MAIKA
625 SE FLOWERWOOD SE DR
PALM BAY FL 32909-2379

BAPTIST, DARYL
125 RAVEN CT
ROYAL PALM BEACH FL 33411-1713

BARNES, VERNICE V
BARNES, CAMILLE L
1610 SE DITTMER CIR, # 1610
PALM BAY FL 32909-1316

BELL, WID
1186 W SUN CIRCLE
MELBOURNE FL 32935-

BIXBY, KEVIN A
539 BLACK HORSE ST SE
PALM BAY FL 32909-

BOOTH, ALLYN JAMES,JR
BORING, AMY LYNN
340 SE COWNIE SE AVE
PALM BAY FL 32909-3715

BURNS, ROBERT R
3246 JUPITER BLVD SE
PALM BAY FL 32909-

CAPRILE DE DOMINGUEZ, LIGIA E
4516 N APPALOOSA RD
MARICOPA AZ 85139-6324

CARL H & EVELYN SWANSON REVOCABLE TRUST
466 SE ELLINGTON AVE
PALM BAY FL 32909-4121

CARO, DAVIS RAMOS
RODRIGUEZ, JEANETTE
341 SE EDGEWATER AVE
PALM BAY FL 32909-3706

CAVESE-WAICUL, ELAINE
CAVESE, ROBERT
127 SIMS CREEK LN
JUPITER FL 33458-

CHARLES, CLETUS OTIS
CHARLES, ANN-MARIE D
661 GRANDEUR ST SE
PALM BAY FL 32909-

CHARON GAUD, ANTONIO
589 SE COLLINGS ST
PALM BAY FL 32909-4850

CHENEY, LINDA G
372 DUNLAP AVE SE
PALM BAY FL 32909-

CHRISTOPHER L MIDDLETON BUILDING CONTRACTOR LLC
215 S ROBERT WAY
SATELLITE BEACH FL 32937-3429

CLARK, BRUCE
CLARK, LOIS
528 SE ANASTASIA AVE
PALM BAY FL 32909-4109

CLARKE, JOHN W
CLARKE, AMANDA K
340 DE CASTRO AVE SE
PALM BAY FL 32909-

CLAYTON, CHRISTOPHER RODERICK
CLAYTON, CONITA LATOYA
485 SE BREVARD AVE
PALM BAY FL 32909-4120

CLEM, PAUL D
407 BREVARD AVE SE
PALM BAY FL 32909-

COMBS, BETTY LIFE ESTATE
660 GRANDEUR ST SE
PALM BAY FL 32909-

CORBIN, KENNETH J
CORBIN, LINDA L TRUSTEES
443 BREVARD AVE SE
PALM BAY FL 32909-

CORRALIZA, JOSE
ALMODOVAR, BRUNILDA
449 SE BREVARD AVE
PALM BAY FL 32909-4120

COUCH, JANETTE E
COUCH, KENNETH N
164 SOUTH ST
CONCORD NH 03301-2705

COUNTS, GARY
COUNTS, LORETTA
691 BLACK HORSE ST SE
PALM BAY FL 32909-

COVIELLO, PETER A
COVIELLO, CASTORINA A
418 ELLINGTON AVE SE
PALM BAY FL 32909-

DAVIS, PAMELA J
PO BOX 410374
MELBOURNE FL 32941-0374

DAVIS, PATRICK A
WHYTE-DAVIS, LAVERN P
436 ELLINGTON AVE SE
PALM BAY FL 32909-

DELGADO, TIFFANY
493 SE ELLINGTON SE AVE
PALM BAY FL 32909-4122

DHANDHARI, MOTIELALL
DHANDHARI, YULAWATTIE
55 EL CAMINO WAY
BRAMPTON ONTARIO L7A 365
-

DIBATTISTO LLC
11885 ISLAND LAKES LN
BOCA RATON FL 33498-6821

DZIWISZ, EDWARD M
681 GRANDEUR ST SE
PALM BAY FL 32909-

ENRIQUEZ, FATIMA ALVAREZ
626 SE BLACKHORSE ST
PALM BAY FL 32909-4113

EVARTS, HOWARD S
413 SE BREVARD AVE
PALM BAY FL 32909-4120

FAY, ROBERT P
FAY, GAIL A
895 ASPENGLOW LN
COLORADO SPRINGS CO 80916-5538

FLAMMER, DEBORAH LYNN
10549 SAN FELIPE RD
CUPERTINO CA 95014-3967

FLUELLEN, PHILICIA
407 SE ELLINGTON SE AVE
PALM BAY FL 32909-4122

FREDRICK, JOSEPH A TRUSTEE
412 ELLINGTON AVE SE
PALM BAY FL 32909-

FUSCO, JANNEKE B
502 SE BLACKHORSE ST
PALM BAY FL 32909-4113

GAFFNEY, SARA K
527 SE BLACKHORSE ST
PALM BAY FL 32909-4114

GARLAND, GAIL
909 BEDFORD AVE
BROOKLYN NY 11205-

GHOSH, DIPANKAR K
GHOSH, MEENAKSHI
3107 LAMANGA DR
MELBOURNE FL 32940-8522

GIAMBANCO, PAMELA
599 ESTES AVE SW
PALM BAY FL 32908-

GOMEZ, MANUELA
455 SE ELLINGTON SE AVE
PALM BAY FL 32909-4122

GREEN, MILES T
GREEN, DEBRA L
775 CAMPBELL ST SE
PALM BAY FL 32909-

GREENWOOD, MARY ANN TRUST
636 CEDAR SIDE CIRCLE NE
PALM BAY FL 32905-

GUADALUPE, CHRISTINE K
GUADALUPE, MALVIN
720 FRISCO ST SE
PALM BAY FL 32909-

GUERRERO, JOSE A BATISTA
437 SE BREVARD AVE
PALM BAY FL 32909-4120

HARRIOTT, PEARLENA
PO BOX 542073
GREEN ACRES FL 33454-2073

HARRIS, CHARLES WESLEY
WHITE-HARRIS, CHARLENE YVETTE
515 SE BLACK HORSE ST
PALM BAY FL 32909-4114

HARRIS, MATTHEW W
HARRIS, SARAH I
321 SE CHRISTMAS SE AVE
PALM BAY FL 32909-3710

HARVEY, KANESHIA
GREEN, BERNICE
801 NW 179TH STREET
MIAMI FL 33169-

HARVEY, MARIA
62 N WHITNEY ST
HARTFORD CT 06105-

HENSON, RONALD H JR
16230 N 75TH WAY
WEST PALM BEACH FL 33418-7476

HEREDIA, BENJAMIN
HEREDIA, CARMEN A
1281 SE MC FALANE AVE
PORT ST LUCIE FL 34952-

HITCHCOCK, E CAMERON JR
HITCHCOCK, IRENE F TRUSTEES
164 ALCAZAR ST
ROYAL PALM BCH FL 33411-

HOLIDAY BUILDERS INC
2293 W EAU GALLIE BLVD
MELBOURNE FL 32935-3184

HOLLORON, WILLIAM W
639 SE BLACK HORSE ST
PALM BAY FL 32909-4117

HORTON, JEFFREY PAUL,JR
HORTON, KIRSTEN LE-ANN
385 SE COWNIE AVE
PALM BAY FL 32909-3735

HSIEH, YU HWA
11 BROOKSIDE AVE #A
NEW CITY NY 10956-

INNOCENT, MARIE JESSIE
542 HATCHER ST SE
PALM BAY FL 32909-

JACKSON, JACK A
330 COWNIE AVE SE
PALM BAY FL 32909-

JD VALOR LLC
PO BOX 110911
PALM BAY FL 32911-

JERAWSKI, EDWARD A
32556 MOUND RD, APT 3
WARREN MI 48092-1231

JIMENEZ, JASON A
7220 SW 13TH STREET
MIAMI FL 33144-

JOHNSON, EARL S
JOHNSON, HARRIET
1895 ANDOVER ST NW
PALM BAY FL 32907-

JOHNSON, EARL S
JOHNSON, HARRIETT L
1895 ANDOVER ST NW
PALM BAY FL 32907-

JOY LUTHERAN CHURCH
3174 JUPITOR BLVD SE
PALM BAY FL 32909-

KARWEL, EVELYN J
1142 BIANCA DR NE
PALM BAY FL 32905-6030

KELLY, JAMES M,JR
KELLY, JILLIAN R
311 SE DE CASTRO AVE
PALM BAY FL 32909-3708

KENDALL ENTERPRISES OF BREVARD INC
PO BOX 120159
MELBOURNE FL 32912-0159

KETTNER, KEVIN D
KETTNER, GAIL M
680 BLACK HORSE ST SE
PALM BAY FL 32909-

KETTNER, KEVIN D
KETTNER, GAIL M
680 BLACK HORSE STREET SE
PALM BAY FL 32909-

KIRIAZIS, CHARALABOS
136 CASS AVE
TORONTO ON MIT 2B6
-

KIRK G MILLS & BEVERLY MILLS
REVOCABLE TRUST
1131 TIKI LN
TUSTIN CA 92780-4535

KREIDEL, JANICE A
340 CHRISTMAS AVE SE
PALM BAY FL 32909-

KRENZ, SHARON L
KRENZ, SCOTT H
399 COWNIE AVE SE
PALM BAY FL 32909-3735

LAHAM, STEPHEN
4015 FOREST PARK DR
NORTON SHORES MI 49441-

LEVY, DOUGLAS
959 HATTARAS TERRACE SE
PALM BAY FL 32909-

LUTHER, ROBERT D
492 ELLINGTON AVE SE
PALM BAY FL 32909-

MANTON, TIMOTHY EDWARD
430 SE ELLINGTON AVE
PALM BAY FL 32909-4121

MARCINIK, ROGER L
MARCINIK, GERDA H
526 HATCHER ST SE
PALM BAY FL 32909-

MARONDA HOMES INC OF FLORIDA
1686 W HIBISCUS BLVD
MELBOURNE FL 32901-2631

MARSCHALL, RICHARD
MARSCHALL, JOYCE
1664 NE SUNNY BROOK NE LN,
APT K101
PALM BAY FL 32905-6549

MARTINEZ, CARMEN
538 SE ELLINGTON AVE
PALM BAY FL 32909-4145

MASTALSZ, MICHELE J
3341 JUPITER BLVD SE
PALM BAY FL 32909-

MATOS, GIA COMPERCHIO
MATOS, CHRISTOPHER
651 SE BLACKHORSE ST
PALM BAY FL 32909-4117

MEDINA, JOSE L
MEDINA, GISELA H
1656 MISTY LAKE DR
C/O VERONICA L MEDINA-NEWMAN
FLEMING ISLAND FL 32003-7278

MERCADO, MANUEL
MERCADO, MILAGROS
6640 MIRAMAR PARKWAY
MIRAMAR FL 33023-3882

MIGHTY, ARLENE M
MIGHTY, LEEROY L
627 SE BLACKHORSE SE ST
PALM BAY FL 32909-4114

MILOSEVIC, MIROSLAV
MILOSEVIC, MARINA
1908 11TH STREET APT 1
SANTA MONICA CA 90404-

MINEER, TERRY G
MINEER, DENISE L
514 BLACK HORSE ST SE
PALM BAY FL 32909-

MOALLEM, DAVID
MOALLEM, JOAN P TRUSTEES
1663 GEORGIA ST NE STE 200
PALM BAY FL 32907-

MOHAMMED, SHAM
MOHAMMED, NADIA
5025 IBIS PL
COCONUT CREEK FL 33073-2402

MONAR, CLAUDIO T
3214 SE JUPITER BLVD
PALM BAY FL 32909-4105

MONTOYA, BLANCA
150 TRYON AVE APT F4
ENGLEWOOD NJ 07631-

MORENO, FREDDY
MORENO, JOANIE S
406 CHELTENHAM AVE
PALM BAY FL 32909-

NGUYEN, TINA
1740 ROLFIELD WAY
HENRICO VA 23238-5831

NORRIS, DAVID WAYNE
443 ELLINGTON AVE SE
PALM BAY FL 32909-

OLIVIER, BENEDIC
OLIVIER, JEANETTE
474 S ABERDEENSHIRE DR
SAINT JOHNS FL 32259-6924

PALLADIO DEVELOPMENT LLC
18021 SKY PARK CIR, STE A
IRVINE CA 92614-6575

PAUL, YVETTE D
1903 MERCER AVE
W PALM BCH FL 33401-

PENNANT, MARY T
534 HATCHER ST SE
PALM BAY FL 32909-

PHILOGENE, PHILOSTIN
829 QUANAH ST SE
PALM BAY FL 32909-

PIERRE-LOUIS, JOSEPH A
PIERRE-LOUIS, LORETTE
413 ELLINGTON AVE SE
PALM BAY FL 32909-

PINEIRO, JENNIFER
PINEIRO, JESSIEL
610 SE HATCHER ST
PALM BAY FL 32909-3765

POLO, GUERLINE
POLO, PAUL
320 SE DE CASTRO AVE
PALM BAY FL 32909-3707

POLO, PAUL A
POLO, GUERLINE
320 DE CASTRO AVE SE
PALM BAY FL 32909-

RANKIN, ALAN C
RANKIN, CAROL A
442 SE ELLINGTON AVE
PALM BAY FL 32909-4121

RATTE, ROBERT A
RATTE, ELLEN M
310 CHRISTMAS AVE SE
PALM BAY FL 32909-

REITER, EDWARD
REITER, ROCHELLE
C/O REITER & RAIN 298 SHEPPARD
AVE WEST
TORONTO ONTARIO M2N 1N5
-

REYNOLDS, THOMAS H LIFE ESTATE
512 HATCHER ST SE
PALM BAY FL 32909-

ROBERTS, VICTOR
BERGS-ROBERTS, CLAUDETTE M
2359 ANGEL RD SE
PALM BAY FL 32909-

RODRIQUEZ, EDUARDO A
8933 SW 214TH ST
CUTLER BAY FL 33189-3881

ROLON, JOREIMY MALDONADO
WHIGHAM, WILLIAM E
650 SE BLACK HORSE ST
PALM BAY FL 32909-

ROOPNARINE, VARINDRA
1341 WEKIVA DR
MELBOURNE FL 32940-

ROSARIO, JACQUELINE
MUNOZ, JAVIER
533 HATCHER ST SE
PALM BAY FL 32909-

RUDRA INVESTMENTS LLC
3416 PENINSULA CIRCLE
MELBOURNE FL 32940-

SACHS CAPITAL GROUP LP
IDENTICAL INVESTMENTS LLC
2132 DEEP WATER LN, STE 232
NAPERVILLE IL 60564-8571

SATTERLEE, ROBERT L
P.O. BOX 110208 BLVD
PALM BAY FL 32911-4105

SAXMAN, CHARLES W JR
SAXMAN, ELIZABETH C
3300 JUPITER BLVD SE
PALM BAY FL 32909-

SCHOOL BOARD OF BREVARD COUNTY FL
#2122 SOUTHWEST JR HIGH ATTN:
ACCOUNTS P
2700 JUDGE FRAN JAMIESON WAY
VIERA FL 32940-6699

SELLS, TROY W
455 BREVARD AVE SE
PALM BAY FL 32909-

SHANKS, CHARLES
5137 KIRKWALL CIR
MELBOURNE FL 32940-1298

SHINSKIE, EDWARD
4707 WILD TURKEY RD
MIMS FL 32754-

SHURIAH, RONALD J
SHURIAH, LURINE
5160 SW 21ST STREET
PLANTATION FL 33317-

SLUDER, JOHN
590 HATCHER ST SE
PALM BAY FL 32909-

STANLEY, DOROTHY R
419 ELLINGTON AVE SE
PALM BAY FL 32909-

SWEETLAND, DOREEN
467 SE BREVARD AVE
PALM BAY FL 32909-4120

SWETA PATEL INC
3090 JUPITER BLVD SE
PALM BAY FL 32909-

THOMAS, JULIE A
320 COWNIE AVE SE
PALM BAY FL 32909-

THOMPSON, KYLE A
710 SE FRISCO ST
PALM BAY FL 32909-3711

TOOT, DONALD A
TOOT, JUDITH A
479 ELLINGTON AVE SE
PALM BAY FL 32909-

TORRES, LUIS A
661 SE BLACKHORSE ST
PALM BAY FL 32909-4114

TUAZON, EDITHA D
1568 WATER DR NE
PALM BAY FL 32905-

TUSTIN, LINDA MAY
599 BLACK HORSE ST SE
PALM BAY FL 32909-

VINCENZI, ADRIANO
VINCENZI, TERESA
APARATADO POSTAL NO 1273
SANTO DOMINGO
-

VIRAMONTES, RUBEN J
VIRAMONTES, ALICIA
9535 ALDEA
NORTHRIDGE CA 91325-

WALL-DESOUSA, SCOTT ANTHONY
WALL-DESOUSA, DANIEL A
518 SE HATCHER ST
PALM BAY FL 32909-3615

WALSH, MARIA
478 SE ELLINGTON AVE
PALM BAY FL 32909-4121

WALSH, MARIA M
478 ELLINGTON AVE SE
PALM BAY FL 32909-4121

WHEELER, JOHN W
431 ELLINGTON AVE SE
PALM BAY FL 32909-

WHITEHOUSE, SHINCHUAN YANG
APT 5503
20550 FALCONS LANDING CIR
STERLING VA 20165-2802

WHITFORD, ARNE WOLF
3338 SE JUPITER SE BLVD
PALM BAY FL 32909-4105

WILLETT, PETER M
450 SE BARTHEL ST
PALM BAY FL 32909-4051

WILLIAMS, MONICA M
CORNELY, JEFFREY E
660 SE BLACKHORSE ST
PALM BAY FL 32909-4113

YANG, MEI-HSIU
PO BOX 12274
TAIPEI -

jupiter500|Page1| | |
WALKER, Wanda|MBV Engineering, Inc.|1250 W. Eau Gallie Blvd., Suite H|Melbourne, FL 32925|
3085 JUPITER LLC||1415 TALON WAY||MELBOURNE FL 32934-
ABITBOL, GILBERT||184 33 TUDOR RD||JAMAICA NY 11432-
AHMAD, SAAD FAROOQ|MASOOD, QURAT-UL-AN|7667 N WICKHAM RD, APT 1407||MELBOURNE FL 32940-7940
ALVARO AGUILERA & SOCORRO |RODRIGUEZ REVOCABLE TRUST||1268 NW 27TH ST, APT 1||MIAMI FL 33142-6605
AMERICAN HOMES 4 RENT PROPERTIES|SEVEN LLC|30601 AGOURA RD STE 200||AGOURA HILLS CA 91301-
ASCHER, LARRY O|ASCHER, SUSAN HOPE SCHNEIDER|1242 SEMINOLE DR||INDIAN HARBOUR BEACH FL 32937-4139
ASCHER, SUSAN HOPE SCHNEIDER|ASCHER, JAMES PHILLIP SCHNEIDER|1242 SEMINOLE DR||INDIAN HBR BCH FL 32937-
ASCHER, SUSAN HOPE SCHNEIDER|ASCHER, LARRY|1242 SEMINOLE DRIVE||INDIAN HBR BCH FL 32937-
ASIK, RAYMOND||4112 FORD LANE||VERMILION OH 44089-
AVENA, GLORIA P||35 -50 85TH STREET||JACKSON HEIGHTS NY 11372-
AVTEC HOMES INC||620 SE MALABAR SE RD, STE 5||PALM BAY FL 32907-3109
AZZURRI PROPERTY HOLDINGS INC||521 THOR AVE SE||PALM BAY FL 32909-3515
BAILEY, MENZIE R|BAILEY, DARREN L|3222 JUPITER BLVD SE||PALM BAY FL 32909-
BAKER, JEAN CLAUDE|BAKER, MAIKA|625 SE FLOWERWOOD SE DR||PALM BAY FL 32909-2379
BAPTIST, DARYL||125 RAVEN CT||ROYAL PALM BEACH FL 33411-1713
BARNES, VERNICE V|BARNES, CAMILLE L|1610 SE DITTMER CIR, # 1610||PALM BAY FL 32909-1316
BELL, WID||1186 W SUN CIRCLE||MELBOURNE FL 32935-
BIXBY, KEVIN A||539 BLACK HORSE ST SE||PALM BAY FL 32909-
BOOTH, ALLYN JAMES,JR|BORING, AMY LYNN|340 SE COWNIE SE AVE||PALM BAY FL 32909-3715
BURNS, ROBERT R||3246 JUPITER BLVD SE||PALM BAY FL 32909-
CAPRILE DE DOMINGUEZ, LIGIA E||4516 N APPALOOSA RD||MARICOPA AZ 85139-6324
CARL H & EVELYN SWANSON REVOCABLE |TRUST||466 SE ELLINGTON AVE||PALM BAY FL 32909-4121
CARO, DAVIS RAMOS|RODRIGUEZ, JEANETTE|341 SE EDGEWATER AVE||PALM BAY FL 32909-3706
CAVESE-WAICUL, ELAINE|CAVESE, ROBERT|127 SIMS CREEK LN||JUPITER FL 33458-
CHARLES, CLETUS OTIS|CHARLES, ANN-MARIE D|661 GRANDEUR ST SE||PALM BAY FL 32909-
CHARON GAUD, ANTONIO||589 SE COLLINGS ST||PALM BAY FL 32909-4850
CHENEY, LINDA G||372 DUNLAP AVE SE||PALM BAY FL 32909-
CHRISTOPHER L MIDDLETON BUILDING |CONTRACTOR LLC||215 S ROBERT WAY||SATELLITE BEACH FL 32937-3429
jupiter500|Page2| | |
CLARK, BRUCE|CLARK, LOIS|528 SE ANASTASIA AVE||PALM BAY FL 32909-4109
CLARKE, JOHN W|CLARKE, AMANDA K|340 DE CASTRO AVE SE||PALM BAY FL 32909-
CLAYTON, CHRISTOPHER RODERICK|CLAYTON, CONITA LATOYA|485 SE BREVARD AVE||PALM BAY FL 32909-4120
CLEM, PAUL D||407 BREVARD AVE SE||PALM BAY FL 32909-
COMBS, BETTY LIFE ESTATE||660 GRANDEUR ST SE||PALM BAY FL 32909-
CORBIN, KENNETH J|CORBIN, LINDA L TRUSTEES|443 BREVARD AVE SE||PALM BAY FL 32909-
CORRALIZA, JOSE|ALMODOVAR, BRUNILDA|449 SE BREVARD AVE||PALM BAY FL 32909-4120
COUCH, JANETTE E|COUCH, KENNETH N|164 SOUTH ST||CONCORD NH 03301-2705

COUNTS, GARY|COUNTS, LORETTA|691 BLACK HORSE ST SE||PALM BAY FL 32909-
COVIELLO, PETER A|COVIELLO, CASTORINA A|418 ELLINGTON AVE SE||PALM BAY FL 32909-
DAVIS, PAMELA J||PO BOX 410374||MELBOURNE FL 32941-0374
DAVIS, PATRICK A|WHYTE-DAVIS, LAVERN P|436 ELLINGTON AVE SE||PALM BAY FL 32909-
DELGADO, TIFFANY||493 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
DHANDHARI, MOTIELALL|DHANDHARI, YULAWATTIE|55 EL CAMINO WAY|BRAMPTON ONTARIO L7A 365| -
DIBATTISTO LLC||11885 ISLAND LAKES LN||BOCA RATON FL 33498-6821
DZIWISZ, EDWARD M||681 GRANDEUR ST SE||PALM BAY FL 32909-
ENRIQUEZ, FATIMA ALVAREZ||626 SE BLACKHORSE ST||PALM BAY FL 32909-4113
EVARTS, HOWARD S||413 SE BREVARD AVE||PALM BAY FL 32909-4120
FAY, ROBERT P|FAY, GAIL A|895 ASPENGLOW LN||COLORADO SPRINGS CO 80916-5538
FLAMMER, DEBORAH LYNN||10549 SAN FELIPE RD||CUPERTINO CA 95014-3967
FLUELLEN, PHILICIA||407 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
FREDRICK, JOSEPH A TRUSTEE||412 ELLINGTON AVE SE||PALM BAY FL 32909-
FUSCO, JANNEKE B||502 SE BLACKHORSE ST||PALM BAY FL 32909-4113
GAFFNEY, SARA K||527 SE BLACKHORSE ST||PALM BAY FL 32909-4114
GARLAND, GAIL||909 BEDFORD AVE||BROOKLYN NY 11205-
GHOSH, DIPANKAR K|GHOSH, MEENAKSHI|3107 LAMANGA DR||MELBOURNE FL 32940-8522
GIAMBANCO, PAMELA||599 ESTES AVE SW||PALM BAY FL 32908-
GOMEZ, MANUELA||455 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
GREEN, MILES T|GREEN, DEBRA L|775 CAMPBELL ST SE||PALM BAY FL 32909-
jupiter500|Page3| | |
GREENWOOD, MARY ANN TRUST||636 CEDAR SIDE CIRCLE NE||PALM BAY FL 32905-
GUADALUPE, CHRISTINE K|GUADALUPE, MALVIN|720 FRISCO ST SE||PALM BAY FL 32909-
GUERRERO, JOSE A BATISTA||437 SE BREVARD AVE||PALM BAY FL 32909-4120
HARRIOTT, PEARLENA||PO BOX 542073||GREEN ACRES FL 33454-2073
HARRIS, CHARLES WESLEY|WHITE-HARRIS, CHARLENE YVETTE|515 SE BLACK HORSE ST||PALM BAY FL 32909-4114
HARRIS, MATTHEW W|HARRIS, SARAH I|321 SE CHRISTMAS SE AVE||PALM BAY FL 32909-3710
HARVEY, KANESHIA|GREEN, BERNICE|801 NW 179TH STREET||MIAMI FL 33169-
HARVEY, MARIA||62 N WHITNEY ST||HARTFORD CT 06105-
HENSON, RONALD H JR||16230 N 75TH WAY||WEST PALM BEACH FL 33418-7476
HEREDIA, BENJAMIN|HEREDIA, CARMEN A|1281 SE MC FALANE AVE||PORT ST LUCIE FL 34952-
HITCHCOCK, E CAMERON JR|HITCHCOCK, IRENE F TRUSTEES|164 ALCAZAR ST||ROYAL PALM BCH FL 33411-
HOLIDAY BUILDERS INC||2293 W EAU GALLIE BLVD||MELBOURNE FL 32935-3184
HOLLORON, WILLIAM W||639 SE BLACK HORSE ST||PALM BAY FL 32909-4117
HORTON, JEFFREY PAUL,JR|HORTON, KIRSTEN LE-ANN|385 SE COWNIE AVE||PALM BAY FL 32909-3735
HSIEH, YU HWA||11 BROOKSIDE AVE #A||NEW CITY NY 10956-
INNOCENT, MARIE JESSIE||542 HATCHER ST SE||PALM BAY FL 32909-
JACKSON, JACK A||330 COWNIE AVE SE||PALM BAY FL 32909-
JD VALOR LLC||PO BOX 110911||PALM BAY FL 32911-
JERAWSKI, EDWARD A||32556 MOUND RD, APT 3||WARREN MI 48092-1231
JIMENEZ, JASON A||7220 SW 13TH STREET||MIAMI FL 33144-
JOHNSON, EARL S|JOHNSON, HARRIET|1895 ANDOVER ST NW||PALM BAY FL 32907-
JOHNSON, EARL S|JOHNSON, HARRIETT L|1895 ANDOVER ST NW||PALM BAY FL 32907-
JOY LUTHERAN CHURCH||3174 JUPITOR BLVD SE||PALM BAY FL 32909-
KARWEL, EVELYN J||1142 BIANCA DR NE||PALM BAY FL 32905-6030

KELLY, JAMES M,JR|KELLY, JILLIAN R|311 SE DE CASTRO AVE||PALM BAY FL 32909-3708
KENDALL ENTERPRISES OF BREVARD |INC||PO BOX 120159||MELBOURNE FL 32912-0159
KETTNER, KEVIN D|KETTNER, GAIL M|680 BLACK HORSE ST SE||PALM BAY FL 32909-
KETTNER, KEVIN D|KETTNER, GAIL M|680 BLACK HORSE STREET SE||PALM BAY FL 32909-
KIRIAZIS, CHARALABOS||136 CASS AVE|TORONTO ON MIT 2B6| -
jupiter500|Page4| | |
KIRK G MILLS & BEVERLY MILLS |REVOCABLE TRUST||1131 TIKI LN||TUSTIN CA 92780-4535
KREIDEL, JANICE A||340 CHRISTMAS AVE SE||PALM BAY FL 32909-
KRENZ, SHARON L|KRENZ, SCOTT H|399 COWNIE AVE SE||PALM BAY FL 32909-3735
LAHAM, STEPHEN||4015 FOREST PARK DR||NORTON SHORES MI 49441-
LEVY, DOUGLAS||959 HATTARAS TERRACE SE||PALM BAY FL 32909-
LUTHER, ROBERT D||492 ELLINGTON AVE SE||PALM BAY FL 32909-
MANTON, TIMOTHY EDWARD||430 SE ELLINGTON AVE||PALM BAY FL 32909-4121
MARCINIK, ROGER L|MARCINIK, GERDA H|526 HATCHER ST SE||PALM BAY FL 32909-
MARONDA HOMES INC OF FLORIDA||1686 W HIBISCUS BLVD||MELBOURNE FL 32901-2631
MARSCHALL, RICHARD|MARSCHALL, JOYCE|1664 NE SUNNY BROOK NE LN, |APT K101||PALM BAY FL 32905-6549
MARTINEZ, CARMEN||538 SE ELLINGTON AVE||PALM BAY FL 32909-4145
MASTALSZ, MICHELE J||3341 JUPITER BLVD SE||PALM BAY FL 32909-
MATOS, GIA COMPERCHIO|MATOS, CHRISTOPHER|651 SE BLACKHORSE ST||PALM BAY FL 32909-4117
MEDINA, JOSE L|MEDINA, GISELA H|1656 MISTY LAKE DR|C/O VERONICA L MEDINA-NEWMAN|FLEMING ISLAND FL 32003-7278
MERCADO, MANUEL|MERCADO, MILAGROS|6640 MIRAMAR PARKWAY||MIRAMAR FL 33023-3882
MIGHTY, ARLENE M|MIGHTY, LEEROY L|627 SE BLACKHORSE SE ST||PALM BAY FL 32909-4114
MILOSEVIC, MIROSLAV|MILOSEVIC, MARINA|1908 11TH STREET APT 1||SANTA MONICA CA 90404-
MINEER, TERRY G|MINEER, DENISE L|514 BLACK HORSE ST SE||PALM BAY FL 32909-
MOALLEM, DAVID|MOALLEM, JOAN P TRUSTEES|1663 GEORGIA ST NE STE 200||PALM BAY FL 32907-
MOHAMMED, SHAM|MOHAMMED, NADIA|5025 IBIS PL||COCONUT CREEK FL 33073-2402
MONAR, CLAUDIO T||3214 SE JUPITER BLVD||PALM BAY FL 32909-4105
MONTOYA, BLANCA||150 TRYON AVE APT F4||ENGLEWOOD NJ 07631-
MORENO, FREDDY|MORENO, JOANIE S|406 CHELTENHAM AVE||PALM BAY FL 32909-
NGUYEN, TINA||1740 ROLFIELD WAY||HENRICO VA 23238-5831
NORRIS, DAVID WAYNE||443 ELLINGTON AVE SE||PALM BAY FL 32909-
OLIVIER, BENEDIC|OLIVIER, JEANETTE|474 S ABERDEENSHIRE DR||SAINT JOHNS FL 32259-6924
PALLADIO DEVELOPMENT LLC||18021 SKY PARK CIR, STE A||IRVINE CA 92614-6575
PAUL, YVETTE D||1903 MERCER AVE||W PALM BCH FL 33401-
PENNANT, MARY T||534 HATCHER ST SE||PALM BAY FL 32909-
jupiter500|Page5| | |
PHILOGENE, PHILOSTIN||829 QUANAH ST SE||PALM BAY FL 32909-
PIERRE-LOUIS, JOSEPH A|PIERRE-LOUIS, LORETTE|413 ELLINGTON AVE SE||PALM BAY FL 32909-
PINEIRO, JENNIFER|PINEIRO, JESSIEL|610 SE HATCHER ST||PALM BAY FL 32909-3765
POLO, GUERLINE|POLO, PAUL|320 SE DE CASTRO AVE||PALM BAY FL 32909-3707
POLO, PAUL A|POLO, GUERLINE|320 DE CASTRO AVE SE||PALM BAY FL 32909-
RANKIN, ALAN C|RANKIN, CAROL A|442 SE ELLINGTON AVE||PALM BAY FL 32909-4121
RATTE, ROBERT A|RATTE, ELLEN M|310 CHRISTMAS AVE SE||PALM BAY FL 32909-
REITER, EDWARD|REITER, ROCHELLE|C/O REITER & RAIN 298 SHEPPARD |AVE WEST|TORONTO ONTARIO M2N 1N5| -

REYNOLDS, THOMAS H LIFE ESTATE||512 HATCHER ST SE||PALM BAY FL 32909-
ROBERTS, VICTOR|BERGS-ROBERTS, CLAUDETTE M|2359 ANGEL RD SE||PALM BAY FL 32909-
RODRIQUEZ, EDUARDO A||8933 SW 214TH ST||CUTLER BAY FL 33189-3881
ROLON, JOREIMY MALDONADO|WHIGHAM, WILLIAM E|650 SE BLACK HORSE ST||PALM BAY FL 32909-
ROOPNARINE, VARINDRA||1341 WEKIVA DR||MELBOURNE FL 32940-
ROSARIO, JACQUELINE|MUNOZ, JAVIER|533 HATCHER ST SE||PALM BAY FL 32909-
RUDRA INVESTMENTS LLC||3416 PENINSULA CIRCLE||MELBOURNE FL 32940-
SACHS CAPITAL GROUP LP|IDENTICAL INVESTMENTS LLC|2132 DEEP WATER LN, STE 232||NAPERVILLE IL 60564-8571
SATTERLEE, ROBERT L||P.O. BOX 110208 BLVD||PALM BAY FL 32911-4105
SAXMAN, CHARLES W JR|SAXMAN, ELIZABETH C|3300 JUPITER BLVD SE||PALM BAY FL 32909-
SCHOOL BOARD OF BREVARD COUNTY FL||#2122 SOUTHWEST JR HIGH ATTN: |ACCOUNTS P|2700 JUDGE FRAN JAMIESON WAY|VIERA FL 32940-6699
SELLS, TROY W||455 BREVARD AVE SE||PALM BAY FL 32909-
SHANKS, CHARLES||5137 KIRKWALL CIR||MELBOURNE FL 32940-1298
SHINSKIE, EDWARD||4707 WILD TURKEY RD||MIMS FL 32754-
SHURIAH, RONALD J|SHURIAH, LURINE|5160 SW 21ST STREET||PLANTATION FL 33317-
SLUDER, JOHN||590 HATCHER ST SE||PALM BAY FL 32909-
STANLEY, DOROTHY R||419 ELLINGTON AVE SE||PALM BAY FL 32909-
SWEETLAND, DOREEN||467 SE BREVARD AVE||PALM BAY FL 32909-4120
SWETA PATEL INC||3090 JUPITER BLVD SE||PALM BAY FL 32909-
THOMAS, JULIE A||320 COWNIE AVE SE||PALM BAY FL 32909-
THOMPSON, KYLE A||710 SE FRISCO ST||PALM BAY FL 32909-3711
jupiter500|Page6| | |
TOOT, DONALD A|TOOT, JUDITH A|479 ELLINGTON AVE SE||PALM BAY FL 32909-
TORRES, LUIS A||661 SE BLACKHORSE ST||PALM BAY FL 32909-4114
TUAZON, EDITHA D||1568 WATER DR NE||PALM BAY FL 32905-
TUSTIN, LINDA MAY||599 BLACK HORSE ST SE||PALM BAY FL 32909-
VINCENZI, ADRIANO|VINCENZI, TERESA|APARATADO POSTAL NO 1273|SANTO DOMINGO| -
VIRAMONTES, RUBEN J|VIRAMONTES, ALICIA|9535 ALDEA||NORTHRIDGE CA 91325-
WALL-DESOUSA, SCOTT ANTHONY|WALL-DESOUSA, DANIEL A|518 SE HATCHER ST||PALM BAY FL 32909-3615
WALSH, MARIA||478 SE ELLINGTON AVE||PALM BAY FL 32909-4121
WALSH, MARIA M||478 ELLINGTON AVE SE||PALM BAY FL 32909-4121
WHEELER, JOHN W||431 ELLINGTON AVE SE||PALM BAY FL 32909-
WHITEHOUSE, SHINCHUAN YANG||APT 5503|20550 FALCONS LANDING CIR|STERLING VA 20165-2802
WHITFORD, ARNE WOLF||3338 SE JUPITER SE BLVD||PALM BAY FL 32909-4105
WILLETT, PETER M||450 SE BARTHEL ST||PALM BAY FL 32909-4051
WILLIAMS, MONICA M|CORNELY, JEFFREY E|660 SE BLACKHORSE ST||PALM BAY FL 32909-4113
YANG, MEI-HSIU||PO BOX 12274||TAIPEI -

BUFF_ID|TAXID|PARCELID|OWNER1|OWNER2|MAIL1|MAIL2|CITY_STATE_ZIP5_ZIP4
1|0| -
2|2925051|29 3706-GK-L|3085 JUPITER LLC||1415 TALON WAY||MELBOURNE FL 32934-
3|2926209|29 3706-GK-412-29|ABITBOL, GILBERT||184 33 TUDOR RD||JAMAICA NY 11432-
4|2924919|29 3705-GK-396-32|AHMAD, SAAD FAROOQ|MASOOD, QURAT-UL-AN|7667 N WICKHAM RD, APT 1407||MELBOURNE FL 32940-7940
5|2924925|29 3705-GK-397-6|ALVARO AGUILERA & SOCORRO |RODRIGUEZ REVOCABLE TRUST||1268 NW 27TH ST, APT 1||MIAMI FL 33142-6605
6|2925063|29 3706-GK-310-23|AMERICAN HOMES 4 RENT PROPERTIES|SEVEN LLC|30601 AGOURA RD STE 200||AGOURA HILLS CA 91301-
7|2926212|29 3706-GK-412-32|ASCHER, LARRY O|ASCHER, SUSAN HOPE SCHNEIDER|1242 SEMINOLE DR||INDIAN HARBOUR BEACH FL 32937-4139
8|2926207|29 3706-GK-412-27|ASCHER, SUSAN HOPE SCHNEIDER|ASCHER, JAMES PHILLIP SCHNEIDER|1242 SEMINOLE DR||INDIAN HBR BCH FL 32937-
9|2926193|29 3706-GK-412-5|ASCHER, SUSAN HOPE SCHNEIDER|ASCHER, LARRY|1242 SEMINOLE DRIVE||INDIAN HBR BCH FL 32937-
10|2924931|29 3705-GK-397-12|ASIK, RAYMOND||4112 FORD LANE||VERMILION OH 44089-
11|2926189|29 3706-GK-412-1|AVENA, GLORIA P||35 -50 85TH STREET||JACKSON HEIGHTS NY 11372-
12|2923748|29 3705-GJ-311-15|AVTEC HOMES INC||620 SE MALABAR SE RD, STE 5||PALM BAY FL 32907-3109
13|2923747|29 3705-GJ-311-14|AZZURRI PROPERTY HOLDINGS INC||521 THOR AVE SE||PALM BAY FL 32909-3515
14|2926191|29 3706-GK-412-3|BAILEY, MENZIE R|BAILEY, DARREN L|3222 JUPITER BLVD SE||PALM BAY FL 32909-
15|2924970|29 3705-GK-416-2|BAKER, JEAN CLAUDE|BAKER, MAIKA|625 SE FLOWERWOOD SE DR||PALM BAY FL 32909-2379
16|2926184|29 3706-GK-411-12|BAPTIST, DARYL||125 RAVEN CT||ROYAL PALM BEACH FL 33411-1713
17|2926186|29 3706-GK-411-14|BARNES, VERNICE V|BARNES, CAMILLE L|1610 SE DITTMER CIR, # 1610||PALM BAY FL 32909-1316
18|2926159|29 3706-GK-410-1|BELL, WID||1186 W SUN CIRCLE||MELBOURNE FL 32935-
19|2926213|29 3706-GK-412-33|BIXBY, KEVIN A||539 BLACK HORSE ST SE||PALM BAY FL 32909-
20|2925605|29 3706-GK-383-9|BOOTH, ALLYN JAMES,JR|BORING, AMY LYNN|340 SE COWNIE SE AVE||PALM BAY FL 32909-3715
21|2926194|29 3706-GK-412-6|BURNS, ROBERT R||3246 JUPITER BLVD SE||PALM BAY FL 32909-
22|2926304|29 3706-GK-417-3|CAPRILE DE DOMINGUEZ, LIGIA E||4516 N APPALOOSA RD||MARICOPA AZ 85139-6324
23|2924912|29 3705-GK-396-25|CARL H & EVELYN SWANSON REVOCABLE |TRUST||466 SE ELLINGTON AVE||PALM BAY FL 32909-4121
24|2925563|29 3706-GK-381-10|CARO, DAVIS RAMOS|RODRIGUEZ, JEANETTE|341 SE EDGEWATER AVE||PALM BAY FL 32909-3706
25|2926219|29 3706-GK-413-3|CAVESE-WAICUL, ELAINE|CAVESE, ROBERT|127 SIMS CREEK LN||JUPITER FL 33458-
26|2924938|29 3705-GK-398-3|CHARLES, CLETUS OTIS|CHARLES, ANN-MARIE D|661 GRANDEUR ST SE||PALM BAY FL 32909-
27|2924947|29 3705-GK-412-21|CHARON GAUD, ANTONIO||589 SE COLLINGS ST||PALM BAY FL 32909-4850

28|2923745|29 3705-GJ-311-12|CHENEY, LINDA G||372 DUNLAP AVE SE||PALM BAY FL 32909-
29|2926197|29 3706-GK-412-9|CHRISTOPHER L MIDDLETON BUILDING |CONTRACTOR LLC||215 S ROBERT WAY||SATELLITE BEACH FL 32937-3429
30|2926303|29 3706-GK-417-2|CLARK, BRUCE|CLARK, LOIS|528 SE ANASTASIA AVE||PALM BAY FL 32909-4109
31|2925562|29 3706-GK-381-9|CLARKE, JOHN W|CLARKE, AMANDA K|340 DE CASTRO AVE SE||PALM BAY FL 32909-
32|2924888|29 3705-GK-396-1|CLAYTON, CHRISTOPHER RODERICK|CLAYTON, CONITA LATOYA|485 SE BREVARD AVE||PALM BAY FL 32909-4120
33|2924901|29 3705-GK-396-14|CLEM, PAUL D||407 BREVARD AVE SE||PALM BAY FL 32909-
34|2924902|29 3705-GK-396-15|COMBS, BETTY LIFE ESTATE||660 GRANDEUR ST SE||PALM BAY FL 32909-
35|2924895|29 3705-GK-396-8|CORBIN, KENNETH J|CORBIN, LINDA L TRUSTEES|443 BREVARD AVE SE||PALM BAY FL 32909-
36|2924894|29 3705-GK-396-7|CORRALIZA, JOSE|ALMODOVAR, BRUNILDA|449 SE BREVARD AVE||PALM BAY FL 32909-4120
37|2923729|29 3705-GJ-310-11|COUCH, JANETTE E|COUCH, KENNETH N|164 SOUTH ST||CONCORD NH 03301-2705
38|2924945|29 3705-GK-412-19|COUNTS, GARY|COUNTS, LORETTA|691 BLACK HORSE ST SE||PALM BAY FL 32909-
39|2924904|29 3705-GK-396-17|COVIELLO, PETER A|COVIELLO, CASTORINA A|418 ELLINGTON AVE SE||PALM BAY FL 32909-
40|2926172|29 3706-GK-410-14|DAVIS, PAMELA J||PO BOX 410374||MELBOURNE FL 32941-0374
41|2924907|29 3705-GK-396-20|DAVIS, PATRICK A|WHYTE-DAVIS, LAVERN P|436 ELLINGTON AVE SE||PALM BAY FL 32909-
42|2924934|29 3705-GK-397-15|DELGADO, TIFFANY||493 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
43|2924943|29 3705-GK-412-17|DHANDHARI, MOTIELALL|DHANDHARI, YULAWATTIE|55 EL CAMINO WAY|BRAMPTON ONTARIO L7A 365| -
44|2924944|29 3705-GK-412-18|DHANDHARI, MOTIELALL|DHANDHARI, YULAWATTIE|55 EL CAMINO WAY|BRAMPTON ONTARIO L7A 365| -
45|2925607|29 3706-GK-383-11|DIBATTISTO LLC||11885 ISLAND LAKES LN||BOCA RATON FL 33498-6821
46|2924939|29 3705-GK-398-4|DZIWISZ, EDWARD M||681 GRANDEUR ST SE||PALM BAY FL 32909-
47|2926228|29 3706-GK-413-12|ENRIQUEZ, FATIMA ALVAREZ||626 SE BLACKHORSE ST||PALM BAY FL 32909-4113
48|2924900|29 3705-GK-396-13|EVARTS, HOWARD S||413 SE BREVARD AVE||PALM BAY FL 32909-4120
49|2924905|29 3705-GK-396-18|FAY, ROBERT P|FAY, GAIL A|895 ASPENGLOW LN||COLORADO SPRINGS CO 80916-5538
50|2924936|29 3705-GK-398-1|FLAMMER, DEBORAH LYNN||10549 SAN FELIPE RD||CUPERTINO CA 95014-3967
51|2924920|29 3705-GK-397-1|FLUELLEN, PHILICIA||407 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
52|2924903|29 3705-GK-396-16|FREDRICK, JOSEPH A TRUSTEE||412 ELLINGTON AVE SE||PALM BAY FL 32909-
53|2926217|29 3706-GK-413-1|FUSCO, JANNEKE B||502 SE BLACKHORSE ST||PALM BAY FL 32909-4113
54|2926214|29 3706-GK-412-34|GAFFNEY, SARA K||527 SE BLACKHORSE ST||PALM BAY FL

32909-4114
55|2924909|29 3705-GK-396-22|GARLAND, GAIL||909 BEDFORD AVE||BROOKLYN NY 11205-
56|2926225|29 3706-GK-413-9|GHOSH, DIPANKAR K|GHOSH, MEENAKSHI|3107 LAMANGA DR||MELBOURNE FL 32940-8522
57|2924933|29 3705-GK-397-14|GIAMBANCO, PAMELA||599 ESTES AVE SW||PALM BAY FL 32908-
58|2924928|29 3705-GK-397-9|GOMEZ, MANUELA||455 SE ELLINGTON SE AVE||PALM BAY FL 32909-4122
59|2926302|29 3706-GK-417-1|GREEN, MILES T|GREEN, DEBRA L|775 CAMPBELL ST SE||PALM BAY FL 32909-
60|2925056|29 3706-GK-310-16|GREENWOOD, MARY ANN TRUST||636 CEDAR SIDE CIRCLE NE||PALM BAY FL 32905-
61|2923750|29 3705-GJ-311-17|GUADALUPE, CHRISTINE K|GUADALUPE, MALVIN|720 FRISCO ST SE||PALM BAY FL 32909-
62|2924896|29 3705-GK-396-9|GUERRERO, JOSE A BATISTA||437 SE BREVARD AVE||PALM BAY FL 32909-4120
63|2926224|29 3706-GK-413-8|HARRIOTT, PEARLENA||PO BOX 542073||GREEN ACRES FL 33454-2073
64|2926215|29 3706-GK-412-35|HARRIS, CHARLES WESLEY|WHITE-HARRIS, CHARLENE YVETTE|515 SE BLACK HORSE ST||PALM BAY FL 32909-4114
65|2925608|29 3706-GK-383-12|HARRIS, MATTHEW W|HARRIS, SARAH I|321 SE CHRISTMAS SE AVE||PALM BAY FL 32909-3710
66|2925061|29 3706-GK-310-21|HARVEY, KANESHIA|GREEN, BERNICE|801 NW 179TH STREET||MIAMI FL 33169-
67|2924946|29 3705-GK-412-20|HARVEY, MARIA||62 N WHITNEY ST||HARTFORD CT 06105-
68|2924897|29 3705-GK-396-10|HENSON, RONALD H JR||16230 N 75TH WAY||WEST PALM BEACH FL 33418-7476
69|2925062|29 3706-GK-310-22|HEREDIA, BENJAMIN|HEREDIA, CARMEN A|1281 SE MC FALANE AVE||PORT ST LUCIE FL 34952-
70|2923730|29 3705-GJ-310-12|HITCHCOCK, E CAMERON JR|HITCHCOCK, IRENE F TRUSTEES|164 ALCAZAR ST||ROYAL PALM BCH FL 33411-
71|2926183|29 3706-GK-411-11|HOLIDAY BUILDERS INC||2293 W EAU GALLIE BLVD||MELBOURNE FL 32935-3184
72|2926204|29 3706-GK-412-24|HOLLORON, WILLIAM W||639 SE BLACK HORSE ST||PALM BAY FL 32909-4117
73|2923731|29 3705-GJ-310-13|HORTON, JEFFREY PAUL,JR|HORTON, KIRSTEN LE-ANN|385 SE COWNIE AVE||PALM BAY FL 32909-3735
74|2926229|29 3706-GK-413-13|HSIEH, YU HWA||11 BROOKSIDE AVE #A||NEW CITY NY 10956-
75|2925065|29 3706-GK-310-25|INNOCENT, MARIE JESSIE||542 HATCHER ST SE||PALM BAY FL 32909-
76|2925604|29 3706-GK-383-8|JACKSON, JACK A||330 COWNIE AVE SE||PALM BAY FL 32909-
77|2926223|29 3706-GK-413-7|JD VALOR LLC||PO BOX 110911||PALM BAY FL 32911-
78|2925671|29 3706-GK-385-25|JERAWSKI, EDWARD A||32556 MOUND RD, APT 3||WARREN MI 48092-1231
79|2924890|29 3705-GK-396-3|JIMENEZ, JASON A||7220 SW 13TH STREET||MIAMI FL 33144-
80|2926210|29 3706-GK-412-30|JOHNSON, EARL S|JOHNSON, HARRIET|1895 ANDOVER ST NW||PALM BAY FL 32907-
81|2926211|29 3706-GK-412-31|JOHNSON, EARL S|JOHNSON, HARRIETT L|1895 ANDOVER ST NW||PALM BAY FL 32907-
82|2925054|29 3706-GK-N|JOY LUTHERAN CHURCH||3174 JUPITOR BLVD SE||PALM BAY FL 32909-

83|2924913|29 3705-GK-396-26|KARWEL, EVELYN J||1142 BIANCA DR NE||PALM BAY FL 32905-6030
84|2925587|29 3706-GK-382-12|KELLY, JAMES M,JR|KELLY, JILLIAN R|311 SE DE CASTRO AVE||PALM BAY FL 32909-3708
85|2926226|29 3706-GK-413-10|KENDALL ENTERPRISES OF BREVARD |INC||PO BOX 120159||MELBOURNE FL 32912-0159
86|2924951|29 3705-GK-413-17|KETTNER, KEVIN D|KETTNER, GAIL M|680 BLACK HORSE ST SE||PALM BAY FL 32909-
87|2924950|29 3705-GK-413-16|KETTNER, KEVIN D|KETTNER, GAIL M|680 BLACK HORSE STREET SE||PALM BAY FL 32909-
88|2926318|29 3706-00-752|KIRIAZIS, CHARALABOS||136 CASS AVE|TORONTO ON MIT 2B6| -
89|2924929|29 3705-GK-397-10|KIRK G MILLS & BEVERLY MILLS |REVOCABLE TRUST||1131 TIKI LN||TUSTIN CA 92780-4535
90|2925584|29 3706-GK-382-9|KREIDEL, JANICE A||340 CHRISTMAS AVE SE||PALM BAY FL 32909-
91|2923732|29 3705-GJ-310-14|KRENZ, SHARON L|KRENZ, SCOTT H|399 COWNIE AVE SE||PALM BAY FL 32909-3735
92|2925585|29 3706-GK-382-10|LAHAM, STEPHEN||4015 FOREST PARK DR||NORTON SHORES MI 49441-
93|2924971|29 3705-GK-416-3|LEVY, DOUGLAS||959 HATTARAS TERRACE SE||PALM BAY FL 32909-
94|2924916|29 3705-GK-396-29|LUTHER, ROBERT D||492 ELLINGTON AVE SE||PALM BAY FL 32909-
95|2924906|29 3705-GK-396-19|MANTON, TIMOTHY EDWARD||430 SE ELLINGTON AVE||PALM BAY FL 32909-4121
96|2925067|29 3706-GK-310-27|MARCINIK, ROGER L|MARCINIK, GERDA H|526 HATCHER ST SE||PALM BAY FL 32909-
97|2923733|29 3705-GJ-310-15|MARONDA HOMES INC OF FLORIDA||1686 W HIBISCUS BLVD||MELBOURNE FL 32901-2631
98|2925606|29 3706-GK-383-10|MARSCHALL, RICHARD|MARSCHALL, JOYCE|1664 NE SUNNY BROOK NE LN, |APT K101||PALM BAY FL 32905-6549
99|2924952|29 3705-GK-413-18|MARTINEZ, CARMEN||538 SE ELLINGTON AVE||PALM BAY FL 32909-4145
100|2924918|29 3705-GK-396-31|MASTALSZ, MICHELE J||3341 JUPITER BLVD SE||PALM BAY FL 32909-
101|2926203|29 3706-GK-412-23|MATOS, GIA COMPERCHIO|MATOS, CHRISTOPHER|651 SE BLACKHORSE ST||PALM BAY FL 32909-4117
102|2924915|29 3705-GK-396-28|MEDINA, JOSE L|MEDINA, GISELA H|1656 MISTY LAKE DR|C/O VERONICA L MEDINA-NEWMAN|FLEMING ISLAND FL 32003-7278
103|2924969|29 3705-GK-416-1|MERCADO, MANUEL|MERCADO, MILAGROS|6640 MIRAMAR PARKWAY||MIRAMAR FL 33023-3882
104|2926205|29 3706-GK-412-25|MIGHTY, ARLENE M|MIGHTY, LEEROY L|627 SE BLACKHORSE SE ST||PALM BAY FL 32909-4114
105|2926221|29 3706-GK-413-5|MILOSEVIC, MIROSLAV|MILOSEVIC, MARINA|1908 11TH STREET APT 1||SANTA MONICA CA 90404-
106|2926218|29 3706-GK-413-2|MINEER, TERRY G|MINEER, DENISE L|514 BLACK HORSE ST SE||PALM BAY FL 32909-
107|2924937|29 3705-GK-398-2|MOALLEM, DAVID|MOALLEM, JOAN P TRUSTEES|1663 GEORGIA ST NE STE 200||PALM BAY FL 32907-
108|2925064|29 3706-GK-310-24|MOHAMMED, SHAM|MOHAMMED, NADIA|5025 IBIS PL||COCONUT

CREEK FL 33073-2402
109|2926190|29 3706-GK-412-2|MONAR, CLAUDIO T||3214 SE JUPITER BLVD||PALM BAY FL 32909-4105
110|2925673|29 3706-GK-385-27|MONTOYA, BLANCA||150 TRYON AVE APT F4||ENGLEWOOD NJ 07631-
111|2924910|29 3705-GK-396-23|MORENO, FREDDY|MORENO, JOANIE S|406 CHELTENHAM AVE||PALM BAY FL 32909-
112|2926216|29 3706-GK-412-36|NGUYEN, TINA||1740 ROLFIELD WAY||HENRICO VA 23238-5831
113|2924926|29 3705-GK-397-7|NORRIS, DAVID WAYNE||443 ELLINGTON AVE SE||PALM BAY FL 32909-
114|2926192|29 3706-GK-412-4|OLIVIER, BENEDIC|OLIVIER, JEANETTE|474 S ABERDEENSHIRE DR||SAINT JOHNS FL 32259-6924
115|2926206|29 3706-GK-412-26|PALLADIO DEVELOPMENT LLC||18021 SKY PARK CIR, STE A||IRVINE CA 92614-6575
116|2924917|29 3705-GK-396-30|PAUL, YVETTE D||1903 MERCER AVE||W PALM BCH FL 33401-
117|2925066|29 3706-GK-310-26|PENNANT, MARY T||534 HATCHER ST SE||PALM BAY FL 32909-
118|2926222|29 3706-GK-413-6|PHILOGENE, PHILOSTIN||829 QUANAH ST SE||PALM BAY FL 32909-
119|2924921|29 3705-GK-397-2|PIERRE-LOUIS, JOSEPH A|PIERRE-LOUIS, LORETTE|413 ELLINGTON AVE SE||PALM BAY FL 32909-
120|2925058|29 3706-GK-310-18|PINEIRO, JENNIFER|PINEIRO, JESSIEL|610 SE HATCHER ST||PALM BAY FL 32909-3765
121|2925586|29 3706-GK-382-11|POLO, GUERLINE|POLO, PAUL|320 SE DE CASTRO AVE||PALM BAY FL 32909-3707
122|2925560|29 3706-GK-381-7|POLO, PAUL A|POLO, GUERLINE|320 DE CASTRO AVE SE||PALM BAY FL 32909-
123|2924908|29 3705-GK-396-21|RANKIN, ALAN C|RANKIN, CAROL A|442 SE ELLINGTON AVE||PALM BAY FL 32909-4121
124|2925581|29 3706-GK-382-6|RATTE, ROBERT A|RATTE, ELLEN M|310 CHRISTMAS AVE SE||PALM BAY FL 32909-
125|2923746|29 3705-GJ-311-13|REITER, EDWARD|REITER, ROCHELLE|C/O REITER & RAIN 298 SHEPPARD |AVE WEST|TORONTO ONTARIO M2N 1N5| -
126|2925069|29 3706-GK-310-29|REYNOLDS, THOMAS H LIFE ESTATE||512 HATCHER ST SE||PALM BAY FL 32909-
127|2926227|29 3706-GK-413-11|ROBERTS, VICTOR|BERGS-ROBERTS, CLAUDETTE M|2359 ANGEL RD SE||PALM BAY FL 32909-
128|2925565|29 3706-GK-381-12|RODRIQUEZ, EDUARDO A||8933 SW 214TH ST||CUTLER BAY FL 33189-3881
129|2926230|29 3706-GK-413-14|ROLON, JOREIMY MALDONADO|WHIGHAM, WILLIAM E|650 SE BLACK HORSE ST||PALM BAY FL 32909-
130|2926195|29 3706-GK-412-7|ROOPNARINE, VARINDRA||1341 WEKIVA DR||MELBOURNE FL 32940-
131|2926196|29 3706-GK-412-8|ROOPNARINE, VARINDRA||1341 WEKIVA DR||MELBOURNE FL 32940-
132|2925672|29 3706-GK-385-26|ROSARIO, JACQUELINE|MUNOZ, JAVIER|533 HATCHER ST SE||PALM BAY FL 32909-
133|2926171|29 3706-GK-410-13|RUDRA INVESTMENTS LLC||3416 PENINSULA CIRCLE||MELBOURNE FL 32940-
134|2926317|29 3706-00-751|SACHS CAPITAL GROUP LP|IDENTICAL INVESTMENTS LLC|2132 DEEP WATER LN, STE 232||NAPERVILLE IL 60564-8571

135|2925050|29 3706-GK-K|SACHS CAPITAL GROUP LP|IDENTICAL INVESTMENTS LLC|2132 DEEP WATER LN, STE 232||NAPERVILLE IL 60564-8571
136|2926316|29 3706-00-750|SACHS CAPITAL GROUP LP|IDENTICAL INVESTMENTS LLC|2132 DEEP WATER LN, STE 232||NAPERVILLE IL 60564-8571
137|2926198|29 3706-GK-412-10|SATTERLEE, ROBERT L||P.O. BOX 110208 BLVD||PALM BAY FL 32911-4105
138|2926200|29 3706-GK-412-12|SAXMAN, CHARLES W JR|SAXMAN, ELIZABETH C|3300 JUPITER BLVD SE||PALM BAY FL 32909-
139|2925049|29 3706-GK-J|SCHOOL BOARD OF BREVARD COUNTY FL||#2122 SOUTHWEST JR HIGH ATTN: |ACCOUNTS P|2700 JUDGE FRAN JAMIESON WAY|VIERA FL 32940-6699
140|2924892|29 3705-GK-396-5|SELLS, TROY W||455 BREVARD AVE SE||PALM BAY FL 32909-
141|2925057|29 3706-GK-310-17|SHANKS, CHARLES||5137 KIRKWALL CIR||MELBOURNE FL 32940-1298
142|2925583|29 3706-GK-382-8|SHINSKIE, EDWARD||4707 WILD TURKEY RD||MIMS FL 32754-
143|2926185|29 3706-GK-411-13|SHURIAH, RONALD J|SHURIAH, LURINE|5160 SW 21ST STREET||PLANTATION FL 33317-
144|2925059|29 3706-GK-310-19|SLUDER, JOHN||590 HATCHER ST SE||PALM BAY FL 32909-
145|2924922|29 3705-GK-397-3|STANLEY, DOROTHY R||419 ELLINGTON AVE SE||PALM BAY FL 32909-
146|2924891|29 3705-GK-396-4|SWEETLAND, DOREEN||467 SE BREVARD AVE||PALM BAY FL 32909-4120
147|2925052|29 3706-GK-M|SWETA PATEL INC||3090 JUPITER BLVD SE||PALM BAY FL 32909-
148|2925603|29 3706-GK-383-7|THOMAS, JULIE A||320 COWNIE AVE SE||PALM BAY FL 32909-
149|2923749|29 3705-GJ-311-16|THOMPSON, KYLE A||710 SE FRISCO ST||PALM BAY FL 32909-3711
150|2924932|29 3705-GK-397-13|TOOT, DONALD A|TOOT, JUDITH A|479 ELLINGTON AVE SE||PALM BAY FL 32909-
151|2924948|29 3705-GK-412-22|TORRES, LUIS A||661 SE BLACKHORSE ST||PALM BAY FL 32909-4114
152|2924941|29 3705-GK-412-15|TUAZON, EDITHA D||1568 WATER DR NE||PALM BAY FL 32905-
153|2926208|29 3706-GK-412-28|TUSTIN, LINDA MAY||599 BLACK HORSE ST SE||PALM BAY FL 32909-
154|2926182|29 3706-GK-411-10|VINCENZI, ADRIANO|VINCENZI, TERESA|APARATADO POSTAL NO 1273|SANTO DOMINGO| -
155|2926181|29 3706-GK-411-9|VIRAMONTES, RUBEN J|VIRAMONTES, ALICIA|9535 ALDEA||NORTHRIDGE CA 91325-
156|2925068|29 3706-GK-310-28|WALL-DESOUSA, SCOTT ANTHONY|WALL-DESOUSA, DANIEL A|518 SE HATCHER ST||PALM BAY FL 32909-3615
157|2924914|29 3705-GK-396-27|WALSH, MARIA||478 SE ELLINGTON AVE||PALM BAY FL 32909-4121
158|2924889|29 3705-GK-396-2|WALSH, MARIA M||478 ELLINGTON AVE SE||PALM BAY FL 32909-4121
159|2924923|29 3705-GK-397-4|WHEELER, JOHN W||431 ELLINGTON AVE SE||PALM BAY FL 32909-
160|2926199|29 3706-GK-412-11|WHITEHOUSE, SHINCHUAN YANG||APT 5503|20550 FALCONS LANDING CIR|STERLING VA 20165-2802
161|2924942|29 3705-GK-412-16|WHITFORD, ARNE WOLF||3338 SE JUPITER SE BLVD||PALM BAY FL 32909-4105
162|2925915|29 3706-GK-395-9|WILLETT, PETER M||450 SE BARTHEL ST||PALM BAY FL 32909-4051

163|2924949|29 3705-GK-413-15|WILLIAMS, MONICA M|CORNELY, JEFFREY E|660 SE BLACKHORSE ST||PALM BAY FL 32909-4113
164|2924930|29 3705-GK-397-11|YANG, MEI-HSIU||PO BOX 12274||TAIPEI -

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CPP Meeting Sign In Sheet

Jupiter Bay

MBV Project Number: 20-1013

Date: 15-Mar-22 Time: 6:00 PM Location: DeGroodt Library

Name (Please Print)	Address	Representing	Phone #
Barbara Bailey	3222 Jupiter Bl.		(321) 802-6101
Joe Corratizia	449 Brevard Ave		265-779-4423
Kent Corbin	443 Brevard Ave		321 480 8134
Howard Evarts	413 Brevard Ave		321-243-2524

Attachment C - Sign In Sheet

Attachment D - Speaking Topics

MEETING NOTES / ISSUES

Project Name / Number: Jupiter Bay

Location: DeGroodt Library

1- OWNER HAS NOW PURCHASED 0.8 AC. LAND LOCKED PARCEL

2- ADDING 60 UNITS ON TOP OF COMMERCIAL

3- ADDED PARKING SPACES ACCORDINGLY

4- WORKING WITH SCHOOL BOARD TO EXTEND SCHOOL

5- TURN LANE TO BRIGHAM AVE.

6- CITY COUNCIL ADDED EMERGENCY ACCESS TO BRIGHAM AVE.

7- ADDING EAST BOUND LEFT TURN @ ENTRANCES TO PROJECT

8-

9-

10-

11-

12-

13-

14-


ROOF
FIFTH FL
FOURTH FL
THIRD FL
SECOND FL
FIRST FL
59'-0"
11'-0"
9'-8"
15'-0"
12'-0"
RETAIL
RESIDENCE
1813 DORCHESTER AVENUE
RETAIL

ELEVATION 1

ELEVATION 4

ELEVATION 2


ROOF
FIFTH FL
FOURTH FL
THIRD FL
SECOND FL
FIRST FL
59'-0"
11'-0"
9'-8"
11'-0"
9'-8"
11'-0"
9'-8"
11'-0"
9'-8"
15'-0"
12'-0"

ELEVATION 3


Clubhouse & Pool

Project Details: PS23-00001

Project Type: **Subdivisions & Plats Preliminary Subdivision Plan**

Project Location:	**3255 JUPITER BLVD SE Palm Bay, FL 32909**
Milestone:	**Success**
Created:	**3/8/2023**
Description:	**Jupiter Bay Preliminary Subdivision Plan**
Assigned Planner:	**Uma Sarmistha**

Contacts

Contact	Information
Owner/Applicant	Greg Sachs 2132 Deep Water Lane Naperville, IL (321) 543-4440 gsachs@sachscapitalgroup.com
Legal Representative	David Bassoford, P.E. 1250 W. Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 davidb@mbveng.com
Submitter	David Bassoford 1250 W. Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 davidb@mbveng.com
Owner/Applicant (2)	Gerald M. Lakin 2687 NW 84th Way Cooper City, FL 33024 (312) 543-4440 geraldlakin@gmail.com
Legal Representative (2)	Bruce Moia, P.E. 1250 W. Eau Gallie Blvd Melbourne, FL 32935 (321) 253-1510 brucem@mbveng.com
Assigned Planner	Uma Sarmistha 120 Malabar Road SE Palm Bay, FL 32907 uma.sarmistha@palmbayflorida.org

Fields

Field Label	Value
Block	

Project Details: PS23-00001

Lot	
Section Township Range	
Subdivision	
Year Built	
Use Code	
Use Code Desc	
LotSize	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Township Description	
Tax ID	
Flu Description	
Flu Code	
Zoning Description	
Zoning Code	
Proposed Subdivision Name	Jupiter Bay
Size of Area Covered (acres)	
Total Lots Proposed by Use	Total Lots proposed are 263 (176 Townhomes and 60 Condominiums on 21.64 acres, and 3 Commercial Lots on 2.95 acres)
Intended Use of Property	Multi-family Residential and Commercial
Is Owner the Representative?	True
Action Letter Date	

Feb 6, 2023

Re: Letter of Authorization

As the property owner of the site legally described as:

Port Malabar, Unit 10, Tract K, PB 15 Pg 10 also Lot 16 of FL Indian River Land Company Sub.per Pb 1 Pg 165.

I, Owner Name: Greg Sachs, Manager for Sachs Capital Group

Address: 2132 Deep Water Lane, Suite 232, Naperville IL 60564

Telephone: 312-543-4440

Email: gsachs@sachscapitalgroup.com

hereby authorize:

Representative: David Bassford, P.E., and Bruce Moia, P.E., of MBV Engineering, Inc.

Address: 1250 W. Eau Gallie Blvd, Suite H, Melbourne, FL 32935

Telephone: 321- 253-1510

Email: davidb@mbveng.com

to represent the request(s) for:

Final Development Plan and Preliminary Subdivision Plan

(Property Owner Signature)

JENNIFER SPRAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee

COUNTY OF Marshall

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by Gregory Sachs, property owner.

Jennifer Spray, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

My commison expires March 1, 2025

February 06, 20 23

Re: Letter of Authorization

As the property owner of the site legally described as:

Port Malabar, Unit 10, Tract K, PB 15 Pg 10 also Lot 16 of FL Indian River Land Company Sub.per Pb 1 Pg 165.

I, Owner Name: Gerald M Lakin - Identical Investments LLC

Address: 2687 NW 84th Way, Cooper City, FL 33024

Telephone: 312-543-4440

Email: geraldlakin@gmail.com

hereby authorize:

Representative: David Bassford, P.E., and Bruce Moia P.E. of MBV Engineering, Inc.

Address: 1250 W. Eau Gallie Blvd, Suite H, Melbourne, FL 32935

Telephone: 321- 253-1510

Email: davidb@mbveng.com

to represent the request(s) for:

Final Development Plan and Preliminary Subdivision Plan

(Property Owner Signature)

SYLVIA KARLA ROSEN
Notary Public - State of Florida
Commission # GG 909500
My Comm. Expires Dec 28, 2023

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 06 day of February, 20 23 by Gerald Michael Lakin, property owner.

, Notary Public

☐ Personally Known or ☒ Produced the Following Type of Identification:

FLDL: L250 293 65 026 0

Acknowledgement Log

Header:
Legal Acknowledgement
Text:
I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:
Uma Sarmistha
On:
3/8/2023 9:59:26 AM

PS23-00001

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
SUITE 201
120 MALABAR RD SE
PALM BAY, FL, 32907

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** , a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized, on

03/23/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of March 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

My commission expires

Publication Cost: $187.07
Ad No: 0005638642
Customer No: BRE-6CI213
This is not an invoice

# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#5638642 3/23/2023

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 20, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1.CP23-00002 (formerly CP-5-2023) - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)

A small-scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use and Commercial Use to Commercial Use

Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 7.43 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

2.CP223-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.I., Bowman Consulting Group, Ltd. / Kimberly Rezanka, Lacey Lyons Rezanka Attorneys At Law / Alberto Krygier, Adelon Capital, Reps.)**

A Zoning amendment from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District

A portion of Tract G.2 of Port Malabar Unit 57, Section 4, Township 29, Range 37, Brevard County, Florida, containing approximately 6.459 acres. Located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE

3.PS23-00001 - Gregory Sachs, Sachs Capital Group, LP and Gerald Lakin, Identical Investments, LLC (Bruce Moia, P.E. and David Bassford, P.E., MBV Engineering, Inc., Reps.)

A Preliminary Subdivision Plat to allow for a proposed 236-unit development of mixed uses to be called Jupiter Bay PUD

Tract K of Port Malabar Unit 10, Section 6, Township 29, Range 37, Brevard County, Florida, containing approximately 24.69 acres. Located at the southwest corner of Jupiter Boulevard SE and Brevard Avenue SE

4.FS23-00001 - Andrew Dugan, L3Harris Technologies, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.)

A Final Plat to allow for a proposed 2-lot subdivision for a manufacturing and industrial development called L3Harris-Leo

A portion of Tract F, Port Malabar Industrial Park Subdivision, Section 23, Township 28, Range 37, Brevard County, Florida, containing approximately 117.73 acres. Located at the southeast corner of Palm Bay Road NE and Troutman Boulevard NE

5.T23-00001 - City of Palm Bay (Growth Management)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005, to eliminate conflict within the City of Palm Bay Code of Ordinance

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

RECEIVED
MAR 27 2023
City of Palm Bay
Accounting Division

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Tania Ramos, Senior Planner

DATE: April 5, 2023

SUBJECT: T23-00003 – Self-Storage Units - City of Palm Bay (Growth Management Department – Requested by Councilman Kenny Johnson) – A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.088, Special Requirements and Conditions; Section 185.045 LI – Light Industrial and Warehousing District; Section 185.046 HI – Heavy Industrial District; and Section 185.054, GC – General Commercial District; to amend the locations, requirements, and conditions for self-storage facilities

.

ATTACHMENTS:

Description

- **T23-00003 Staff Report**
- **T23-00003 Application**
- **T23-00003 Legal Ad**

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042
landdevelopmentweb@palmbayflorida.org

Prepared by
Tania Ramos, Senior Planner

CASE NUMBER	**PLANNING & ZONING BOARD HEARING DATE**
T23-00003	April 5, 2023

APPLICANT	**PROPERTY LOCATION/ADDRESS**
City of Palm Bay, Florida	Not Applicable

SUMMARY OF REQUEST

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.088, Special Requirements and Conditions; Section 185.045 LI – Light Industrial and Warehousing District; Section 185.046 HI – Heavy Industrial District; and Section 185.054, GC – General Commercial District; to amend the locations, requirements, and conditions for self-storage facilities.

Existing Zoning	Not Applicable
Existing Land Use	Not Applicable
Site Improvements	Not Applicable
Site Acreage	Not Applicable

SURROUNDING ZONING & USE OF LAND

North	Not Applicable
East	Not Applicable
South	Not Applicable
West	Not Applicable

BACKGROUND:

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.088, Special Requirements and Conditions; Section 185.045 LI – Light Industrial and Warehousing District; Section 185.046 HI – Heavy Industrial District; and Section 185.054, GC – General Commercial District; to amend the locations, requirements, and conditions for self-storage facilities. See proposed changes below:

The applicant for this amendment is the City of Palm Bay, Florida. The applicant seeks to provide additional requirements for consideration when a conditional use for a self-storage facility is requested, and to amend the zoning classifications where a self-storage facility can be developed as a permitted use.

Proposed language for this amendment is attached in legislative style with additions between **>>**arrow**<<** symbols and deletions in ~~strikethrough~~ format.

PURPOSE:

The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:

(A) Lessening congestion in the streets;

(B) Encouraging the most appropriate use of land, water and resources;

(C) Providing adequate light and air;

(D) Securing safety from fire and other dangers;

(E) Preventing the overcrowding of land;

(F) Presenting the character and stability of residential, commercial, industrial and other areas;

(G) Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and

(H) Conserving and enhancing the standard of living within the city.

Each section being amended also has a specific intent and applicability.

The purpose of the Special Requirements and Conditions is:

For those conditional uses listed, special requirements shall apply in addition to those of Section 185.087.

The purpose of the LI – Light Industrial and Warehousing District is:

The provisions of this district are intended to apply to an area which can serve light manufacturing, warehousing, distribution, wholesaling and other light industrial functions for the city and the region. Lot sizes and other restrictions are intended to ensure sufficient open space and minimize adverse impacts of industrial uses off site and to nonindustrial uses.

The purpose of the HI – Heavy Industrial District is:

The provisions of this district are intended to apply to an area in close proximity to major transportation facilities and which can serve general manufacturing, storage and distribution needs of the city and region. Lot sizes and other restrictions are intended to minimize adverse impacts to adjacent properties.

The purpose of the GC – General Commercial District is:

The purpose of the General Commercial District shall be to locate and establish areas within the city which are uniquely suited for heavy commercial development. Such areas are to be developed in an intensive manner and are designed to provide opportunities for small businesses of a variety of types. The uses and development standards included in the district are intended to provide additional opportunities for businesses to locate within the city by providing a mix of service, warehousing, commercial, wholesaling, storage, and similar businesses and uses.

ANALYSIS:

Self-storage facilities can currently be developed as a permitted use in the General Commercial (GC) district, and as a conditional use in the Highway Commercial (HC), Community Commercial (CC), and the Planned Commercial Development (PCD) districts. Although self-storage facilities provide a service to the surrounding community, they do not provide many jobs or support the local economy when compared to other commercial uses such as restaurants, retail, or office space. Traditionally, self-storage facilities have also taken up larger plots of land.

The proposed changes, as textually written below, will add self-storage facilities as a permitted use in the Light Industrial and Warehousing (LI) and Heavy Industrial (HI) districts. In the General Commercial (GC) district, self-storage facilities will become a conditional use subject to Section 185.088(F), Special Requirements and Conditions. In addition, Section 185.088(F) is being revised to facilitate appropriate site selection and sizing of self-storage facilities seeking a conditional use in the commercial districts. These changes aim to enhance

economic activity and connectivity in the commercial districts while providing options for self-storage facilities within the community.

STAFF RECOMMENDATION:

Case T23-00003 meets the minimum criteria for a textual amendment. Staff recommends the proposed textual amendment for approval.

§ 185.088 SPECIAL REQUIREMENTS AND CONDITIONS.

For those conditional uses listed below, the following special requirements shall apply in addition to those of § 185.087:

(A) Churches. A conditional use may be granted under the following conditions:

(1) The site has direct access to a collector or arterial roadway.

(2) Minimum setbacks shall be twenty (20) feet from all property lines or the minimum setback of the district, whichever are greater.

(3) Proposed sites not having direct access to a collector or arterial roadway must prepare a traffic impact study, approved by the City Engineer, to support the compatibility of the church use with surrounding uses. In addition, day care centers and schools are not permitted as accessory uses on these sites.

(4) Minimum size: one (1) acre.

(B) Clubs, lodges and similar activities. A conditional use may be granted under the following conditions:

(1) The site has direct access to a collector or arterial roadway.

(2) Minimum setbacks shall be twenty (20) feet from all property lines or the minimum setbacks of the district, whichever are greater.

(3) Minimum size: one (1) acre.

(C) Commercial dog kennels. A conditional may be granted under the following conditions:

(1) No structures, pens, or runs shall be located within fifty (50) feet of any property line.

(2) Open kennels must be visually screened from off-site view.

(3) The site is a minimum of one (1) acre in size.

(D) Planned industrial development. Development of industrial use or group of industrial uses of five (5) or more acres intended to be developed according to a carefully drawn plan, may be permitted by the City Council as a conditional use, after review by the Planning and Zoning Board, in the LI and HI zoning districts. This provision is intended to encourage better organization and controlled development for land reserved primarily for industrial uses, to create a compatible environment for a variety of industrial activities, to protect the integrity of surrounding residential and commercial uses, to allow and encourage proper placement and design for those commercial and residential uses which augment the principal uses, and to discourage commercial and residential encroachment upon areas which should be reserved for industrial activities. In order to qualify for such conditional use, the following conditions must be met:

(1) Ownership. The site proposed shall be in one (1) ownership, or, if in several ownerships, the request for conditional use shall be filed by all owners of the properties included in the plan.

(2) Zoning provisions. All other portions of the respective zoning district regulations and all other applicable portions of this chapter.

(3) Street frontage. The site proposed shall have a minimum width of two hundred (200) feet along a major street frontage.

(4) Access limitations. The minimum distance between access points shall be at least one hundred and fifty (150) feet, and the minimum distance between any one (1) location and an intersection of two (2) or more street rights-of-way shall be one hundred (100) feet.

(5) Site plan.

(a) Concurrent with the request, a site plan, shall be submitted on which structures shall be located in relation to:

1. Each other and to major entrances into and off the site;

2. Internal circulation ways;

3. Parking and service areas; and

4. Landscaped areas.

(b) The site plan and supporting data shall also show proposed standards for development, including restrictions of the use of property; plans for the provisions of utilities, including water, sewer and drainage facilities; plans for protection of abutting properties; plans for cross access and/or shared parking areas; and such other plans, tabulations and other data that the City Council may require.

(6) Tree regulations. Full compliance with the city tree regulations set forth in this chapter, in Chapter 180 and in any other applicable ordinance of the city must be assured.

(7) Office/business parks. All office/business park proposals must provide a list of prohibited and permitted uses in the proposed business park. The applicant should also address how the development will be designed and regulated to ensure the compatibility of uses within the office/business park.

(E) Public and private schools. A conditional use may be granted under the following conditions:

(1) The proposed site is located on a collector or arterial roadway;

(2) Minimum setbacks shall be twenty (20) feet from all property lines or the minimum setbacks of the district, whichever are greater;

(3) Minimum size, one (1) acre.

(F) Self storage facilities may be granted with the following conditions:

>>(1) *Design standards.* The following minimum design standards shall apply to the construction of new self-storage facilities or, to the maximum extent feasible, the expansion or redevelopment of existing self-storage facilities.<<

>>(a)<< ~~(1)~~ No door openings for any storage unit with the exception of emergency egress doors shall be constructed facing any residentially zoned property.

>>(b)<< ~~(2)~~ The submitted conditional use site plan shall include a landscape plan.

>>(c)<< ~~(3)~~ Interior traffic lanes shall be a minimum of thirty-five (35) feet wide for two-way traffic and a minimum of twenty-five (25) feet for one-way traffic, in order to accommodate loading and unloading as well as through and/or emergency traffic.

>>(d)<< ~~(4)~~ The maximum storage unit size is limited to 300 square feet.

>>(e)<< ~~(5)~~ There shall be no outside storage at the site.

~~(6) There shall be no storage of hazardous or flammable chemicals as determined by the Fire Marshal.~~

~~(7) Such facilities may only be utilized for storage. Occupancy for any other use is prohibited.~~

>>(f) No roll up door openings for any storage unit shall be constructed facing any right-of-way.

(g) Properties with the principal use as self-storage may locate along major collector or higher classified roads. For locations on lower classified roads, ground floor retail is required, or the building shall be setback from the roadway.

(h) Exterior surface materials of the primary/street facade shall be select high quality, human-scale building materials to reduce building massing and create visual interest.

(i) The base of a building (the first two to five feet above the sidewalks) shall be differentiated from the rest of the facade with treatments such as change in material and/or color.

(j) The primary/street facade of buildings shall incorporate no less than two (2) building materials including, but not limited to, tile, brick, stucco, cast stone, stone, formed concrete or other high-quality, long-lasting masonry material over a minimum seventy-five (75) percent of the surface area (excluding windows, doors and curtain walls.) The remainder of the wall area may incorporate other materials.

(k) Self-storage facilities resembling long, traditional warehouse buildings are prohibited. Self-storage facilities must be designed to emulate multi-family or office buildings compatible and in harmony with the surrounding area.

(2) *Operational requirements.* The following minimum operational standards shall apply to self-service storage facilities and tenants of individual storage units:

(a) Individual storage units shall not be used for activities such as residences, offices, workshops, studios, or hobby or rehearsal areas. Further, storage units shall not be used for manufacturing, fabrication or processing of goods, services or repair of vehicles, engines, appliances or other equipment, or any other industrial activity whatsoever. In addition, storage units shall not be used for commercial activity or places of business of any kind including, but not limited to, retail sales, garage or estate sales, or auctions, unless done so by the property management company.

(b) Storage of flammable, explosive, perishable or hazardous materials within individual storage units and on site is prohibited.

(c) Rental agreements shall provide tenants with written notice of the minimum operational standards set forth in this section and any other conditions imposed by the city.<<

(G) Communication towers and facilities. A conditional use may be granted under the following conditions:

(1) A map showing the closest existing communication towers shall be provided.

(2) The applicant has supplied a written affidavit that co-location of antennas or other communication facilities is not possible in any other zoning district where these facilities are permissible.

(3) If camouflaging is required, then tower or facilities must be camouflaged as required by City Council. An elevation view of this structure shall be provided.

(4) The applicant has obtained written confirmation that the communication facility meets FCC and FAA radio frequency emission and lighting standards.

(5) The submittal conditional use site plan includes a landscape plan that shows the landscape buffer and its irrigation as per Section 186.07(E) of the Palm Bay Code of Ordinances.

(6) No fence gates, equipment structure doors, or driveways shall be constructed facing any residentially zoned property, or the gates may be offset or otherwise buffered as to not be directly viewed from the residential property. This alternative must be approved by the City Planner.

(H) Eating and drinking establishments that allow patrons to dance to music. A conditional use may be granted under the following conditions:

(1) The applicant shall provide information and documentation that noise from the establishment will be abated so that the business will be in full compliance with Title IX: General Regulations, Chapter 92, Noise, Palm Bay Code of Ordinances.

(2) Methods of crowd control in both interior and exterior portions of the establishment shall be provided in the application.

(I) Security dwelling unit. A conditional use may be granted under the following conditions:

(1) The unit will only be permitted in conjunction with a site that has wholesale trade, warehousing, storage, contractor offices with storage, assembly, machine shops, commercial flex-space and/or similar uses.

(2) No one under the age of eighteen (18) may reside within the unit, and at no time may the unit be occupied by more than two (2) persons.

(3) The unit resident must be the owner of the property or an employee of the property owner. If the resident is not the owner, a signed and notarized contract between the property owner and the employee shall be provided to staff that addresses provisions for security.

(4) The unit may contain no more than one thousand (1,000) square feet of gross floor area and may not be located in a free-standing structure.

(5) There may be only one (1) security dwelling unit per property.

(6) There shall be at least one (1) parking space designated on-site for the resident of the unit.

(7) Applicants must demonstrate that approval of an onsite security dwelling minimizes the need for other security measures including but not limited to chain link fencing, strands of barbed wire atop fencing or walls and excessive security lighting thereby promoting a more aesthetically acceptable site development pattern.

(J) Wedding venues.

(1) The minimum size of a property for a wedding venue shall be five (5) acres.

(2) The subject property shall have direct access to a collector roadway or higher classification roadway.

(3) The structure used for wedding venues and the associated parking areas shall meet the setbacks established for principal structures of the RR District.

(4) The hours of operation shall be from sunrise to 11:00 P.M., not including venue setup and breakdown.

(5) Parking surfaces shall utilize stabilized materials and shall meet the provisions established in § 185.140(B)(1).

(6) A two-way driveway must be a minimum of twenty-four (24) feet in width at the right-of-way line and shall be paved from the right-of-way line to the edge of the roadway that the driveway connects to.

(7) A one-way driveway must be a minimum of fifteen (15) feet in width at the right- of-way line and shall be paved from the right-of-way line to the edge of the roadway that the driveway connects to.

(8) If a wedding venue chooses to have a sign, one detached sign shall be permitted for the venue site not to exceed six (6) feet in height, with a maximum sign area of sixteen (16) square feet, and setback a minimum of ten (10) feet from any property line.

(9) All site lighting is subject to the provisions established in § 185.143.

(10) All site noise is subject to the provisions established in Chapter 92.

(K) Event halls.

(1) The minimum size of a property for an event hall shall be five (5) acres.

(2) The subject property shall have direct access to a collector roadway or higher classification roadway.

(3) The structure used for event hall and the associated parking areas shall meet the setbacks established for the GC District.

(4) The hours of operation shall be from sunrise to 12:00 A.M. not including venue setup and breakdown.

(5) Parking surfaces shall utilize stabilized materials and shall meet the provisions established in § 185.140(C)(1).

(6) A two-way driveway must be a minimum of twenty-four (24) feet in width at the right-of-way line and shall be paved from the right-of-way line to the edge of pavement of the roadway that the driveway connects to.

(7) A one-way driveway must be a minimum of fifteen (15) feet in width at the right- of-way line and shall be paved from the right-of-way line to the edge of pavement of the roadway that the driveway connects to.

(8) All site lighting is subject to the provisions established in § 185.143.

(9) All site noise is subject to the provisions established in Chapter 92.

§ 185.045 LI — LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT.

(A) *Intent.* The provisions of this district are intended to apply to an area which can serve light manufacturing, warehousing, distribution, wholesaling and other light industrial functions for the city and the region. Lot sizes and other restrictions are intended to ensure sufficient open space and minimize adverse impacts of industrial uses off site and to nonindustrial uses.

(B) *Principal uses and structures:*

(1) Warehousing within an enclosed structure.

(2) Wholesaling within an enclosed structure.

(3) Dry cleaning and laundry plants, printing plants, welding shops, machine shops, taxidermists and similar service and repair establishments and uses.

(4) Light manufacturing, processing and assembly including precision manufacturing, electrical machinery, instrumentation, bottling plants, dairy products plants, bakeries, fruit packing and similar uses.

(5) Building materials supply and storage, provided that any outside display and/or storage area shall be screened on all sides to avoid any deleterious impact on adjacent properties; includes contractor storage yards.

(6) Automotive, truck, major recreational equipment and mobile home sales, storage and repair establishment including, body shops, dry docking facilities, paint shops, upholstery shops and similar uses provided that outside storage of vehicles not for sale shall be effectively screened on four (4) sides so as to avoid off-site visual impacts.

(7) Vocational and trade schools.

(8) Veterinary hospitals and clinics including boarding of animals.

(9) Radio or television transmitter, towers or broadcasting facilities.

(10) Research and development facilities provided all activities are within an enclosed structure.

(11) Public utility equipment and facilities.

(12) Public uses.

(13) Communication towers and facilities.

(14) Medical Recycling Facility.

>>(15) Self-storage facilities.<<

(C) *Accessory uses and structures:*

(1) Customary accessory uses clearly incidental and subordinate to one (1) or more principal uses.

(2) Retail sales of products manufactured, processed or stored on the premises, provided the sales area constitutes no more than 15% of the total area of the space occupied by the business.

(3) Offices clearly accessory to one (1) or more principal uses.

(D) *Conditional uses.*

(1) Automotive fuel, propane, and natural gas dispensaries and refueling stations subject to the following provisions:

(a) Location of facilities: All pumps, storage tanks and other service island equipment shall be at least twenty (20) feet from all property lines, fifteen (15) feet from any building and one hundred (100) feet from the nearest residentially owned land. No pump, storage tank or other equipment shall be located closer than one thousand (1,000) feet from any municipal or public supply well.

(b) Liquid gasoline, liquid kerosene, or liquid diesel fuels may be stored onsite for use by the operator of the property and stored onsite for offsite delivery to the general public, and stored, dispensed, and sold onsite to the general public for onsite sales of such substances.

(c) Liquid and non-liquid propane, and liquid and non-liquid natural gas and other petroleum-based fuel products (including liquid gasoline, liquid kerosene, or liquid diesel fuel) may be stored onsite for the use of the operator of the property, stored and sold onsite for offsite delivery to the general public, and stored, dispensed, and sold onsite to the general property.

(d) The proposed use will not constitute a nuisance or hazard because of vehicular travel movement, delivery of fuel movement, noise or fume generation.

(e) Development and operation of the fuel pumps and attendant storage tanks shall be in compliance with §§ 176.01 *et seq.*

(2) Freight handling and transportation terminals.

(3) Planned industrial developments including office and business parks.

(4) Corrections facilities subject to the following:

(a) Minimum area required: 20 acres.

(b) Shall not be located within 1,000 feet of any residentially zoned property.

(5) Public and private schools.

(6) Tree and landscape recycling, subject to the following:

(a) A minimum lot size of five (5) acres.

(b) An eight (8) foot opaque fence or wall surrounding the site on all sides.

(c) A one hundred (100) foot setback between any property line and any operation of tree or landscape recycling machinery (with the exception of vehicle or product storage).

(d) A two hundred fifty (250) foot buffer between any residentially zoned land and any operation of tree or landscape recycling machinery (with the exception of vehicle or product storage).

(e) Tree and landscape recycling operations restricted to 8:00 a.m. to 6:00 p.m.

(f) Strict adherence to Maximum Permissible Sound Levels for Industrial Land, as set forth in Table 1 of § 92.06, Palm Bay Code of Ordinances.

(E) *Prohibited uses and structures:*

(1) All uses not specifically or provisionally permitted herein.

(F) *Lot and structure requirements:*

(1) Minimum lot area — twenty thousand (20,000) square feet.

(2) Minimum lot width — one hundred (100) feet.

(3) Minimum lot depth — two hundred (200) feet.

(4) Maximum building coverage — fifty percent (50%).

(5) Minimum floor area — None.

(6) Maximum height — one hundred (100) feet.

(7) Minimum yard requirements:

(a) Front — forty (40) feet minimum building setback, parking areas may be located in the front yard except within ten (10) feet of the front lot line.

(b) Side interior — twenty (20) feet minimum building setback. Parking areas may be located in the side yard except within ten (10) feet of the side lot line.

(c) Side corner — twenty-five (25) feet minimum building setback. Parking areas may be located in the side corner yard except within ten (10) feet of the side corner lot line.

(d) Rear — twenty-five (25) feet.

(8) An eight (8) foot high completely opaque masonry wall, or wood fence shall be provided along the entire length of any side or rear property line abutting property zoned residential. Landscaping shall be provided in accordance with the landscape requirements of this zoning code.

§ 185.046 HI — HEAVY INDUSTRIAL DISTRICT.

(A) *Intent.* The provisions of this district are intended to apply to an area in close proximity to major transportation facilities and which can serve general manufacturing, storage and distribution needs of the city and region. Lot sizes and other restrictions are intended to minimize adverse impacts to adjacent properties.

(B) *Principal uses and structures:*

(1) Warehousing.

(2) Wholesaling.

(3) Dry cleaning and laundry plants, printing plants, welding shops, machine shops, taxidermists and similar service and repair establishments and uses.

(4) Light manufacturing, processing and assembly including precision manufacturing, electrical machinery, instrumentation, bottling plants, dairy products plants, bakeries, fruit packing, and similar uses.

(5) Building materials supply and storage, provided that any outside display and/or storage area shall be screened on all sides to avoid any deleterious impact on adjacent properties; includes contractor storage yards.

(6) Automotive, truck, major recreational equipment and mobile home sales, storage and repair establishment including, body shops, dry docking facilities, paint shops, upholstery shops and similar uses provided that outside storage of vehicles not for sale shall be effectively screened on four (4) sides so as to avoid off-site visual impacts.

(7) Vocational and trade schools.

(8) Veterinary hospitals and clinics, including boarding of animals.

(9) Radio or television transmitter, towers or broadcasting facilities.

(10) Research and development facilities.

(11) Public utility equipment and facilities.

(12) Freight handling and transportation terminals.

(13) Printing, publishing and similar uses.

(14) Textile and apparel manufacturing, processing and storage.

(15) Lumber and wood products manufacturing, processing and storage.

(16) Public uses.

(17) Communication towers and facilities.

(18) Salvage Yards.

(19) Medical Recycling Facility.

>>(20) Self-storage facilities.<<

(C) *Accessory uses and structures:*

(1) Customary accessory uses clearly incidental and subordinate to one (1) or more principal used.

(2) Retail sales of products manufactured, processed or stored on the premises, provided the sales area constitutes no more than 15% of the total area of the space occupied by the business.

(3) Offices clearly accessory to one (1) or more principal uses.

(D) *Conditional uses:*

(1) Manufacturing, assembly and processing uses or facilities not specifically provided as a principal use including block and concrete plants, furniture factories, food processing, citrus processing plants, salvage yards, and canneries and similar uses.

(2) Storage of liquefied petroleum products.

(3) Fabricated metal products.

(4) Chemicals and similar products.

(5) Automotive fuel tanks and pumps subject to the following provisions:

(a) Location of facilities. Gasoline/ fuel pumps, storage tanks and other service island equipment shall be at least twenty (20) feet from all property lines, fifteen (15) feet from any building and one hundred (100) feet from the nearest residentially zoned land. No gasoline/fuel pump, storage tank or ether equipment shall be located closer than one thousand (1,000) feet from any municipal or public supply well.

(b) The use of fuel pumps shall be strictly limited to the owner of the property. Sales to members of the public in general or to any private individual are hereby strictly prohibited.

(c) The proposed use will not constitute a nuisance or hazard because of vehicular traffic movement, delivery of fuel movement, noise or fume generation.

(d) Development and operation of the fuel pumps and attendant storage tanks shall be in compliance with §§ 176.01 et seq.

(6) Planned industrial developments.

(7) Crematoriums.

(8) Corrections facilities subject to the following:

(a) Minimum area required: 20 acres.

(b) Shall not be located within 1,000 feet of any residentially zoned property.

(9) Smoke-producing industries, such as paper mills, rubber mills or regional incinerators, provided the land where such facility is operated shall be located no less than one-half (½) mile from the closest right-of-way line of Interstate 95.

(E) *Prohibited uses and structures:* All uses not specifically or provisionally permitted herein.

(F) *Lot and structure requirements:*

(1) Minimum lot area — thirty thousand (30,000) square feet.

(2) Minimum lot width — one hundred and fifty (150) feet.

(3) Minimum lot depth — two hundred (200) feet.

(4) Maximum building coverage — fifty percent (50%).

(5) Minimum floor area — None.

(6) Maximum height — one hundred (100) feet.

(7) Minimum yard requirements:

(a) Front — forty (40) feet minimum building setback. Parking areas may be located in the front yard except within ten (10) feet of the front lot line.

(b) Side interior — twenty (20) feet minimum building setback. Parking areas may be located in the side yard except within ten (10) feet of the side lot line.

(c) Side corner — twenty-five (25) feet minimum building setback. Parking areas may be located in the side corner yard except within ten (10) feet of the side corner lot line.

(d) Rear — twenty-five (25) feet.

(8) An eight (8) foot high completely opaque masonry wall, or wood fence shall be provided along the entire length of any side or rear property line abating property zoned residential. Landscaping shall be provided in accordance with the landscape requirements of this chapter.

(G) Lot and structure requirements for Salvage Yards:

(1) Minimum lot area — five (5) acres.

(2) Minimum lot width — two hundred (200) feet.

(3) Minimum lot depth — three hundred (300) feet.

(4) Maximum building coverage — fifty percent (50%).

(5) Minimum floor area — None.

(6) Maximum height — fifty (50) feet.

(7) Minimum yard requirements:

(a) Front — forty (40) feet minimum building setback. Parking areas may be located in the front yard except within ten (10) feet of the front lot line.

(b) Side interior — twenty (20) feet minimum building setback. Parking areas may be located in the side yard except within ten (10) feet of the side lot line.

(c) Side corner — twenty-five (25) feet minimum building setback. Parking areas may be located in the side corner yard except within ten (10) feet of the side corner lot line.

(d) Rear — twenty-five (25) feet.

(8) A six (6) foot high completely opaque masonry wall, or wood fence shall be provided along the entire length of any side or rear property line abating property zoned residential. Landscaping shall be provided in accordance with the landscape requirements of this chapter.

§ 185.054 GC - GENERAL COMMERCIAL DISTRICT.

(A) *Intent.* The purpose of the General Commercial District shall be to locate and establish areas within the city which are uniquely suited for heavy commercial development. Such areas are to be developed in an intensive manner and are designed to provide opportunities for small businesses of a variety of types. The uses and development standards included in the district are intended to provide additional opportunities for businesses to locate within the city by providing a mix of service, warehousing, commercial, wholesaling, storage, and similar businesses and uses.

(B) *Principal uses and structures.* The following uses and structures are permitted:

(1) Professional offices (accounting, architecture, engineering, dentistry, medical, insurance, legal, real estate, financial services (non-banking) and similar uses).

(2) General offices (administrative, corporate, business and similar uses).

(3) Personal services (beauty, barber, dry cleaning pick-up and similar uses).

(4) Business services (graphic design, interior design, advertising, photography, printing, employment services, telemarketing, business schools and similar uses).

(5) Financial institutions (banks, credit unions and savings and loans).

(6) Retail sales and service (clothing, jewelry, luggage, shoes, electronics, sporting goods, books, gift shops, florists, photographic supplies, art dealers, tobacco products, grocery stores, drug stores, cosmetic and beauty supply, optical, specialty food and similar uses).

(7) Veterinarians and veterinary clinics.

(8) Schools licensed by the state of Florida.

(9) Day care centers licensed by the state of Florida.

(10) Public uses (any federal, state, county, municipal, special district or similar use).

(11) Funeral homes.

(12) Eating establishments (restaurants, coffee shops, pastry shops, ice cream parlors, cafeterias, snack shops and similar uses).

(13) Major retail sales, rental and service (building supply, major appliances, furniture, paint, hardware, lawn and garden supplies, consumer goods rentals and similar uses).

(14) Plant nurseries and greenhouses.

(15) Public utility facilities.

(16) Clubs, lodges and fraternal organizations.

(17) Building services (pest control, carpet cleaning, janitorial, water treatment, vending and similar uses).

(18) Contractors' offices (plumbers, electricians, carpenters, masons, roofers, builders, cabinet makers, fence installers, gutter and siding installers, flooring and tile installers, drywall installers, painters, heating and air conditioning installers, glass repair and replacement and similar uses).

(19) Wholesale trade, warehousing and storage

(20) Towing services with associated storage.

(21) Upholstery and furniture repair/refinishing.

(22) Medical and dental manufacturing labs.

(23) Welding and machine shops.

(24) Technical and trade schools.

~~(25) Self-storage facilities.~~

~~(26)~~>>(25)<< Retail automotive sales, rental and service (car, boat, recreation vehicle, ATV, and motorcycle sales and service including paint, body and upholstery shops).

~~(27)~~>>(26)<< Assembly of components manufactured off-site.

~~(28)~~>>(27)<< State licensed tattoo parlors.

~~(29)~~>>(28)<< Drinking establishments.

~~(30)~~>>(29)<< Indoor commercial recreation (excluding dance clubs). In buildings with multiple tenants, indoor commercial recreational uses may occupy up to five thousand (5,000) square feet of gross floor area.

(C) Accessory uses and structures. Customary accessory uses of one (1) or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the high intensity commercial nature of the district. All storage shall be within an enclosed structure or completely screened by an opaque fence or wall, of at least six (6) feet in height.

(D) Conditional uses.

(1) Permitted uses located on a parcel of ten (10) or more acres of area.

(2) Commercial towers.

(3) Security dwelling unit, subject to the provisions established in § 185.088(I).

(4) Canine day care, and related services:

(a) There shall be no more than one (1) dog per thirty-five (35) square feet of the area within the facility that the dogs will be housed.

(b) The facility must have an outdoor area for exercise and bathroom relief. Said area shall be enclosed with a minimum six (6) foot tall fence.

(c) All kennels and housing areas shall be within an air-conditioned building. Outside kenneling will not be permitted.

(d) Fecal matter shall be disposed of on a daily basis.

(e) Dogs shall be indoors between the hours of 10:00 p.m. and 6:00 a.m.

(5) Dancing in eating and drinking establishments.

(6) Churches.

(7) Event halls, subject to the provisions established in § 185.088(J).

(8) Indoor commercial recreation; occupying more than five thousand (5,000) square feet of gross floor area in buildings with multiple tenants.

>>(9) Self-storage facilities subject to the provisions established in § 185.088(F).<<

(E) Prohibited uses and structures.

(1) All uses not specifically permitted herein.

(2) Pawn shops.

(3) Pain-management clinic.

(F) Lot and structure requirements.

(1) Minimum lot area - fifteen thousand (15,000) square feet.

(2) Minimum lot width - one hundred (100) feet.

(3) Minimum lot depth - one hundred fifty (150) feet.

(4) Maximum building coverage - fifty percent (50%).

(5) Minimum floor area - three hundred (300) square feet.

(6) Maximum height - forty (40) feet.

(7) Minimum yard requirements:

(a) Front: thirty (30) feet minimum building setback. Parking areas may be located in the front yard except within ten (10) feet on the front lot line.

(b) Side interior: ten (10) feet minimum building setback. Parking areas may be located in the side yard, except within five (5) feet of the side lot line.

(c) Side corner: twenty-five (25) feet minimum building setback. Parking areas may be located in the side corner yard, except within ten (10) feet of any street.

(d) Rear: ten (10) feet minimum building and parking setback.

(8) Shared access and parking areas.

(a) No side interior building and parking area setbacks are required provided all of the following are met:

1. Buildings on adjacent parcels, under separate ownership, are joined by a common wall;

2. Parking areas and aisles are joined with adjacent parcel(s) under separate ownership;

3. Curb cuts and driveways are shared in common parcels involved and a minimum spacing of one hundred (100) feet is maintained, or access is provided by an approved frontage road; and

4. Easements and/or written assurances of cross access and a sharing of common facilities (stormwater system, solid waste container(s), lighting, landscaping, etc.), as may be applicable, from all property owners involved must be approved prior to the issuance of a building permit.

(b) For adjacent developments meeting the requirements of divisions (F)(8)(a) 2. through 4. above, the total number of off-street parking spaces required for uses on all parcels involved may be reduced by ten percent (10%) where the location of shared parking areas provides convenient access to all principal buildings.

(9) Design requirements.

(a) An Architectural Style for each structure is required. This shall include adherence to all standards contained in § 185.134.

Project Details: T23-00003

Project Type: **Code Textual Amendment**

Project Location: **,**

Milestone: **Submitted**

Created: **3/7/2023**

Description: **Storage Units**

Assigned Planner: **Tania Ramos**

Contacts

Contact	Information
Supplemental Contact	Alexandra Bernard, Growth Management Director 120 Malabar Road SE Palm Bay, FL 32907 (321) 733-3042 alexandra.bernard@palmbayflorida.org
Submitter	Tania Ramos FL (321) 952-3400 tania.ramos@palmbayflorida.org
Assigned Planner	Tania Ramos FL tania.ramos@palmbayflorida.org

Fields

Field Label	Value
Section Proposed to be Changed	185.088, Special Requirements and Conditions; 185.045, LI - Light Industrial and Warehousing District; 185.046, HI - Heavy Industrial District; and 185.054, GC - General Commercial District

Project Details: T23-00003

Proposed Language	(F) Self storage facilities may be granted with the following conditions: (1) No door openings for any storage unit with the exception of emergency egress doors shall be constructed facing any residentially zoned property. (2) The submitted conditional use site plan shall include a landscape plan. (3) Interior traffic lanes shall be a minimum of thirty-five (35) feet wide for two-way traffic and a minimum of twenty-five (25) feet for one-way traffic, in order to accommodate loading and unloading as well as through and/or emergency traffic. (4) The maximum storage unit size is limited to 300 square feet. (5) There shall be no outside storage at the site. (6) There shall be no storage of hazardous or flammable chemicals as determined by the Fire Marshal. (7) Such facilities may only be utilized for storage. Occupancy for any other use is prohibited. >> (8) No door openings for any storage unit shall be constructed facing any right-of-way. (9) Self-storage facilities are prohibited from fronting on a right-of-way classified as a major collector or higher. (a) Exceptions: (1) Properties with the principal use as self-storage may locate along major collector or higher classified roads when combined with ground floor retail or; (2) When located behind outparcels with either a shared or private access. (10) Exterior surface materials of the primary/street facade shall be select high quality, human-scale building materials to reduce building massing and create visual interest. (11) The base of a building (the first two to five feet above the sidewalks) shall be differentiated from the rest of the facade with treatments such as change in material and/or color. (12) The primary/street facade of buildings shall incorporate no less than two (2) building materials including, but not limited to, tile, brick, stucco, cast stone, stone, formed concrete or other high-quality, long-lasting masonry material over a minimum seventy-five (75) percent of the surface area (excluding windows, doors and curtain walls.) The remainder of the wall area may incorporate other materials. (13) Self-storage facilities must be designed to ensure that access to the individual storage units shall only be gained from the interior of the building(s) or site. (14) Self-storage facilities resembling long, traditional warehouse buildings are prohibited. (15) Self-storage facilities must be multi-story structures designed to emulate multi-family or office buildings compatible and in harmony with the surrounding area <<

Project Details: T23-00003

Justification for Proposed Change	Self-storage facilities can be considered as a conditional use in the HC, Highway Commercial and CC, Community Commercial zoning districts, as well as in PCD, Planned Commercial Development Districts. Although self-storage facilities provide a service to the surrounding community, they do not provide many jobs or support the local economy as compared to other commercial uses such as restaurants and retail. Traditionally, self-storage facilities have also taken up larger plots of land. The proposed changes, as textually written below, will ensure that the impacts of proposed self-storage facilities are given greater consideration during the conditional use review process. The proposed language encourages appropriate site selection and sizing of self-storage facilities to enhance economic activity and connectivity in these districts while providing their services to the community.
Ordinance Number	

GM
3/28/23

A Daily Publication By:

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

CITY OF PALM BAY
SUITE 201
120 MALABAR RD SE
PALM BAY, FL, 32907

Ad#5638605 03/23/2023
CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on April 5, 2023, and by the City Council on April 6, 2023, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1. T23-00003 - City of Palm Bay (Growth Management Department – Requested by Councilman Kenny Johnson)

A textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Section 185.088, Special Requirements and Conditions; Section 185.045 LI – Light Industrial and Warehousing District; Section 185.046 HI – Heavy Industrial District; and Section 185.054, GC – General Commercial District; to amend the locations, requirements, and conditions for self-storage facilities

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY** , a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized, on

03/23/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 23th of March 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

1-7-25

My commission expires

Publication Cost: $85.58
Ad No: 0005638605
Customer No: BRE-6CI213
This is not an invoice
# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

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Accounting Division

The City of Palm Bay Florida

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Alexandra Bernard, Growth Management Director

DATE: April 5, 2023

SUBJECT: Election of Board Member to serve on Community Development Advisory Board

One member of the Local Planning Agency/Planning and Zoning Board is required to serve on the Community Development Advisory Board (CDAB)/Affordable Housing Committee. Ms. Khalilah Maragh previously served in this capacity.

The CDAB serves as a citizen input mechanism for the community and in an advisory capacity to the City for community development administered programs funded with Community Development Block Grant (CDBG), HOME Investment Partnership, and State Housing Initiatives Partnership (SHIP) grant funds. CDAB meets quarterly (January, April, July, October, or as needed), the third Wednesday of the month, at 6:00 p.m., in the City Hall Council Chambers. The next representative from the Planning and Zoning Board will serve through February 28, 2025.

Board action is required to appoint a Planning and Zoning Board member to the Community Development Advisory Board.