

NOTE CHANGE IN MEETING DATE



Mayor
ROB MEDINA
Deputy Mayor
DONNY FELIX
Councilmembers
KENNY JOHNSON
RANDY FOSTER
VACANT

AGENDA

Regular Council Meeting 2023-14 Monday

May 1, 2023 - 6:00 PM
Council Chambers, 120 Malabar Road SE, Palm Bay FL 32907

CALL TO ORDER:

INVOCATION:

1. Reverend Steve Reeves - Cornerstone Assembly of God, Palm Bay.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

1. One (1) vacancy on the Youth Advisory Board (represents 'at-large student member' position).++
2. Three (3) terms expiring on the Community Development Advisory Board (represents 'Real Estate Professional', 'Essential Services Personnel', and 'Employer within the City' positions).++

AGENDA REVISIONS:

1. Item 6, under Public Hearings: The conditions in Ordinance 2023-25 have been revised relating 'Jupiter Bay PUD' final development plan.
2. Item 1, under New Business: A memo has been provided from outside legal counsel relating to City Council Seat 5 vacancy.
3. Item 2, under New Business: The request for a mid-year budget workshop is being changed to a Special Council Meeting for review and approval of the Fiscal Year 21-22 Annual Comprehensive Financial Report.

PROCLAMATIONS AND RECOGNITIONS:

1. Proclamation: Kids to Park Day - May 20, 2023.

2. Proclamation: National Day of Prayer - May 4, 2023. (Mayor Medina)

PUBLIC COMMENTS/RESPONSES:

Public comments will be heard by the City Council on non-agenda issues. Speakers must complete 'Public Comment Cards' (orange) and are limited to three (3) minutes each.

PUBLIC HEARINGS:

1. Ordinance 2023-11, updating the Comprehensive Plan Future Land Use (FLU) Element in its entirety (Case CP-3-2023, City of Palm Bay), final reading.
2. Ordinance 2023-23, rezoning property located in the vicinity south of Malabar Road, east of Interstate-95, and west of Babcock Street from LI (Light Industrial and Warehousing District) and CC (Community Commercial District) to GC (General Commercial District) (6.459 acres) (Case CPZ23-00001, Babcock & Malabar, LLC), final reading. (Quasi-Judicial Proceeding)
3. Ordinance 2023-24, rezoning property located in the vicinity south of Malabar Road, east of Interstate-95, and west of Babcock Street from CC (Community Commercial District) to GC (General Commercial District) (11.668 acres) (Case Z23-00002 (formerly Z-18-2023), Babcock & Malabar, LLC), final reading. (Quasi-Judicial Proceeding)
4. Ordinance 2023-26, amending the Code of Ordinances, Chapter 170, Construction Codes and Regulations, Subchapter 'Building Code', by modifying the City's Administrative Amendments referencing the Florida Building Code (Case T23-00001, City of Palm Bay), final reading.
5. Ordinance 2023-15, vacating a portion of the rear public utility and drainage easement located within Lot 21, Block 1865, Port Malabar Unit 41 (Case VE-3-2023, Dominick Migliaccio), first reading. (CONTINUED FROM 04/06/23 RCM)
6. Ordinance 2023-25, granting approval of a Final Development Plan for a proposed mixed-use subdivision to be known as 'Jupiter Bay PUD' on property located at the northwest corner of Jupiter Boulevard and Brevard Avenue (24.69 acres) (Case FD23-00001, Sachs Capital Group, LP, and Identical Investments, LLC), first reading. (Quasi-Judicial Proceeding) (CONTINUED FROM 04/20/23 RCM) (AGENDA REVISION)
7. Request by Sachs Capital Group, LP, and Identical Investments, LLC, for preliminary subdivision approval of a proposed mixed-use development, consisting of 236 residential units and 30,000 square feet of commercial retail, to be known as 'Jupiter Bay PUD', which property is located at the northwest corner of Jupiter Boulevard and Brevard Avenue, in PUD (Planned Unit Development) zoning (24.69 acres) (Case PS23-00001). (Quasi-Judicial Proceeding) (CONTINUED FROM 04/20/23 RCM)
8. Consideration of a Development Agreement with KB Home Orlando, LLC, pertaining to a development project known as 'Gardens at Waterstone Phases 2 and 3'. (FINAL HEARING SCHEDULED FOR 05/18/23 RCM)

CONSENT AGENDA:

There will be no separate discussion on those items listed under Consent Agenda. They will be enacted by the City Council on one motion. If discussion is desired by the City Council, that item will be removed from the Consent Agenda by Council and will be considered in the order that it appears on the agenda.

1. Adoption of Minutes: Meeting 2023-07; March 16, 2023.
2. Adoption of Minutes: Meeting 2023-08; April 6, 2023.

3. Award of Bid: Culvert pipe replacement, Unit 50 - IFB 28-0-2023 – Public Works Department (Timothy Rose Contracting, Inc. - \$1,151,537).
4. Award of Proposal: Disaster debris monitoring services – RFP 25-0-2023 – Public Works Department (Witt O'Brien's – only implemented during emergency event).
5. Contract: Well repair, maintenance and rehabilitation services, purchasing authority – Utilities Department (AMPS, Inc. – increase by \$139,000 (total of \$262,000)); and approve appropriation of funds on the next scheduled budget amendment (\$139,000).
6. Contract: General contractor services for minor construction, purchasing authority – Parks and Facilities Department (multiple awarded vendors – increase by \$50,000 (total of \$125,000).
7. Consideration of City Council Flag Program nominee, Thomas Rebman. (Deputy Mayor Felix)
8. Consideration of submitting a grant application to the U.S. Department of Justice for the Fiscal Year 2023 Law Enforcement Agency De-Escalation Grants - Community Policing Development Solicitation.
9. Consideration of reclassifying one (1) part-time Data Entry Clerk to a full-time Data Entry Clerk within the Building Department (\$13,820).
10. Consideration of allocating General Fund Undesignated Fund Balance for a replacement drone for the survey team within the Public Works Department (\$15,000).
11. Acknowledgement of the City's travel expenses for the second quarter of Fiscal Year 2023 (January 2023 - March 2023).

NEW BUSINESS:

1. Discussion of next steps regarding City Council Seat 5 vacancy. (AGENDA REVISION)
2. Consideration of scheduling a workshop meeting for May 2023. (AGENDA REVISION)

COUNCIL REPORTS:

ADMINISTRATIVE AND LEGAL REPORTS:

PUBLIC COMMENTS/RESPONSES: Speakers are limited to 3 minutes.

ADJOURNMENT:

Councilmembers who are members of the Space Coast Transportation Planning Organization (TPO) may discuss TPO issues which may subsequently be addressed by the TPO.

If an individual decides to appeal any decision made by 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.

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 Office of the City Clerk at (321) 952-3414 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.

Pursuant to Council Policies and Procedures, members of the public wishing to use electronic media when addressing City Council must provide the electronic file to staff for screening no later than 2:00 P.M. on the day of the meeting; audio presentations must be submitted to the City Clerk at least twenty-four (24) hours prior to the meeting.

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE AND TELEVISED ON THE SPACE COAST GOVERNMENT TV CHANNEL.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Ordinance 2023-11, updating the Comprehensive Plan Future Land Use (FLU) Element in its entirety (Case CP-3-2023, City of Palm Bay), final reading.

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

As part of the City's update to its Comprehensive (Comp) Plan, the City competitively solicited services under RFP #64-0-2020/JG and contracted Inspire Placemaking Collective (formerly S&ME, Inc.). The RFP included services for preparing and submitting on behalf of the City's an updated Evaluation & Appraisal Report (EAR), visioning study, and Comp Plan Update. To date, the EAR and visioning study are complete. As part of the Comp Plan Update process, Inspire Placemaking Collective has prepared, and staff has reviewed, an amendment to the Future Land Use (FLU) Element of City's Comprehensive Plan. As the Comp Plan has not been updated since 2002, the City and consultant agreed that it was cleaner to rescind and replace the FLU in its entirety.

It is important to note that this amendment is for the Future Land Use Element only. The remaining elements of the Comp Plan will be presented to Planning & Zoning Board at the regular meeting on March 1, 2023, followed by City Council on March 16, 2023.

This amendment shall be adopted by City Council by Ordinance. Second reading of the ordinance will not occur until the City receives transmittal from the State of satisfactory review. Staff will schedule the second and final reading of the ordinance for a future Council meeting, based upon receipt from the State.

REQUESTING DEPARTMENT:
Growth Management

RECOMMENDATION:
Motion to approve the proposed CP-3-2023 Future Land Use Element.

Planning and Zoning Board Recommendation:
Unanimous approval of the proposed Future Land Use Element.

ATTACHMENTS:

Description

Case CP-3-2023 - Staff Report

Case CP-3-2023 - Future Land Use Element Data Analysis

Case CP-3-2023 - Application

Case CP-3-2023 - Legal Ad

Case CP-3-2023 - Consultant Presentation

Case CP-3-2023 – Board Minutes

Ordinance 2023-11

Ordinance 2023-11 - EXHBIT A



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Jesse D. Anderson, Assistant Growth Management Director

CASE NUMBER

CP-3-2023

PLANNING & ZONING BOARD HEARING DATE

February 1, 2023

APPLICANT

City of Palm Bay, Florida

PROPERTY LOCATION/ADDRESS

Not Applicable

SUMMARY OF REQUEST

A Comprehensive Plan Textual Amendment to amend and updated the language in the Future Land Use Element of the City of Palm Bay Comprehensive Plan.

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 Comprehensive Plan Textual Amendment to amend the language in the Future Land Use Element of the City of Palm Bay Comprehensive Plan by adopting a new Future Land Use element to provide the first comprehensive update to the Future Land Use Element since 2002.

The applicant for this amendment is the City of Palm Bay, Florida. The applicant seeks to adopt an updated Future Land Use Element that will establish and provide criteria for application reviews and future initiatives undertaken by the City over the next 7 years.

Proposed language for this amendment is attached in legislative style with additions between >>arrow<< symbols and deletions in ~~strike~~through format.

INTENT AND APPLICABILITY:

The city declares that the purpose and intent of this Future Land Use Element is to provide for the city a plan which will guide future growth and development; encourage the most appropriate use of land, water and other resources consistent with the public interest, preserve, promote and protect the public health, safety, comfort, good order, appearance, convenience, and general welfare; preserve the residential or historical character of neighborhoods, prevent the overcrowding of land, avoid undue concentration of population; provide adequate and energy-efficient transportation, water, sewage, drainage, fire protection, law enforcement, schools, parks, recreation facilities, housing and other services, facilities and resources; enhance the aesthetic appeal of the community; promote the residential, business, and industrial needs of the community; and conserve and protect natural resources within the city, while protecting private property rights. By the adoption of this element, the city will encourage and actively pursue coordination and cooperation between the planning and development activities of the city, other local governments, regional agencies, state government, and private property owners.

ANALYSIS:

Staff has drafted this amendment to allow for the adoption of an updated Future Land Use Element. The last comprehensive update to the City's Future Land Use Element occurred with the 2002 Comprehensive Plan Adoption. While subsequent smaller amendments have taken place, a holistic and comprehensive review of the entire element has not occurred within the last twenty (20) years. As such, staff has engaged outside consultants (Inspire) to work with the public and staff to draft a new Future Land Use Element that reflects current and projected growth rates, current and future citizen needs, and established best planning practices. The new Future Land Use Element will establish new Future Land Use Categories that are more ubiquitously used in planning practice and enable more in depth and accurate planning

analyses. The changes to these categories will also enable the City to successfully and sustainably accommodate projected future populations and any associated infrastructure or services that may be required.

STAFF RECOMMENDATION:

Case CP-3-2023 - Comprehensive Plan Future Land Use Element is recommended for approval and adoption.

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FUTURE LAND USE

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1.0 INTRODUCTION

The Future Land Use Element (FLUE) is intended to determine the distribution, location, and intensity of uses necessary for accommodating the City's projected population growth, advance its economic interests, minimize impacts to the natural environment, and deliver high-quality public facilities and services. The Data & Analysis portion of this Element provides the basis for future land use decisions and policy changes made by the City. Topics related to land use explored as part of this analysis include demographics and socioeconomic conditions, community character, existing land use, natural resources, historic and cultural preservation, public facilities and services, population growth, future land use, urban sprawl, and considerations for equity.

1.1 HISTORICAL CONTEXT

At the mouth of Turkey Creek where it meets the Indian River, a small but charming settlement known as Tillman slowly began to take shape during the nineteenth century. However, the pace of growth quickly escalated by the arrival of the railroad in the late 1800s, which allowed local farming operations to export their goods to markets throughout the region. Tillman's growing agricultural economy attracted a wealth of new workers and their families to the area, resulting in a sharp rise in the community's population. Yet, this growth would soon slow once again as poor drainage practices at the time hurt the viability of the soil, which caused many local farms to shutter their operations—sharply diminishing the area's population by the early 1920's.

Nevertheless, those who remained in Tillman organized and sought to rebrand their community by renaming the town to Palm Bay, which more aptly reflected the area's local ecosystem and proximity to the water. By the time the City was officially incorporated in 1960, Palm Bay's population stood at approximately 2,800 residents. Around this time, exciting new commercial and industrial projects began to arise within and around Palm Bay—the most prolific of which was the John F. Kennedy Space Center (located in Merritt Island) which helped earn the region its nickname as Florida's Space Coast.

During this time, large-scale residential investments were being made in the area as well. In 1959, the area's leading developer, the General Development Corporation (GDC), purchased large tracts of land and quickly began developing single-family neighborhoods and homes throughout Palm Bay, which allowed the City's population to surge exponentially to 62,632 by 1990—rendering Palm Bay as Brevard County's most populous city. Over thirty years later, this distinction remains, as the City's population was estimated to be 127,256 in 2022—the overwhelming majority of which live in single-family neighborhoods.

Many challenges stemming from the City's quick rise in population continue to persist: the City lacks a defined downtown, the transportation network remains oriented overwhelmingly to the automobile, commercial and industrial development has not kept pace with residential growth, and the housing stock is predominately limited to single-family products. Yet, opportunities for bringing positive changes to Palm Bay have been identified as well, including the completion of the St. Johns Heritage Parkway interchange, the continued progress of several large-scale development projects, and the creation of a new community-driven vision plan for the City. This 2045 Comprehensive Plan addresses the ongoing and emerging topics by establishing a renewed set of Goals, Objectives, and Policies backed by well-informed data and analyses.

1.2 GEOGRAPHIC CONTEXT

Located in Central Florida and spanning a total of 86 square miles, the City of Palm Bay can be found in the southeastern quadrant of Brevard County. The City is surrounded by the Three Forks Conservation Area to the west, Melbourne & West Melbourne to the north, the Indian River Lagoon to the east, and the Indian River County boundary to the south. The community is intersected by two of Florida's most heavily-traveled roadways—I-95

(which splits the City vertically) and US Highway 1, which is located along Palm Bay's eastern boundary. **Map FLUE-1** provides a regional snapshot of the City of Palm Bay, while **Map FLUE-2** provides a more detailed look at the current City limits.

1.3 DEMOGRAPHIC & SOCIOECONOMIC CONTEXT

According to the latest decennial Census, the City of Palm Bay possessed a permanent population of 119,760 in 2020 and is estimated to have grown to 127,256 residents as of June 2022. One method of understanding the lifestyles and rich character of Palm Bay's population is to conduct a profile and analysis of its current demographic (age, sex, and race/ethnicity) and socioeconomic (income, occupation, and education) composition. These findings can then be compared to Brevard County and the State of Florida as a whole to better understand the challenges and opportunities which may be unique to Palm Bay. This comparison is shown in **Tables FLUE-1 & FLUE-2**.

Table FLU - 1: Demographic Comparison – City, County, & State

	City of Palm Bay	Brevard County	State of Florida
Total Population	127,256 ¹	619,038	22,114,754
Total Households ²	40,918	262,376	8,760,977
Average Household Size ³	3.11	2.36	2.52
Median Age	41	48	43
Female Population (%)	52	51	51
Male Population (%)	48	49	49
Senior Population (%)	20	26	22
Race/Ethnicity			
White Alone (%)	60.2	73.1	56.7
Black Alone (%)	17.8	9.7	14.9
American Indian Alone (%)	0.4	0.4	0.4
Asian Alone (%)	2.0	2.7	3.0
Pacific Islander Alone (%)	0.1	0.1	0.1
Some Other Race Alone (%)	6.0	3.5	7.5
Two or More Races (%)	13.5	10.6	17.4
Hispanic Origin (%)	18.2	11.6	27.1
Diversity Index	71	56	77
¹ According to June 2022 electric water meter counts for residential developments within the City. ² Determine by dividing Total Population (Row 2) by Average Household Size (Row 4) ³ Determined by dividing the City's 2020 Census population (119,760) by Palm Bay's estimated number of occupied housing units in 2020 (38,486) according to the Shimberg Center's Florida Housing Data Clearinghouse (FHDC) at the University of Florida			

Sources: City of Palm Bay, ESRI Business Analyst Online, 2022.

Table FLU - 2: Socioeconomic Comparison – City, County, & State

	City of Palm Bay	Brevard County	State of Florida
Median Household Income	\$55,542	\$64,216	\$65,438
Persons in Poverty (%)	13.4	9.9	13.1
Median Home Value	\$214,832	\$272,299	\$285,477
Owner Occupied Housing Units (%)	76.8	76.7	66.1
Renter Occupied Housing Units (%)	23.2	23.3	33.9
Employed Population (%)	95.8	95.9	96.1

	City of Palm Bay	Brevard County	State of Florida
Unemployed Population (%)	4.2	4.1	3.9
High School Graduate or Higher (%)	88.4	93.4	88.5
Bachelor's Degree or Higher (%)	19.6	30.9	20.5

Sources: American Community Survey, 2020; City of Palm Bay, ESRI Business Analyst Online, 2022.

Highlights from the demographic and socioeconomic data available for the City of Palm Bay reveal several important characteristics about the community, particularly when compared at the County and State level. In terms of demographic makeup, Palm Bay residents generally live in larger households and are younger than their comparatives. Socioeconomically, households in Palm Bay generally make less money and are likelier to own less expensive homes than those living in other portions of the County and State. When taken as whole, this information indicates that Palm Bay is a family-oriented community rich with growing, working-class households.

1.4 COMMUNITY CHARACTER

Much of Palm Bay's character today can be traced back to the rapid development led by the GDC in the latter half of the 20th century. Like many other GDC-developed communities, including Port Charlotte, North Port, and Port St. Lucie, extremely large tracts of agricultural and natural lands were purchased and divided into thousands of single-family lots that were often sold to northern retirees with disposable income. As a result, many of these developments eventually grew into sprawling bedroom communities—often lacking the critical components of typical cities, including downtowns, commercial and industrial employment centers, and multifamily housing options. However, the City of Palm Bay remains steadfast in its attempts to correct planning mistakes of the past. Although this section attempts to describe Palm Bay's community character today, it is highly likely these descriptors will no longer be appropriate as the City continues to evolve in the decades ahead.

1.4.1 Suburban Living

Residential neighborhoods in Palm Bay consist primarily of single-family residences built between 1950 and 2009. These neighborhoods are scattered throughout the City, accounting for the primary use of land within the jurisdiction. The vast majority of these neighborhoods feature suburban roadway networks with poor internal and external connectivity. This type of roadway network often isolates residents in their neighborhoods and creates barriers to simplified, connected, and streamlined travel—particularly to pedestrians and cyclists. Additionally, many neighborhoods within the City are currently not served by the City's centralized water and sewer system and thus rely on private wells and septic tanks.

Although single-family homeownership continues to be aspiration for many American families, national changes in lifestyle preferences and economic circumstances have created a significant market for more urbanized living, where residents can live, work, play, and grow all within a walkable setting. Higher-density housing products, particularly those within a walkable distance to public and private goods and services are nearly nonexistent within Palm Bay. By diversifying the local housing stock, the City will be more likely to attract families from a wider range of backgrounds, income levels, and lifestyles.

1.4.2 Commuting Culture

One of the consequences of the General Development Corporation's influence on the City's rapid population growth was its lack of vision for establishing strong commercial and industrial centers. As detailed later in the Existing Land Use section of this report, less than 15% of the City's total land area is currently utilized for commercial and industrial development. Their absence from the community often forces its large residential population to travel to other communities (such as the neighboring Cities of Melbourne and Titusville) to meet

their needs for goods, services, and employment. This phenomenon is further evidenced by the employment figures in **Table FLUE-3**.

Table FLU - 3: Business & Employment Indicators Comparison – City, County, & State

	City of Palm Bay	City of Melbourne	City of Titusville
Total Population	127,256	85,993	48,685
Employed Civilian Population – Age 16+ ¹	61,865 (48.6%)	42,507 (49.4%)	22,114 (45.4%)
Total Daytime Population ²	92,451 (-34,805) ³	109,405 (+23,412) ³	52,168 (+3,483) ³
Total Number of Businesses	2,912	5,717	2,616
Total Number of Employees	20,952	56,329	21,274
Average Number of Employees Per Business ⁴	7.2	9.9	8.1
Jobs/Employed Population Ratio ⁵	0.34	1.33	0.96
¹ Includes those who are non-military employees or are self-employed, including those who work 15 hours or more for a family business (paid or unpaid) or those who are temporarily absent from work due to illness, vacation, or other personal reasons. ² Includes workers (civilian, non-military employed at work, and armed forces personnel ages 16+) and residents (population age 0-15, unemployed adults, those not in the labor force, and employed civilians who are not working temporarily due to illness, vacation, etc.). ³ Total Daytime Population minus Total Population ⁴ Total Number of Businesses divided by the Total Number of Employees ⁵ Total Number of Employees divided by the Employed Civilian Population – Age 16+			

Sources: City of Palm Bay, ESRI Business Analyst Online, 2022.

Despite sharing a similar proportion of employed working age residents between the three cities, Palm Bay has a significantly lower proportion of businesses and jobs compared to the City's total population. This relative lack of employment opportunities often results in a commuting culture, where residents typically spend their days [and often their money] in communities other than their own. This appears to be the case for the City of Palm Bay which, unlike the Cities of Melbourne and Titusville, has a significant reduction in its total daytime population. Considering that many Americans desire to have shorter commutes to work, the relative lack of jobs in the city limits may result in many prospective residents choosing to move to neighboring communities rather than Palm Bay.

Although the volume of businesses and jobs is important to the economic viability of a community, identifying the types of industries found within each City is critical to understanding where Palm Bay may be struggling to compete with its largest neighbors. An industry breakdown (organized into the Standard Industrial Classification (SIC) system) for Palm Bay, Melbourne, and Titusville is shown in the following tables. **Table FLUE-4** shows the total number of businesses comprising each industry, while **Table FLUE-5** identifies the total number of persons employed by industry.

Table FLU - 4: Number of Businesses per Industry Comparison – City, County, & State

	City of Palm Bay		City of Melbourne		City of Titusville	
Industry (by SIC Code)	#	%	#	%	#	%
Agriculture & Mining	98	3.4	113	2.0	39	1.8
Construction	316	10.9	420	7.3	132	6.1
Manufacturing	66	2.3	145	2.5	58	2.7
Transportation	73	2.5	115	2.0	57	2.6
Communication	23	0.8	57	1.0	17	0.8

	City of Palm Bay		City of Melbourne		City of Titusville	
Utility	7	0.2	17	0.3	2	0.1
Wholesale Trade	71	2.4	139	2.4	44	2.0
Retail Trade	568	19.5	1,100	19.2	486	22.4
Finance, Insurance, & Real Estate	226	7.8	559	9.8	193	8.9
Services ¹	1,031	35.4	2,289	40.0	883	40.8
Government	67	2.3	94	1.6	69	3.2
Unclassified ²	367	12.6	669	11.7	186	8.6
Total	2,913	100.0	5,717	100.0	2,166	100.0

¹Services includes the following SIC Code categories: Hotels & Lodging, Automotive Services, Motion Pictures & Amusements, Health Services, Legal Services, Education Institutions & Libraries, & Other Services.
²Unclassified refer to businesses which did not report an SIC code.

Source: ESRI Business Analyst Online, 2022.

Table FLU - 5: Number of Employees per Industry Comparison – City, County, & State

	City of Palm Bay		City of Melbourne		City of Titusville	
Industry (by SIC Code)	#	%	#	%	#	%
Agriculture & Mining	306	1.5	531	0.9	226	1.1
Construction	1,455	6.9	2,311	4.1	818	3.8
Manufacturing	770	3.7	2,085	3.7	532	2.5
Transportation	371	1.8	1,467	2.6	370	1.7
Communication	95	0.5	497	0.9	211	1.0
Utility	24	0.1	83	0.1	3	0.0
Wholesale Trade	468	2.2	2,634	4.7	361	1.7
Retail Trade	6,360	30.4	12,259	21.8	5,079	23.9
Finance, Insurance, & Real Estate	1,110	5.3	3,515	6.2	969	4.6
Services ¹	7,767	37.1	28,348	50.3	8,639	40.6
Government	2,131	10.2	1,765	3.1	3,927	18.5
Unclassified ²	95	0.5	834	1.5	139	0.7
Total	20,952	100.0	56,329	100.0	21,274	100.0

¹Services includes the following SIC Code categories: Hotels & Lodging, Automotive Services, Motion Pictures & Amusements, Health Services, Legal Services, Education Institutions & Libraries, & Other Services.
²Unclassified refer to businesses which did not report an SIC code.

Source: ESRI Business Analyst Online, 2022.

Despite its larger population, the City of Palm Bay has a lower volume of businesses than both Melbourne and Titusville. Yet, as shown in **Table FLUE-4**, the composition of each city's industry share is relatively similar. Services comprises the largest percentage of each city's total volume of businesses, with retail trade coming in second.

Table FLUE-5 reveals starker contrasts between the three local economies. Unlike business volume, where the City of Palm Bay possesses more total private enterprises than Titusville, Palm Bay currently maintains less employment opportunities than both Melbourne and Titusville. In fact, Melbourne (which possesses 32% less population than Palm Bay), more than doubles the job opportunities found in Palm Bay. Additionally, Palm Bay's proportion of Service jobs (much of which is comprised of highly skilled and well-paid sectors like health and legal services) is lower than both of its neighbors. Alternatively, Palm Bay has a larger proportion of Retail Trade jobs than its comparatives, which often relies on unskilled labor and offers lower wages.

To continue to attract new residential and nonresidential investment into the City, Palm Bay must seek to render itself more competitive with its neighboring cities by seeking to increase the total number of businesses and jobs available within its community. As explored throughout this Element, a critical step in achieving this goal necessitates a frequent evaluation, monitoring, and revising (as necessary) of its land use policies regarding new commercial and industrial development opportunities.

2.0 LAND USE INVENTORY

2.1 EXISTING LAND USE

Using Department of Revenue (DOR) use codes included in the Brevard County Property Appraiser tax parcel shapefile, **Map FLUE-3** summarizes the existing land uses and development pattern found within the City, while **Table FLUE-6** reveals the acreage comprised by each land use category.

Table FLU - 6: Existing Land Use Composition

Existing Land Use	Acres	Percentage of Total
Low Density Residential	13,158	28.1%
Agricultural	5,475	11.7%
Public/Institutional	2,056	4.4%
Industrial	1,141	2.4%
Commercial	942	2.0%
Recreational	893	1.9%
Moderate Density Residential	568	1.2%
High Density Residential	301	0.6%
Office/Professional	221	0.5%
Right-of-Way/Utilities	123	0.3%
<i>Total Developed Area</i>	<i>24,878</i>	<i>53.1%</i>
<i>Total Undeveloped Area (Vacant)</i>	<i>22,001</i>	<i>46.9%</i>
Total Area	46,879	100%

Sources: Brevard County Property Appraiser, S&ME, 2022.

Of the nearly 47,000 acres of land included within Palm Bay's current municipal limits, only 53.1% (24,878.1 acres) is considered to be developed. By a significant margin, the largest existing land use within the City is *low density residential*, which occupies more than 28% of the City's total land area at 13,158 acres. The only remaining land use category comprising more than five percent of Palm Bay's total acreage is *agricultural* at 11.7% (5,475.4 acres). A brief description of each existing land use category (along with their typical uses and general location) within the City is provided as follows.

Low Density Residential

The low-density residential land use category includes low density housing accommodations such as single-family detached dwellings and mobile home units. This type of residential development comprises the vast majority of the City's housing stock and can be found throughout the City.

Agricultural

This designation represents areas used for agricultural activities and rural residential development located on the fringes of the urban areas. Uses found in the agriculture areas may include vegetable farms, livestock ranches, fruit groves, plant nurseries and silviculture activities, as well as kennels, farm equipment storage and sales, and other

more intensive uses. As shown on the Existing Land Use Map, agricultural land uses are primarily located within the southern area of the City.

Public/Institutional

Public/Institutional uses consist of public, semi-public and private not-for-profit uses, such as civic and community centers, hospitals, libraries, police and fire stations, and government administration buildings. This category also includes churches, social service facilities, cemeteries, nursing homes, emergency shelters, and other similar uses. Educational facilities, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities, are also included in this category. This land use is located throughout the City.

Industrial

Industrial uses typically include warehousing, wholesaling/distribution, heavy equipment repair, assembly, processing, motor vehicle impoundment facilities, construction offices, and outdoor storage. This use is located primarily in the northeastern area of the City (near the Indian River) and in the southwestern area of the community.

Commercial

The commercial land use category consists of a variety of restaurant and retail uses including, but not limited to, fast-food establishments, clothing stores, automobile service facilities, and more. The Existing Land Use Map shows that commercial land is primarily located along the City's major corridors, such as I-95, Palm Bay Road, US Highway 1, and Malabar Road.

Recreation

Lands designated as Recreational on the Existing Land Use Map include parks, open spaces, and public or private golf courses. Recreational uses are located throughout Palm Bay, with the largest being Fred Poppe Regional Park, Turkey Creek Sanctuary Park, and The Majors Golf Course.

Moderate Density Residential

The medium density residential land use category includes attached medium density housing accommodations such as duplexes, triplexes, and quadruplexes. This land use category is predominately located in the northeastern area of the City.

High Density Residential

This land use category describes residential structures within the City capable of accommodating a large number of dwellings and frequently takes the form of multi-story apartments or condominiums. This use can be found in the northeastern portion of the City along San Filippo Drive, Malabar Road, Port Malabar Boulevard, Palm Bay Road, and US Highway 1.

Office/Professional

This land use category describes lands within the City that contain professional offices, such as medical complexes, office buildings, executive suites, and some condominiums which are used for office space. This category is similar to Commercial in that it is often near major roadway corridors and is generally separated from low density residential areas.

Right-of-Way/Utilities

This land use category contains infrastructure designed to accommodate the City's inventory of residential and nonresidential uses, including utility boxes, railroads, stormwater retention facilities, and some roadway corridors.

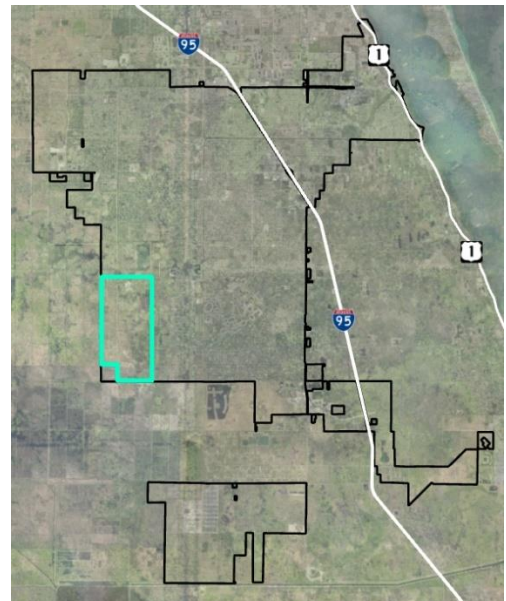
The designation is scattered throughout the City with heavier concentrations in the northeast and along Malabar Road.

Undeveloped Lands (Vacant)

Over 22,000 acres within Palm Bay remains vacant, which includes parcels that are either currently undeveloped or unimproved. This may include lots in subdivisions that have already been platted, but are not developed, as well as lands that currently have no active buildings. As shown in **Map FLUE-3**, vacant lands are found throughout Palm Bay, but are primarily located in the western areas of the City, as well as recently annexed areas in the southern portion of the community.

Nearly 3,000 acres of the Palm Bay's inventory of vacant lands are located within the southwest portion of the City in an area known as The Compound (pictured to the right in **Figure FLUE-1**). Like much of Palm Bay, this area was originally purchased and subdivided by the GDC. However, shortly after constructing much of the area's internal road network, the Corporation went bankrupt and failed to develop the area's remaining infrastructure system, including water, sewer, and electricity. Today, the majority of The Compound remains vacant and unkempt. Additionally, near-term development of the area isn't likely, as a significant portion of the area's subdivided lots are owned by different individuals and organizations who do not currently reside in Palm Bay.

Figure FLU - 1: The Compound



2.2 NATURAL RESOURCES

The City of Palm Bay is rich with a wide variety of natural resources. The protection and maintenance of these natural amenities not only serve to elevate the quality of life for Palm Bay's residents and visitors alike, but also help preserve and enhance Florida's native ecosystem as whole. An inventory and analysis of these resources are presented below.

2.2.1 Waterbodies, Wetlands, & Floodplains

The largest body of water within the City of Palm Bay is the Indian River, which is located in the northeastern portion of the City. The Indian River is a brackish lagoon that runs for 121 miles along the coast of Florida and makes up part of the intracoastal waterway. This lagoon also feeds into Turkey Creek, which is one of the City's most prominent bodies of water and is located northeast of Port Malabar Boulevard. As demonstrated in **Maps FLUE-4** and **FLUE-5**, wetlands and floodplains are also present within the City. Wetland features can be found within 4,809 acres of the City (excluding lakes, ponds, rivers, and lagoons) and are primarily found along the banks of the Indian River, lining the City's western boundary, and north of Centerlane Road. Alternatively, floodplains cover a much larger portions of the City at 16,741 acres and are located primarily in the western- and southern-most portions of Palm Bay. These important environmental features will need protection, preservation, and/or mitigation if these areas develop in the future, which can increase the cost and timeline of development considerably.

2.2.2 Soil Permeability

The development potential of land can be affected by the types of soils present. Soils that have poor load bearing features or drain poorly will be more difficult and costly to develop. Other soils may not be suitable for certain types of development and septic tanks. The soil types best suited to support development in the City are those that are well to excessively drained and occurring in large areas on uplands, such as the Norfolk, Arredondo, and Candler soils. As demonstrated in **Map FLUE-6**, most of the soil in Palm Bay is labeled as poorly drained, speckled with locations that are very poorly drained. The soils labeled as excessively well drained and well drained are concentrated in the northeastern corner of the City, along the Indian River, US Highway 1, and Port Malabar Boulevard.

2.2.3 Aquifer Recharge

As shown in **Map FLUE-7**, all land within the city limits of Palm Bay are located within an aquifer discharge area, which are areas where groundwater seeps up to the soil surface or into streams. While recharge involves the downward movement and influx of groundwater to an aquifer, discharge involves the upward movement and outflux of groundwater from an aquifer. Waterlogging and salinity are most likely to occur in these areas and are generally found in lower elevations.

2.3 HISTORIC & CULTURAL RESOURCES

The City of Palm Bay currently does not maintain a local registry of historically significant resources or a historic preservation ordinance. Instead, the City relies on the listing maintained by the Florida Division of Historical Resources (FDHR) in their Florida Master Site File (FMSF), which is the State of Florida's official inventory of historical and/or cultural resources. Categories of resources recorded within the FMSF include archeological sites and historical structures, cemeteries, bridges, districts, and landscapes.

Figure FLU - 2: St. Joseph's Catholic Church



According to the FMSF, past surveys have recorded 23 structures, one cemetery, two bridges, and 16 resource groups found within the City. As shown on **Map FLUE-8**, only one resource is listed on the National Registry of Historic Places—the St. Joseph's Catholic Church (photographed in **Figure FLUE-2**), a historic structure which was registered in 1987. Additionally, there is currently one resource group which has been determined to be eligible for potential listing on the national registry (Florida East Coast Railroad), as well as one bridge (US Highway 1 overpassing Turkey Creek).

Continuing to identify, recognize, and celebrate Palm Bay's historic and cultural resources will be critical to the future

success of the community in establishing a sense of place, cultivating civic pride, and supporting economic development within the City for centuries to come.

2.4 PUBLIC FACILITIES & SERVICES

2.4.1 Water & Sewer

The presence and availability of centralized potable water and sanitary sewer systems are critical to supporting future residential and nonresidential development within a community. Fortunately, the City of Palm Bay currently owns, operates, and maintains its own water and sewer systems; however, significant developed and undeveloped

portions of the City remain disconnected from these networks. For instance, approximately 14% of all households within the City are currently not connected to the centralized water system and thus rely on private wells to meet their water needs. **Map FLUE-9** illustrates the extent of the Water Service Area within Palm Bay. The City is hopeful to serve residents and businesses alike which are currently not connected to the potable water system in the near future. However, there are no immediate plans to expand the water system into underserved areas, as the Utilities Department's primary focus is on rehabilitating the existing system and accommodating developer-driven expansion.

Existing and potential connections to the City's sanitary sewer system are even more sporadic, as approximately 60% of Palm Bay households remain disconnected from centralized sewer services. Similar to water services, a majority of households served by the City's sanitary sewer system are located in northeast Palm Bay, within the Sanitary Sewer Service Area (**Map FLUE-10**). As such, many of the City residents continue to rely on personal septic tanks to meet their wastewater needs. The City desires to connect residential and nonresidential developments which currently utilize septic tanks; however, the Utilities Department focus remains primarily on rehabbing the existing sewer system and accommodating the expansion needs of developers.

2.4.2 Airports

There are no airports within the borders of Palm Bay, but the Melbourne Orlando International Airport is located just north of the City in the neighboring community of Melbourne. Similarly, there is a small public airport south of the City in the Town of Grant-Valkaria called Valkaria Airport.

2.4.3 Railways

There is currently one railway which passes through the City, running parallel to US Highway 1 in the northeastern portion of the City. The railway is owned by the Florida East Coast Railway and runs between the cities of Jacksonville and Miami.

2.4.4 Prisons & Detention Centers

There are currently no prisons or detention centers within or near Palm Bay's City Limits.

2.4.5 Military Installations

Sec. 3175(4), Florida Statutes, details additional comprehensive planning requirements for municipalities which possess a qualified military installation within their jurisdiction. Although the U.S. Air Force Malabar Transmitter Annex (5600 Minton Road) is located within Palm Bay, it is not identified by the State of Florida as military installation warranting additional protections within the City's Plan. The facility is currently used as an auxiliary communications annex in support of space activities for NASA and the U.S. Space Force.

2.5 COMMUNITY REDEVELOPMENT AREA

Six years after completing an extensive Findings of Necessity study in 1994, the City of Palm Bay adopted Ordinance 2000-39 which officially established the *Bayfront Community Redevelopment District* and *Bayfront Community Redevelopment Agency (CRA)*. The District, which comprises approximately 1,070 acres, is located in the northeastern-most portion of the City and shares a boundary with the Palm Bay City Limits to the north, east, and south, while the District's western boundary is formed by Lipscomb Street and the Florida East Coast Railway corridor. This boundary can be seen in the FLUM (**Map FLUE-11**) at the end of this document.

The Bayfront Community Redevelopment District is a vital tool which assists the City with its land use planning efforts—particularly when addressing conditions of slum and blight through targeted investments, programming, and development incentives. These efforts are made possible through the District’s Tax Increment Financing (TIF) fund which is managed by the Bayfront CRA. These funds can only be spent on the projects, programs, and incentives specifically identified in the Bayfront Community Redevelopment Plan, which was last updated in 2009. Goals, Objectives, and Policies have been included within the Comprehensive Plan to ensure the provisions of the Redevelopment Plan are successfully implemented. The operational timeframe for the Bayfront Community Redevelopment Area is scheduled to sunset in May 2024.

3.0 LAND USE ANALYSIS

According to the 2020 decennial census, the City of Palm Bay’s permanent population in 2020 was 119,760. Two years later, the total number of residents is estimated to be 127,256 according to June 2022 electric water meter counts for residential developments within the City. As supported by historical population data, development trends, and new applications for residential projects, the City is expecting further population growth within the 2045 planning horizon. The following section provides population projections at five-year increments through the 2045 planning horizon and identifies how the City’s Future Land Use Map (FLUM) is capable of accommodating this growth without further contributing to the localized urban sprawl.

3.1 PROJECTED POPULATION

For comprehensive planning purposes, Chapter 163 of the Florida Statutes requires local governments to develop permanent and seasonal population projections to anticipate the land, housing, and services necessary to accommodate current and new residents. The most widely used source for determining future population projections within the state is the Bureau of Economic and Business Research (BEBR) at the University of Florida. However, BEBR only provides population projections at the County level and does not include any data on seasonal residents.

Therefore, the population projections for the City of Palm Bay were derived by performing a step-down analysis utilizing the latest Brevard County population projections provided by BEBR. In this popular form of population analysis, the City’s historic and current share of the County’s population is used to predict the City’s population in the future. This information is supplemented by seasonal population data derived from housing data provided by the Shimberg Center for Housing Studies’ Florida Housing Data Clearinghouse (FHDC). The result of this analysis is shown in **Table FLUE-7**.

Table FLU - 7: City of Palm Bay Population Projections

	2020	2025	2030	2035	2040	2045
Brevard County (BEBR Med/High Avg.) ¹	606,612	664,200	707,150	743,250	775,250	803,750
Permanent Palm Bay Population	119,760	131,129	139,609	146,736	153,053	158,680
Seasonal Palm Bay Population	6,164	6,750	7,186	7,553	7,878	8,168
Cumulative Palm Bay Population	125,924	137,879	146,795	154,289	160,931	166,848
¹ Performing a step-down analysis using BEBR's Medium Population Estimates for Brevard County resulted in projections that were determined to be too low when considering historical population data, development trends, and new applications for residential projects within the City. Alternatively, projections resulting from BEBR High Population Estimates were estimated to be too excessive for the same reason. As a result, this analysis utilizes an average of BEBR Medium and High Population Estimates for Brevard County.						

Source: BEBR, City of Palm Bay, FHDC, S&ME, 2022.

3.2 FUTURE LAND USE

The City's Future Land Use Map (FLUM) has designated lands throughout the City which can accommodate Palm Bay's projected population growth through the 2045 planning horizon. The range of uses, densities, and intensities permitted on each property is determined by the site's future land use designation. As part of the Comprehensive Plan Update process, the City has amended its future land use categories (FLUC). Some FLUCs have received name changes, several categories have been consolidated into a new designation, and two FLUCs have been established but are not yet implemented on the FLUM. These changes are highlighted in **Table FLUE-8**.

Table FLU - 8: Future Land Use Map/Category Changes

Past FLUCs	Max. Density ¹ (du/ac) ²	Max. Intensity ¹ (FAR) ³	Current FLUCs	Max. Density ¹ (du/ac) ²	Max. Intensity ¹ (FAR) ³	Changes Made
Rural Single Family (RSF)	.02	N/A	Rural Single Family (RSF)	0.2	N/A	No change
Single Family Residential (SFR)	5	N/A	Low Density Residential (LDR)	5	N/A	Name change
Mobile Home Residential (MHR)	10	N/A	Moderate Density Residential (MDR)	10	N/A	Name change; permits additional housing types
Multiple Family Residential (MFR)	20	N/A	High Density Residential (HDR)	20	N/A	Name change
No existing equivalent			Neighborhood Center (NC)	25 (30 ⁵)	0.5 (1.0 ⁵)	New FLUC
			Community Mixed-Use (CMU)	30 (35 ⁵)	1.0 (1.5 ⁵)	New FLUC
Bayfront Mixed Use Village (BMUV)	10	1.8	Urban Mixed-Use (UMU)	40 (50 ⁵)	2.5 (3.5 ⁵)	Consolidates several FLUCs
Bayfront Mixed Use (BMU)	40	1.0				
Mixed Use (MU)	30	2.0				
Regional Activity Center (RAC)	13 ⁴	4,000,000 SF	Regional Activity Center (RAC)	13 ⁴	4,000,000 SF	Increases minimum du/ac
Parkway Flex Use (PFU)	10	1.0	Parkway Flex Use (PFU)	10	1.0	No change
Professional Office (PRO)	N/A	0.5	Professional Office (PRO)	N/A	0.5	No change
Commercial (COM)	N/A	2.5	Commercial (COM)	N/A	2.5	No change
Industrial (IND)	N/A	5.0	Industrial (IND)	N/A	5.0	No change
Public/Semi-Public (PSP)	N/A	2.0	Public/Semi-Public (PSP)	N/A	2.0	No change
Utilities (UTL)	N/A	1.5	Utilities (UTL)	N/A	1.5	No change
Recreation & Open Space (ROS)	N/A	0.25	Recreation & Open Space (ROS)	N/A	0.25	No change
Conservation (CON)	N/A	0.05	Conservation (CON)	N/A	0.05	No change
Micco Park Village (MPV)	See Ord.	See Ord.	Special Planning Area (SPA)	See Goal 3		Consolidates several area-specific FLUCs.
Calumet Farms (CF)	See Ord.	See Ord.				
Centerlane (CL)	See Ord.	See Ord.				
¹ Unless stated otherwise within the Table ² du/ac = dwelling units per acre ³ FAR = floor area ratio ⁴ Maximum densities for each RAC vary ⁵ With density/intensity bonus						

Source: City of Palm Bay, 2022.

3.2.1 City of Palm Bay Future Land Use Categories

Descriptions of each of Palm Bay's FLUCs, along with the range of uses, densities, and intensities permitted therein, are provided in **Table FLUE-9**, and further explained in the narrative which follows.

Table FLU - 9: City of Palm Bay Future Land Use Categories

FLUC	General Purpose	Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR) ¹
Rural Single-Family (RSF)	Areas of low density rural residential character interspersed with large tracts of agriculture, open space, or recreation	Single family homes, agriculture, recreation, and institutional uses	0.2 du/ac	n/a
Low Density Residential (LDR)	Areas of low density suburban residential character	Single family homes, duplexes, accessory dwelling units, recreation, and institutional uses	5 du/ac	n/a
Moderate Density Residential (MDR)	Transitional areas of increasingly urban, moderate density residential character	Single family homes, duplexes, accessory dwelling units, mobile homes, recreation, and institutional uses	10 du/ac	n/a
High Density Residential (HDR)	Areas of urban, high density residential character	A range of housing types, recreation, and institutional uses	20 du/ac	n/a
Neighborhood Center (NC)	Areas accommodating high residential densities complemented by neighborhood-scale commercial and office uses	A range of housing types, commercial, office, recreation, and institutional uses	25 du/ac (30 with density bonus) ²	0.5 FAR (1.0 with intensity bonus) ²
Community Mixed-Use (CMU)	Nodes of high intensity mixed-use development within a compact, urban environment—primarily at the intersection of collector or arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	30 du/ac (35 with density bonus) ²	1.0 FAR (1.5 with intensity bonus) ²
Urban Mixed-Use (UMU)	Concentrations of very high intensity mixed-use development within a pedestrian-friendly environment—primarily at the intersection of arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	40 du/ac (50 with density bonus) ²	2.5 FAR (3.5 with intensity bonus) ²
Regional Activity Center (RAC)	Master planned communities which provide employment opportunities in close proximity to residential development within a compact, urban environment	See Objective FLU-1.6	13 du/ac	4,000,000 sq. ft.
Parkway Flex Use (PFU)	A range of commercial and office uses located along highly visible corridors within the City supported by moderate density residential development	Retail, personal service establishments, daycare centers, church/religious uses, restaurants, financial institutions, office uses, service stations with fuel sales, food service, theaters, professional office uses, medical or veterinary clinics, and a range of housing types	10 du/ac	1.0 FAR ³

FLUC	General Purpose	Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR) ¹
Professional Office (PO)	Areas accommodating low intensity office development—often serving as a transition between commercial and residential areas	Professional offices and services, financial institutions, recreation, and institutional uses	n/a	0.5 FAR
Commercial (COM)	Areas supportive of low-to - moderate intensity commercial developments	Offices, retail businesses, personal service businesses, day care centers, restaurants, financial institutions, hotels and motels, and other similar uses, as well as institutional activities	n/a	2.5 FAR
Industrial (IND)	Areas accommodating industrial activity and other significant employment-generating uses	Manufacturing, warehousing, research and development, and other similar uses, as well as institutional activities	n/a	5.0 FAR
Public/Semi-Public (PSP)	Areas intended to accommodate major existing and programmed public/quasi-public facilities	Government owned facilities, churches, utilities, clubs and lodges, educational facilities, recreation facilities, hospitals, congregate living facilities, and similar uses	n/a	2.0 FAR
Utilities (UTL)	Areas which accommodate public and private utilities	Public and private utilities	n/a	1.5 FAR
Recreation & Open Space (ROS)	Areas supportive of parks, recreation, and open spaces	Parks, recreational, and open spaces	n/a	0.25 FAR
Conservation (CON)	Areas of major public or privately held lands reserved for the primary purpose of the preservation of natural resources	Floodways, nature sanctuaries, and areas established for long-term conservation	n/a	0.05 FAR
Special Planning Area (SPA)	Areas which, due to their scale and unique development objectives, permit a range of uses, densities, and intensities. For more information, see GOAL FLU-3.			

¹ Unless noted as maximum square footage in the table

² See Policy FLU-1.1D.

³A minimum of 40 square feet of commercial space shall be provided for each residential unit.

Special Planning Areas

Lands possessing a SPA FLU designation are areas which, due to their scale and unique development objectives, permit a range of uses, densities, and intensities. As shown in **Map FLUE-12**, there are currently four SPAs within the City, totaling 4,988.2 acres (or 10.8% of the City's total land area). Each of these SPAs as described below:

- **Centerlane SPA.** This SPA is intended to promote industrial uses that are energy-efficient, compatible with the environment, and generate new employment opportunities. Individual developments within the SPA shall not exceed a 0.5 FAR and in no case shall the amount of total nonresidential square footage in the Centerlane SPA exceed 500,000 square feet. Future development within the Centerlane SPA is required to meet the provisions of Ordinance 2010-

69, Exhibit A. This SPA is concentrated in the southern portion of the City, south of Centerlane Road and accounts for over 200 acres (approximately 0.4% of the FLUM's total acreage).

- **Calumet Farms SPA.** The purpose of this SPA is to be a walkable, "Aging in Place" community featuring a range of residential and nonresidential activities. Within the Calumet Farms SPA, the maximum number of residential units is capped at 3,184 units and the maximum square footage for nonresidential uses are limited to 180,000. Developments within the SPA are required to abide by the provisions established in Ordinance 2010-67, Exhibit A. The designation is concentrated in the southern portion of the City, north of Centerlane Road and accounts for about 1,700 acres or 3.8% of the City.
- **Emerald Lakes SPA.** This SPA is intended to create a mixed-use community with a sizable nonresidential component. Dwelling units within the SPA are limited to 3,760, while permitted nonresidential uses (a combination of commercial, office, industrial, educational, hotel, and hospital facilities) are limited to 2,820,000 square feet. Development within the SPA are also subject to other provisions of found in Ordinance 2018-52. The Emerald Lakes SPA is found in the southeastern portion of the City and comprises over 3.3% of the Palm Bay's total acreage at 1,552.3 acres.
- **Micco Park Village SPA.** The purpose of the Micco Park Village SPA is to create walkable communities in a traditional village design. Within this SPA, the maximum number of residential units is capped at 3,871, while nonresidential square is limited to 1,044,200 square feet. Developments within the SPA are required to abide by the provisions established in Ordinance 2010-62, Exhibit A. Lands featuring this FLU designation are located in the southeastern-most portion of the City and comprise approximately 1494.6 acres (3.2% of the City's total land area).

3.2.2 *Brevard County Future Land Use Categories*

Over 3,500 acres of the City's total land area currently possess a Brevard County FLU designation. These designations include Agriculture (AGR), Residential 1:2.5 (R 1:2.5), Residential 1 (R-1), and Neighborhood Commercial (NC). Typically, lands containing a County FLU designation would be assigned an equivalent City FLUM assignment upon annexation. However, there are currently no equivalent land use category for these County designations. As such, the County designations will remain until a FLUM amendment is requested for these properties. A more detailed description of these categories is provided as follows:

Agriculture (AGR) [Brevard County]

AGR, a Brevard County land use designation, permits agricultural activities and large lot residential development at a maximum density of 0.2 units/ac. The designation is concentrated in the southernmost part of the City, near Centerlane Road and it accounts for almost 2,000 acres at 4.3%.

Residential 1:2.5 (R 1:2.5) [Brevard County]

Residential 1:2.5, a Brevard County land use designation, permits a maximum density of one unit per 2.5 acres. The designation is concentrated in the area of the City, south of Centerlane Road and accounts for 3% of the FLUM at ±1,388 acres.

Residential 1 (R-1) [Brevard County]

R-1, a Brevard County land use designation, permits low density residential development with a maximum density of one du/ac. The designation is concentrated in the southern portion of the City and accounts for approximately 161.40 acres (or 0.3% of the FLUM).

Neighborhood Commercial (NC) [Brevard County]

Neighborhood Commercial, a Brevard County land use designation, intends to accommodate a low-impact commercial area which serves the needs of the immediate residential area. NC allows for mixing of uses such as professional offices, institutional uses, residential uses, recreational uses, and public facilities at intensities not to exceed 0.25 FAR. The NC designation is near the St. Johns Heritage Parkway and accounts for nearly 12 acres, less than 0.1% of the FLUM's total acreage.

Table FLUE-10 identifies how much acreage each FLUC occupies within the City while **Map FLUE-11** shows how these categories are applied on the FLUM.

Table FLU - 10: City of Palm Bay Future Land Use Composition

Future Land Use Category	Acres	Percentage of Total
Rural Single-Family (RSF)	1,621	3.5%
Low Density Residential (LDR)	24,171	52.1%
Moderate Density Residential (MHR)	208	0.4%
High Density Residential (HDR)	2,097	4.5%
Neighborhood Center (NC) ¹	0.0	0.0%
Community Mixed-Use (CMU) ¹	0.0	0.0%
Urban Mixed-Use (UMU)	149	0.3%
Regional Activity Center (RAC) ¹	0.0	0.0%
Parkway Flex Use (PFU)	193	0.4%
Professional Office (POF)	36	0.1%
Commercial (COM)	2,098	4.5%
Industrial (IND)	1,867	4.0%
Public/Semipublic (PSP)	1,792	3.9%
Utilities (UTIL)	682	1.5%
Conservation (CON)	1,876	4.0%
Recreation and Open Space (PRO)	1,051	2.3%
Special Planning Area (SPA)	4,988	10.8%
<i>Brevard County Designations</i>		
Agriculture (AGR)	1,981	4.3%
Residential 1:2.5 (R 1:2.5)	1,388	3.0%
Residential 1 (R-1)	161	0.3%
Neighborhood Commercial (NC)	12	<0.1%
Total	46,370²	100.0%
¹ Currently unassigned on the FLUM ² The City of Palm Bay Future Land Use GIS shapefile used to perform these calculations do not include some rights-of-way which were considered as part of the Existing Land Use analysis shown in Table FLUE-6 . As such, there is a slight ($\pm 1\%$) difference in acreage between the two data sets.		

Source: City of Palm Bay, 2022.

3.3 HOLDING CAPACITY

The following tables highlight the City's estimated prior (**Table FLU-11**) and existing (**Table FLU-12**) capacity for supporting future residential growth within Palm Bay. These estimates were developed by taking the total acreage of vacant lands within the City (see **Map FLU-3**), subtracting the wetland acreages, and multiplying the remaining vacant acreage by the maximum density afforded to them by their FLUM designation. In the case of vacant lands featuring a mixed-use FLU designation, it was assumed that 50% of the acreage would develop as residential. Additionally, a density factor of 0.75 was applied to all non-SPAs to account for the high likelihood that few properties will develop at the maximum density permitted by their FLU designation considering that much of the City continues to lack centralized water and sewer service.

The result of this analysis shows that the City of Palm Bay could accommodate an additional 129,720 residents by the year 2045 (an increase of 715 residents from what would be possible with the City's prior FLUM designations). As noted previously, the City's population is expected to increase by 40,924 residents by the year 2045, for a total of 166,848 residents. *Therefore, it can be assumed that the City currently has the holding capacity needed to accommodate Palm Bay's projected population growth within the 2045 planning horizon.*

Table FLU - 11: Carrying Capacity Analysis (Prior FLUM)

Future Land Use Categories	All Parcels		Vacant Parcels		Vacant Lands with Wetlands	Remaining Vacant Land	Max. Residential Share	Max. Permitted Density	Density Factor	Holding Capacity ¹
	(Acres)	(%)	(Acres)	(%)	(Acres)	(Acres)	(%)	(du/ac)	#	(Units)
Rural Single-Family (RSF)	1,621	0.0	480	0.0	469	11	100%	0.2	0.75	2
Single Family Residential (SFR)	24,171	0.5	9,745	0.5	2,880	6,865	100%	5	0.75	25,742
Mobile Home Residential (MHR)	208	0.0	8	0.0	1	7	100%	10	0.75	52
Multiple Family Residential (MFR)	2,097	0.0	834	0.0	559	276	100%	20	0.75	4,136
Mixed Use (MU)	37	0.0	-	-	-	-	50%	30	0.75	-
Bayfront Mixed Use (BMU)	66	0.0	4	0.0	3	1	50%	40	0.75	19
Bayfront Mixed Use Village (BMUV)	46	0.0	25	0.0	4	21	50%	10	0.75	77
Parkway Flex Use (PFU)	193	0.0	169	0.0	-	169	50%	10	0.75	635
Regional Activity Center (RAC)	1,552	0.0	1,416	0.1	1,416	-	N/A	N/A	1	3,760
Micco Park Village	1,495	0.0	908	0.0	908	-	N/A	N/A	1	3,871
Calumet Farms (CF)	1,739	0.0	1,708	0.1	1,708	-	N/A	N/A	1	3,184
Centerlane (CL)	202	0.0	-	-	-	-	N/A	Not Permitted	N/A	-
Commercial (COM)	2,098	0.0	856	0.0	364	491	N/A	Not Permitted	N/A	-
Professional Office (POF)	36	0.0	23	0.0	8	15	N/A	Not Permitted	N/A	-
Industrial (IND)	1,867	0.0	227	0.0	162	65	N/A	Not Permitted	N/A	-
Public/Semipublic (PSP)	1,792	0.0	1,107	0.1	888	220	N/A	Not Permitted	N/A	-
Utilities (UTIL)	682	0.0	25	0.0	2	23	N/A	Not Permitted	N/A	-
Conservation (CON)	1,876	0.0	1,024	0.1	717	-	N/A	Not Permitted	N/A	-
Recreation and Open Space (ROS)	1,051	0.0	609	0.0	607	-	N/A	Not Permitted	N/A	-
County Designations										
Agriculture (AGR)	1,981	4.3%	-	0.0%	-	-	100%	0.2	0.75	-
Residential 1 (R-1)	161	0.3%	19	0.1%	19	0	100%	1.0	0.75	0
Residential 1:2.5 (R 1:2.5)	1,388	3.0%	569	2.9%	560	9	100%	0.4	0.75	3
Neighborhood Commercial (NC)	12	0.0%	12	0.1%	12	0	100%	0.4	0.75	0
Total	46,370	100.0%	19,768	100.0%	11,287	8,172	-	-	-	41,480
2045 Carrying Capacity ²	129,002 Potential Residents									
¹ Determined using the following formula: Developable Vacant Land x Maximum Permitted Density x Maximum Residential Share										
² Assuming an average household size of 3.11 (See Table FLUE-1)										

Sources: BEBR, City of Palm Bay, FHDC, 2022.

Table FLU - 12: Carrying Capacity Analysis (Current FLUM)

Future Land Use Categories	All Parcels		Vacant Parcels		Vacant Lands with Wetlands	Remaining Vacant Land	Max. Residential Share	Max. Permitted Density	Density Factor	Holding Capacity ¹
	(Acres)	(%)	(Acres)	(%)	(Acres)	(Acres)	(%)	(du/ac)	#	(Units)
Rural Single-Family (RSF)	1,621	3.5%	480	2.4%	469	11	100%	0.2	0.75	2
Low Density Residential (LDR)	24,171	52.1%	9,745	49.3%	2,880	6,865	100%	5	0.75	25,742
Moderate Density Residential (MDR)	208	0.4%	8	0.0%	1	7	100%	10	0.75	52
High Density Residential (HDR)	2,097	4.5%	834	4.2%	559	276	100%	20	0.75	4,136
Neighborhood Center (NC)	-	-	-	-	-	-	-	20	0.75	-
Community Mixed-Use (CMU)	-	-	-	-	-	-	-	30	0.75	-
Urban Mixed-Use (UMU)	149	0.3%	28	0.1%	7	22	50%	40	0.75	326
Regional Activity Center (RAC) ¹	-	-	-	-	-	-	-	-	0.75	-
Parkway Flex Use (PFU)	193	0.4%	169	0.9%	-	169	50%	10	0.75	635
Professional Office (POF)	36	0.1%	23	0.1%	8	15	N/A	Not Permitted	N/A	-
Commercial (COM)	2,098	4.5%	856	4.3%	364	491	N/A	Not Permitted	N/A	-
Industrial (IND)	1,867	4.0%	227	1.1%	162	65	N/A	Not Permitted	N/A	-
Public/Semipublic (PSP)	1,792	3.9%	1,107	5.6%	888	220	N/A	Not Permitted	N/A	-
Utilities (UTIL)	682	1.5%	25	0.1%	2	23	N/A	Not Permitted	N/A	-
Recreation & Open Space (ROS)	1,051	2.3%	609	3.1%	607	2	N/A	Not Permitted	N/A	-
Conservation (CON)	1,876	4.0%	1,024	5.2%	717	307	N/A	Not Permitted	N/A	-
Special Planning Areas										
Centerlane	202.2	0.4%	-	0.0%	-	-	N/A	Not Permitted	N/A	-
Calumet Farms	1,739.1	3.8%	1,708	8.6%	1,708	-	100%	N/A	1.00	3,184
Emerald Lakes	1,552.3	3.3%	1,416	7.2%	1,416	-	100%	N/A	1.00	3,760
Micco Park Village	1,494.6	3.2%	908	4.6%	908	-	100%	N/A	1.00	3,871
County Designations										
Agriculture (AGR)	1,981	4.3%	-	0.0%	-	-	100%	0.2	0.75	-
Residential 1 (R-1)	161	0.3%	19	0.1%	19	0	100%	1.0	0.75	0
Residential 1:2.5 (R 1:2.5)	1,388	3.0%	569	2.9%	560	9	100%	0.4	0.75	3
Neighborhood Commercial (NC)	12	0.0%	12	0.1%	11.88	0	100%	0.4	0.75	0
Total	46,370	100.0%	19,768	100.0%	1,287	8,481	-	-	-	41,710
2045 Carrying Capacity ²	129,720 Potential Residents									

¹Determined using the following formula: Developable Vacant Land x Maximum Permitted Density x Maximum Residential Share
²Assuming an average household size of 3.11 (See **Table FLUE-1**)

Sources: BEBR, City of Palm Bay, FHDC, 2022.

3.4 PREVENTION OF URBAN SPRAWL

Section 163.3164(52), F.S., defines urban sprawl as “a development pattern characterized by low density, automobile dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Considering the long-term negative effects of urban sprawl, the State of Florida strongly discourages communities from establishing any GOPs within their comprehensive plan which encourage its proliferation. To assist municipalities with this effort, Section 163.3177(6)(a)9., F.S., includes 13 indicators of urban sprawl.

Despite the City’s suburban origins, the Palm Bay Comprehensive Plan does not currently include any Goals, Objectives, or Policies which may directly or indirectly contribute to the proliferation of urban sprawl within their jurisdiction. In fact, the City currently includes many provisions within its Comprehensive Plan and Land Development Code (LDC) which direct growth in an efficient manner. For example, the City maintains few low density/intensity FLU designated lands, a mix of residential and nonresidential uses are permitted in many FLU categories, developers are required to avoid, minimize, offset, or compensate impacts to significant environmental features, and redevelopment, infill, and connections to centralized utility services are strongly encouraged.

In further efforts to prevent the proliferation of urban sprawl, the City currently maintains the holding capacity necessary to accommodate its projected population growth by the year 2045. As such, future annexations into the City will only be approved when it is determined that the act will result in a more orderly and efficient provision of public facilities and services and improve the local quality of life for all residents.

3.5 CONSIDERATIONS FOR ADVANCING EQUITY

Equality involves providing the same resources and opportunities to all groups of people. *Equity*, however, recognizes imbalanced social systems, and provides resources and opportunities based on the unique circumstances and challenges faced by different people. Rather than focusing on equal treatment, equity focuses on achieving equal outcomes. Between 2021 and 2022, the Palm Bay community worked collaboratively to create the Palm Bay Vision Plan to help guide the direction of the forthcoming comprehensive plan update process. One of the major themes included in the Vision Plan was *Advancing Equity*. As such, this section summarizes how the City incorporated equity principles within the FLUE Goals, Objectives, and Policies.

3.5.1 Environmental Justice

Environmental justice is the idea that everyone should be protected from environmental hazards and be able to live, work, and play in healthy communities. In the United States, neighborhoods which possessed a large

Implementing the Sustainability Action Plan

In 2021, the City of Palm Bay updated its *Sustainability Action Plan* to further advance the City’s local sustainability efforts. The Plan establishes specific sustainability goals and objectives for the City, residents, businesses, and the community as a whole.

More specifically, the Plan provides a clear direction on how the City can enhance the sustainability of its natural and built environments, transportation and mobility system, waste management processes, and its education and public engagement efforts.

As such, this Comprehensive Plan Update has incorporated the directives included within the Sustainability Action Plan to ensure that the City of Palm Bay is able to continue meeting the needs of its current population without comprising its ability to effectively serve its future residents with high-quality public facilities and services.

concentration of minority populations and/or lower income residents were often more likely to be located near environmental hazards, such as industrial sites, landfills, or hazardous waste materials. Additionally, these neighborhoods were also frequently located adjacent to other high impact generating uses (such as shopping malls or private sports complexes) that were not designed to be compatible with nearby residential development. To help prevent local environmental injustices from occurring in the future, additional compatibility measures and considerations have been included in the Goals, Objectives, and Policies of the FLUE.

3.5.2 *Heritage Preservation*

Heritage preservation involves preserving tangible and intangible historic and cultural resources from neglect, poorly considered changes, or destruction. This can include restoring or maintaining historic buildings and neighborhoods, passing on traditional crafts and traditions, and recording significant events. Many of these resources in Palm Bay are finite and cannot be restored once demolished—therefore representing a legitimate land use concern for the City. Future efforts to identify, preserve, and celebrate Palm Bay’s historic and cultural resources in future land use decisions can help the City foster a distinct sense of place which helps separate the community from other nearby jurisdictions.

As discussed in an earlier section of this report, few historic and cultural resources have been identified and/or surveyed within the City. Although not required by Florida Statutes, many communities across the state have elected to recognize, catalogue, and protect these resources using a variety of programs and regulatory tools which should continue to be considered by the City of Palm Bay. Some potential programs and tools that are available to the City for heritage preservation purposes are listed below:

- Establishing a local registry of cultural resources;
- Incorporating provisions into the Land Development Code which protect culturally significant resources; and
- Participating in the Certified Local Government (CLG) program.

3.5.3 *Community Engagement*

Community engagement is the process of involving the community in decision-making processes to achieve more sustainable and equitable outcomes. Collaborative and inclusive planning processes are extremely important, as they increase the visibility and understanding of issues that different members of the community may face, and ensures solutions truly reflect the desires of the community. Effective community engagement is centered around informing, compiling, and interacting with the public.

However, not all community engagement is equitable. Members of the public who have the means necessary to attend hearings may not necessarily provide the most accurate representation of the ‘public.’ Many socioeconomically disadvantaged populations may face physical, language, institutional, technological, or transportation barriers that can limit their access to information or opportunities for engagement. The inability to strongly engage with such constituents can result in those communities having little influence over decisions that impact their lives, which can worsen social and health inequities. Using a variety of strategies to build meaningful relationships with underrepresented communities can empower them and result in more equitable decision-making.

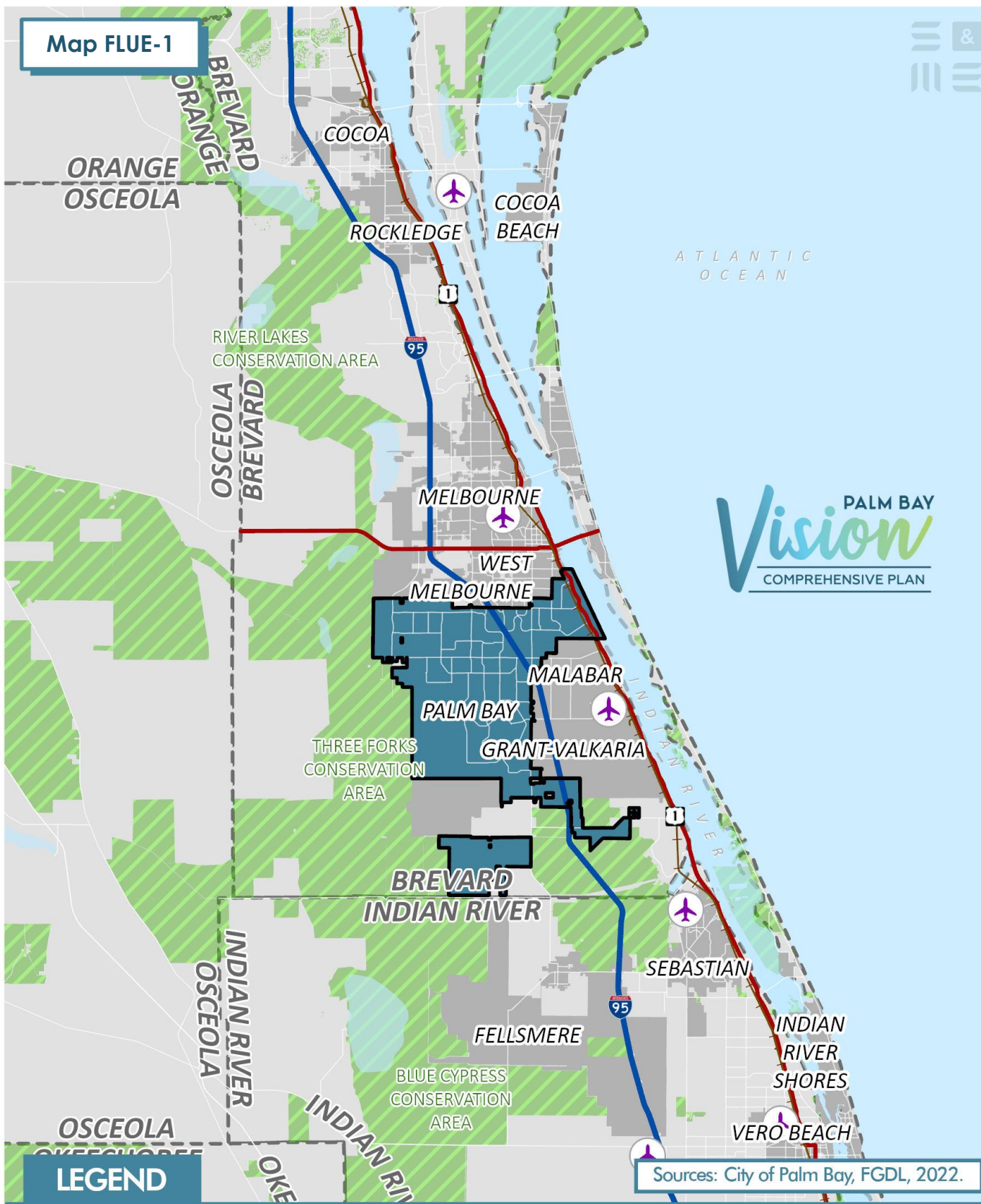
The City of Palm Bay has a Citizen Participation Plan, adopted as part of the Comprehensive Plan, to encourage citizen involvement in local planning processes. The Citizen Participation Plan, further described in the Land

Development Code, complies with State statutes, and requires that all Local Planning Agency and City Council meetings are public and advertised prior to commencement. The plan also states that every application for development that requires a preliminary subdivision approval, preliminary planned unit development, or a conditional use shall include a citizen participation plan that must be implemented prior to the first public hearing or notice of public review and comment period on an administrative application. These plans must address how nearby property owners and other interested parties that may be impacted by the development will be identified, notified of the proposal, and provided opportunities to discuss it with the applicant prior to the public hearing or public comment and review period.

The updated Goals, Objectives, and Policies of the Comprehensive Plan includes several mechanisms designed to improve the frequency and quality of community engagement achieved during the City's many planning process, such as:

- Performing an assessment of the City's public engagement efforts to determine the success of engaging citizens of diverse backgrounds that represent the city population;
- Researching and implementing best practices for incorporating more virtual engagement opportunities for public meetings and hearings;
- Hosting community meetings in spaces and venues where residents are already gathered; and
- Forming stronger partnerships with local community-based organizations for culturally competent outreach and engagement efforts.

Map FLUE-1

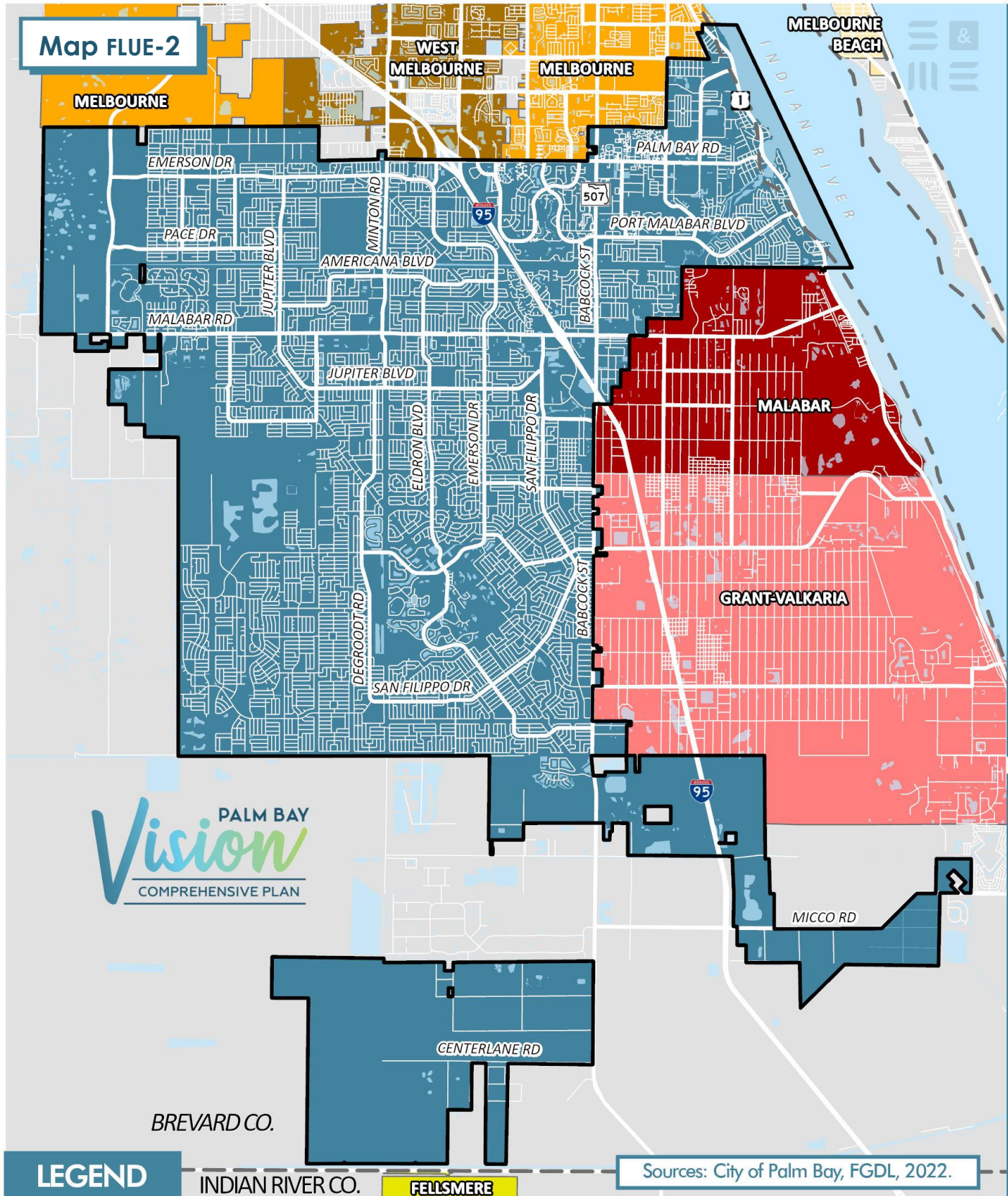


- City of Palm Bay
- County Boundary
- City Limit
- Conservation Area
- Major Waterbody
- Railway
- Public Airport

REGIONAL CONTEXT



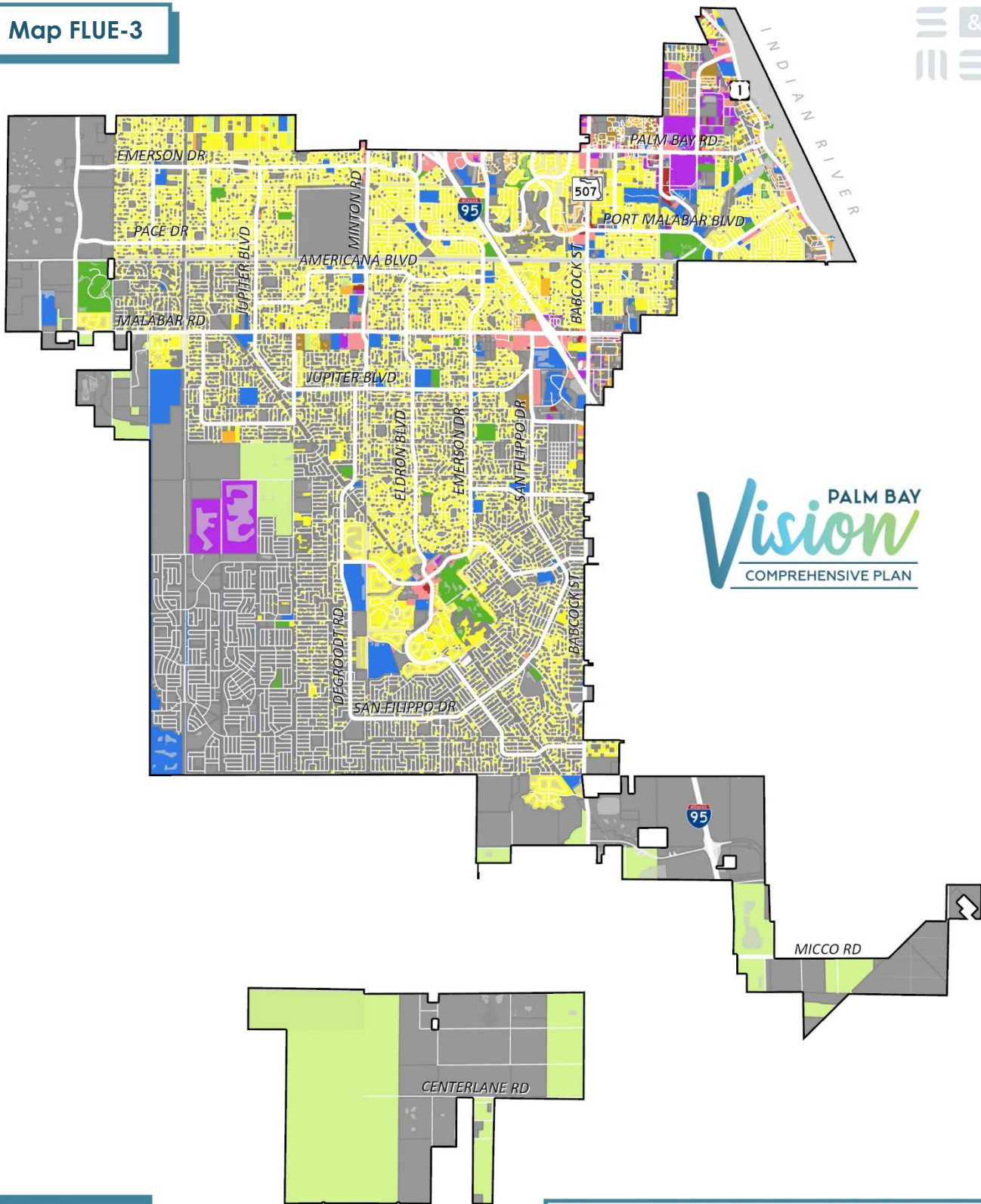
Map FLUE-2



MUNICIPAL BOUNDARY



Map FLUE-3



LEGEND

- | | | |
|--------------------------|------------------------------|--------------------------|
| City of Palm Bay | Low Density Residential | Industrial |
| Water Feature | Moderate Density Residential | Public/Semi-Public |
| <i>Existing Land Use</i> | High Density Residential | Recreation |
| Agriculture | Commercial | Right-of-Way & Utilities |
| Office/Professional | Vacant | |

Sources: BCPAO, 2021; City of Palm Bay, 2022.

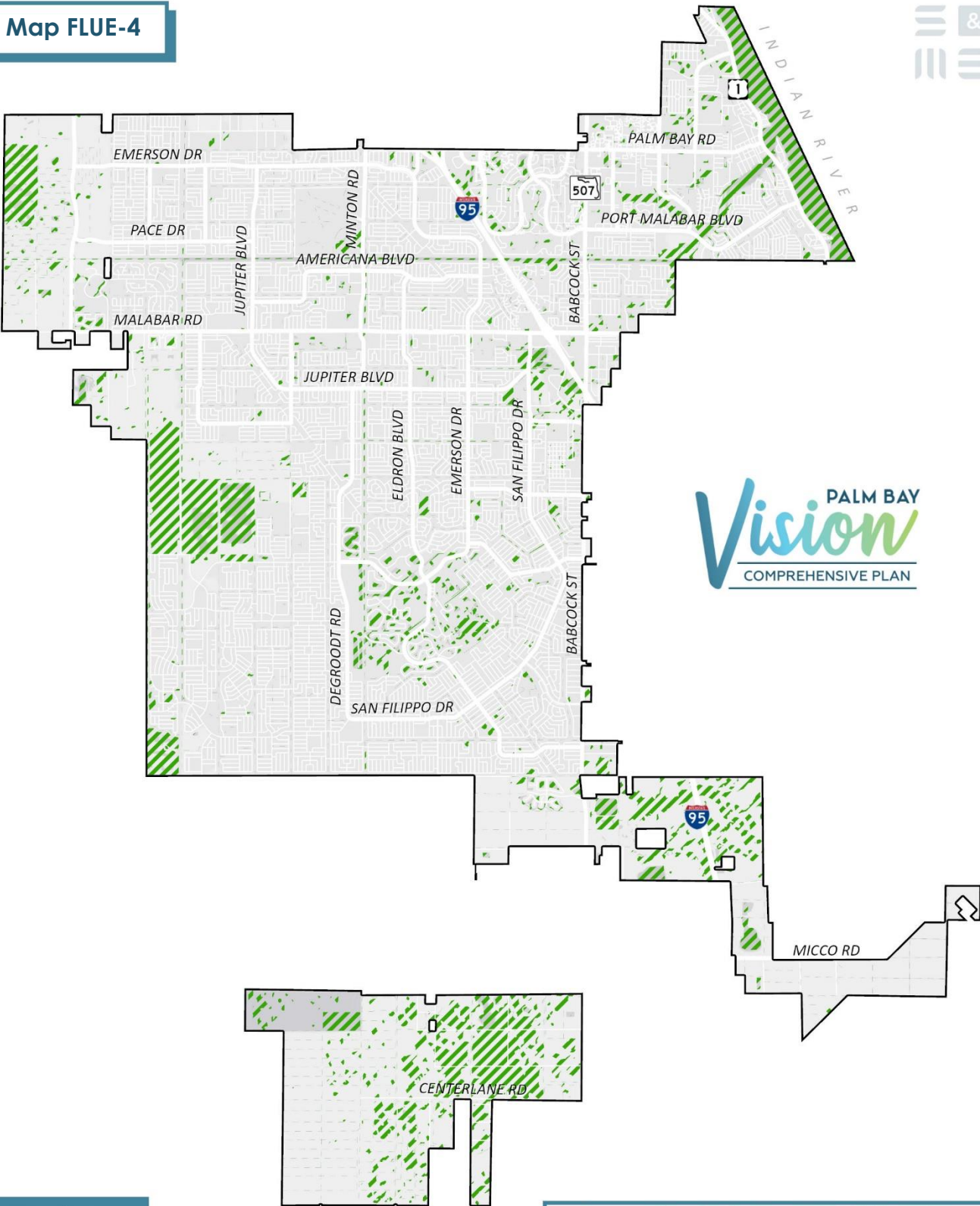
EXISTING LAND USE



Map FLUE-4



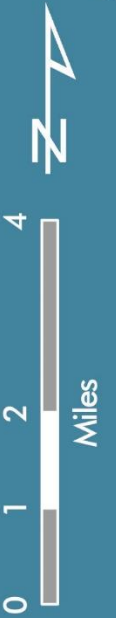
WETLANDS



LEGEND

- City of Palm Bay
- Wetland
- Water Feature

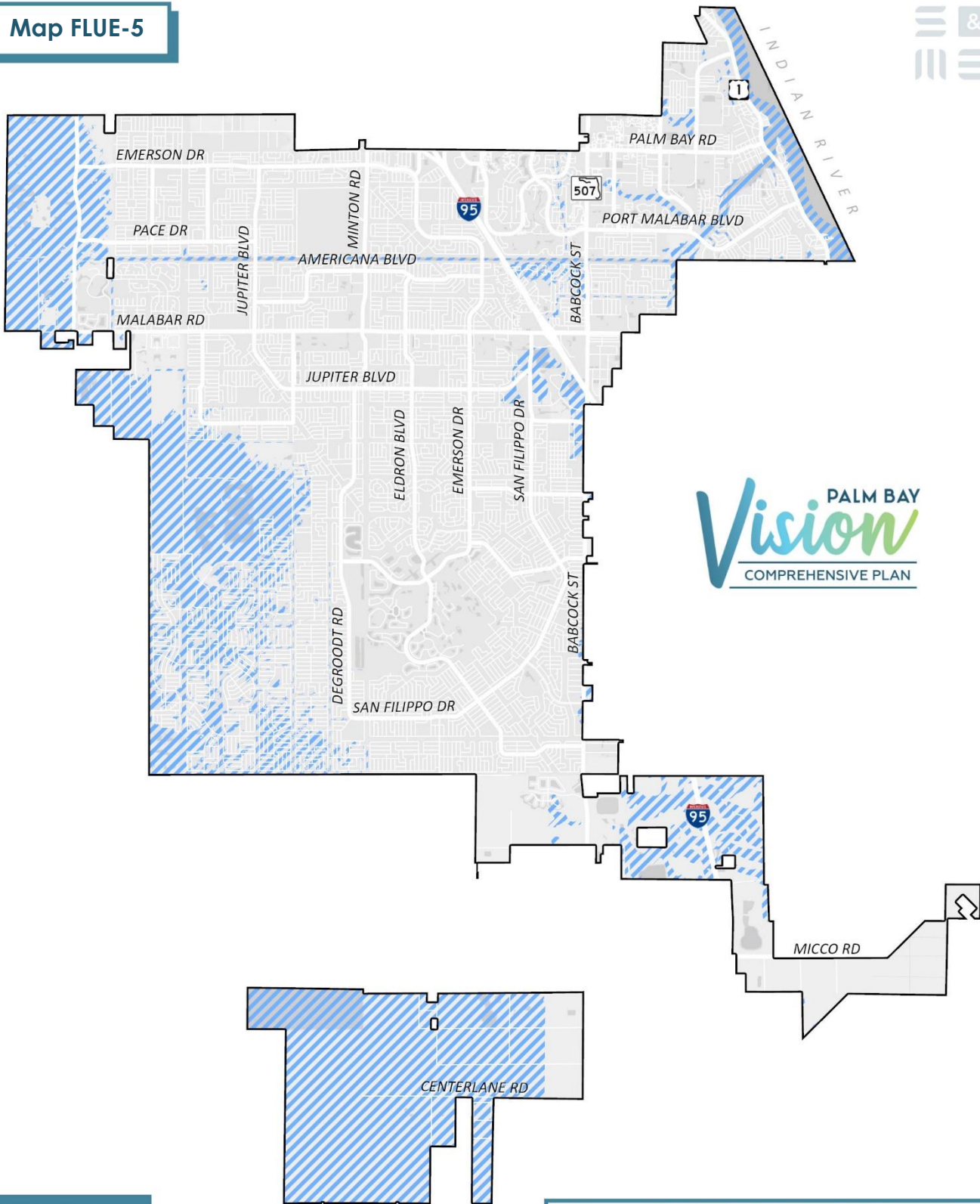
Source: City of Palm Bay, 2022; NWI, 2021.



Map FLUE-5



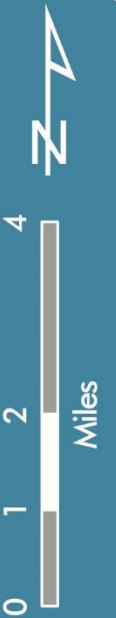
FLOODPLAINS

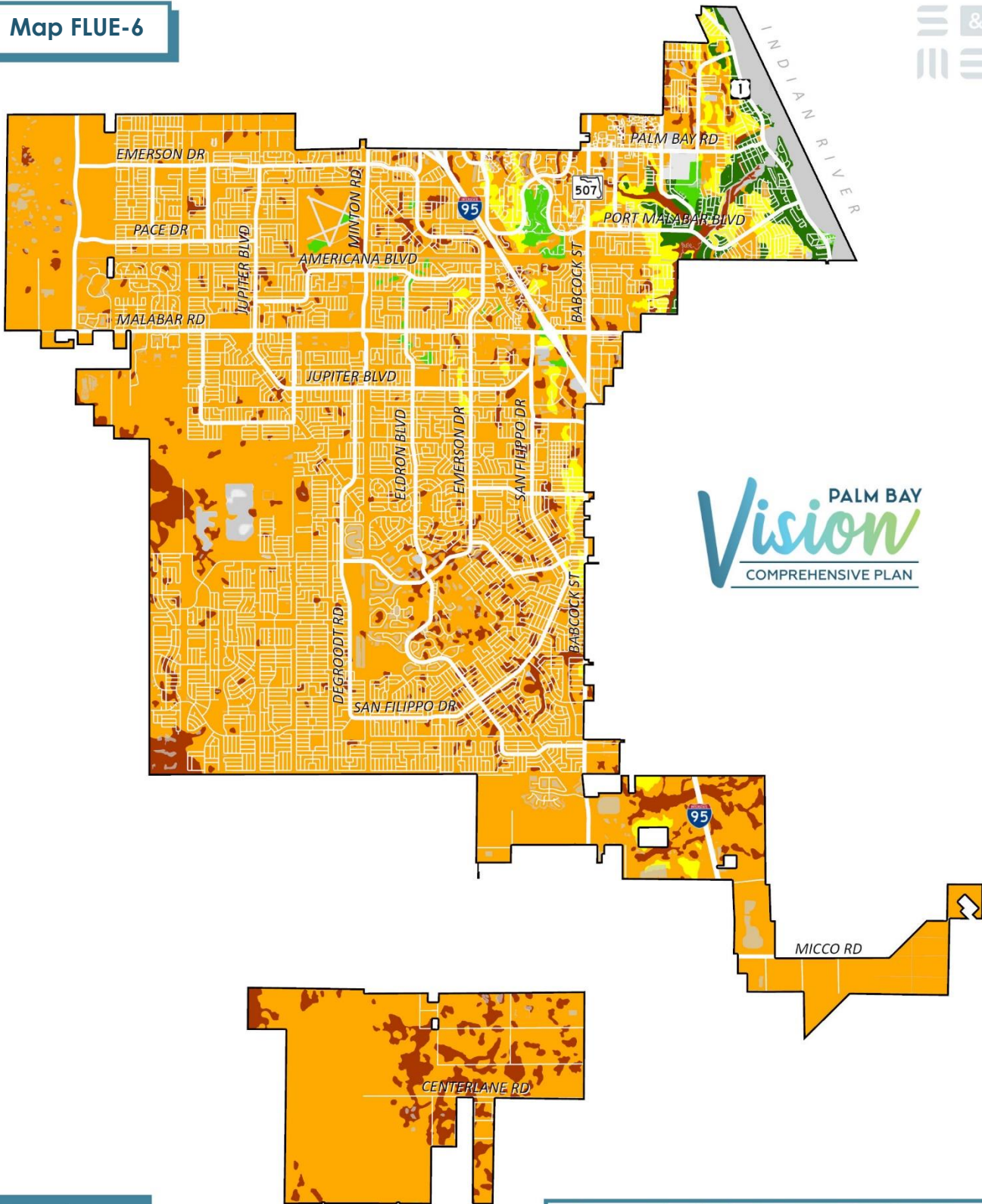


LEGEND

- City of Palm Bay
- Floodplain
- Water Feature

Source: City of Palm Bay, 2022; FEMA, 2019.



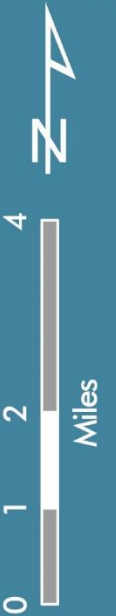


PALM BAY
Vision
COMPREHENSIVE PLAN

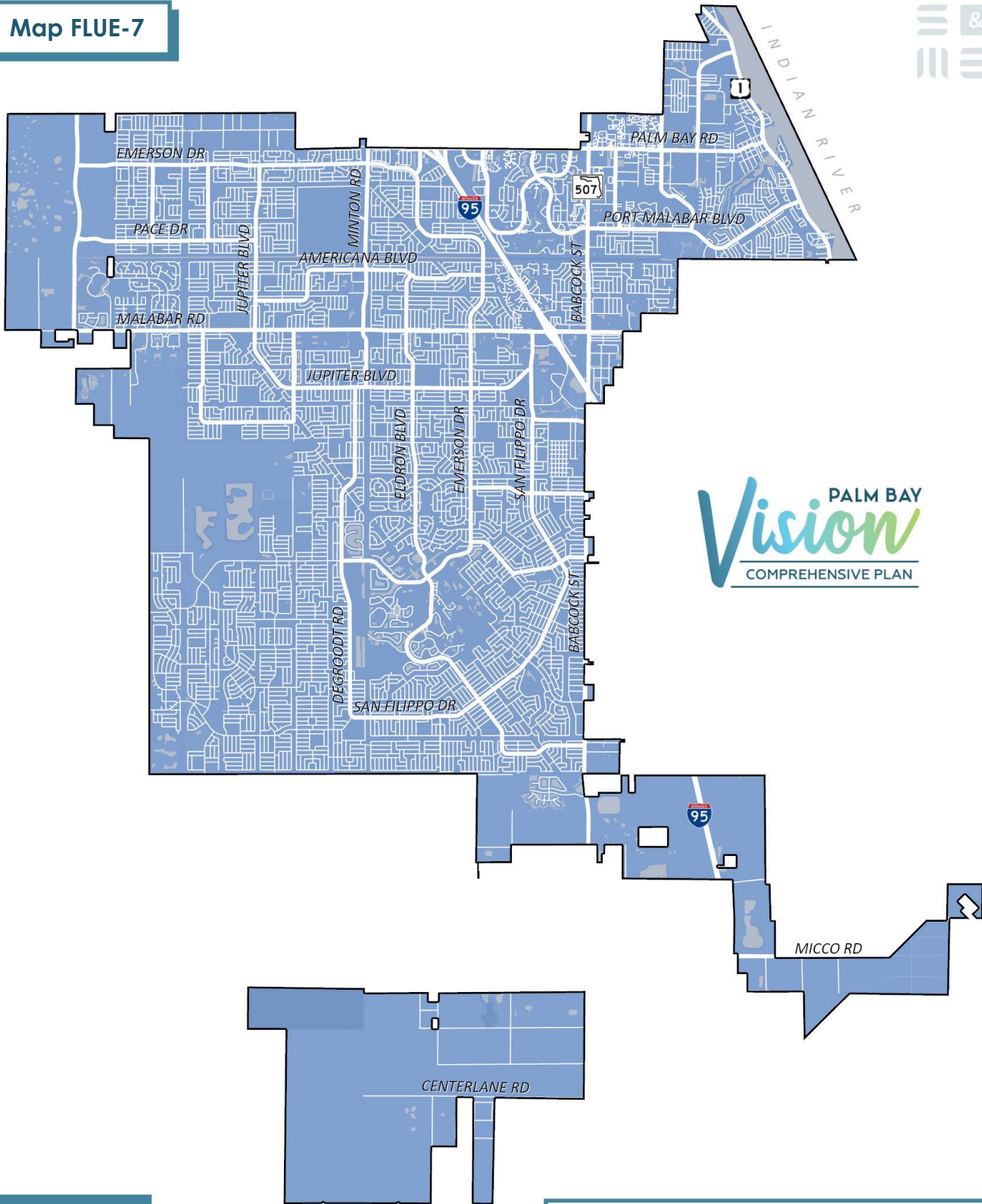
LEGEND

- | | |
|--------------------------------|-------------------------|
| City of Palm Bay | Well Drained |
| Water Feature | Somewhat Poorly Drained |
| <i>Drainage Classification</i> | Poorly Drained |
| Excessively Drained | Very Poorly Drained |
| Moderately Well Drained | |

Sources: City of Palm Bay, 2022; NRCS, 2021.



Map FLUE-7



LEGEND

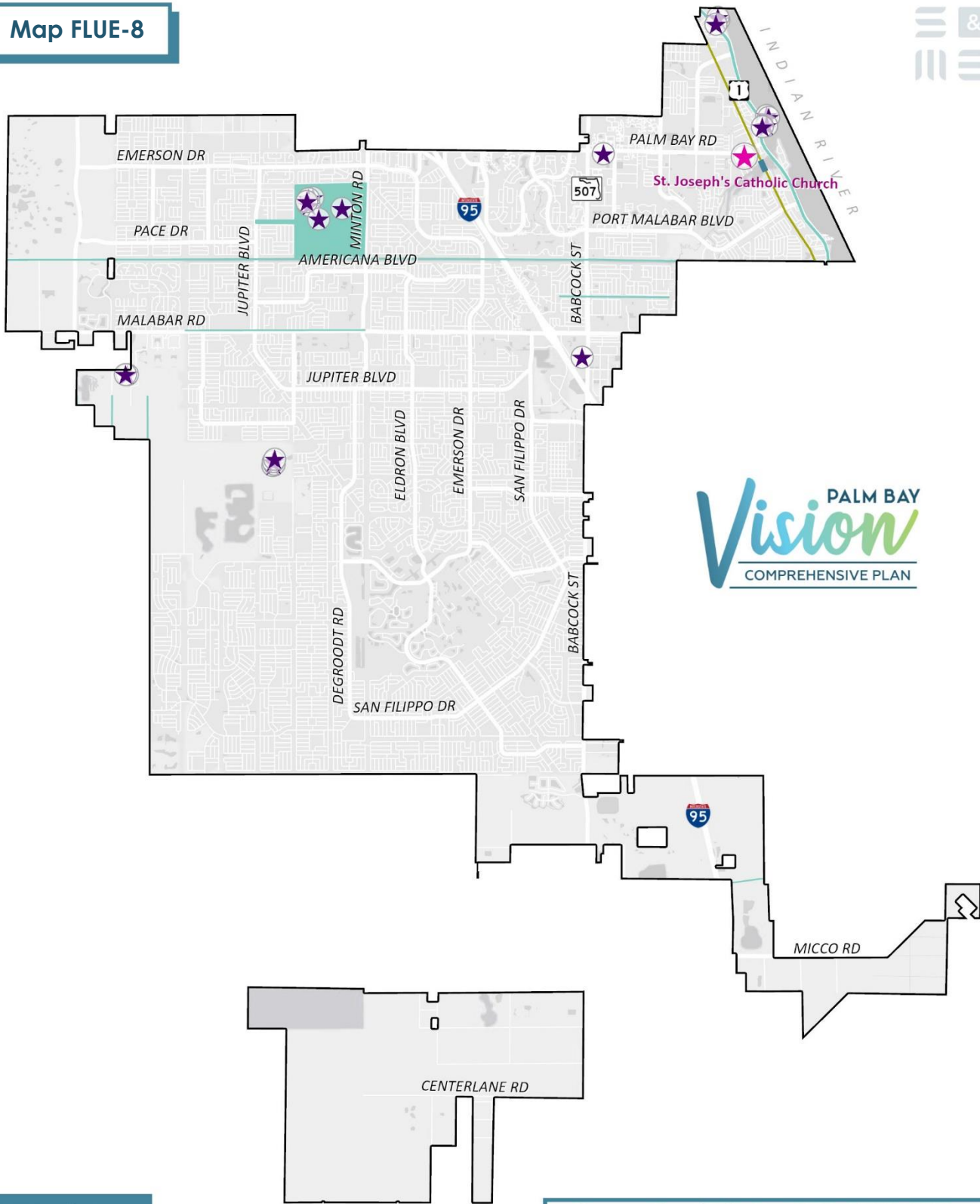
- City of Palm Bay
- Water Feature
- Aquifer Discharge (Less than 1")

Sources: City of Palm Bay, 2022; FGDL, 2003.

AQUIFER RECHARGE



Map FLUE-8



LEGEND

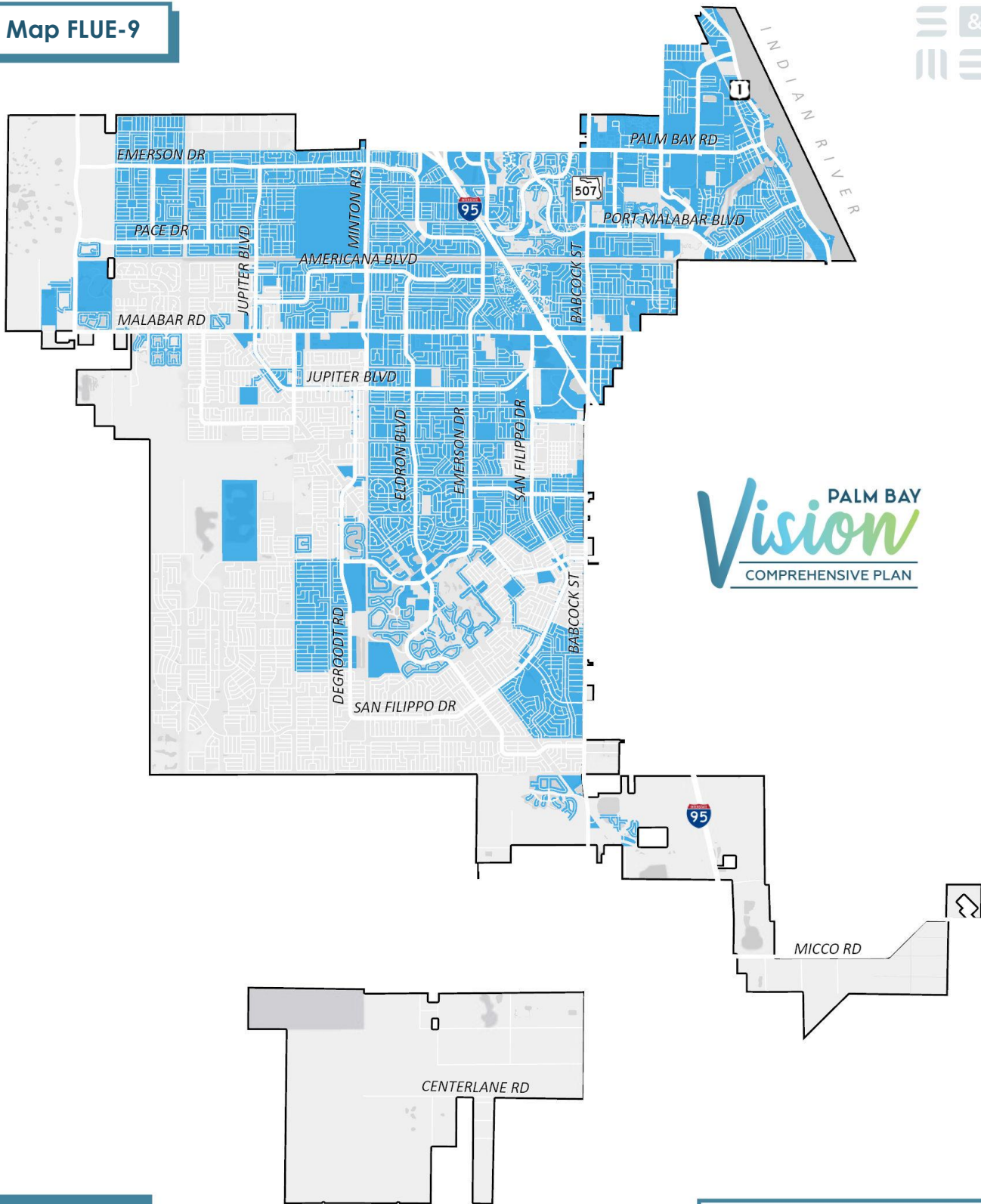
- | | |
|--------------------|-------------------------|
| City of Palm Bay | Eligible Resource Group |
| Water Feature | Surveyed Resource Group |
| Listed Structure | Eligible Bridge |
| Surveyed Structure | |

Sources: City of Palm Bay, 2022; FDHR, 2021.

HISTORIC & CULTURAL RESOURCES



Map FLUE-9



PALM BAY
Vision
COMPREHENSIVE PLAN

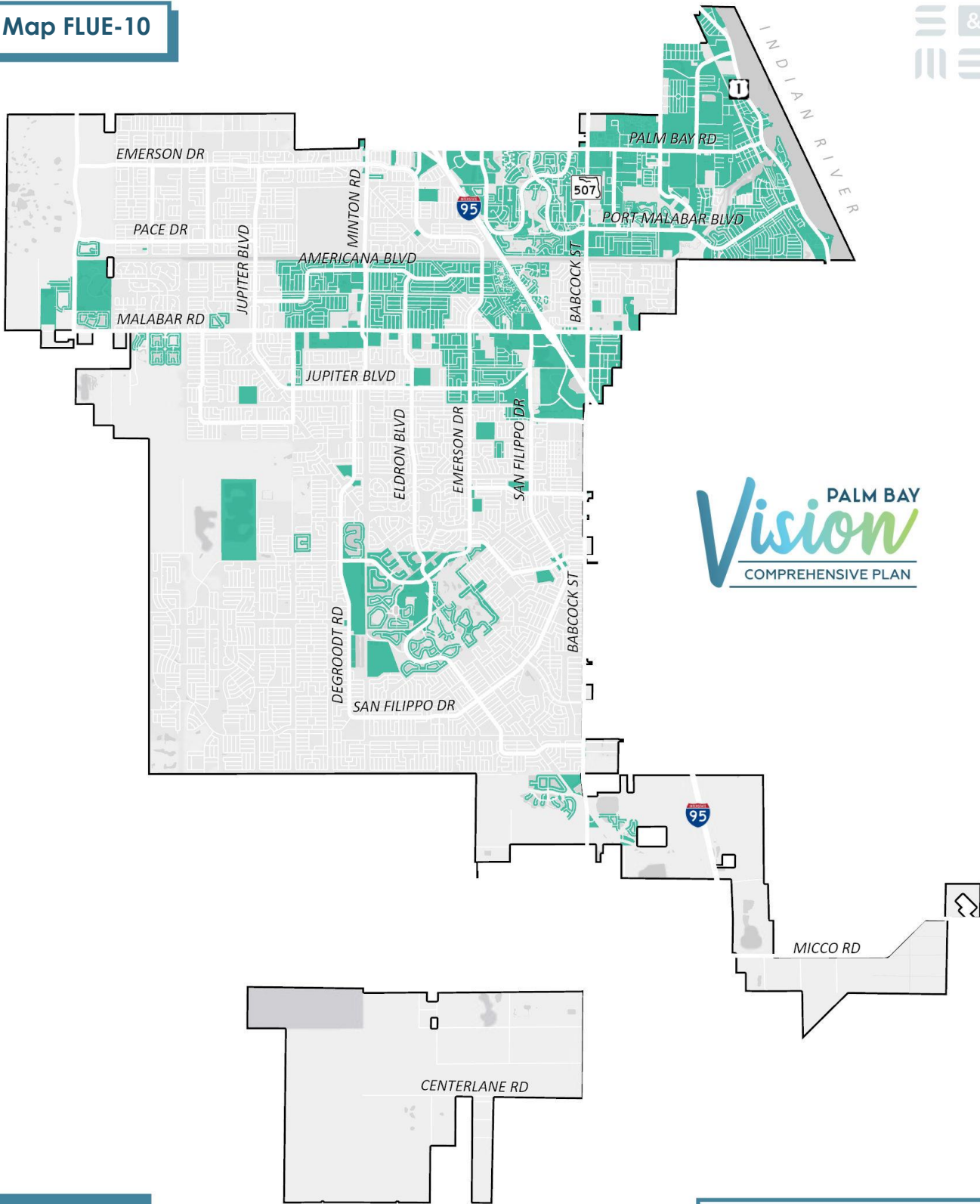
LEGEND

- City of Palm Bay
- Water Feature
- Water Service Area

Source: City of Palm Bay, 2022.

WATER SERVICE AREA





LEGEND

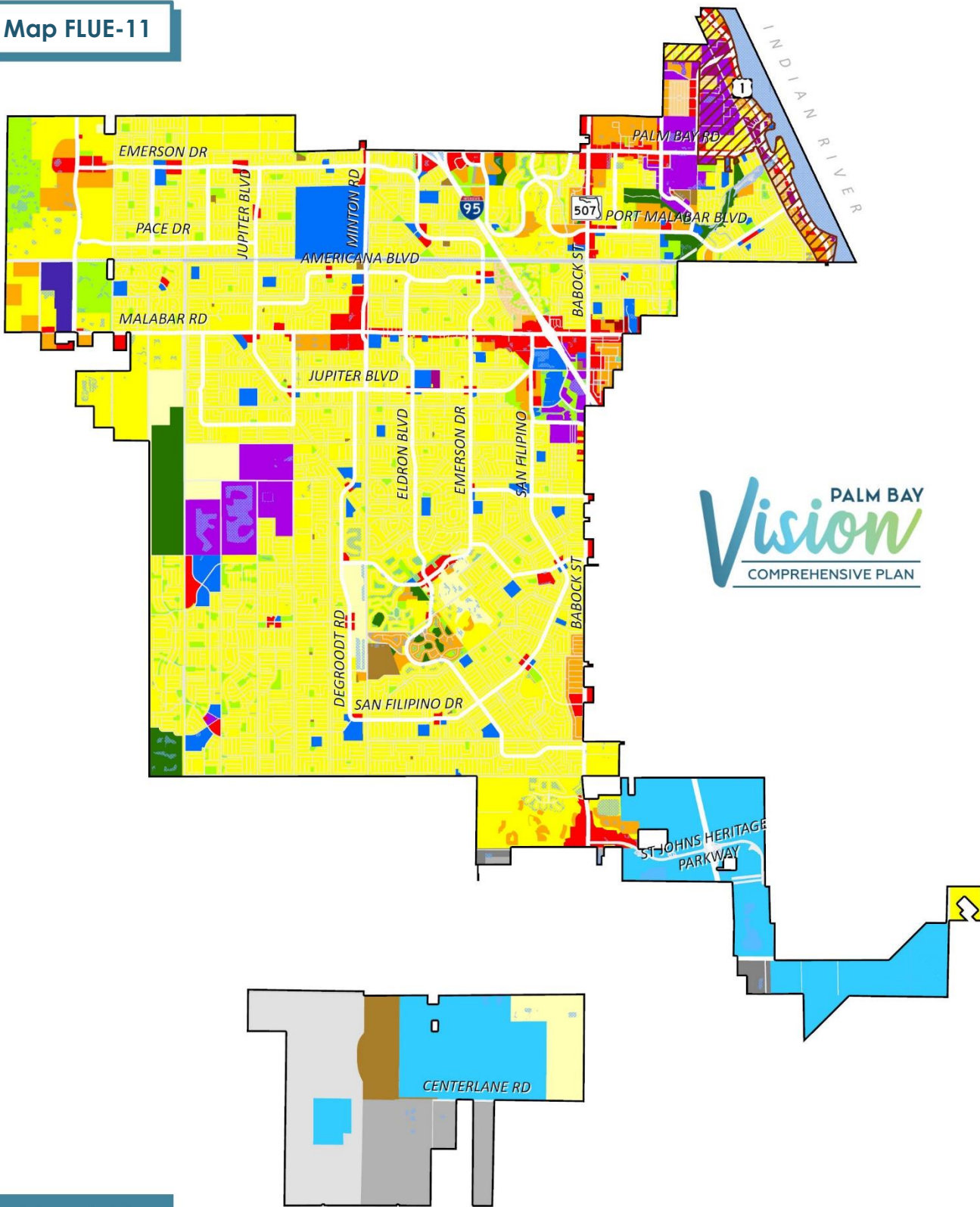
-  City of Palm Bay
-  Water Feature
-  Sanitary Sewer Service Area

Source: City of Palm Bay, 2022.

SANITARY SEWER SERVICE AREA



Map FLUE-11



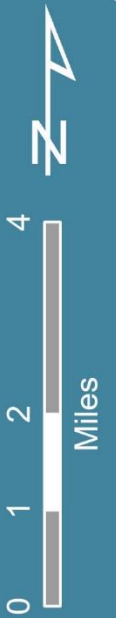
PALM BAY
Vision
COMPREHENSIVE PLAN

LEGEND

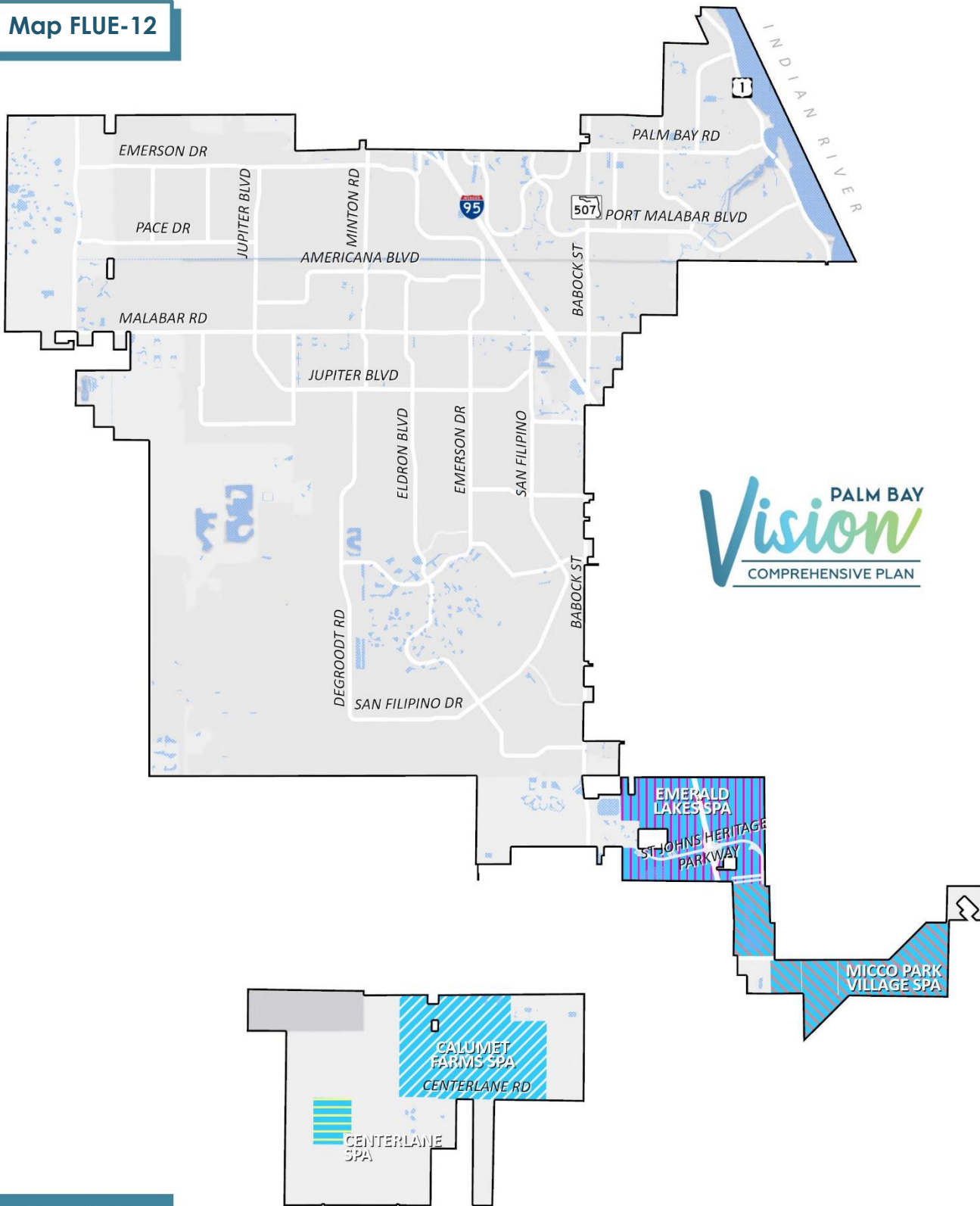
City of Palm Bay	HDR (20 du/ac)	POF (0.5 FAR)	CON (0.05 FAR)
Bayfront CRA	NC (25 du/ac; 0.5 FAR)	COM (2.5 FAR)	SPA
Water Feature	CMU (30 du/ac; 1.0 FAR)	IND (5.0 FAR)	AGR (COUNTY)
Future Land Use	UMU (40 du/ac; 2.0 FAR)	PSP (2.0 FAR)	R 1:2.5(COUNTY)
RSF (0.2 du/ac)	RAC (See Ord. 18-52)	UTIL (1.5 FAR)	R-1 (COUNTY)
LDR (5 du/ac)	PFU (10 du/ac; 1.0 FAR)	ROS (0.3 FAR)	NC (COUNTY)
MDR (10 du/ac)			

Source: City of Palm Bay, 2022.

FUTURE LAND USE



Map FLUE-12



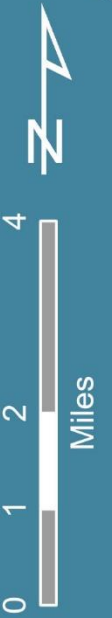
PALM BAY
Vision
COMPREHENSIVE PLAN

LEGEND

- City of Palm Bay
- Water Feature
- Special Planning Area (SPA)
- Centerlane SPA
- Emerald Lakes SPA
- Micco Park Village SPA
- Calumet Farms SPA

Source: City of Palm Bay, 2022.

SPECIAL PLANNING AREAS





LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

Landdevelopmentweb@palmbayflorida.org

COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION

This application must be deemed complete and legible, and the original application with original signature(s) must be returned by the first day of the month during division office hours, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, to be processed for consideration the following month at the earliest by the Planning and Zoning Board. **Large Scale Amendments will require 60 days of review prior to a scheduled Planning and Zoning Board meeting.** The application will then be referred by the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 6:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

APPLICATION AMENDMENT TYPE:

☐

Small Scale (50 acres or Less)

☒

Text Amendment (Comp. Plan)

☐

Large Scale (More than 50 acres)

PARCEL ID(S):

City Wide

TAX ACCOUNT NUMBER(S):

N/A

LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THIS APPLICATION: (attach additional sheets if necessary):

City Wide

SIZE OF AREA COVERED BY THIS APPLICATION (calculate acreage):

City Wide

**CITY OF PALM BAY, FLORIDA
COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION
PAGE 2 OF 3**

LAND USE CLASSIFICATION AT PRESENT OR PLAN SECTION AFFECTED (ex.: Commercial, Single Family, Policy CIE-1.1B, etc.):

Future Land Use Element

LAND USE CLASSIFICATION DESIRED OR PROPOSED TEXT CHANGE (attach additional sheets if necessary):

See Exhibit A attached.

PRESENT USE OF PROPERTY:

STRUCTURES LOCATED ON THE PROPERTY: _____

REZONING FILED IN CONJUNCTION WITH THIS APPLICATION: _____

JUSTIFICATION FOR CHANGE (attach additional sheets containing supporting documents and evidence if necessary):

The last comprehensive update to the City's Future Land Use Element occurred with the 2002 Comprehensive Plan Adoption. While subsequent smaller amendments have taken place, a holistic and comprehensive review of the entire element has not occurred within the last twenty (20) years.

SPECIFIC USE INTENDED FOR PROPERTY:

THE FOLLOWING PROCEDURES AND ENCLOSURES ARE REQUIRED TO COMPLETE THIS APPLICATION:

☐

*Application Fee. Make Check payable to "City of Palm Bay."

☐

\$1,200.00 - Small Scale (50 acres or Less)

☐

\$2,000.00 - Large Scale (More than 50 acres)

☐

\$2,000.00 - Text Amendment (Comp. Plan)

CITY OF PALM BAY, FLORIDA

COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION


PAGE 3 OF 3

- ☐ Legal description of the subject property with a sketch of the legal. **Also provide the site sketch on Memory Drive or Dropbox Link.**
- ☐ List of legal descriptions of all properties within a 500-foot radius of the boundaries of the property covered by this application, together with the names and mailing addresses (including zip codes) of all respective property owners within the above referenced area. (This should be obtained for a fee from the Brevard County Planning and Zoning Department at (321) 633-2060.)
- ☐ Citizen Participation Plan. Refer to [Section 169.005](#) of the Land Development Code for guidelines.
- ☐ School Board of Brevard County School Impact Analysis Application (if applicable). The application is obtained from the Planning and Project Management Department of the School Board of Brevard County at (321) 633-1000, extension 11418.
- ☐ Sign(s) posted on the subject property. Refer to [Section 51.07\(C\)](#) of the Legislative Code for guideline. Staff will provide a sign template.
- ☐ **Where the property owner is not the representative for the request, a [LETTER](#) must be attached giving the notarized consent of the property owner(s) to a representative.**

Name of Representative _____

I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AND CERTIFY THAT ALL THE ANSWERS TO THE QUESTIONS IN SAID APPLICATION, AND ALL DATA AND MATTER ATTACHED TO AND MADE A 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 COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

Owner Signature  Asst Director of GM Date 1/10/23
Printed Name Jesse Anderson
Full Address 120 Malabar RD
Telephone 321-733-0422 x5316 Email jesse.anderson@palmbayflorida.org

***NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY**



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

Notice Public Hearing

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

01/19/2023

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 19th of January 2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown
5.15.23

My commission expires

Publication Cost: \$97.52

Ad No: 0005561601

Customer No: BRE-6CI213

This is not an invoice

of Affidavits 1

Ad#5561601 01/19/2023
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 February 1, 2023, and by the City Council on March 2, 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. T-16-2023 - City of Palm Bay (Growth Management Department)

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185, Zoning Code, Section 185.006, to amend Definitions for Accessory Dwelling Unit.

2. CP-3-2023 - City of Palm Bay (Growth Management Department)

A comprehensive textual amendment to provisions of the City of Palm Bay Comprehensive Plan Future Land Use (FLU) Element.

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

JAN 24 2023

City of Palm Bay
Accounting Division

NANCY HEYRMAN
Notary Public
State of Wisconsin



PALM BAY
Vision
COMPREHENSIVE PLAN



PLANNING & ZONING BOARD

Wednesday, February 1, 2023

AGENDA

PROJECT BACKGROUND

PLANNING TEAM

EAR - BASED AMENDMENTS

VISION PLAN

COMP. PLAN UPDATE

SCOPE

ELEMENTS

PUBLIC INPUT OVERVIEW

WORKSHOPS

PROJECT WEBSITE

BY THE NUMBERS

PROPOSED FLUE AMENDMENTS

ANTICIPATED HEARING SCHEDULE



PROJECT BACKGROUND

PLANNING TEAM



Chris
Dougherty
Project
Manager



Eric
Raasch
Principle
In Charge



Gabriela Castro



Nick Hill



Jalisa Harris



Katie Martin



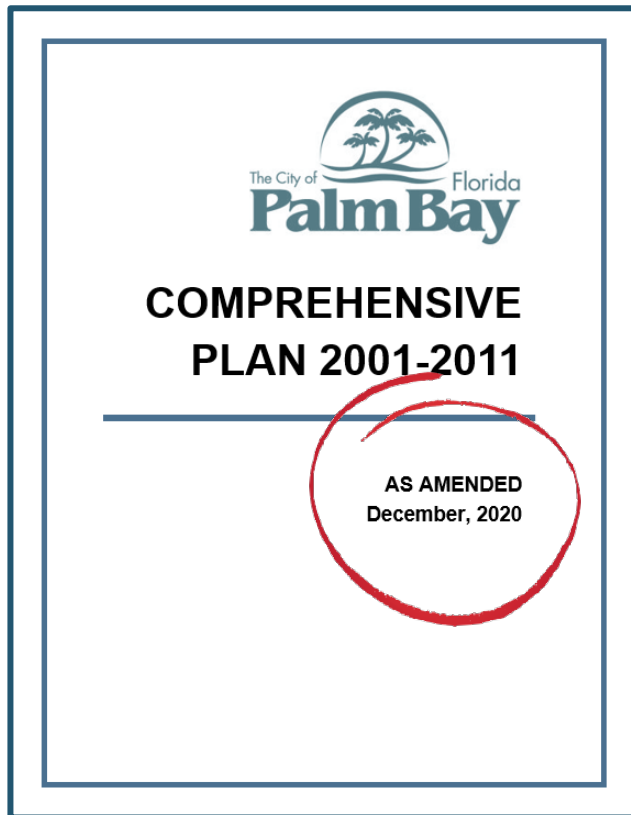
Project

Planners



PROJECT BACKGROUND

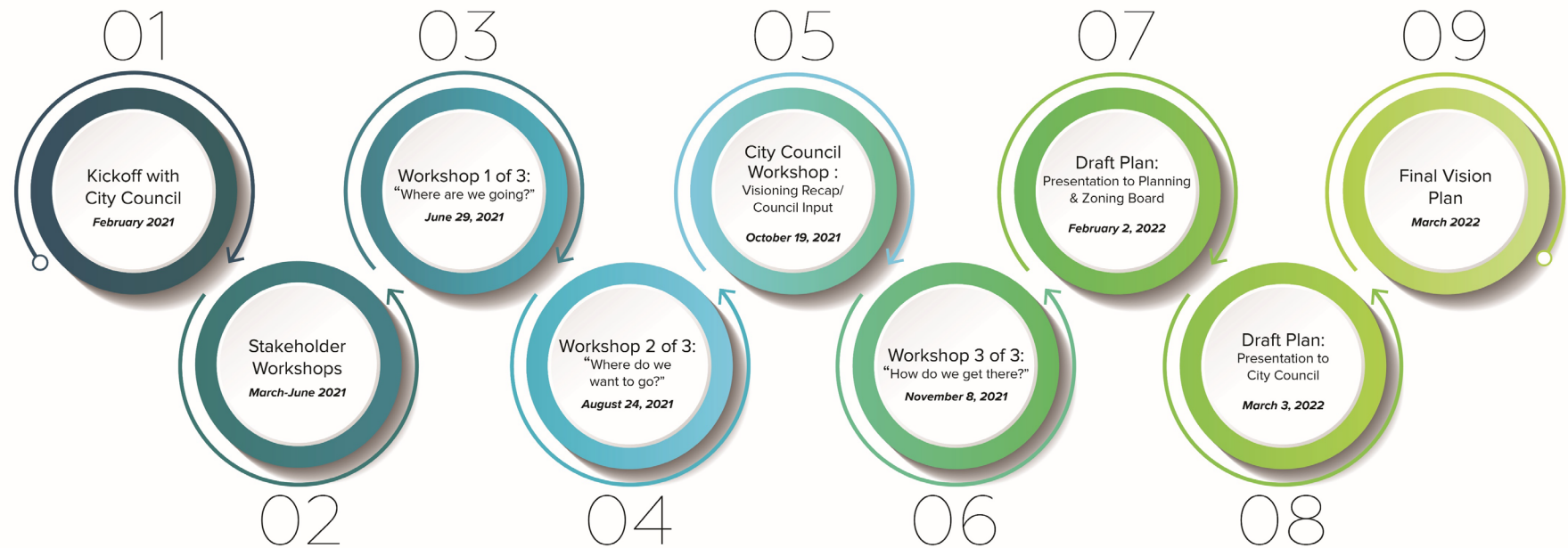
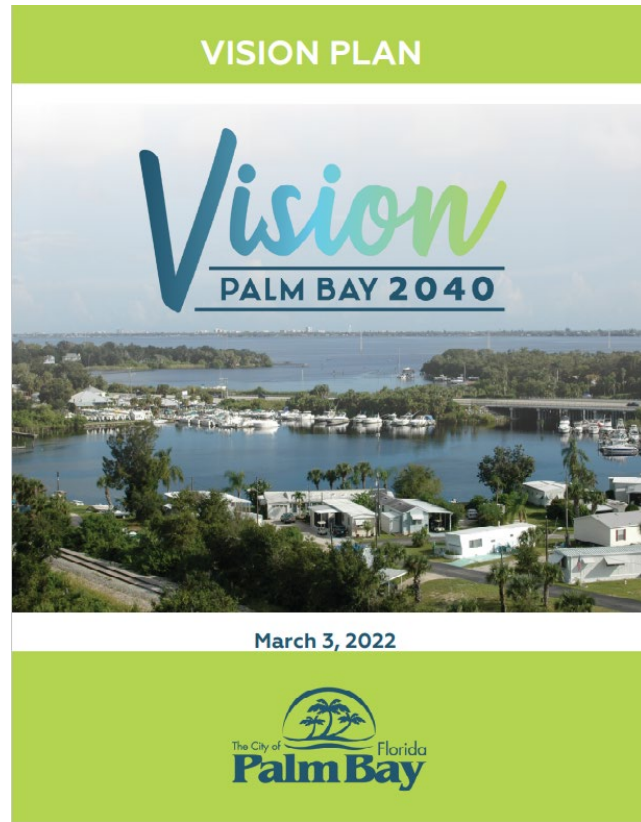
EAR - BASED AMENDMENTS



City of Palm Bay				
Florida Statutes Changed Since 2010				
Years	Source	Title	Description	Recommended Action
General Comments	NA	Change of agency name	Change 'Department of Community Affairs' to 'Department of Economic Opportunity'	There are no references to DCA.
	NA	Statute References	Update statute sections that have changed	Removed or updated specific statute sections throughout. Please note that not all statute changes are shown in this table. Most of the information in this table refers to Chapters 163 or 380 and old FAC rules.
	NA	Obsolete Timeframes and References	There are several outdated entities, projects, and reports that are discussed in the plan.	These should be removed or updated following the visioning process.
	NA	EAR Process	The current EAR process should be mentioned in the introduction	Update the plan to reference the current EAR process
	NA	Remove rule reference	FAC Rules 9J-5 and 9J-11 were folded into the statutes and need be updated throughout the plan.	References to 9J-5 throughout the plan were deleted
	NA	Miscellaneous Sections	Current Plan includes 11 elements and the following sections: - Acknowledgements - Introduction - Monitoring and Evaluation Procedures	Acknowledgements need to be updated to reflect the current board and staff members. Introduction was revised to incorporate the statute changes and other pertinent information. We may want to remove monitoring and evaluation procedures from the plan after the visioning process. It's not needed.
	NA	Numbering system	Each element starts the GOPs with Goal 1, making it difficult to cross-reference the GOPs.	We may want to address numbering during the full rewrite after the visioning process. The FLU, Housing, Conservation & Trans elements numbering is strange. What's the significance of 697?
2016 - 2018	Section 163.3177(6)(a)11	Amendments to Future Land Use Element to Address Military Base Compatibility (Chapter 2016-10, section 13, Laws of Florida)	Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.	There is an Air Force base annex, but it's not listed in 163.3175 and does not require compatibility cooperation.
	Section 163.3175(7)	Financial Reporting for Ex Officio Military Representatives on Local Boards (Chapter 2016-148, section 2, Laws of Florida)	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	NA
	Section 163.3184	Process for Adoption of Comprehensive Plans or Plan Amendments (Chapter 2016-148, section 3, Laws of Florida)	Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change *** Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after	Updated FLU-7.1A to remove DRI from policy.

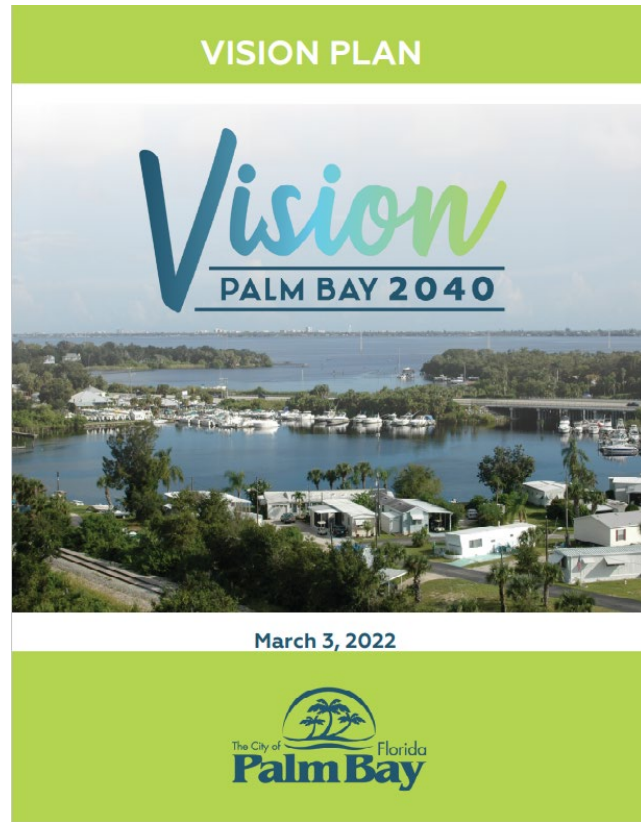
PROJECT BACKGROUND

VISION PLAN



PROJECT BACKGROUND

VISION PLAN



Placemaking

ISSUES	STRATEGIC ACTION ITEMS
Missing Downtown/City Center(s)	Seek a developer for the City's New Downtown
Little to no Entertainment Venues	Establish an outdoor event/entertainment space to allow for signature City events
Perceived Negative City Identity	Capitalize on positive messaging and public relations
Land Development Regulations Lack Modern Approach (Suburban development pattern)	Establish in the comprehensive plan a 5-year evaluation cycle
Limited Redevelopment Opportunities within the Compound	Establish strategies to capitalize on the vacant land in the Compound
Does Not Feel Like a Destination	Explore the creation of a Downtown Palm Bay Vision and Master Plan
Accountability for Implementation of the Plan	Create a Comprehensive Plan Scorecard

Housing

ISSUES	STRATEGIC ACTION ITEMS
Lack of Affordability	Establish incentives for encouraging affordable housing
Not Enough 'Middle' Housing	Evaluate future land use densities and future land use map in the comprehensive plan
Missing High-End Housing	Encourage larger development projects to provide a broader range of housing products
Predominantly Single Family Housing Stock	Update the housing element to address workforce and affordable housing, homelessness, and diversity of housing types
Accessory Dwelling Units (ADU)	Promote newly created ADU ordinance
Missing Mixed-Use Residential/ Live-Work Units	Evaluate infill opportunities for mixed use/ live-work opportunities
Homelessness	Address homelessness in Housing Element of Comprehensive Plan

City Investments

ISSUES	STRATEGIC ACTION ITEMS
Minority of Residents Connected to City-managed Water/Sewer	Increase connections to the potable water and wastewater collection systems
Drainage Concerns	Conduct a land use study surrounding potential interchanges along the new Heritage Parkway
Need for Youth & Senior Recreation Enhancement	Prepare a trails master plan to understand priorities for trail connections in the City
Aging Population	Enhance parks and rec system for all from youths to seniors by preparing a Parks & Rec Master Plan
Traffic Congestion – Limited East – West Connections	Study opportunities for new east-west routes in the City or adding capacity on existing corridors
Limited Pedestrian Connectivity	Prepare a bike/pedestrian connectivity master plan

Advancing Equity

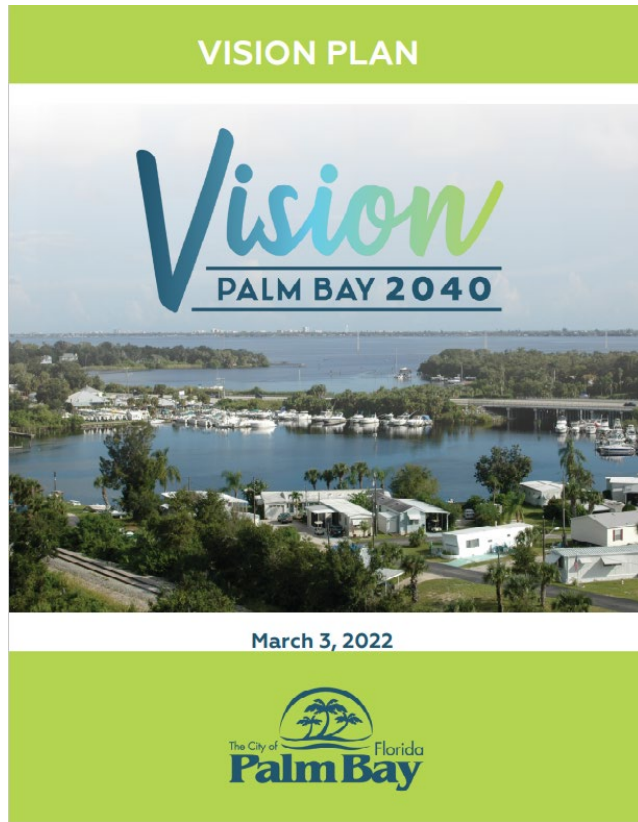
ISSUES	STRATEGIC ACTION ITEMS
Incompatible Land Uses in Residential Neighborhoods	Establish criteria for evaluating equity in the decision making process
Need for City Plans to Reflect City's Diversity	Establish an engagement program that focuses on generating more public participation from low-income and disadvantaged residents
Need to Address Economic Disparities	Conduct a needs assessment to understand barriers to accessing fresh foods, health care, transportation, and personal services
Synergy between Sustainability & Equity	Incorporate the sustainability action plan and advance equity throughout the comprehensive plan
Incorporate Sustainability Action Plan	Incorporate equity in the purpose of the community development board

Economic Sustainability

ISSUES	STRATEGIC ACTION ITEMS
Lack of Employment Diversity & Higher Wage Jobs	Cultivate and capitalize on the regional industry cluster unique to South Brevard
Underutilized & Blighted Land	Establish a strategic plan for revitalizing the Compound
Failure to Realize Tourism Potential (Eco-Tourism)	Make the City an eco-tourism destination
Predominantly Residential Land Uses on the Future Land Use Map	Develop an Economic Development Strategic Plan that outlines strategies for targeting industries, incentives, and enhancing quality of life
Lack of Employment Land Uses on the Future Land Use Map	Establish more job supportive future land uses (commercial, office, mixed use, and industrial) on the City's future land use map
Promote Economic Development	Create an Economic Development Strategic Plan to attract high-wage jobs, headquarters, and elevate the quality of life
Workforce Pipeline	Establish a clear connection between employment opportunities, training, and the labor force

PROJECT BACKGROUND

VISION PLAN



IMPLEMENTATION!

Implementing the Palm Bay 2040 Vision is a critical component of this planning process. During the public engagement events, the message was clear – implementation of the Plan must be achievable, transparent and with a level of accountability. Real actionable items are needed to set the stage for City's future growth and prosperity. The list of items on this page are considered near term in nature, which should be implemented in the next 1-5 years.

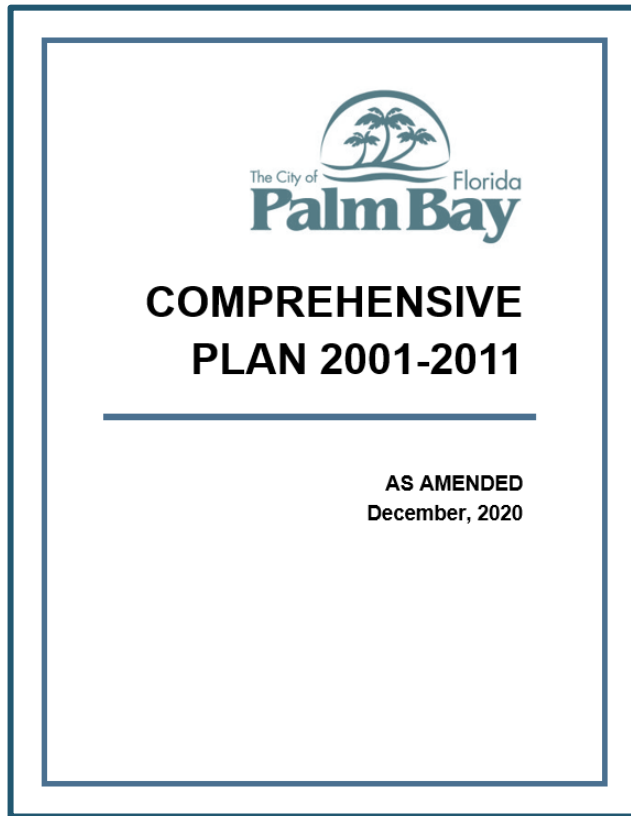
This visioning process was intentionally set up to be the precursor to the comprehensive plan update. Many of these items will be addressed in the update of the plan that will immediately follow the completion of the visioning study. More on the Next Steps on the back panel.

This visioning process was intentionally set up to be the precursor to the comprehensive plan update. Many of these items will be addressed in the update of the plan that will immediately follow the completion of the visioning study.



COMPREHENSIVE PLAN UPDATE

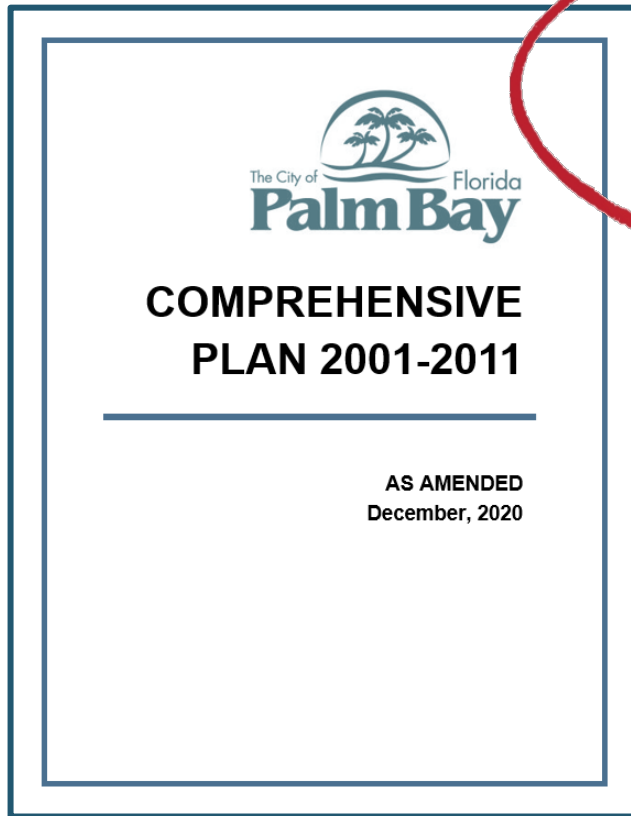
SCOPE



1. Update the Data & Analysis
2. Revise the Goals, Objectives, and Policies to:
 - Plan for future population growth
 - Implement the Palm Bay Vision
 - Ensure consistency with Florida Statutes
 - Improve quality of life
 - Provide foundation for the forthcoming LDC update

COMPREHENSIVE PLAN UPDATE

ELEMENTS



Land Use



Transportation



Housing



Coastal Management



Infrastructure



Recreation & Open Space



Conservation



Intergovernmental Coordination



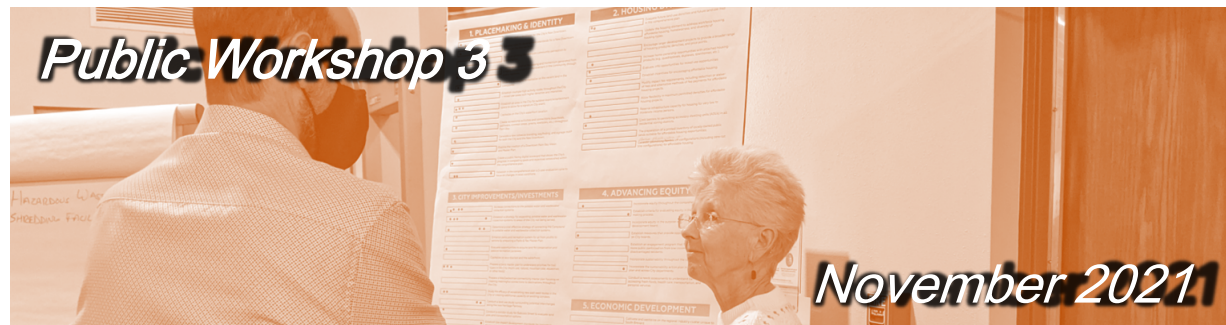
Capital Improvements



Private Property Rights

PUBLIC INPUT OVERVIEW

WORKSHOPS



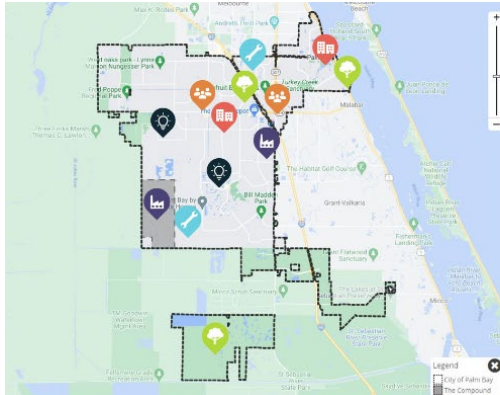
PUBLIC INPUT SUMMARY

PROJECT WEBSITE



SCAN ME

Tinyurl. com /PalmBayPlanUpdate



Plan for the Future of Palm Bay using the Interactive Map

The City is seeking your input regarding how the Palm Bay community should grow over the course of the next two decades. Share your thoughts and perspectives on a wide variety of topics using our Interactive Map tool!

START 26 May 2022 END 24 Feb 2023

Start



Help the City Prioritize its Future Advancements in Equity

In the Palm Bay Vision Plan, the community expressed a clear desire to address potential inequities within the City. Yet, equity is an expansive topic which covers many facets of everyday life. To help the City determine which equity topics should take priority in future planning efforts, please take part in this interactive prioritization exercise.

START 26 May 2022 END 24 Feb 2023

Start

PUBLIC INPUT SUMMARY

BY THE NUMBERS

8,979 WEBSITE
VISITS

118 SURVEY
RESPONSES

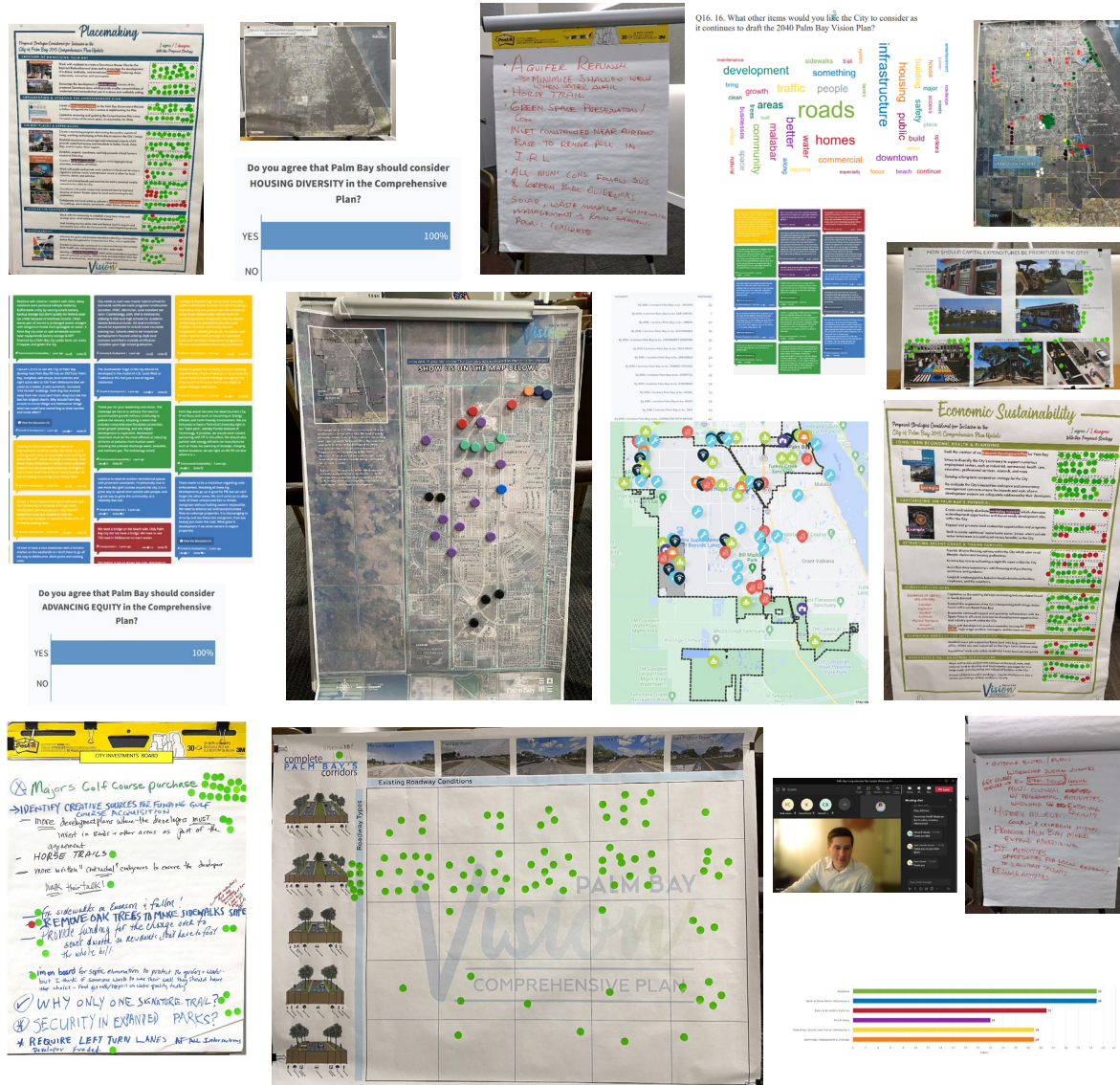
167 DOCUMENTS
DOWNLOADS

314 WORKSHOP
ATTENDEES

193 WEBSITE
COMMENTS

164 ACTIVITY
RESPONSES

PUBLIC INPUT SUMMARY



TO ADDRESS WITHIN THE FLUE

Development Impacts

The Compound

Sustainability

Mixed - Use Opportunities

Compatibility

Equity

Annexations

Entrepreneurship

Character

Densities/Intensities

Walkability

Missing - Middle Housing

Centers of Activity

Schools

Fresh Foods

Preservation

Minority Owned Businesses

Employment

Public Engagement

Public Facilities & Services

Bayfront

Ecotourism

Industrial

Development

*Community
Pride*

Education

Population Growth

Training

Retail & Restaurants

Partnerships

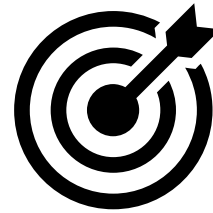
PROPOSED FLUE AMENDMENTS



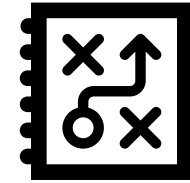
*READABILITY
& CLARITY
IMPROVEMENTS*



*FLUC/FLUM
REVISIONS*



*NEW
PLANNING
INITIATIVES*



*LAND
DEVELOPMENT
REFINEMENTS*

PROPOSED FLUE AMENDMENTS

READABILITY & CLARITY IMPROVEMENTS

Length/Complexity. Deleted redundant, outdated, or conflicting language

Format. Improved formatting to allow for a more digestible reading experience

Numbering. Refined the existing numbering system and addressed inconsistencies

Consistency. Amended terms, references, and phrases to ensure document was internally consistent

Ordinance Policies. Consolidated parcel-specific policies into a master table

PROPOSED FLUE AMENDMENTS

FLUC/FLUM REVISIONS

Name Changes. Renamed several FLUCs to be more indicative of their intended uses and character

General Purpose. Provided a general purpose for each FLUC which identifies where designations should be applied on the FLUM

FLU Table. Consolidated the general purpose, typical uses, and maximum densities/intensities of each FLUC into one centralized table

Table FLU-1. Future Land Use Map Categories					Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR) ¹
FLUC	General Purpose	Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR) ¹	restaurants, financial institutions, office uses, service stations with fuel, food service, theaters, professional office uses, medical or veterinary clinics, a range of housing types		
Rural Single-Family (RSP)	Areas of low density rural residential character interspersed with large tracts of agriculture, open space, or recreation	Single family homes, agriculture, recreation, and institutional uses	0.2 du/ac	n/a	professional offices and offices, financial institutions, education, and institutional uses	n/a	0.5 FAR
Low Density Residential (LDR)	Areas of low density suburban residential character	Single family homes, duplexes, accessory dwelling units, recreation, and institutional uses	5 du/ac	n/a	offices, retail businesses, professional service businesses, sales centers, restaurants, medical institutions, hotels, motels, and other similar uses, as well as institutional activities	n/a	2.5 FAR
Moderate Density Residential (MDR)	Transitional areas of increasingly urban, moderate density residential character	Single family homes, duplexes, accessory dwelling units, mobile homes, recreation, and institutional uses	10 du/ac	n/a	manufacturing, warehousing, research and development, other similar uses, as well as institutional activities	n/a	5.0 FAR
High Density Residential (HDR)	Areas of urban, high density residential character	A range of housing types, recreation, and institutional uses	20 du/ac	n/a	government owned facilities, offices, utilities, clubs and recreation, educational facilities, recreation facilities, hospitals, aggregate living facilities, and similar uses	n/a	2.0 FAR
Neighborhood Center (NC)	Areas accommodating high residential densities complemented by neighborhood-scale commercial and office uses	A range of housing types, commercial, office, recreation, and institutional uses	25 du/ac (30 with density bonus) ²	0.5 FAR (1.0 with intensity bonus) ²	public and private utilities	n/a	1.5 FAR
Community Mixed-Use (CMU)	Nodes of high intensity mixed-use development within a compact, urban environment—primarily at the intersection of collector or arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	30 du/ac (35 with density bonus) ²	1.0 FAR (1.5 with intensity bonus) ²	schools, recreational, and open spaces	n/a	0.25 FAR
Urban Mixed-Use (UMU)	Concentrations of very high intensity mixed-use development within a pedestrian-friendly environment—primarily at the intersection of arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	40 du/ac (50 with density bonus) ²	2.5 FAR (3.5 with intensity bonus) ²	Floodways, nature sanctuaries, and areas established for long-term conservation	n/a	0.05 FAR
Regional Activity Center (RAC)	Master planned communities which provide employment opportunities in close proximity to residential development within a compact, urban environment	See Objective FLU-1.6	13 du/ac	4,000,000 sq. ft.	Unique development objectives permit a range of uses, limitation, see GOAL FLU-3.		
Parkway Flex Use (PFU)	A range of commercial and office uses located along highly visible corridors within	Retail, personal service establishments, daycare centers, church/religious uses,	10 du/ac	1.0 FAR ³	None provided for each residential unit.		

1. Use element

2. CITY OF PALM BAY 2045 COMPREHENSIVE PLAN | Future land use element

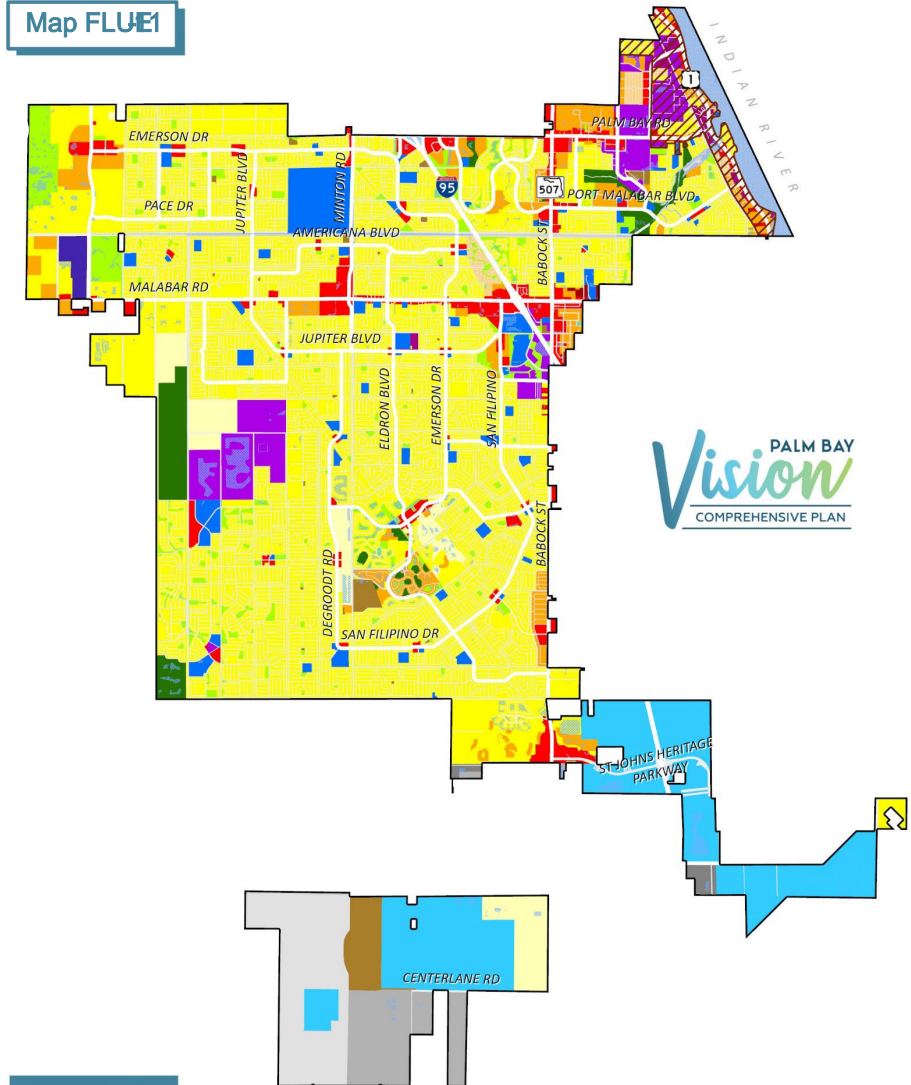
3.

PROPOSED FLUE AMENDMENT

FLUC/FLUM REVISIONS

Existing FLUCs	Max. Density (du/ac)	Max. Intensity (FAR)	Proposed FLUCs	Max. Density (du/ac)	Max. Intensity (FAR)	Changes Made
Rural Single Family (RSF)	.02	N/A	Rural Single Family (RSF)	0.2	N/A	No change
Single Family Residential (SFR)	5	N/A	Low Density Residential (LDR)	5	N/A	Name change
Mobile Home Residential (MHR)	10	N/A	Moderate Density Residential (MDR)	10	N/A	Name change; permits additional housing types
Multiple Family Residential (MFR)	20	N/A	High Density Residential (HDR)	20	N/A	Name change
<i>No existing equivalent</i>			Neighborhood Center (NC)	25 (30)	0.5 (1.0)	New FLUC
			Community Mixed-Use (CMU)	30 (35)	1.0 (1.5)	New FLUC
Bayfront Mixed Use Village (BMUV)	10	1.8	Urban Mixed-Use (UMU)	40 (50)	2.5 (3.5)	Consolidates several FLUCs
Bayfront Mixed Use (BMU)	40	1.0				
Mixed Use (MU)	30	2.0				
Regional Activity Center (RAC)	13 ⁴	4,000,00 SF	Regional Activity Center (RAC)	13	4,000,000 SF	Increases min. density
Parkway Flex Use (PFU)	10	1.0	Parkway Flex Use (PFU)	10	1.0	No change
Professional Office (PRO)	N/A	0.5	Professional Office (PRO)	N/A	0.5	No change
Commercial (COM)	N/A	2.5	Commercial (COM)	N/A	2.5	No change
Industrial (IND)	N/A	5.0	Industrial (IND)	N/A	5.0	No change
Public/Semi-Public (PSP)	N/A	2.0	Public/Semi-Public (PSP)	N/A	2.0	No change
Utilities (UTL)	N/A	1.5	Utilities (UTL)	N/A	1.5	No change
Recreation & Open Space (ROS)	N/A	0.25	Recreation & Open Space (ROS)	N/A	0.25	No change
Conservation (CON)	N/A	0.05	Conservation (CON)	N/A	0.05	No change
Micco Park Village (MPV)	See Ord.	See Ord.	Special Planning Area (SPA)	See Goal 3		Consolidates several area-specific FLUCs
Calumet Farms (CF)	See Ord.	See Ord.				
Centerlane (CL)	See Ord.	See Ord.				

Map FLUE1



LEGEND

City of Palm Bay	HDR (20 du/ac)	POF (0.5 FAR)	CON (0.05 FAR)
Bayfront CRA	NC (25 du/ac; 0.5 FAR)	COM (2.5 FAR)	SPA
Water Feature	CMU (30 du/ac; 1.0 FAR)	IND (5.0 FAR)	AGR (COUNTY)
Future Land Use	UMU (40 du/ac; 2.0 FAR)	PSP (2.0 FAR)	R 1:2.5 (COUNTY)
RSF (0.2 du/ac)	RAC (See Ord. 18-52)	UTIL (1.5 FAR)	R-1 (COUNTY)
LDR (5 du/ac)	PFU (10 du/ac; 1.0 FAR)	ROS (0.3 FAR)	NC (COUNTY)
MDR (10 du/ac)			

Source: City of Palm Bay, 2022.

PROPOSED FLUE AMENDMENTS

FLUC/FLUM REVISIONS

Neighborhood Center (CN)



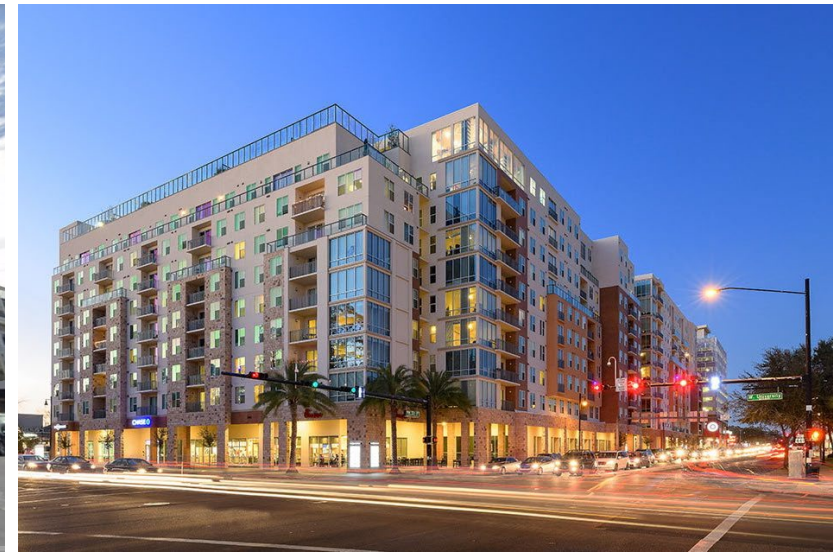
25 du/ac; 0.5 FAR
(30 du/ac; 1.0 FAR)

Community Mixed -Use (CMU)



30 du/ac; 1.0 FAR
(35 du/ac; 1.5 FAR)

Urban Mixed-Use (UMU)



40 du/ac; 2.5 FAR
(50 du/ac; 3.5 FAR)

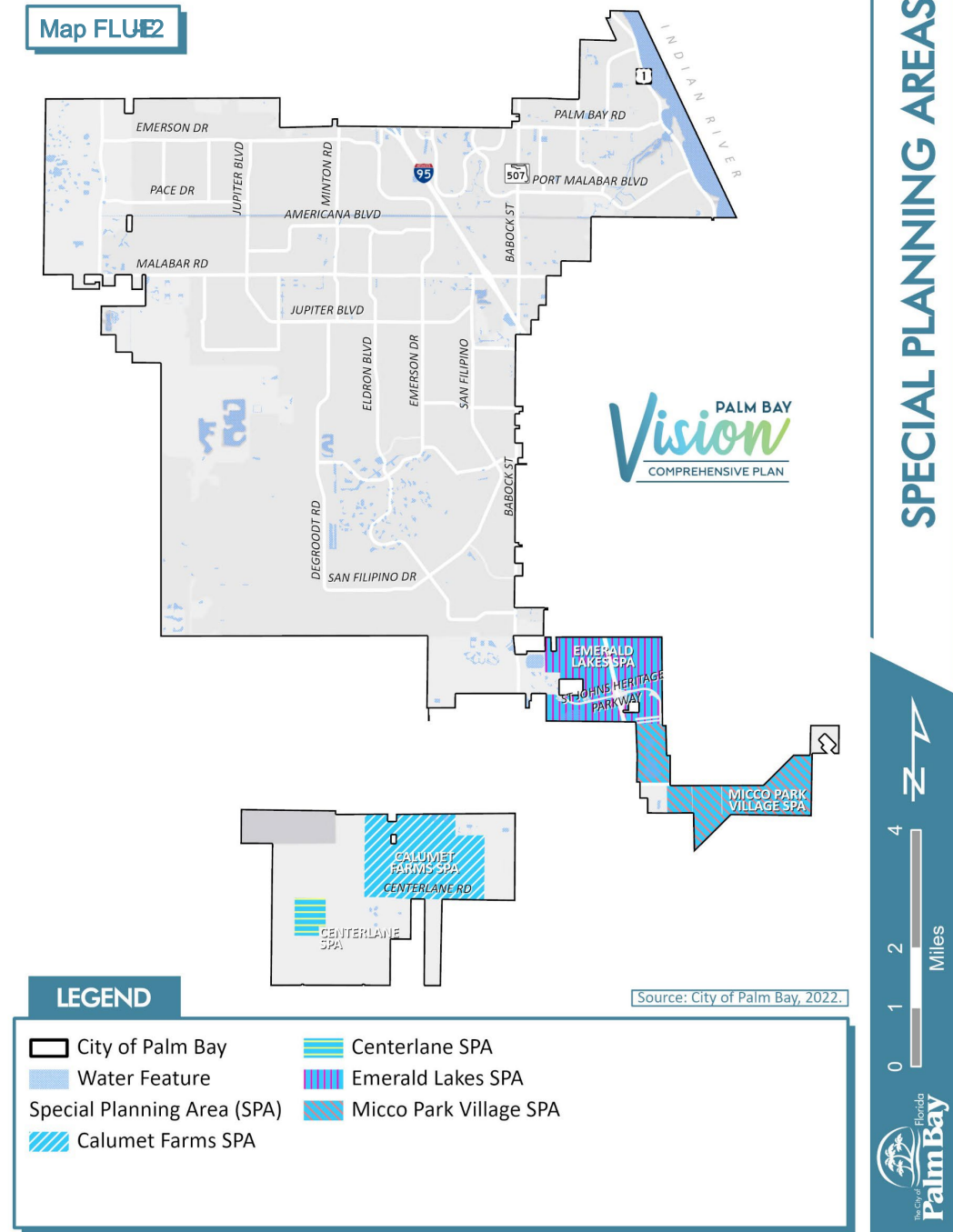
PROPOSED FLUE AMENDMENT

FLUC/FLUM REVISIONS

SPA FLUC. Created a FLUC for lands currently regulated by area-specific GOPs, including:

- Calumet Farms
- Centerlane
- Emerald Lakes
- Micco Park Village

Note: Existing GOPs pertaining to each area have been retained and placed later in the FLUE



PROPOSED FLUE AMENDMENTS

NEW PLANNING INITIATIVES

Master Planning. Seek to develop community-driven master plans for the **Bayfront** (Policy FLU1.5B) & **Compound** (Policy FLU1.5D)

Cultural Heritage Preservation. Pursue the identification & protection of significant historic, archaeological, & architectural resources by:

- Working with local **experts** (Policy FLU2.2A)
- Including **protection** measures within the LDC (Policy FLU2.2B)
- Adopting a historic preservation **ordinance** (Policy FLU2.2C)
- Establishing a local **register** (Policy FLU2.2D)
- **Educating** the public on heritage preservation (Policy FLU2.2E)
- Applying to become a **Certified Local Government** (Policy FLU2.2F)

PROPOSED FLUE AMENDMENTS

NEW PLANNING INITIATIVES

Economic Development. Implement new economic development strategies which address:

- **Industrial Development** – industry clusters (Policy FLU1.7A), coordination (Policy FLU1.7B), incentive program (Policy FLU1.7C), impacts (Policy FLU1.7D), protection (Policy FLU1.7E), & mixed-use (Policy FLU1.7F)
- **Creating an Economic Development Plan** (Policy FLU1.10A)
- **Business Development** – barriers for growth (FLU1.10B), minority-owned (FLU1.10C)
- **Ecotourism Opportunities** (Policy FLU1.10D)
- **Outdoor Markets** (Policy FLU1.10E)

PROPOSED FLUE AMENDMENTS

NEW PLANNING INITIATIVES

Equity. Established programs and policies intended to create a more equitable community by:

- Incorporating equity considerations as part of the City's **criteria** for approving land use applications (Policy 1.12A)
- Cultivating a more inclusive **public engagement** process (Policies FLU1.12B, FLU1.12C, FLU1.12D, & FLU1.12E)
- Studying & eliminating barriers to accessing **fresh foods** (Policies FLU1.12G, FLU1.12H, & FLU1.12I)

PROPOSED FLUE AMENDMENTS

LAND DEVELOPMENT REFINEMENTS

PUDs. Clarified that PUDs are intended to result in superior urban form & promote quality development that could not be achieved through conventional zoning (Policy FLU1.2D)

Compatibility. Provided guidance on determining compatibility between uses (Policies FLU1.2A & FLU1.8B)

LDC Innovations. Established several topics to explore incorporating within the LDC to promote a more sustainable development pattern (Policy FLU1.5E)

Public Facilities. Required LOS considerations be given to new development orders and annexation requests (Policies FLU1.11B & FLU1.11C)

ANTICIPATED HEARING SCHEDULE



Note: Remaining elements are currently in progress



PALM BAY *Vision* COMPREHENSIVE PLAN



SCAN ME

*Project
Website*

Thank you!

QUESTIONS/COMMENTS?

Existing FLUCs	Max. Density (du/ac)	Max. Intensity (FAR)	Proposed FLUCs	Max. Density (du/ac)	Max. Intensity (FAR)	Changes Made
Rural Single Family (RSF)	.02	N/A	Rural Single Family (RSF)	0.2	N/A	No change
Single Family Residential (SFR)	5	N/A	Low Density Residential (LDR)	5	N/A	Name change
Mobile Home Residential (MHR)	10	N/A	Moderate Density Residential (MDR)	10	N/A	Name change; permits additional housing types
Multiple Family Residential (MFR)	20	N/A	High Density Residential (HDR)	20	N/A	Name change
<i>No existing equivalent</i>			Neighborhood Center (NC)	25 (30)	0.5 (1.0)	New FLUC
			Community Mixed-Use (CMU)	30 (35)	1.0 (1.5)	New FLUC
Bayfront Mixed Use Village (BMUV)	10	1.8	Urban Mixed-Use (UMU)	40 (50)	2.5 (3.5)	Consolidates several FLUCs
Bayfront Mixed Use (BMU)	40	1.0				
Mixed Use (MU)	30	2.0				
Regional Activity Center (RAC)	13 ^d	4,000,00 SF	Regional Activity Center (RAC)	13	4,000,000 SF	Increases min. density
Parkway Flex Use (PFU)	10	1.0	Parkway Flex Use (PFU)	10	1.0	No change
Professional Office (PRO)	N/A	0.5	Professional Office (PRO)	N/A	0.5	No change
Commercial (COM)	N/A	2.5	Commercial (COM)	N/A	2.5	No change
Industrial (IND)	N/A	5.0	Industrial (IND)	N/A	5.0	No change
Public/Semi-Public (PSP)	N/A	2.0	Public/Semi-Public (PSP)	N/A	2.0	No change
Utilities (UTL)	N/A	1.5	Utilities (UTL)	N/A	1.5	No change
Recreation & Open Space (ROS)	N/A	0.25	Recreation & Open Space (ROS)	N/A	0.25	No change
Conservation (CON)	N/A	0.05	Conservation (CON)	N/A	0.05	No change
Micco Park Village (MPV)	See Ord.	See Ord.	Special Planning Area (SPA)	See Goal 3		Consolidates several area-specific FLUCs
Calumet Farms (CF)	See Ord.	See Ord.				
Centerlane (CL)	See Ord.	See Ord.				

Table FLU - 7: City of Palm Bay Population Projections

	2020	2025	2030	2035	2040	2045
Brevard County (BEBR Med/High Avg.) ¹	606,612	664,200	707,150	743,250	775,250	803,750
Permanent Palm Bay Population	119,760	131,129	139,609	146,736	153,053	158,680
Seasonal Palm Bay Population	6,164	6,750	7,186	7,553	7,878	8,168
Cumulative Palm Bay Population	125,924	137,879	146,795	154,289	160,931	166,848
¹ Performing a step-down analysis using BEBR's Medium Population Estimates for Brevard County resulted in projections that were determined to be too low when considering historical population data, development trends, and new applications for residential projects within the City. Alternatively, projections resulting from BEBR High Population Estimates were estimated to be too excessive for the same reason. As a result, this analysis utilizes an average of BEBR Medium and High Population Estimates for Brevard County.						

Source: BEBR, City of Palm Bay, FHDC, S&ME, 2022.

Table FLU - 12: Carrying Capacity Analysis (Current FLUM)

Future Land Use Categories	All Parcels		Vacant Parcels		Vacant Lands with Wetlands	Remaining Vacant Land	Max. Residential Share	Max. Permitted Density	Density Factor	Holding Capacity ¹
	(Acres)	(%)	(Acres)	(%)	(Acres)	(Acres)	(%)	(du/ac)	#	(Units)
Rural Single-Family (RSF)	1,621	3.5%	480	2.4%	469	11	100%	0.2	0.75	2
Low Density Residential (LDR)	24,171	52.1%	9,745	49.3%	2,880	6,865	100%	5	0.75	25,742
Moderate Density Residential (MDR)	208	0.4%	8	0.0%	1	7	100%	10	0.75	52
High Density Residential (HDR)	2,097	4.5%	834	4.2%	559	276	100%	20	0.75	4,136
Neighborhood Center (NC)	-	-	-	-	-	-	-	20	0.75	-
Community Mixed-Use (CMU)	-	-	-	-	-	-	-	30	0.75	-
Urban Mixed-Use (UMU)	149	0.3%	28	0.1%	7	22	50%	40	0.75	326
Regional Activity Center (RAC) ¹	-	-	-	-	-	-	-	-	0.75	-
Parkway Flex Use (PFU)	193	0.4%	169	0.9%	-	169	50%	10	0.75	635
Professional Office (POF)	36	0.1%	23	0.1%	8	15	N/A	Not Permitted	N/A	-
Commercial (COM)	2,098	4.5%	856	4.3%	364	491	N/A	Not Permitted	N/A	-
Industrial (IND)	1,867	4.0%	227	1.1%	162	65	N/A	Not Permitted	N/A	-
Public/Semipublic (PSP)	1,792	3.9%	1,107	5.6%	888	220	N/A	Not Permitted	N/A	-
Utilities (UTIL)	682	1.5%	25	0.1%	2	23	N/A	Not Permitted	N/A	-
Recreation & Open Space (ROS)	1,051	2.3%	609	3.1%	607	2	N/A	Not Permitted	N/A	-
Conservation (CON)	1,876	4.0%	1,024	5.2%	717	307	N/A	Not Permitted	N/A	-
<i>Special Planning Areas</i>										
Centerlane	202.2	0.4%	-	0.0%	-	-	N/A	Not Permitted	N/A	-
Calumet Farms	1,739.1	3.8%	1,708	8.6%	1,708	-	100%	N/A	1.00	3,184
Emerald Lakes	1,552.3	3.3%	1,416	7.2%	1,416	-	100%	N/A	1.00	3,760
Micco Park Village	1,494.6	3.2%	908	4.6%	908	-	100%	N/A	1.00	3,871
<i>County Designations</i>										
Agriculture (AGR)	1,981	4.3%	-	0.0%	-	-	100%	0.2	0.75	-
Residential 1 (R-1)	161	0.3%	19	0.1%	19	0	100%	1.0	0.75	0
Residential 1:2.5 (R 1:2.5)	1,388	3.0%	569	2.9%	560	9	100%	0.4	0.75	3
Neighborhood Commercial (NC)	12	0.0%	12	0.1%	11.88	0	100%	0.4	0.75	0
Total	46,370	100.0%	19,768	100.0%	1,287	8,481	-	-	-	41,710
2045 Carrying Capacity²	129,720 Potential Residents									

¹Determined using the following formula: Developable Vacant Land x Maximum Permitted Density x Maximum Residential Share²Assuming an average household size of 3.11 (See Table FLUE-1)

CITY OF PALM BAY, FLORIDA

PLANNING AND ZONING BOARD/
LOCAL PLANNING AGENCY
REGULAR MEETING 2023-02

Held on Wednesday, February 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. Donald Boerema 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	Present
	(School Board Appointee)	

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

ADOPTION OF MINUTES:

1. Regular Planning and Zoning Board/Local Planning Agency Meeting 2023-01; January 4, 2023.

Motion to approve the minutes as presented.

Mr. Boerema commented on how property size regulated the size of an accessory dwelling unit because of setbacks. Mr. Anderson reiterated that code adjustments would be done to address larger properties that could accommodate larger accessory dwellings.

The floor was opened for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) wanted to know whether accessory structures on a property would be included in the overall lot calculations to permit an accessory dwelling unit.

In response to the comments from the audience, Mr. Anderson clarified that accessory structures such as barns and tool sheds were a separate category and calculated separate from accessory dwelling units.

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

Motion to submit Case T-16-2023 to City Council for approval.

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

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

3. **CP-3-2023 - Comp Plan Future Land Use Element - A comprehensive textual amendment to provisions of the City of Palm Bay Comprehensive Plan Future Land Use (FLU) Element**

Ms. Bernard stated that staff was excited about the new Comprehensive Plan Future Land Use Element, and she introduced the consultant for the City, Mr. Chris Dougherty, Inspire Placemaking Collective. Mr. Dougherty, project manager, stated that the Future Land Use Element 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 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 Future Land Element should occur in April.

Mr. Olszewski inquired about the change in the 2040 Vision year to 2045. Mr. Dougherty stated that the Vision year was changed to 2045 to align with the Transportation Planning Organization's Long-Range Transportation Plan.

The floor was open for public comments.

Mr. Bill Battin (resident at Ocean Spray Street SW) questioned whether the board had reviewed Ordinance 2010-62 that the subject amendment would repeal. Ordinance 2010-62 regarding the Micco Village District included language for the Micco Preserve and sustainability that should be carried forward. He questioned how an upcoming Micco Road project would supersede the subject amendment. There did not appear to be any interest in the Micco Village District during the Visioning process, but it had now become the main focus of the City.

Mr. Philip Corchoran (resident at Windbrook Drive SE) stated that the \$2,000.00 large-scale land use application fee should be raised to \$25,000.00 to avoid half-baked proposals. He also suggested that any changes to the new Comprehensive Plan should require a super-majority vote by the Planning and Zoning Board and the City Council.

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

Motion to submit Case CP-3-2023 to City Council for approval and adoption.

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

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

OTHER BUSINESS:

1. Ms. Bernard announced that Ms. Khalilah Maragh had resigned from the Planning and Zoning Board.

ADJOURNMENT:

The meeting was adjourned at approximately 7:34 p.m.

Leeta Jordan, CHAIRPERSON

Attest:

Chandra Powell, SECRETARY

****Quasi-Judicial Proceeding**

ORDINANCE 2023-11

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, TITLE XVII, LAND DEVELOPMENT CODE, CHAPTER 183, COMPREHENSIVE PLAN REGULATIONS, SECTION 183.01, COMPREHENSIVE PLAN, SUBSECTION (C)(1)(a), ADOPTION OF COMPREHENSIVE PLAN; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Palm Bay has designated the Planning and Zoning Board as its Local Planning Agency and said Local Planning Agency held a public hearing on an amendment to the Comprehensive Plan on February 1, 2023, after public notice, and

WHEREAS, the City Council of the City of Palm Bay, pursuant to Chapter 163, Florida Statutes, held a public hearing on an amendment to the Comprehensive Plan on March 2, 2023, after public notice, and

WHEREAS, the City Council of the City of Palm Bay, pursuant to Chapter 163, Florida Statutes, submitted the amendment to the Florida Department of Economic Opportunity for review and comment, and

WHEREAS, the Florida Department of Economic Opportunity submitted a Comment Report regarding the amendment, and

WHEREAS, the City Council of the City of Palm Bay has considered the Comments provided and has addressed all items, and

WHEREAS, the City Council of the City of Palm Bay, pursuant to Chapter 163, Florida Statutes, held an adoption public hearing on the amendment to the Comprehensive Plan on **[DATE OF HEARING]**, after public notice, and

WHEREAS, the City Council of the City of Palm Bay desires to adopt said amendment to the Future Land Use Element of the Comprehensive Plan of the City of Palm Bay.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The Comprehensive Plan of the City of Palm Bay, Brevard County, Florida, is hereby amended to provide for the changes to the Future Land Use Element as identified in Exhibit 'A', attached hereto and made an integral part hereof.

SECTION 2. All staff report conditions and limitations shall be met and those conditions and limitations shall be made a part of the Comprehensive Plan.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

SECTION 4. This ordinance shall become effective thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance pursuant to Section 163.3184(3)(c)4, Florida Statutes. The Department only issues a final order for Expedited State Review amendments if they are challenged by an affected party.

Read in title only at Meeting 2023- , held on , 2023; and read in title only and duly enacted at Meeting 2023- , held on , 2023.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK

City of Palm Bay, Florida
Ordinance 2023-11

Reviewed by CAO: _____

Applicant: City of Palm Bay
Case: CP-3-2023

cc: (date) Brevard County Property Appraiser
Applicant
Case File

GOAL FLU-1

Ensure a high quality, diversified living environment through the efficient distribution of compatible land uses.

Objective FLU-1.1

Adopt and implement a Future Land Use Map (FLUM), which may be amended from time to time, to regulate the location, use, density, and intensity of new development in the City.

Policy FLU-1.1A. New development projects shall be consistent with the typical uses, densities, and intensities assigned to the future land use categories (FLUCs) identified in Table FLU-1, which may be amended from time to time.

Policy FLU-1.1B. The City's zoning map and districts shall be consistent with the Palm Bay FLUM and implement and further refine the typical uses, densities, and intensities prescribed for each FLUC.

Policy FLU-1.1C. Density and intensity shall generally be measured as follows (unless specifically stated otherwise within this Plan):

- (a) Density: dwelling units per gross residential acre; and
- (b) Intensity: Floor Area Ratio (FAR), calculated by dividing the gross floor area of a nonresidential building by the gross square footage of the site.

Policy FLU-1.1D. As shown in Table FLU-1, density and intensity bonuses may be achieved within select FLUCs if certain criteria have been met. These criteria, detailed within the City's Land Development Code (LDC), may include the provision of:

- (a) a vertical mix of uses;
- (b) affordable housing units as defined in the Florida Statutes;
- (c) underground electric utilities;
- (d) structured parking;
- (e) public art displays;
- (f) connections to the regional trail system;
- (g) a bus turnout facility with a covered transit shelter;
- (h) publicly accessible park(s) or plaza(s); and
- (i) design features that are consistent with the City's Low Impact Design (LID) Manual.

Table FLU-1. Future Land Use Map Categories

FLUC	General Purpose	Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR) ¹
Rural Single-Family (RSF)	Areas of low density rural residential character interspersed with large tracts of agriculture, open space, or recreation	Single family homes, agriculture, recreation, and institutional uses	0.2 du/ac	n/a
Low Density Residential (LDR)	Areas of low density suburban residential character	Single family homes, duplexes, accessory dwelling units, recreation, and institutional uses	5 du/ac	n/a
Moderate Density Residential (MDR)	Transitional areas of increasingly urban, moderate density residential character	Single family homes, duplexes, accessory dwelling units, mobile homes, recreation, and institutional uses	10 du/ac	n/a
High Density Residential (HDR)	Areas of urban, high density residential character	A range of housing types, recreation, and institutional uses	20 du/ac	n/a
Neighborhood Center (NC)	Areas accommodating high residential densities complemented by neighborhood-scale commercial and office uses	A range of housing types, commercial, office, recreation, and institutional uses	25 du/ac (30 with density bonus) ²	0.5 FAR (1.0 with intensity bonus) ²
Community Mixed-Use (CMU)	Nodes of high intensity mixed-use development within a compact, urban environment—primarily at the intersection of collector or arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	30 du/ac (35 with density bonus) ²	1.0 FAR (1.5 with intensity bonus) ²
Urban Mixed-Use (UMU)	Concentrations of very high intensity mixed-use development within a pedestrian-friendly environment—primarily at the intersection of arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	40 du/ac (50 with density bonus) ²	2.5 FAR (3.5 with intensity bonus) ²
Regional Activity Center (RAC)	Master planned communities which provide employment opportunities in close proximity to residential development within a compact, urban environment	See Objective FLU-1.6	13 du/ac	4,000,000 sq. ft.
Parkway Flex Use (PFU)	A range of commercial and office uses located along highly visible corridors within the City supported by moderate density residential development	Retail, personal service establishments, daycare centers, church/religious uses, restaurants, financial institutions, office uses, service stations with fuel sales, food service, theaters, professional office uses, medical or veterinary clinics, and a range of housing types	10 du/ac	1.0 FAR ³
Professional Office (PO)	Areas accommodating low intensity office development—often serving as a transition	Professional offices and services, financial institutions,	n/a	0.5 FAR

	between commercial and residential areas	recreation, and institutional uses		
Commercial (COM)	Areas supportive of low-to - moderate intensity commercial developments	Offices, retail businesses, personal service businesses, day care centers, restaurants, financial institutions, hotels and motels, and other similar uses, as well as institutional activities	n/a	2.5 FAR
Industrial (IND)	Areas accommodating industrial activity and other significant employment-generating uses	Manufacturing, warehousing, research and development, and other similar uses, as well as institutional activities	n/a	5.0 FAR
Public/Semi-Public (PSP)	Areas intended to accommodate major existing and programmed public/quasi-public facilities	Government owned facilities, churches, utilities, clubs and lodges, educational facilities, recreation facilities, hospitals, congregate living facilities, and similar uses	n/a	2.0 FAR
Utilities (UTL)	Areas which accommodate public and private utilities	Public and private utilities	n/a	1.5 FAR
Recreation & Open Space (ROS)	Areas supportive of parks, recreation, and open spaces	Parks, recreational, and open spaces	n/a	0.25 FAR
Conservation (CON)	Areas of major public or privately held lands reserved for the primary purpose of the preservation of natural resources	Floodways, nature sanctuaries, and areas established for long-term conservation	n/a	0.05 FAR
Special Planning Area (SPA)	Areas which, due to their scale and unique development objectives, permit a range of uses, densities, and intensities. For more information, see GOAL FLU-3.			

¹ Unless noted as maximum square footage in the table

² See Policy FLU-1.1D.

³ A minimum of 40 square feet of commercial space shall be provided for each residential unit.

Objective FLU-1.2

Adopt, amend, and enforce land development regulations which implement the provisions of the Comprehensive Plan.

Policy FLU-1.2A. The City shall maintain land development regulations to implement this Comprehensive Plan. The regulations shall include standards which, at a minimum:

- (a) Regulate the density, intensity, and range of uses by establishing zoning district regulations;
- (b) Ensure compatibility between uses, consistent with the definition of compatibility found in Sec. 163.3164(9), Florida Statutes;
- (c) Protect natural resources;
- (d) Regulate the permitted location, size, and distribution of signs;
- (e) Establish procedures for assessing the impacts of new development on public facilities and services; and

- (f) Incentivize the use of energy efficient development practices.

Policy FLU-1.2B. Within one year of adopting an amendment to the Comprehensive Plan, the City shall update the LDC, if applicable, to implement the amendment and maintain consistency between the two documents.

Policy FLU-1.2C. Enforce the citizen participation provisions established in the LDC for all applicable planning applications.

Policy FLU-1.2D. Continue to accommodate and recognize planned unit developments (PUDs) within the LDC. The purpose of PUDs shall be to provide flexibility in the application of development standards to accommodate a superior urban form and promote quality development that could not otherwise be achieved through conventional zoning.

Objective FLU-1.3

Promote the development of sustainable neighborhoods that provide a diverse range of housing options, are supported by public facilities, and maintain access to commercial areas for goods, services, and employment.

Policy FLU-1.3A. Maintain regulations in the LDC to accommodate a wide range of housing types and varying densities in conformance with this Plan.

Policy FLU-1.3B. High density residential development shall be directed to areas of the City which possess:

- (a) Alternative transportation infrastructure such as bike lanes, trails, transit, and sidewalks;
- (b) Nonresidential uses which meet the daily needs of residents for goods, services, and employment; and
- (c) public facilities, such as centralized water and sewer systems, available for connection.

Policy FLU-1.3C. Reevaluate the City's Subdivision Regulations to promote walkability, internal and external connectivity, and alternative modes of travel.

Policy FLU-1.3D. All new development shall connect to the City's central water and sewer system, unless exempted within the provisions of the Infrastructure Element.

Policy FLU-1.3E. Requests to change the FLUM determined to negatively impact hurricane evacuation plans, routes, or shelter facilities as determined by the review criteria contained in the Coastal Management Element (CME) shall be denied.

Policy FLU-1.3F. New development projects must mitigate hurricane sheltering and evacuation impacts in accordance with the CME and the LDC.

Objective FLU-1.4

Provide and maintain FLUCs and zoning districts that would accommodate a diverse range of nonresidential activities of varying types and sizes.

Policy FLU-1.4A. The LDC shall direct commercial activities to develop at nodes, rather than along roadway corridors. Where appropriate, developments within these nodes shall provide:

- (a) Shared access, parking, and loading facilities;
- (b) Context-sensitive connections to nearby or adjacent residential neighborhoods;
- (c) Transitions in density, intensity, and uses between nearby or adjacent uses;
- (d) A branded wayfinding and signage program;
- (e) Coordinated, quality architecture; and
- (f) Buffering tools such as landscaping, open space, berms, walls, and/or other suitable

screening mechanisms to protect adjacent established single-family neighborhoods.

Policy FLU-1.4B. Amend the LDC to allow professional offices when utilized as:

- (a) a transition between commercial and residential uses; or
- (b) infill on properties within developed portions of the community infeasible for residential, commercial, or mixed-use development.

Policy FLU-1.4C. Amend the LDC to encourage the development of neighborhood-scale commercial uses within, or within close proximity to, residential areas.

Objective FLU-1.5

Support the creation of harmonious mixed-use communities with residential and nonresidential uses collocated and integrated into a sustainable development pattern.

Policy FLU-1.5A. Support the creation and growth of community activity centers, which include a mix of residential and nonresidential uses within a compact, walkable setting, by:

- (a) Developing a master plan for the potential community activity center along Tukey Creek;
- (b) Directing developers to locate higher density and intensity activities within activity centers; and
- (c) Establishing branded wayfinding and signage programs for new and existing community activity centers.

Policy FLU-1.5B. Establish development incentives for developers to redevelop properties which provide waterfront access and viewsheds to Turkey Creek, Palm Bay, and the Indian River Lagoon.

Policy FLU-1.5C. Work with the community to establish a long-term vision and strategic plan for Port Malabar Units 51, 52, and 53 (also known as The Compound).

Policy FLU-1.5D. Continue to explore opportunities to incorporate more innovative planning principles into the LDC which may help cultivate a more sustainable land use pattern, such as:

- (a) Adopting form-based code regulations for community activity centers;
- (b) Requiring buildings to be placed closer to the street;
- (c) Permitting smaller lot sizes;
- (d) Incentivizing construction that utilizes low impact development (LID) techniques;
- (e) Reducing minimum parking requirements and requiring parking facilities to be located to the rear or side of buildings;
- (f) Promoting shared driveway, parking, loading, stormwater, and other similar facilities between uses of similar use and scale;
- (g) Establishing a transfer of development rights (TDR) program; and
- (h) Permitting the clustering of uses to preserve wetlands, open space, and other valuable natural amenities.

Policy FLU-1.5E. Continuously evaluate the effectiveness of the LDC in promoting efficient land use patterns.

Policy FLU-1.5F. Discourage the proliferation of strip and automobile-oriented development.

Objective FLU-1.6

The Regional Activity Center (RAC) FLUC is intended to facilitate the development of large-scale, master planned communities which will serve as integrated centers of commerce and employment.

Policy FLU-1.6A. New RAC designations shall be located in close proximity to I-95 or an intersection of arterial and collector roads.

Policy FLU-1.6B. Development within a RAC shall be approved through the City's Planned Development (PD) zoning approval process and require a Concept Master Land Use Plan (CMLUP), Design Guidelines, and a Conservation Area Management Plan (CAMP).

Policy FLU-1.6C. The RAC Design Guidelines shall address and describe in appropriate detail the following:

- (a) Principles of the Development Plan;
- (b) Development standards for the approved uses;
- (c) Resource- and activity-based open space areas;
- (d) Infrastructure and engineering development standards;
- (e) Transit development and mobility standards for streets, bicycle lanes, trails, and sidewalks;
- (f) General landscaping standards;
- (g) Lighting standards;
- (h) Signage standards; and
- (i) Buffering standards.

Policy FLU-1.6D. A RAC development shall provide a balanced mix of uses and shall be composed of Urban Living Areas, Open Space Areas, and a Mixed-Use Town Center or Workplace or combination thereof. These areas are defined as follows:

- (a) Urban Living Areas - residential areas which include housing types of varying styles and price points;
- (b) Open Space Areas - activity-based or resource-based outdoor areas. *Activity-based Open Space Areas* provide recreational opportunities and includes such areas as

walkways, bike paths, trails, picnic areas, playgrounds, lakes, and parks. *Resource-based Open Space Areas* are intended to protect and enhance environmental systems and may include wetlands, uplands or any other environmental features;

- (c) Mixed-Use Town Centers - the recognizable commercial and civic core of the community that is sized to meet the needs of residents within one mile of the community core; and
- (d) Workplaces - hubs which provide a variety of employment opportunities.

Policy FLU-1.6E. To ensure that a RAC is pedestrian friendly and promotes the efficient movement of people, the following principles shall be incorporated into the Design Guidelines:

- (a) At buildout, homes shall be within one half mile of transit, a Mixed-Use Town Center, a Workplace, a recreational use, or a public/semipublic use.
- (b) Streets shall be pedestrian friendly, tree-lined, and provide for on-street parking where appropriate.
- (c) Homes shall be built close to streets with the majority of the homes having street-facing facades and/or porches, windows and doors. Homes may not need to front on the street so long as the home is designed in a manner that is consistent with the principles of Traditional Neighborhood Design or New Urbanism.
- (d) Mixed-use and commercial structures shall be built close to streets with street facing facades and entrances. Parking lots and parking structures are to be hidden behind the building to the fullest extent practicable.
- (e) Lighting shall be designed to enhance safety and be consistent with "dark sky" objectives to the maximum extent practicable.

- (f) Brick pavers, roundabouts, traffic circles and other traffic calming techniques shall be employed in key locations to enhance aesthetics, improve pedestrian access, reduce vehicle speeds and promote safety within all travel modes.
- (g) All streets shall have sidewalks on both sides. Sidewalks shall be a minimum of six feet in width to accommodate pedestrian activity.

Policy FLU-1.6F. To ensure the efficient movement of people through the RAC, the following design principles shall be incorporated into and made a part of the Design Guidelines:

- (a) The street system shall be a well-connected grid-based system that is fully integrated and designed to facilitate the expansion of the system as the RAC develops.
- (b) The street system shall be designed in a hierarchy that provides for alternative cross sections to facilitate the development of narrow neighborhood streets, boulevards, and alleys. Streets are to be interconnected both internally and externally to both move and disperse traffic efficiently.
- (c) The arrangement and design of streets shall promote a pleasant, pedestrian and bicycle-friendly environment with an emphasis on convenient access to surrounding neighborhoods and community amenities.

Policy FLU-1.6G. The CAMP associated with each RAC shall:

- (a) Identify all jurisdictionally defined wetlands and environmentally sensitive areas;
- (b) Provide for wildlife corridors;
- (c) Designate the property to be placed in conservation easements;
- (d) Promote interconnected linkage between existing conservation or jurisdictional areas, activity- or resource-based open space, and the land within the RAC; and
- (e) Provide a minimum buffer of 25 feet adjacent to all jurisdictional wetlands.

Policy FLU-1.6H. Development features not specifically addressed in the Design Guidelines or CAMP must comply with the LDC. In the event of a conflict between the Design Guidelines or the CAMP, and the LDC, the most stringent requirement shall apply.

Policy FLU-1.6I. A preliminary wetlands and endangered species assessment, including an analysis of topography and soils, shall be completed prior to the designation of a RAC.

Policy FLU-1.6J. Residential development within a RAC shall have a minimum density of five dwelling units per gross residential acre and the residential units shall be allocated among the Urban Living Area, Mixed-Use Town Center, and Workplace as follows:

- (a) 20% of the approved residential units shall be placed in the Mixed-Use Town Center or the Workplace;
- (b) Single family units shall be limited to 45% of the approved residential units;
- (c) Multi-family units shall be a minimum of 55% of the approved residential units; and
- (d) 10% of the approved residential units shall qualify as affordable housing which, for this purpose, shall mean housing affordable to persons with incomes between 80% and 140% of the median household income in Brevard County.

Policy FLU-1.6K. The following standards shall be met in designing the Urban Living Area:

- (a) Minimum Size: 25% of the net buildable area of the RAC;
- (b) Maximum Size: 40% of the net buildable area of the RAC;
- (c) Minimum Density: five units per gross acre within the Urban Living Area;
- (d) Maximum Density: 13 units per gross acre within the Urban Living Area; and
- (e) Single family detached, single family attached, multi-family, and appropriate public/semipublic, and recreation uses are permitted.

Policy FLU-1.6L. The following standards shall be met in designing a Mixed-Use Town Center:

- (a) Minimum Size: 20% of the net buildable area of the RAC;
- (b) Maximum Size: 50% of the net buildable area of the RAC;
- (c) Maximum Intensity: 2,000,000 square feet;
- (d) Shall include a vertically integrated mix of higher density and intensity development;
- (e) Commercial, professional office, multi-family residential, and public/semipublic uses are permitted;
- (f) Residential uses may be located above commercial or professional office uses; and
- (g) On-street parking must be provided where appropriate.

Policy FLU-1.6M. The following standards shall be met in designing a Workplace:

- (a) Minimum Size: 20% of the net buildable area of the RAC;
- (b) Maximum Size: 60% of the net buildable area of the RAC;
- (c) Maximum Intensity: 2,000,000 square feet;
- (d) Uses may be mixed horizontally or may be contained within multiple use buildings;
- (e) Include denser housing products than traditional single-family detached homes;
- (f) Commercial, professional office, light industrial multi-family residential, and public/semipublic uses are permitted; and
- (g) Parklets shall be encouraged.

Policy FLU-1.6N. Open Space Areas shall meet the following standards:

- (a) Open Space Areas shall be a minimum of 30% of the gross acreage;
- (b) A minimum of 10% of the Open Space Area shall be activity-based; and
- (c) Stormwater management areas may be included in resource-based Open Space Areas.

Policy FLU-1.6O. For purposes of these policies, net buildable area is defined as the gross acreage of the lands designated as a RAC, less the resource-based Open Space Areas.

Policy FLU-1.6P. When a RAC includes both a Mixed-Use Town Center and a Workplace, the combined size of both uses shall be a minimum of 35% of the RAC's net buildable area.

Policy FLU-1.6Q. Development within a RAC shall be based on the generalized principles of Smart Growth, Traditional Neighborhood Design, New Urbanism, or Transit Oriented Design. As such, the RAC shall include walkability standards, compact development patterns, quality architecture and urban designs, and a hierarchy of streets or street system to foster connectivity and pedestrian mobility as well as alternative modes of travel. Buildings within a RAC shall meet LEED standards or best management practices from the United States Green Building Council and Florida Green Building Council to the fullest extent practicable.

Policy FLU-1.6R. To reduce automobile trips and greenhouse gases, the following standards shall be met within each RAC:

- (a) Streets shall be pedestrian friendly;
- (b) Sidewalks and bike lanes shall be at least five feet wide, multi-purpose recreation trails at least ten feet wide, and unimproved nature trails and boardwalks connecting residential areas with a Mixed-Use Town Center, a Workplace, recreational uses, and public/semipublic uses shall be provided;
- (c) Streets and pedestrian ways lighting shall be designed to enhance safety and be consistent with "dark sky" objectives to the maximum extent practicable;
- (d) Traffic calming techniques shall be employed to the maximum extent practicable; and
- (e) Transit/bus/trolley locations shall be provided.

Policy FLU-1.6S. Landscaping shall be designed and installed using the University of Florida Friendly Plant List and managed in accordance with the latest University of Florida Yards and Neighborhoods Recognition Checklist.

Policy FLU-1.6T. To promote the creation of employment opportunities, the following residential/nonresidential thresholds shall be met:

- (a) Prior to the issuance of building permits for more than one third of the residential units, a minimum of 150 square feet of nonresidential square footage shall be constructed for each residential unit developed.
- (b) Prior to the issuance of building permits for more than two thirds of the residential units, a minimum of 150 square feet of

nonresidential square footage shall be constructed for each residential unit developed.

- (c) At buildout, a minimum of 0.6 jobs shall have been created for each residential unit constructed.

Policy FLU-1.6U. The jobs/housing ratio shall be measured after the issuance of site plan approval for nonresidential development. If upon review, the jobs/housing ratio has not been reached, the City may require appropriate mitigation.

Objective FLU-1.7	Expand, protect, and promote the City’s industrial market.
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Policy FLU-1.7A. Identify opportunities to capitalize on the existing defense contracting industry cluster found in South Brevard.

Policy FLU-1.7B. Strive to facilitate a quarterly meeting with Patrick Space Force leadership to discuss opportunities for supporting local employment and industry growth within the City.

Policy FLU-1.7C. Explore the creation of an incentive program to attract the relocation or development of new industrial uses within Palm Bay. This program may include, but not be limited to:

- (a) Reimbursement of impact mitigation costs
- (b) Donation of public lands
- (c) Streamlined development review process

- (d) Waiver of application and other administrative fees

Policy FLU-1.7D. Continue to evaluate and monitor industrial uses to ensure their impacts on natural resources, public facilities, and the public in general are mitigated to the greatest extent practicable and comply with all local, state, and federal air and water quality standards.

Policy FLU-1.7E. The LDC shall include provisions to prevent encroachment of non-industrial uses in areas possessing a IND FLUM designation, unless such uses are explicitly permitted within industrial lands by Florida Statutes.

Policy FLU-1.7F. Update the LDC to incorporate criteria for mixed use development which includes industrial uses.

Objective FLU-1.8

Future development activity shall be compatible with established neighborhoods and strive to enhance the character of the community.

Policy FLU-1.8A. The City shall prohibit future encroachment of nonresidential FLUCs into established residential neighborhoods if they are incompatible with the character of the area.

Policy FLU-1.8B. Establish locational criteria within the LDC for future rezonings to accommodate future population growth. The following principles shall be considered:

- (a) Maximizing compatibility (consistent with the definition found in the Florida Statutes) between uses;
- (b) Providing a transition between areas of different character, density or intensity;

- (c) Locating higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities;
- (d) Potential for creating land use inequities; and
- (e) Avoiding 'spot zoning' by discouraging the rezoning of a property to a designation which is substantially different from that of the surrounding area.

Policy FLU-1.8C. The City shall continue enforcing provisions within the LDC which limit industrial traffic through predominately residential areas.

Objective FLU-1.9

Ensure public school facilities are integrated harmoniously within the Palm Bay community.

Policy FLU-1.9A. Encourage new educational facilities to locate within close proximity to the neighborhoods in which they serve.

Policy FLU-1.9B. Revisit the LDC to include additional circulation, design, and compatibility standards for new developments located within close proximity to educational facilities.

Policy FLU-1.9C. Work with the Brevard County School Board to ensure adequate access (vehicular and pedestrian) to new school facilities within Palm Bay.

Policy FLU-1.9D. Coordinate with the Space Coast Transportation Planning Organization (SCTPO) and the Brevard County School Board to identify opportunities to implement the recommendations and findings of the SCTPO's Safe Routes to School Program.

Objective FLU-1.10

Cultivate an environment supportive of sustainable economic development within the City.

Policy FLU-1.10A. Seek to develop a long-term Economic Development Plan for the City.

Policy FLU-1.10B. Continue to meet with local entrepreneurs and business owners to identify ways in which the City may support the growth and

development of startups and small businesses within the community.

Policy FLU-1.10C. Explore opportunities to advance minority-owned business through local programs and partnerships.

Policy FLU-1.10D. Identify and support ecotourism opportunities within the City.

Policy FLU-1.10E. Establish, support, coordinate, and help promote a local outdoor market in Palm Bay.

Objective FLU-1.11	Establish procedures to maintain and enhance public facilities within the City.
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Policy FLU-1.11A. Discourage the spending of City funds to expand public facilities and services outside the Urban Service Area (USA)—the boundaries of which are shown within the FLUM Series.

Policy FLU-1.11B. Condition development orders based upon the provision of essential public facilities to prevent the failure of meeting established levels of service (LOS).

Policy FLU-1.11C. Review annexation requests to determine if the site’s maximum development potential may negatively impact the adopted LOS for any public facility or service. If such requests are estimated to negatively impact the City’s ability to maintain its adopted LOS, the developer will be required to enter into an impact mitigation agreement with the City prior to the issuance of a final development order.

Objective FLU-1.12

Work with the community to identify and implement programs and policies to create a more equitable Palm Bay.

Policy FLU-1.12A. Explore incorporating equity considerations as part of the City’s criteria for approving land use applications. Considerations may include (but not limited to):

- (a) Eliminating environmental injustices;
- (b) Building affordable housing;
- (c) Addressing existing food deserts;
- (d) Providing essential public facilities such as parks and schools;
- (e) Improving public access and vistas to the Indian River and Turkey Creek;
- (f) Creating more pedestrian- and transit-friendly neighborhoods; and
- (g) Addressing other equity concerns brought forth by the community, staff, or elected officials.

Policy FLU-1.12B. Perform an assessment of the City’s public engagement efforts to determine the success of engaging citizens of diverse backgrounds that represent the city population.

Policy FLU-1.12C. Continue to research and implement best practices for incorporating more virtual engagement opportunities for public meetings and hearings.

Policy FLU-1.12D. Explore hosting community meetings in spaces and venues where residents are already gathered.

Policy FLU-1.12E. Strive to improve the City’s youth engagement efforts.

Policy FLU-1.12F. Form stronger partnerships with local community-based organizations for culturally competent outreach and engagement efforts.

Policy FLU-1.12G. Identify and eliminate barriers for accessing fresh food sources.

Policy FLU-1.12H. Study the impacts generated from permitting new discount variety stores on the ability of residents to access fresh meats, fruits, and vegetables.

Policy FLU-1.12I. Seek to fund or develop a community garden program within the City.

GOAL FLU-2

Identify, protect, and enhance the City’s inventory of cultural and natural resources.

Objective FLU-2.1

Continue to identify, protect, and enhance Palm Bay’s natural resources.

Policy FLU-2.1A. Land use decisions shall consider the ability of the natural environment to support the proposed development based on the project’s consistency with the following:

- (a) Floodplain Management Ordinance;
- (b) Stormwater Management and Conservation Ordinance;
- (c) Trees and Shrubbery Ordinance;
- (d) Well and Wellfield Protection Ordinance; and
- (e) Zoning Ordinance.

Policy FLU-2.1B. The following land uses and activities shall be prohibited from locating within two hundred feet of any public utility water well or prime aquifer recharge areas:

- (a) Stormwater discharge retention-detention facilities;
- (b) Any industrial or commercial activities that utilize, generate, or store any hazardous constituents;
- (c) Sanitary landfills;
- (d) Domestic wastewater facilities including underground storage; and
- (e) Mining operations.

Policy FLU-2.1C. The following land uses and activities shall be prohibited from locating within one thousand feet of a public utility water well or prime aquifer recharge area:

- (a) Any industrial or commercial activities that utilize, generate or store in excess of five gallons of liquid or twenty-five pounds of solid hazardous constituents; and
- (b) Fuel storage tanks and pumps.

Policy FLU-2.1D. Ensure the provisions of the LDC manage and protect the natural functions of local stormwater management and drainage facilities, public potable water wellfields, floodplains, and other natural or manmade water systems.

Policy FLU-2.1E. Amend the LDC to ensure that development orders are not issued in areas of the community where drainage conditions are not sufficient for building construction, drainage, roads, and other related facilities.

Policy FLU-2.1F. Modify the land development regulations which protect and preserve wetlands to include the following standards:

- (a) Wetlands shall be defined based on the same methodology, soil types, hydrological requirements and vegetation types as those utilized by the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACE), and the St. Johns River Water Management District (SJRWMD);
- (b) Interim regulation of wetlands shall be based on this Policy and the City’s Stormwater Management and Conservation Ordinance;
- (c) If any activity which degrades or destroys a wetland is undertaken without a permit, the

person performing such activity shall be responsible for repairing and maintaining the wetland. If it is not technically feasible for the responsible person to perform the repair and maintenance of the wetland, then the responsible person shall mitigate for the wetland loss. Mitigation shall include, but not be limited to: wetland restoration, wetland replacement, wetland preservation or monetary compensation;

- (d) Criteria within the LDC shall be consistent with and at least as strict as the criteria utilized by FDEP, USACE, and SJRWMD. No development plan or permit shall be approved for wetlands or wetland buffer zones unless the applicant demonstrates that encroachment on the wetland or wetland buffer area is necessary for access and that no feasible upland alternative exists;
- (e) Septic tank drainfields are prohibited from locating within a wetland and must maintain a 75' buffer between the edge of the drainfield and the identified boundary of any wetland and shall be located in soils suitable for septic tank drainfields;
- (f) The area of any wetland dredged, filled, cleared of vegetation, or deepened shall not exceed 10% of the wetland within the applicant's property boundaries except as part of a required FDEP, USACE, SJRWMD, or City mitigation area;
- (g) Natural wetlands shall not be dredged, cleared of vegetation, deepened, widened, or otherwise altered unless permits are received from FDEP, USACE, SJRWMD, and the City of Palm Bay;
- (h) Development activities must be planned, designed, constructed and maintained to preserve the function of wetlands as a natural storage area for water, as a natural filter for reducing and assimilating pollutants, as water detention areas, and as habitat for native and endangered species;
- (i) Wetlands shall not be used as primary sediment traps during and/or after development. No grading, cutting, or filling

shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and all wetlands. Such devices shall be left in place for a period of time sufficient for stabilized conditions to develop on the filled zone;

- (j) Restrictive or conservation easements to preserve the wetland shall be required as a condition to permitting alteration or development of any identified wetland;
- (k) Maximum residential density within wetland areas shall be one unit per five acres without a centralized sewage system and one unit per three acres provided centralized sewage service is required and available; and
- (l) Vegetated buffer zones or strips shall be maintained or created between all developed areas and wetlands, measured from the upland/wetland interface, as determined by vegetative dominance or from the new high water line (as determined in accordance with Sec. 174.022, Florida Administrative Code), whichever is greater. The width of this buffer shall be sufficient to prevent erosion and trap the sediments in overland runoff but shall be at least the following minimum distances:
 - (i) For natural creeks, rivers, and water bodies connected to waters of the state, a minimum 25-foot wide buffer zone of native upland and transitional vegetation shall be preserved and maintained;
 - (ii) Where natural bluffs with slopes exceeding one foot vertical to three feet horizontal occur, required buffers shall start at the top of the bank or bluff;
 - (iii) For isolated wetland areas, a minimum 25-foot buffer zone of appropriate native vegetation shall be provided and maintained from the landward extent of wetlands vegetation;
 - (iv) The buffer zone must consist of preserved native vegetation. Areas of the buffer void of existing natural

vegetation shall be supplemented with appropriate native vegetation. The City shall develop a list of approved vegetation types with the assistance of the Planning and Zoning Board (LPA) and the Turkey Creek Sanctuary Advisory Committee; and

- (v) A buffer study shall be prepared to determine the size of wetland buffer needed to maintain wetland dependent wildlife and vegetation.

Objective FLU-2.2

Continue to identify and preserve Palm Bay’s historical, archaeological, and architectural heritage.

Policy FLU-2.2A. Continue to identify and analyze the location and condition of cultural resources with the assistance of historians, archaeologists, and local partners.

Policy FLU-2.2B. Incorporate provisions into the LDC which protect culturally significant structures.

Policy FLU-2.2C. Work with the community to draft and adopt a comprehensive cultural preservation ordinance to safeguard the City’s historical, archaeological, and architectural heritage.

Policy FLU-2.2D. Explore the creation of a local register of cultural resources.

Policy FLU-2.2E. Seek to educate the public on the importance, value, process, and benefits of preserving local cultural resources.

Policy FLU-2.2F. Consider applying to become a Certified Local Government (CLG), which grants the City access to technical assistance, training, and federally funded CLG subgrants to use for preservation purposes.

GOAL FLU-3

Continue to recognize and advance past planning agreements which result in a more cohesive and harmonious community..

Objective FLU-3.1

Continue to enforce the following previously adopted policies applicable to the Bayside Lakes community.

Policy FLU-3.1A. Provide an adequate circulation pattern by ensuring the continuation of all collector and higher classification roadways into and through the Town Centre.

Policy FLU-3.1B. Specific provisions shall be made to continue the St. Johns Heritage Parkway connector from Bombardier Boulevard SW east to Babcock Street.

Policy FLU-3.1C. Mass transit stops shall be provided at all major traffic generators proposed for the Town Centre.

Policy FLU-3.1D. Specific plans shall be incorporated for pedestrian and bicycle circulation.

Policy FLU-3.1E. City water and sewer services must be provided throughout all development proposed in the Town Centre.

Policy FLU-3.1F. Provisions shall be made to provide for a mixed-use development including sites for parks, public safety sites (fire and police), employment centers, public and semi-public sites, and similar needs.

Policy FLU-3.1G. LOS standards for parks, roads, water, sewer, drainage and solid waste must be maintained within the development and on impacted areas outside of the Town Centre.

Objective FLU-3.2

Continue to recognize and enforce the specific conditions applied to previously approved land development map amendment cases.

Policy FLU-3.2A. Continue to recognize and enforce the special conditions applied to each of the cases identified in Table FLU-2.

Policy FLU-3.2B. Table FLU-2. General Ordinance Conditions

Case #	Ordinance #	General Ordinance Conditions
CP-6-99	2001-65	Habitat Conservation Plan, buffers, potable water, sanitary sewer
CP-5-2000	2001-67	Wetlands, setbacks, buffers, access, potable water, sanitary sewer
CP-22-2000	2001-79	Prohibited uses, day care centers, buffers
CP-13-2002	2004-45	Density
CP-9-2003	2004-49	Location, conservation easements, density
CP-11-2003	2004-51	Density
CP-12-2003	2004-52	Density, schools, future land use
CP-13-2003	2004-53	Density
CP-14-2003	2004-54	Density, traffic study, schools
CP-16A-2003	2004-55	Density, future land use
CP-16B-2003	2004-56	Density, traffic study, future land use
CP-7-2004	2005-48	Traffic study, intensity
CP-8-2004	2005-49	Traffic study, density
CP-9-2004	2005-50	Location, conservation easements, transfer of development rights
CP-11-2004	2005-51	Traffic study, density
CP-12-2004	2005-52	Traffic study, density
CP-13-2004	2005-53	Traffic study, density
CP-1-2005	2005-92	Density, connectivity, traffic study, future land use, Palm Bay Parkway
CP-2-2005	2006-93	Density, right of way, Northwest Assessment Improvement District (NAID), Palm Bay Parkway, Malabar Road
CP-3-2005	2006-94	Density, Garvey Road, Bombardier Boulevard, traffic study, future land use
CP-4-2005	2006-95	Density; future land use, traffic study, NAID
CP-5-2005	2006-96	Traffic study, connectivity
CP-14-2005	2006-98	Density, wetlands, traffic studies, NAID
CP-15-2005	2006-99	Density, wetlands, traffic studies, NAID, Palm Bay Parkway
CP-16-2005	2006-100	Density, traffic study, NAID
CP-17-2005	2006-101	Density, traffic study, NAID
CP-02-2019	2019-22	Traffic study, access, buffering
CP-10-2019	2019-43	Driveways, traffic study, environmental study, building location
CP-2-2020	2020-18	Use limitations, agricultural activities, fencing, buffering, conditional uses, zoning
CP-6-2009	2010-22	None
CP-5-2009	2010-26	Garvey Road, right-of-way dedications, utility extensions, wetlands, traffic demand management, uses, PD approvals, buffers, design,
CP-7-2009	2010-27	Density, utility extensions, multi-family residential, LOS
CP-8-2009	2010-28	Intensity, transportation improvements, utility extensions, PD approvals, LOS
CP-25-2016	2016-79	None

Objective FLU-3.3

Ensure that the plans and conditions of previously approved, large-scale development projects continue to be enforced by establishing the Special Planning Area (SPA) FLUC.

Policy FLU-3.3A. The City of Palm Bay shall recognize the following SPAs:

- (a) Centerlane;
- (b) Calumet Farms;
- (c) Emerald Lakes; and

(d) Micco Park Village.

Policy FLU-3.3B. The boundaries of each SPA shall be identified on the SPA Map included within the Comprehensive Plan FLUM Series.

Policy FLU-3.3C. No new SPAs shall be considered by the City.

<p>Objective FLU-3.4</p>	<p>Promote innovative approaches to development on the property located at the west end of Centerlane Road and owned by Centerlane Holdings, LLC, which was designated for solely agricultural or rural residential single purpose prior to annexation into the city.</p>
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Policy FLU-3.4A. The Centerlane SPA has been established in an area of Palm Bay which is suitable and appropriate for a range of industrial uses without impacting existing residential developments.

Policy FLU-3.4B. Development within the Centerlane SPA shall:

- (a) include a mix of industrial uses;
- (b) protect and enhance the natural environment;
- (c) promote the reduction of automobile trips and greenhouse gases by offering jobs and internal capture from nearby residential areas;
- (d) promotes energy efficiency through innovative planning, onsite job creation, alternative energy, and green business practices; and
- (e) provide job creation activities.

Policy FLU-3.4C. Maintain the economic viability of the community, maintain compatibility with other urban or rural land uses or State-owned lands, and provide for cost efficient delivery of public facilities and services for the lands contained within the Palm Bay USA.

Policy FLU-3.4D. Developments within the Centerlane SPA shall be responsible for meeting concurrency requirements by providing, constructing, funding, or participating in fair share or cost recovery programs for capital projects necessitated from the development.

Policy FLU-3.4E. Necessary infrastructure improvements shall include facilities to assure adequate provision of water, sanitary sewer, solid waste, drainage or reuse, and roadways to serve the development and shall meet the regulatory requirements for any off-site impacts caused by the project.

Policy FLU-3.4F. Development within the Centerlane SPA shall be approved through the City's PD zoning approval process, which shall, at a minimum, require a Master Development Plan (MDP) and Design Guidelines which address and describe the following items:

- (a) Principles of the Development Plan;
- (b) Development standards as applicable for the approved uses, including buffering, access, lot dimensions, parking, storm water management, utility types and locations, setbacks, open space, amenities, building materials and placement, use of energy efficient materials and suppliers, and other standards as currently adopted in the City's Comprehensive Plan for industrial uses;
- (c) Infrastructure and engineering development standards, when applicable;
- (d) General landscaping standards;
- (e) Lighting standards;
- (f) Signage standards; and
- (g) Buffering standards for nearby residential areas, conservation areas, or recreation areas if any or as applicable.

Policy FLU-3.4G. The following uses are allowed within the Centerlane SPA:

- (a) master planned industrial developments;
- (b) alternative energy industrial developments;
- (c) public or private industrial development;
- (d) industrial uses consistent-with the City's IND FLUC;
- (e) recreation;
- (f) agricultural research and development;

- (g) farming, production, harvesting, manufacturing, processing, assembly, and storage of products associated with alternative energy sources and development, including biomass products, farm products, solar, wind, and other green technologies;
- (h) testing or trial areas for machinery or equipment related to water based or water dependent uses or resource development;
- (i) public or private facilities or utilities;
- (j) Mining, excavation, and land reclamation with limited blasting using best management practices;
- (k) institutional and education uses including public or private schools, research facilities, vocational or technical; and
- (l) other similar uses.

Policy FLU-3.4H. Individual developments shall not exceed a 0.5 FAR. and in no case shall the amount of total nonresidential square footage in the Centerlane SPA exceed 500,000 square feet. Of this 500,000, a maximum of 125,000 square feet may be permitted to develop within the first five years.

Policy FLU-3.4I. The Centerlane SPA shall include an open space component which comprises a minimum of 20% of the project's gross acreage. This area may include storm water management facilities, setback areas, buffers, agricultural and crop growing areas, recreational/parks, and landscaped areas.

Policy FLU-3.4J. The developer/owners of the Centerlane SPA shall be required to work with the SJRWMD to assure public safety regarding the current levy system, and implement additional buffers, more extensive grading/ filling/ removal of materials, or other feasible actions.

Objective FLU-3.5

Promote the development of the Calumet Farms property, which contains approximately 2,123 gross acres, into an “Aging in Place” walkable, pedestrian community using alternative energy, low impact design standards and an integrated system of active and resource based open space. The Calumet Farms SPA is intended to discourage urban sprawl, minimize the cost of community facilities, and encourage the use of creative land use planning techniques and innovative approaches to development.

Policy FLU-3.5A. The Calumet Farms SPA shall be developed as a master planned community, which will preserve conservation and environmentally sensitive areas, create compact residential development, require nonresidential uses to promote energy efficiency, provide Palm Bay with a new form of residential development, improve the economic viability of the community, maintain compatibility with other rural land uses and State-owned lands, and ensure the cost-efficient provision of public services to support this development.

Policy FLU-3.5B. Developers of the Calumet Farms SPA shall be responsible for meeting concurrency requirements by providing, funding, constructing or participating in fair share or cost recovery programs to assure all necessary infrastructure improvements, including water, wastewater, solid waste, and roadways are available to serve the development when needed. Developers shall also meet the regulatory requirements for any off-site impacts and participate in the City's fair share or cost recovery programs for the construction of improvements that are required because of impacts from the project. Such improvements necessitated by the project's impacts shall be shown on the 5-year CIP Schedule.

Policy FLU-3.5C. Development within the Calumet Farms SPA shall be consistent with the project's adopted conceptual land use plan (CLUP), which identifies the general location, density, intensity, and composition of non-residential, residential, and institutional uses, public utilities and facilities, storm water management, wetland and upland conservation lands, wildlife corridors, parks, and roadways. The placement of various uses within the approved development may change due to regulatory issues, permitting agency requirements, infrastructure locations, or other factors. Therefore, upon approval

of the City Council during the PD approval process, lines or locations of units, uses, square footages, or conservation areas may change as long as the maximum number of units, maximum square footage, and minimum amount of open space acreage of the development adopted as part of this land use amendment or within a master development agreement are not exceeded. Any density or intensity changes proposed which are in excess of those adopted, or changes which create additional land uses within the Calumet Farms SPA, shall require a land use amendment.

Policy FLU-3.5D. Development within the Calumet Farms SPA shall be approved through the City's PD zoning approval process, which shall require a MDP, Design Guidelines, and a CAMP.

Policy FLU-3.5E. The Design Guidelines shall address and describe in appropriate detail the following:

- (a) Principles of the Development Plan;
- (b) Development standards for the approved uses;
- (c) Resource-based and activity-based open space, protection of any floodplains and jurisdictional wetland areas, linkages between open space, pedestrian and wildlife corridors, and general use areas of the project;
- (d) Infrastructure and engineering development standards and required improvements necessary to meet concurrency requirements and to identify projects to be included in the annual Capital Improvement Plan update;
- (e) Mobility standards for streets, bicycle lanes, trails, and sidewalks;
- (f) General landscaping standards;

- (g) Lighting standards, compliant with "Dark Sky" criteria;
- (h) Signage standards;
- (i) Buffering standards to assure compatibility with surrounding developments; and
- (j) Interconnectivity with existing preserve or conservation areas and internal conservation sites through conservation easements, wildlife corridors, wetlands, or other natural features.

Policy FLU-3.5F. The CAMP shall provide for a set of site mitigation and management protocols for wetlands and environmentally sensitive areas designed to protect these areas and to ensure their long-term maintenance by the developer, its successors and assigns. As part of this requirement, the CAMP must also:

- (a) Identify jurisdictionally defined wetlands and environmentally sensitive areas;
- (b) Establish wildlife corridors along the northern portion of the site, along wetland boundaries, and other areas that may be derived through the site planning process;
- (c) Designate the areas to be placed in conservation easements;
- (d) Create interconnected linkage between existing conservation or jurisdictional areas, activity- or resource-based open space, and the proposed project; and
- (e) Maintain an average 25' of buffer around jurisdictional wetlands, unless otherwise proscribed by the permitting agencies, City, or other site-specific standards.

Policy FLU-3.5G. In the event of a conflict between the Design Guidelines, the CAMP, and the City's LDC, the more stringent guidelines found within either the Design Guidelines or the CAMP shall apply.

Policy FLU-3.5H. The development of the Calumet Farms SPA must demonstrate:

- (a) A mix of uses,
- (b) Protection and enhancement of the natural environment,
- (c) Minimum intrusions into natural or sensitive areas,

- (d) Reduction in automobile trips and greenhouse gases, and energy efficiency through a multi-modal transportation network, low impact design standards, and mixing uses
- (e) Clustering of units to eliminate sprawl development patterns required under the County's current land use system,
- (f) Appropriate infrastructure to meet concurrency and includes interconnected open space.

Policy FLU-3.5I. The Calumet Farms SPA shall provide a balanced mix of uses consisting of a minimum of three or more of the following components:

- (a) neighborhoods;
- (b) mixed use commercial centers;
- (c) civic spaces;
- (d) general commercial work places;
- (e) institutional uses;
- (f) educational uses;
- (g) public utilities, facilities, and services; and
- (h) open spaces.

Policy FLU-3.5J. Development within the Calumet Farms SPA shall be based upon the following density and intensity standards:

- (a) The maximum number of residential units is capped at 3,184 units;
- (b) The maximum amount of intensity permitted for commercial and office uses shall be limited to 180,000 square feet;
- (c) Maximum gross density shall not exceed 1.5 units per acre;
- (d) Net buildable area is defined as the gross acreage less the resource-based open space;
- (e) Neighborhoods shall not exceed 65% of the gross acreage; and
- (f) Open space shall be a minimum of 30% of the gross acreage.

Policy FLU-3.5K. Neighborhood living areas shall include a variety of housing types, styles, and price

points. Development within these areas shall abide by the following standards:

- (a) Single family units shall be limited to 55% of the total living units.
- (b) Multi-family units shall be limited to 45% of the total living units.
- (c) Single family detached, single family attached, multi-family, and appropriate public, civic, public/semipublic, and recreation uses are permitted.
- (d) Neighborhoods shall be located within 1/4 mile of transit, a mixed-use commercial center, a workplace, a recreational use, or a public/semipublic use.
- (e) Resource-based and activity-based open space areas shall be permitted within the neighborhoods.

Policy FLU-3.5L. A mixed-use Town Center and Babcock Street commercial center shall be the recognizable commercial and civic core of the community and shall be sized to serve the needs of residents.

Policy FLU-3.5M. Development within the mixed use commercial center shall meet the following standards:

- (a) Minimum Intensity: 12,000 square feet;
- (b) Maximum Intensity: 60,000 square feet;
- (c) May include a vertically integrated mix of higher density and intensity of development the sum of which shall not exceed the maximum unit and square footage cap;
- (d) Include more dense residential uses to promote walkability and reduce vehicle miles traveled;
- (e) Commercial, professional office, multi-family residential and public/semipublic uses/facilities/utilities/services are permitted;
- (f) Residential uses may be located above commercial or professional office uses;
- (g) Provide for on street parking where appropriate;
- (h) Be designed as a traditional Main Street; and

- (i) Be located internal to the overall development, within walking or bicycling distance to a majority of the neighborhoods.

Policy FLU-3.5N. A commercial workplace area shall be located with frontage along Babcock Street and is intended to provide a variety of employment opportunities, including the provision of services to the City's residents.

Policy FLU-3.5O. Development within the commercial area of the Calumet Farms SPA shall abide by the following density, intensity, and use standards:

- (a) Minimum Intensity: 25,000 square feet;
- (b) Maximum Intensity: 120,000 square feet; and
- (c) Permitted uses: commercial, professional office, and public/semipublic uses, utilities, facilities, and services.

Policy FLU-3.5P. In order to protect and be compatible with natural resources including wetlands, floodplains, or adjacent lands, the Calumet Farms SPA shall preserve a minimum of 30% of the total lands as open space. In order to preserve significant amounts of functional open space, these areas shall be either activity-based or resource-based.

Policy FLU-3.5Q. Activity-based open space is defined as recreational opportunities which includes such areas as walkways, bike paths, trails, picnic areas, playgrounds, lakes, and parks. They shall be located within walking distance of residential neighborhoods and be accessible to the public. Activity-based open space areas shall be located outside of resource-based open space areas, except for bike trails, wildlife corridors, or water dependent/related activities.

Policy FLU-3.5R. Resource-based open space are defined as areas designated for conservation or wetlands or uplands preservation and are intended to protect and enhance environmental systems. Not all resource-based areas will be open to the public. Stormwater management areas shall also be included in resource-based open space areas. Resource-based open space shall consist of a minimum of 30% of the gross acres of the Calumet Farms SPA.

Policy FLU-3.5S. Upon final permitting and delineation, wetland or other jurisdictionally defined

areas shall be placed in a conservation easement or provided as willing seller acquisitions.

Policy FLU-3.5T. A 200' non-buildable buffer area shall be reserved along the northern property line of the site as a resource-based open space area, which may only be used for wildlife corridors, recreational trails, or stormwater management. This buffer shall be for the Deer Run subdivision to the north.

Policy FLU-3.5U. A wildlife corridor is required to connect the Mary A. Mitigation Bank parcel to the west with proposed wildlife corridors to the east. Said corridor shall:

- (a) Be identified and designed as part of the Phase 1 development approval process;
- (b) Contain no less than 200 feet in width;
- (c) May be re-vegetated with native upland and/or wetland systems and include passive nature trails; and
- (d) Limit interior roadway crossings whenever possible.

Policy FLU-3.5V. Mining and land reclamation shall be conducted using best management practices for excavation with limited blasting.

Policy FLU-3.5W. The following standards shall be provided for in the Design Guidelines:

- (a) Streets shall be pedestrian and bicycle friendly, which includes bike lanes on all main roadways into the development;
- (b) Sidewalks shall be at least five feet wide;
- (c) Multi-purpose recreation trails, unimproved nature trails, and boardwalks shall connect residential areas with a mixed-use town center, a workplace, recreational uses, and/or public/semipublic uses;
- (d) Streets and pedestrian-way lighting shall be designed to enhance safety and be consistent with "dark sky" objectives to the maximum extent practicable;
- (e) Traffic calming techniques shall be employed to the maximum extent practicable;
- (f) Transit/bus/trolley locations shall be provided when such services become available;

- (g) Golf carts shall be an acceptable transportation form within the development;
- (h) Commercial areas may contain narrower streets than would be required in other developments within the City;
- (i) Parking shall be allowed on streets and there shall be maximum limits on paved parking areas; and
- (j) Low impact lighting and solar lighting shall be used where practical.

Policy FLU-3.5X. Development within the Calumet Farms SPA shall be based on the principles of Smart Growth, Traditional Neighborhood Design, New Urbanism, Transit Oriented Design, and the urban to rural transect theory as accepted by the Congress of New Urbanism and defined in the Smart Code. Therefore, future development within Calumet Farms SPA shall feature a compact, walkable environment with quality architecture and urban form, and a street system that fosters connectivity and alternative modes of travel.

Policy FLU-3.5Y. Site and building design within the Calumet Farms SPA shall meet either LEED standards or best management practices from the United States Green Building Council and Florida Green Building Council to the extent practical.

Policy FLU-3.5Z. The Calumet Farms SPA shall incorporate innovative planning techniques and assure the provision of required infrastructure into the overall design and development

Policy FLU-3.5AA. In order to maximize use of existing and future public facilities and services and maintain LOS standards, the developer shall be responsible for making dedications and infrastructure improvements through such measures as impact fees, fair share agreements, utility agreements, letters of credit, bonds, special districts, or development agreements. Required improvements necessary to maintain LOS standards shall be included in the City's Capital Improvement schedule at the next annual update. Such improvements will include, but may not be limited to:

- (a) Extension of water, reuse, and wastewater lines;

- (b) Transportation improvements necessary to maintain LOS standards; and
- (c) Coordination of future road right of way needs during the development order approval process to aid implementation of future roadways, such as the Fellsmere Connector or others identified in the Brevard County TPO's or City's Long Range Transportation Plan.

Policy FLU-3.5BB. Landscaping shall be substantially designed and installed using the University of Florida Friendly Plant List and managed in accordance with the latest University of Florida Yards and Neighborhoods Recognition Checklist.

Policy FLU-3.5CC. To promote the creation of employment opportunities, the following residential/nonresidential thresholds shall be met:

- (a) Prior to the issuance of building permits for more than 500 dwelling units, a minimum of

12,000 square feet of nonresidential development shall be constructed;

- (b) Prior to the issuance of building permits for more than 2,000 dwelling units, a minimum of 75,000 square feet of nonresidential development shall be constructed;
- (c) Prior to the issuance of building permits for more than 3,000 dwelling units, a minimum of 160,000 square feet of nonresidential development shall be constructed; and
- (d) At build out a minimum of 0.3 jobs shall have been created for each residential unit constructed.

Policy FLU-3.5DD. The jobs/housing ratio shall be measured after the issuance of site plan approval for nonresidential development. If upon review, the jobs/housing ratio has not been reached, the City may require appropriate mitigation.

Objective FLU-3.6

The following set of policies shall apply to the Emerald Lakes SPA, as detailed in CP-15-2018, which was adopted by City Council as Ordinance No. 2018-52.

Policy FLU-3.6A. EMERALD INVESTMENT HOLDINGS, LLC (successors to Sebastian Resources 400, LP and Brevard Landvest, LLC), its owners, and assigns shall maintain consistency with the Objective and policies associated with the RAC FLUC.

Policy FLU-3.6B. The EMERALD LAKES SPA total project acreage is 1,561 acres. The boundary lines or acreage shown on the adopted CMLUP may be adjusted based on the final permitting and dedication of lands to the City of Palm Bay and Brevard County for rights-of-way for the St. Johns Heritage Parkway, I-95 Interchange and the Sotille Canal, as long as the overall maximum densities and intensities of the total Emerald Lakes SPA do not change.

Policy FLU-3.6C. Development within the EMERALD LAKES SPA shall be limited to the following acreages:

- (a) 3,760 residential dwelling units, including single family and multi family; and
- (b) 2,820,000 square feet for nonresidential uses, including commercial, office, industrial, educational, hotel and hospital uses.

Policy FLU-3.6D. The location of uses, densities and intensities may be moved within project boundaries as long as they are consistent with the maximum and minimum densities and intensities of the RAC FLUC.

Policy FLU-3.6E. Prior to the issuance of building permits for more than 1,253 dwelling units, a minimum of 187,950 square feet nonresidential uses shall have Final Development Plan Approval for construction.

Policy FLU-3.6F. Prior to the issuance of building permits for more than 2,506 dwelling units, a minimum of 375,900 square feet nonresidential uses shall have Final Development Plan Approval for construction.

Policy FLU-3.6G. At buildout, a minimum of 0.6 jobs shall have been created for each residential unit constructed.

Policy FLU-3.6H. The required 200' right-of-way for the St. Johns Heritage Parkway within the EMERALD LAKES SPA boundaries has been dedicated to the City of Palm Bay in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance.

Policy FLU-3.6I. The required right-of-way for the Interchange of I-95 and the St. Johns Heritage Parkway has been dedicated to the City of Palm Bay in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance.

Policy FLU-3.6J. No building permits shall be issued until the lanes of St. Johns Heritage Parkway necessary to serve the project have been let for construction and/or funding has been provided in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance;

Policy FLU-3.6K. No building permits shall be issued until the required extensions of water and sewer lines necessary to serve the project have been let for construction and/or funding has been provided in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance, including:

- (a) a Water Main extension from Babcock Street to Project Entrance
- (b) a Force Main extension from Babcock Street to Project Entrance

Policy FLU-3.6L. A minimum buffer of 20' shall be provided along the EMERALD LAKES SPA property boundary adjacent to commercial and industrial uses.

Policy FLU-3.6M. An average buffer of 25' (minimum 15' without mitigation) shall be maintained adjacent to all preserved wetlands consistent with SJRWMD permitting requirements. A 50' buffer from top of bank will be maintained along the Sotille Canal. A 100' buffer shall be maintained adjacent to commercial and industrial uses adjacent to the lands owned/and or managed on the eastern boundary by the Brevard County Environmental Endangered Lands Program.

Policy FLU-3.6N. A minimum right-of-way of 85' for the Sotille Canal shall be dedicated to Brevard County.

Policy FLU-3.6O. One or more transit stops shall be provided, as determined at the Final Development Plan stage.

Objective FLU-3.7

Continue to implement the following policies applicable to the Micco Park Village community to establish walkable communities in a traditional village design and allowing a variety of uses to serve each area.

Policy FLU-3.7A. Development within the Micco Park SPA must meet the criteria adopted by Ordinance 2010-62, Exhibit A.

(Ord. 2010-24, passed 07-08-10; Ord. 2010-25, passed 07-08-10; Ord. 2010-67, passed 10-21-10; Ord 2010-69, passed 10-19-2010; Ord. 2015-56, passed 02-04-16; Ord. 2010-62, passed 10-19-10; Ord. 2010-67, passed 10-21-10; Ord. 2010-69, passed 10-19-2010; Ord. 2016-79, passed 06-01-17; Ord 2016-84, passed 12-01-16; Ord 2017-83, passed 05-03-18)



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Ordinance 2023-23, rezoning property located in the vicinity south of Malabar Road, east of Interstate-95, and west of Babcock Street from LI (Light Industrial and Warehousing District) and CC (Community Commercial District) to GC (General Commercial District) (6.459 acres) (Case CPZ23-00001, Babcock & Malabar, LLC), final reading. (Quasi-Judicial Proceeding)

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

The applicant 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.) has submitted a request to rezone the subject property, approximately 6.459 acres, generally located in the vicinity south of Malabar Road SE, east of Interstate-95, and west of Babcock Street SE from an LI, Light Industrial and Warehousing District and a CC, Community Commercial District to a GC, General Commercial District.

The 6.459 acres is part of the larger parcel totaling 7.43 acres. The balance of acreage will retain the existing zoning of Community Commercial. This request to rezone to General Commercial is to support the proposed development to the north of the subject property. The applicant states that the proposed development will provide stormwater management to the adjacent land and future development to the north of the property.

The Planning & Zoning Board, at the regular meeting on April 3, 2023, had no questions regarding this request.

The request meets the minimum requirements for a Comprehensive Plan map amendment and staff recommends approval.

REQUESTING DEPARTMENT:

Growth Management

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Motion to approve the Ordinance for case CPZ23-00001 changing the zoning from Light Industrial & Warehousing District and Community Commercial District to General Commercial District.

Planning and Zoning Board Recommendation:

Motion to submit Case CPZ23-00001 to City Council for approval.

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

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

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

Case CPZ23-00001 - Applicant's Conceptual Site Plan

Ordinance 2023-23



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

CPZ23-00001

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 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.

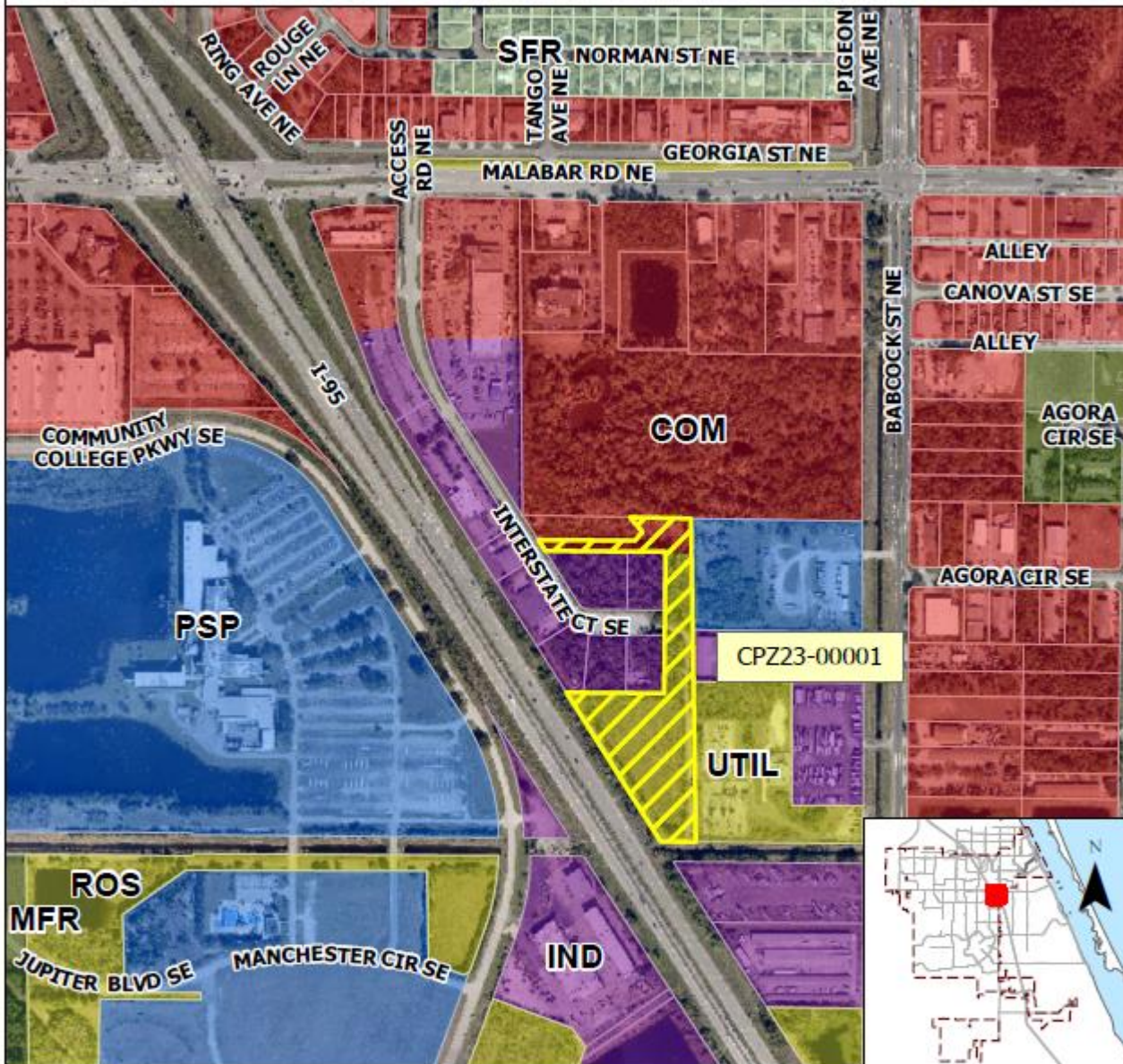
The rezoning application is accompanied by future land use amendment application CP23-00002.

STAFF FINDINGS:

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



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

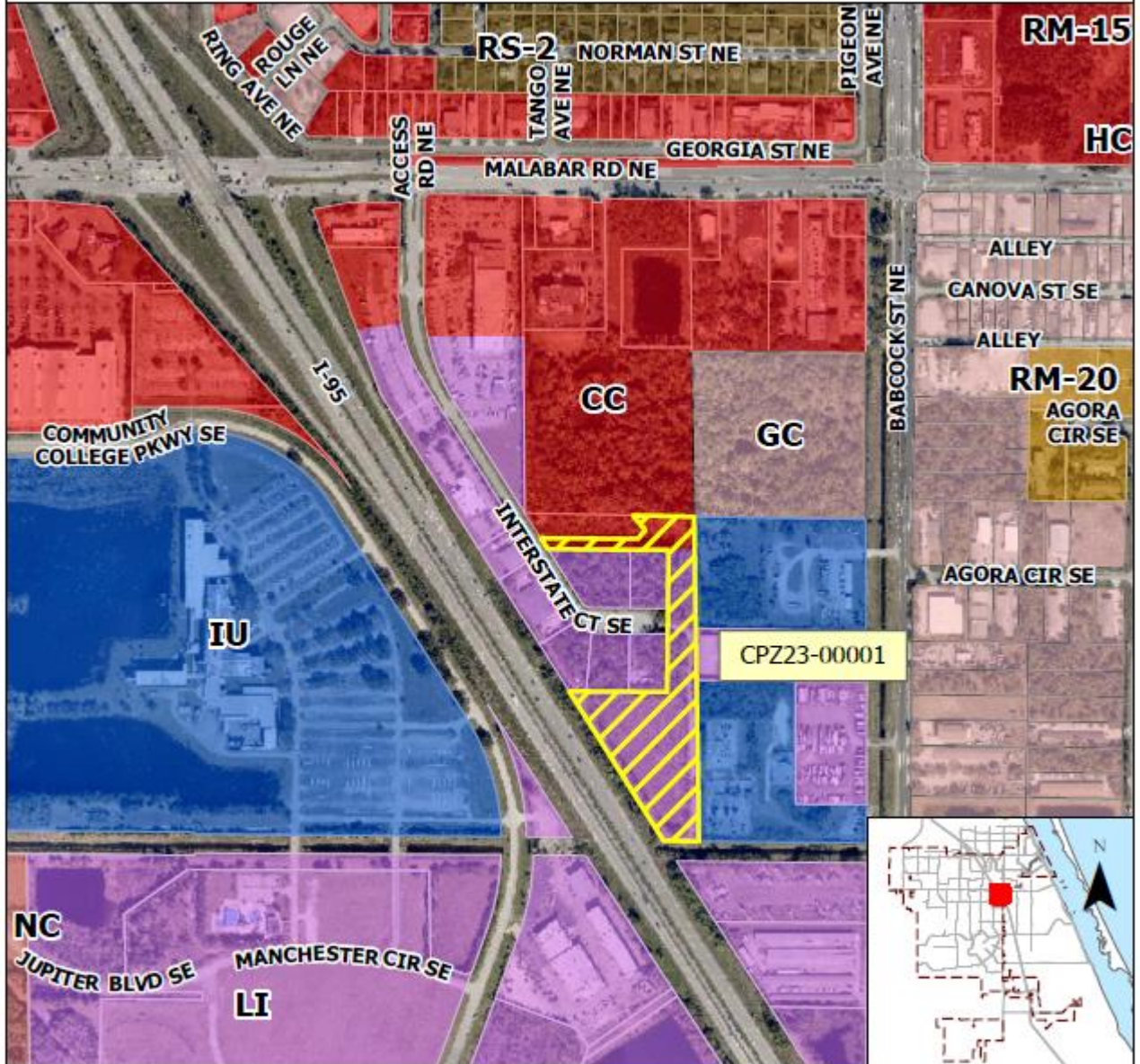
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Future Land Use Classification

COM, ROS – Commercial, Recreation and Open Space



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



ZONING MAP CASE: CZIP23-00001

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



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.

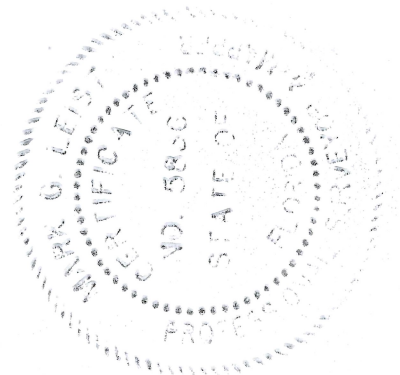
NOTES:

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

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SKETCH & DESCRIPTION PREPARED BY:
NV5, L.B. 7386

16467 TELECOM DRIVE, TAMPA, FL 33637

PHONE: (800) 787-8395

EMAIL: mike.vukoder@nv5.com

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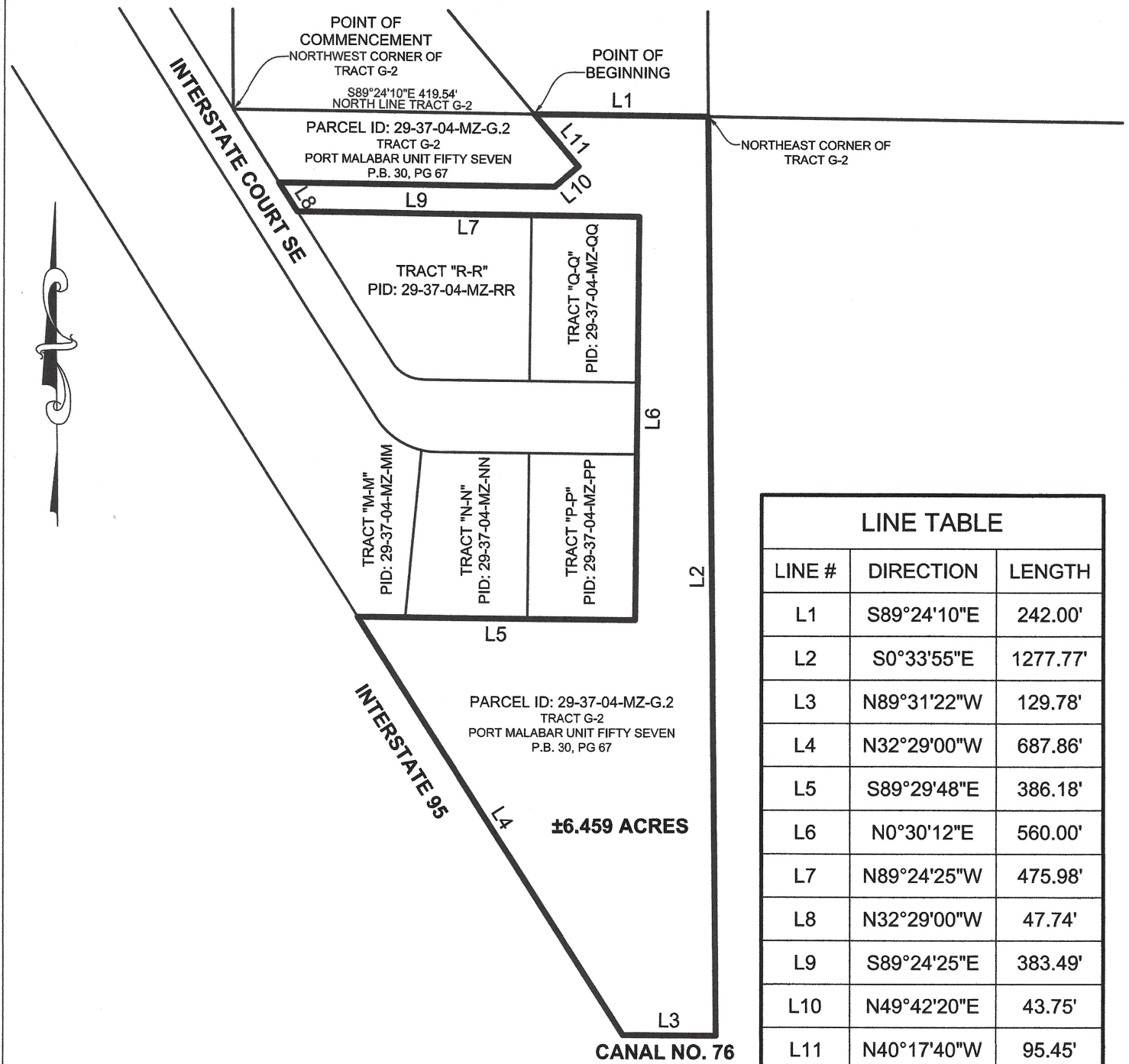
SHEET 1 OF 2

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	242.00'
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°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

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SCALE : 1" = 200'



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

Broward

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

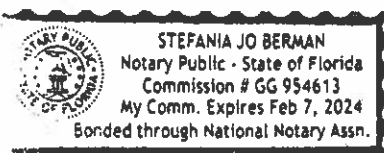
shimon wolkowicki

, property owner.

Stefania Berman

, Notary Public

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



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 Wolkowick 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 Brevard

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

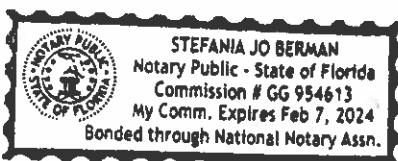
Shimon Wolkowicki, property owner.

Stefania Berman

(Signature)

, Notary Public

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



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

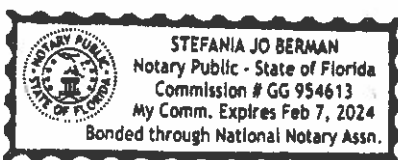
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by

Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

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



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

Select Language | ▼

GM
3/28/23

A Daily Publication By:



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

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.L. 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. ***CP23-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.L. 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



DATES AND REVISIONS

11-02-2022
CONCEPT LAYOUT
01-26-2023
REVISED LAYOUT
01-31-2023
PRE-APPLICATION SUBMISSION

NOTICE

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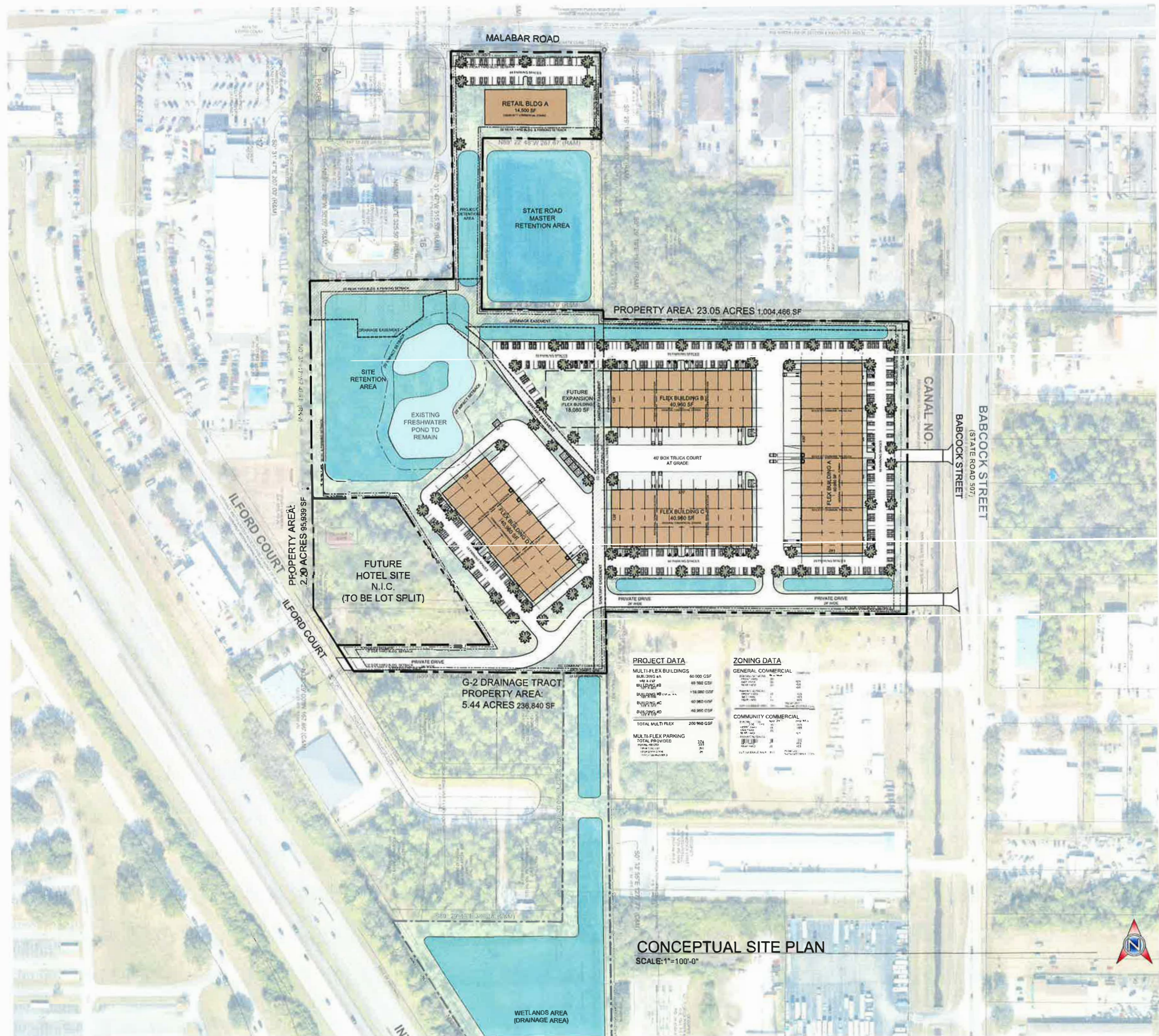
REVISIONS
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ARE NOT IN THE
BASE BID

PALM BAY FLEX BLDGS
MALABAR RD & BABCOCK ST
PALM BAY, FL

Drawn By _____
Checked By _____
Project Number _____

SITE PLAN
DRAWING NO.

SP-1



ORDINANCE 2023-23

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PALM BAY BY CHANGING THE ZONING OF PROPERTY FROM LI (LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT) AND CC (COMMUNITY COMMERCIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); WHICH PROPERTY IS LOCATED IN THE VICINITY SOUTH OF MALABAR ROAD, EAST OF INTERSTATE-95, AND WEST OF BABCOCK STREET; AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR A CHANGE OF THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The Zoning Ordinance of the City of Palm Bay, Brevard County, Florida, is hereby amended to provide for the rezoning of property from LI (Light Industrial and Warehousing District) and CC (Community Commercial District) to GC (General Commercial District), being legally described as follows:

Commencing at the northwest corner of said Tract G-2, thence run S 89°24'10" E 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 S 89°24'10" E 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 seven (7) courses: run S 00°33'55" E, for 1,277.77 feet to a point; thence run N 89°31'22" W, for 129.78 feet to a point; thence run N 32°29'00" W, for 687.86 feet to a point; thence run S 89°29'48" E, for 386.18; thence run N 00°30'12" E, for 560.00 feet to a point; thence run N 89°23'25" W, for 475.98 feet to a point; thence run N 32°29'00" W, for 47.74 feet to a point; thence leaving said Tract G-2 boundary run S 89°24'25" E, for 383.49 feet to a point; thence run N 49°42'20" E, for 43.75 feet to a point; thence run N 40°17'40" W, for 95.45 feet to the Point of Beginning; containing 6.459 acres or 281,332 square feet, more or less.

SECTION 2. The Zoning Map of the City of Palm Bay is hereby revised to reflect this amendment.

SECTION 3. The provisions within this ordinance shall take effect immediately upon the enactment of Ordinance 2023-22.

Read in title only at Meeting 2023- , held on , 2023; and
read in title only and duly enacted at Meeting 2023- , held on , 2023.

ATTEST:

Rob Medina, MAYOR

Terese M. Jones, CITY CLERK

Reviewed by CAO: _____

Applicant: Babcock & Malabar, LLC
Case: CPZ23-00001

cc: (date) Applicant
Case File



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Ordinance 2023-24, rezoning property located in the vicinity south of Malabar Road, east of Interstate-95, and west of Babcock Street from CC (Community Commercial District) to GC (General Commercial District) (11.668 acres) (Case Z23-00002 (formerly Z-18-2023), Babcock & Malabar, LLC), final reading. (Quasi-Judicial Proceeding)

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

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.) has submitted a request a Zoning change from a CC, Community Commercial District to a GC, General Commercial District. The subject area contains approximately 11.668 acres and is generally located in the vicinity south of Malabar Road SE, east of Interchange-95, and west of Babcock Street SE.

The applicant is requesting for a zoning change from CC, Community Commercial to GC, General Commercial for the proposed development of commercial flex buildings.

The subject parcel is a portion of a larger parcel totaling 22.75 acres. 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.

At the April 5, 2023 Planning & Zoning Board Meeting, the Board inquired about the use of the property. The applicant's representative states that the developer is proposing 2,000+ square feet of flex space for office and storage, also referred to as "Adelon Flex Commercial Space".

The Board also inquired about the primary access point to the property. The applicant's representative stated that the developer will be requesting access from Malabar Road, Babcock Street, and Interstate Court, and will be required to make any necessary improvements. The developer will also be required to conduct a traffic study during the site plan review process.

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

REQUESTING DEPARTMENT:

Growth Management

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Motion to approve the Ordinance for case Z23-00002 changing the zoning from CC, Community Commercial to GC, General Commercial.

Planning and Zoning Board Recommendation:

Motion to submit Case Z23-00002 to City Council for approval.

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

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

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

Case Z23-00002 - Applicant's Conceptual Site Plan
Ordinance 2023-24



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).*

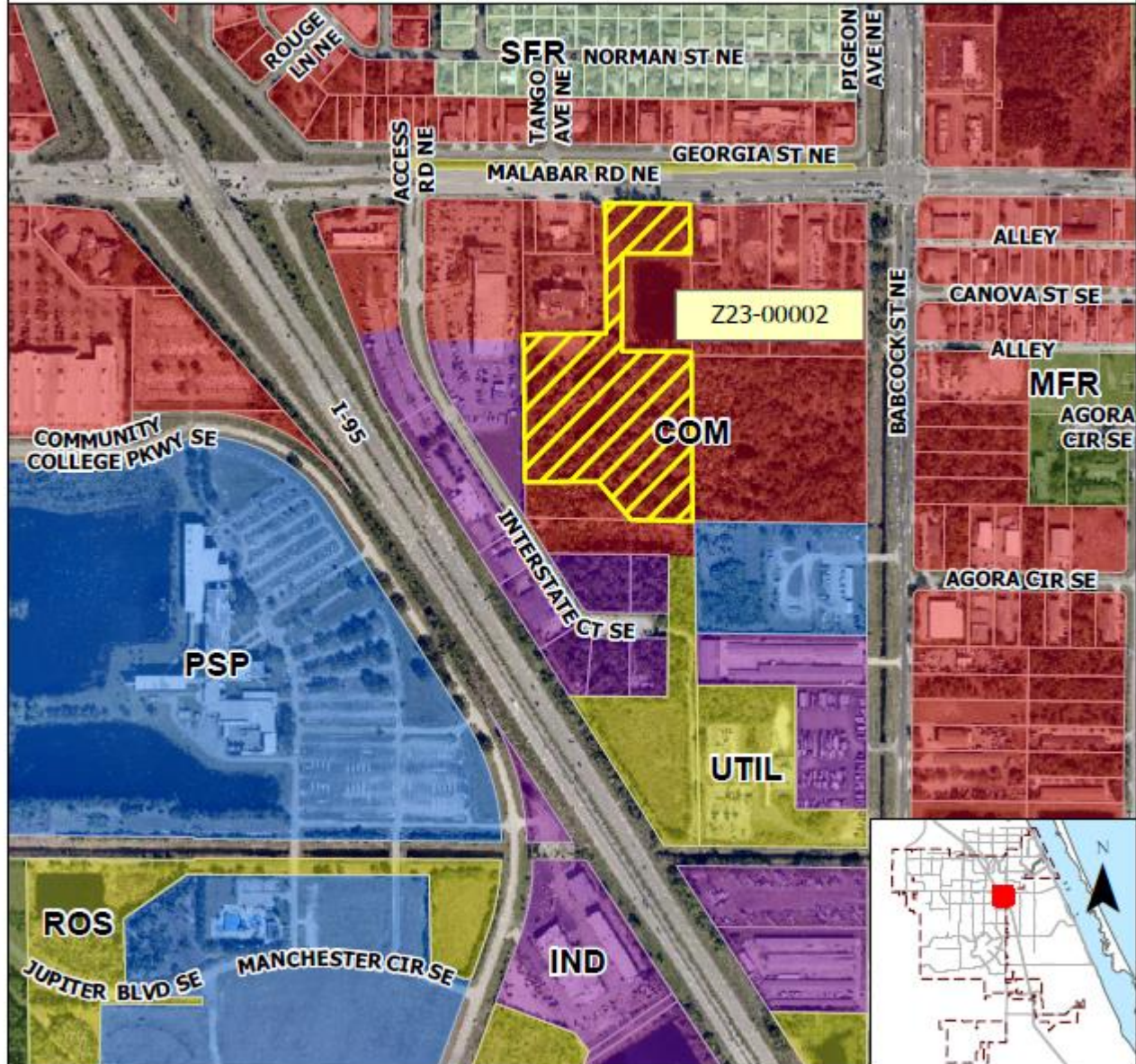
The rezoning is aligned with the currently established future land use and does not require amending.

STAFF FINDINGS:

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



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

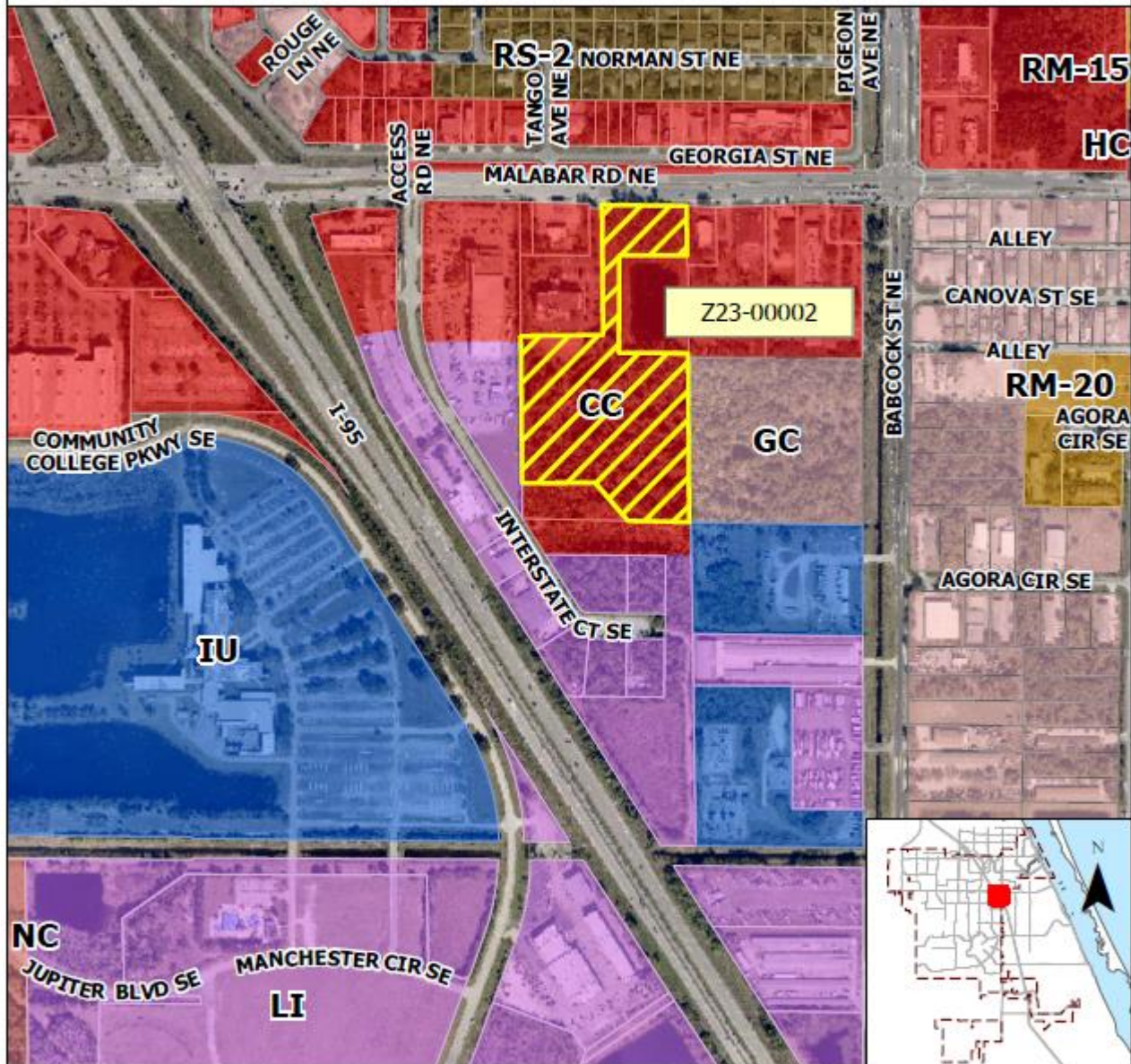
In the vicinity south of Malabar Road SE, east of Interstate-95 Highway, and west of Babcock Street SE

Future Land Use Classification

COM – Commercial



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



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.

Mark G. Leist 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

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

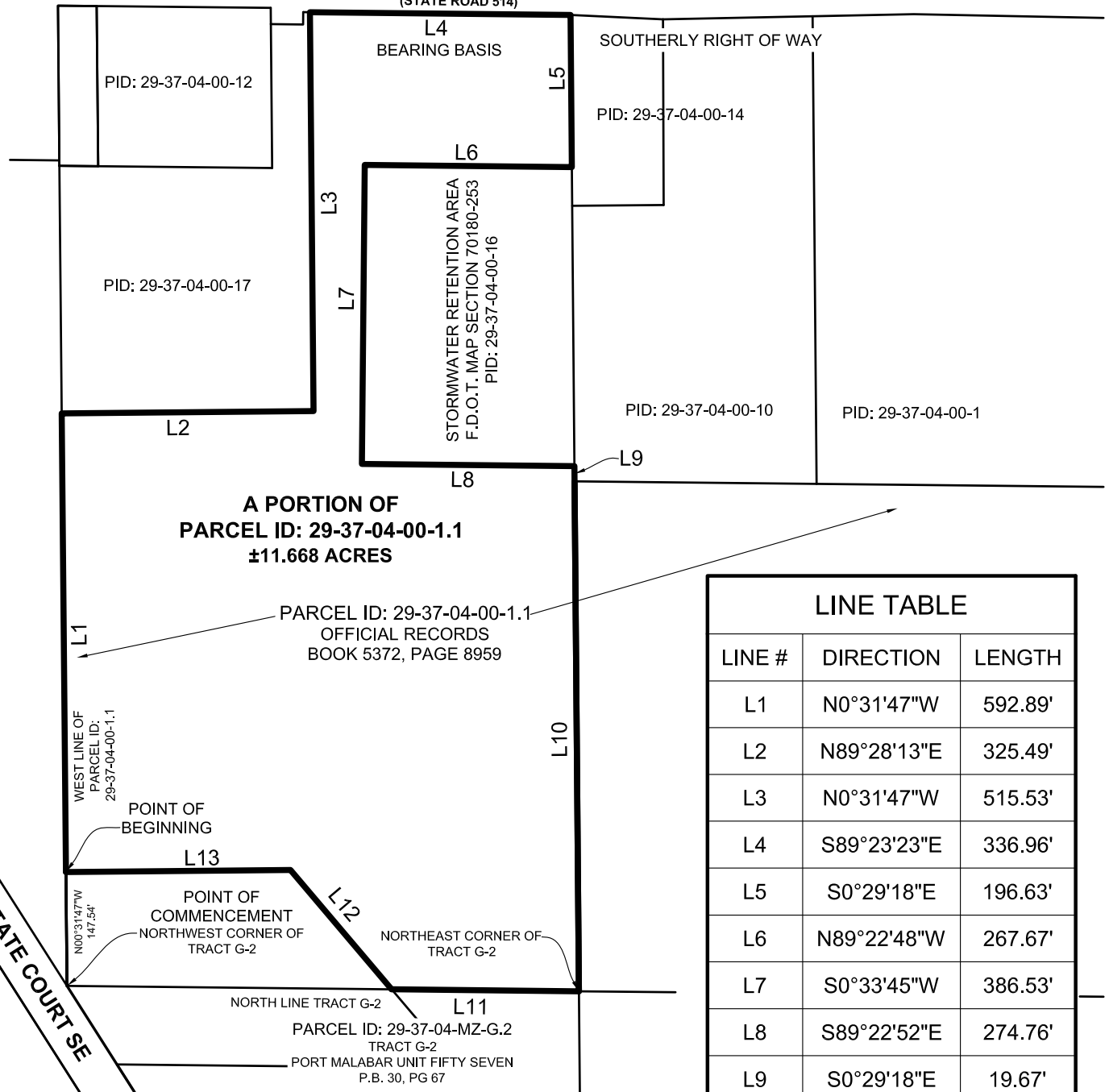
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SHEET 1 OF 5
NETWORK PROJECT NO. 202203954-1 AAC

SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

MALABAR ROAD
(STATE ROAD 514)



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'



NV5

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

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

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

Broward

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

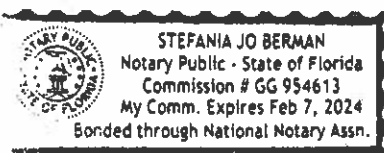
shimon wolkowicki

, property owner.

Stefania Berman

, Notary Public

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



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 Wolkowick 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 Brevard

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

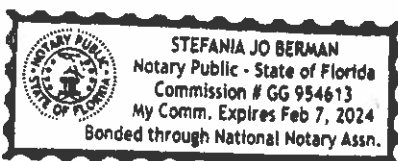
Shimon Wolkowicki, property owner.

Stefania Berman

(Signature)

, Notary Public

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



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

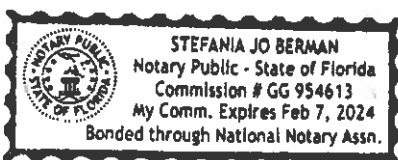
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 by

Shimon Wolkowicki, property owner.

Stefania Berman

, Notary Public

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



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

Select Language | ▼

Gm
3/28/23

A Daily Publication By:



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

[Signature]

Affiant

[Signature]

Notary State of Wisconsin County of Brown

1-9-25

My commission expires

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

KATHLEEN ALLEN
Notary Public
State of Wisconsin

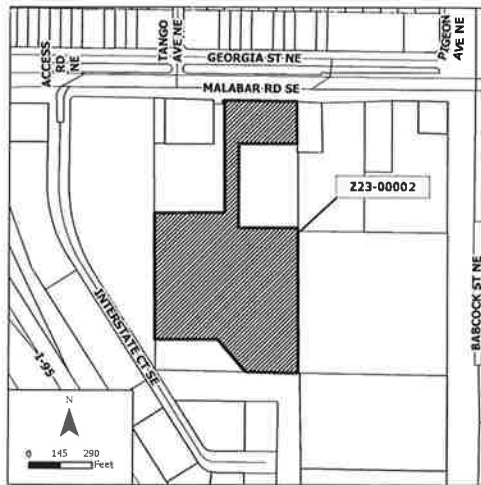
RECEIVED

MAR 27 2023

City of Palm Bay
Accounting Division

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



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

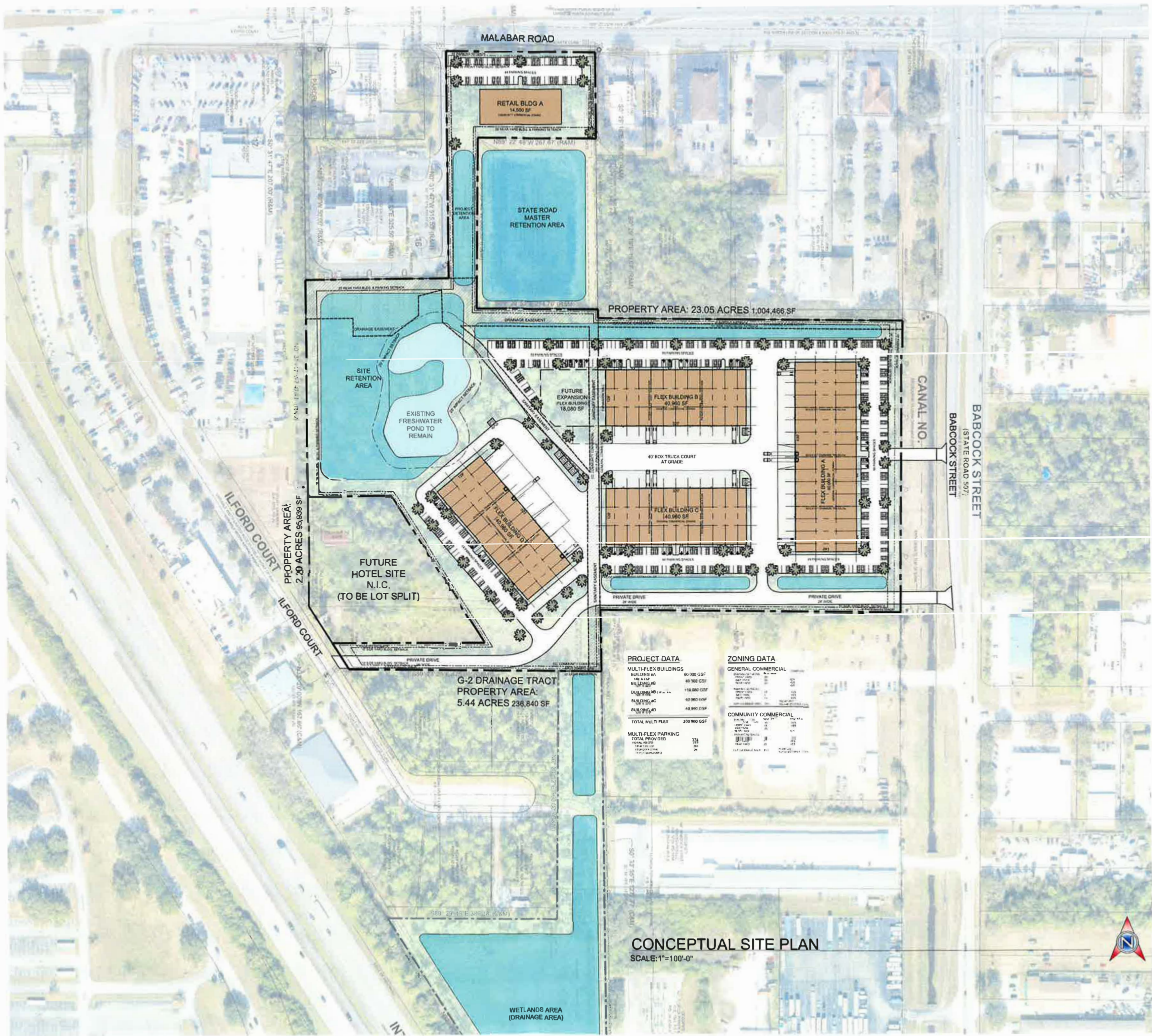
DATES AND REVISIONS	
11-02-2022	CONCEPT LAYOUT
01-26-2023	REVISED LAYOUT
01-31-2023	PRE-APPLICATION SUBMISSION

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFORMANCE, NO USE OR DISTRIBUTION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE AND SCHEDULE. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES THESE CHANGES ARE NOT IN THE BASE BID.

PALM BAY FLEX BLDGS
MALABAR RD & BABCOCK ST
PALM BAY, FL

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO
SP-1



PROJECT DATA

MULTI-FLEX BUILDINGS	60,000 GSF
BUILDING A	40,960 GSF
BUILDING B	40,960 GSF
BUILDING C	40,960 GSF
BUILDING D	40,960 GSF
TOTAL MULTI-FLEX	200,960 GSF
MULTI-FLEX PARKING	324 SP
TOTAL PROVIDED	324 SP

ZONING DATA

GENERAL COMMERCIAL	
MAXIMUM BUILDING HEIGHT	35' 0"
MAXIMUM LOT AREA	100,000 SF
MAXIMUM LOT COVERAGE	75%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT COVERAGE	10%
MINIMUM SETBACK	10' 0"
MINIMUM FRONT SETBACK	25' 0"
MINIMUM SIDE SETBACK	10' 0"
MINIMUM REAR SETBACK	10' 0"

COMMUNITY COMMERCIAL	
MAXIMUM BUILDING HEIGHT	35' 0"
MAXIMUM LOT AREA	100,000 SF
MAXIMUM LOT COVERAGE	75%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT COVERAGE	10%
MINIMUM SETBACK	10' 0"
MINIMUM FRONT SETBACK	25' 0"
MINIMUM SIDE SETBACK	10' 0"
MINIMUM REAR SETBACK	10' 0"

CONCEPTUAL SITE PLAN
SCALE: 1"=100'-0"

ORDINANCE 2023-24

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PALM BAY BY CHANGING THE ZONING OF PROPERTY FROM CC (COMMUNITY COMMERCIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT), WHICH PROPERTY IS LOCATED IN THE VICINITY SOUTH OF MALABAR ROAD, EAST OF INTERCHANGE-95, AND WEST OF BABCOCK STREET, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR A CHANGE OF THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The Zoning Ordinance of the City of Palm Bay, Brevard County, Florida, is hereby amended to provide for the rezoning of property from CC (Community Commercial District) to GC (General Commercial District), being legally described as follows:

Commence at the northwest corner of Tract G-2 of Port Malabar Unit 57, as recorded in Plat Book 30, Page 67, of said Public Records, thence run N 00°31'47" W along the west line of said Parcel ID: 29-37-04-00-1.1, for 127.20 feet to the Point of Beginning; from said Point of Beginning, thence continue N 00°31'47" W along said west line for 592.89 feet to a point; thence leaving said west line, run N 89°28'13" E, for 325.50 feet to a point; thence run N 00°31'47" W, for 515.53 feet to a point on the southerly right-of-way line of Malabar Road (State Road No. 514); thence run S 89°23'23" E along said right-of-way line, for 336.96 feet to a point; thence leaving said right-of-way line, run S 00°29'18" E, 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 three (3) courses: N 89°22'48" W, for 267.67 feet to a point; thence run S 00°33'45" W, for 386.53 feet to a point; thence run S 89°22'52" E, for 274.76 feet to a point; thence leaving said retention area run S 00°29'18" E, for 19.67 feet to a point; thence run S 00°28'56" E, for 659.03 feet to the northeast corner of said Tract G-2 of Port Malabar Unit 57; thence run N 89°24'10" W along the north line of said Tract G-2, for 242.00 feet to a point; thence leaving said north line, run N 40°17'40" W, for 202.23 feet to a point; thence run S 89°28'13" W, for 290.10 feet to the Point of Beginning; containing 11.668 acres or 508,242 square feet, more or less.

SECTION 2. The Zoning Map of the City of Palm Bay is hereby revised to reflect this amendment.

SECTION 3. The provisions within this ordinance shall take effect immediately upon the enactment date.

Read in title only at Meeting 2023- , held on , 2023; and
read in title only and duly enacted at Meeting 2023- , held on , 2023.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK

Reviewed by CAO: _____

Applicant: Babcock & Malabar LLC

Case: Z23-00002

cc: (date) Applicant
Case File



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Ordinance 2023-26, amending the Code of Ordinances, Chapter 170, Construction Codes and Regulations, Subchapter 'Building Code', by modifying the City's Administrative Amendments referencing the Florida Building Code (Case T23-00001, City of Palm Bay), final reading.

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting.

A textual amendment to the City of Palm Bay's Code of Ordinance, Title XVII, Land Development Code, Chapter 170: Building Codes and Regulations, Section 170.005 to amend the Administrative Amendments referencing the Florida Building Code, Building as outlined in the City of Palm Bay Land Development Code.

The purpose of this ordinance is to provide the City of Palm Bay with building regulations, removing the Administrative Amendments referencing the Florida Building Code, Residential; Florida Building Code, Plumbing; the Florida Building Code, Mechanical; the Florida Building Code, Fuel Gas; the Florida Building Code, Existing Building, as outlined in the City of Palm Bay Land Development Code, and to amend the current National Electrical Code as outlined in the City of Palm Bay Land Development Code.

REQUESTING DEPARTMENT:

Growth Management, Building Department

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Motion to approve an Ordinance providing for a textual amendment to the City of Palm Bay's Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Section 170.005 'Adopted'.

Planning and Zoning Board Recommendation:

Motion to submit Case T23-00001 to City Council for approval.

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

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

ATTACHMENTS:

Description

Case T23-00001 - Staff Report

Case T23-00001 - Application

Case T23-00001 - Legal Ad

T23-00001 - Exhibit A

Ordinance 2023-26



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Stephen White, Principal Planner

CASE NUMBER

T23-00001

PLANNING & ZONING BOARD HEARING DATE

April 5, 2023

APPLICANT

City of Palm Bay

PROPERTY LOCATION/ADDRESS

Not Applicable

SUMMARY OF REQUEST

A Textual Amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 170: Construction Codes and Regulations, Building Code Section 170.005 Adopted, to amend the Administrative Amendments referencing the Florida Building Code, Building as outlined in the City of Palm Bay Land Development Code.

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 170: Construction Codes and Regulations, Section 170.005 Adopted, to amend the Administrative Amendments referencing the Florida Building Code, Building as outlined in the City of Palm Bay Land Development Code.

Proposed language for this amendment is attached in legislative style with additions between >>arrow<< symbols and deletions in ~~striketrough~~ format.

SECTION INTENT AND APPLICABILITY OF 170.005:

The purpose of this ordinance is to provide the City of Palm Bay with building regulations as they relate to the Florida Building Code.

ANALYSIS:

This amendment is being brought forward to amend the Administrative Amendments referencing the Florida Building Code, Building as outlined in the City of Palm Bay Land Development Code, and to remove the Administrative Amendments referencing the Florida Building Code, Residential; Florida Building Code, Plumbing; the Florida Building Code, Mechanical; the Florida Building Code, Fuel Gas; the Florida Building Code, Existing Building, as outlined in the City of Palm Bay Land Development Code, and to amend the current National Electrical Code as outlined in the City of Palm Bay Land Development Code.

STAFF RECOMMENDATION:

Case T23-00001 meets the minimum criteria for a textual amendment. Staff recommends the proposed textual amendment for approval.

TITLE XVII: LAND DEVELOPMENT CODE

Chapter 170: Construction Codes and Regulations

§ 170.005 ADOPTED.

(A) Florida Building Code 7th Edition or as amended - Building mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Building Code for the city.

(1) The city's administrative amendments to the Florida Building Code - Building, Chapter 1, Administration, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) >>04-20-23,<< and made a part of this section as if fully set forth herein.

~~—(2) The city's administrative amendments to the Florida Building Code - Building, are hereby adopted, and by reference, incorporated herein as Exhibit B (01-07-21) and made a part of this section as if fully set forth herein.~~

(B) Florida Building Code 7th Edition or as amended - Residential mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Residential Building Code for the city.

~~—(1) The city's administrative amendments to the Florida Building Code - Residential, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.~~

(C) Florida Building Code 7th Edition or as amended - Plumbing mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Plumbing Code for the city.

(D) Florida Building Code 7th Edition or as amended - Mechanical mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Mechanical Code for the city.

(E) Florida Building Code 7th Edition or as amended - Fuel Gas mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Fuel Gas Code for the city.

(F) Florida Building Code 7th Edition or as amended - Existing Building mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Existing Building Code for the city.

~~—(1) The city's administrative amendments to the Florida Building Code - Existing Building, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.~~

(G) Florida Building Code 7th Edition or as amended - Accessibility mandated by the State of Florida is hereby recognized as the Accessibility Code for the city.

(H) Florida Building Code 7th Edition or as amended - Energy Conservation mandated by the State of Florida is hereby recognized as the Energy Conservation Code for the city.

(I) 2014 >>2017<< or as amended National Electrical Code - Electrical mandated by the State of Florida is hereby recognized as the Electrical Code for the City.

(J) Pursuant to Section 105.2 of the Florida Building Code, structures in Residence Zones accessory to a single-family residence shall be exempt from the requirement to obtain a building permit provided that:

- (1) The structure does not exceed 120 square feet;
- (2) The structure does not exceed 1-story;
- (3) The structure has no utilities (water, electric, etc.);
- (4) The structure is not used for human habitation;
- (5) The structure is not placed on top of a poured concrete slab;
- (6) The structure is pre-certified to be compliant with State of Florida approved construction standards; and
- (7) The structure complies with § 185.118 of the Zoning Code.

Project Details: T23-00001

Project Type: Code Textual Amendment

Project Location: ,
Milestone: Submitted
Created: 3/6/2023
Description: Building Code
Assigned Planner: Stephen White

Contacts

Contact	Information
Supplemental Contact	Stephen White stephen.white2@palmbayflorida.org
Submitter	Stephen White stephen.white2@palmbayflorida.org
Assigned Planner	Stephen White -1 stephen.white2@palmbayflorida.org

Fields

Field Label	Value
Section Proposed to be Changed	170.005
Proposed Language	<p>§ 170.005 ADOPTED.</p> <p>(A) Florida Building Code 7th Edition or as amended - Building mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Building Code for the city.</p> <p>(1) The city's administrative amendments to the Florida Building Code - Building, Chapter 1, Administration, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) <(05-18-23)> and made a part of this section as if fully set forth herein.</p> <p>(2) The city's administrative amendments to the Florida Building Code - Building, are hereby adopted, and by reference, incorporated herein as Exhibit B (01-07-21) and made a part of this section as if fully set forth herein.</p> <p>(B) Florida Building Code 7th Edition or as amended - Residential mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Residential Building Code for the city.</p> <p>(1) The city's administrative amendments to the Florida Building</p>

Project Details: T23-00001

Code - Residential, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.

(C) Florida Building Code 7th Edition or as amended - Plumbing mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Plumbing Code for the city.

(D) Florida Building Code 7th Edition or as amended - Mechanical mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Mechanical Code for the city.

(E) Florida Building Code 7th Edition or as amended - Fuel Gas mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Fuel Gas Code for the city.

(F) Florida Building Code 7th Edition or as amended - Existing Building mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Existing Building Code for the city.

(1) The city's administrative amendments to the Florida Building Code - Existing Building, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.

(G) Florida Building Code 7th Edition or as amended - Accessibility mandated by the State of Florida is hereby recognized as the Accessibility Code for the city.

(H) Florida Building Code 7th Edition or as amended - Energy Conservation mandated by the State of Florida is hereby recognized as the Energy Conservation Code for the city.

(I) 2014 <2017> or as amended National Electrical Code - Electrical mandated by the State of Florida is hereby recognized as the Electrical Code for the City.

(J) Pursuant to Section 105.2 of the Florida Building Code, structures in Residence Zones accessory to a single-family residence shall be exempt from the requirement to obtain a building permit provided that:

- (1) The structure does not exceed 120 square feet;
- (2) The structure does not exceed 1-story;
- (3) The structure has no utilities (water, electric, etc.);
- (4) The structure is not used for human habitation;
- (5) The structure is not placed on top of a poured concrete slab;
- (6) The structure is pre-certified to be compliant with State of Florida approved construction standards; and

(7) The structure complies with § 185.118 of the Zoning Code. ('74 Code, § 8-13(a)) (Ord. 73-9, passed 4-19-73; Am. Ord. 75-23, passed 6-19-75; Am. Ord. 78-30, passed 12-7-78; Am. Ord. 82-2, passed 2-4-82; Am. Ord. 83-11, passed 3-17-83; Am. Ord. 85-51, passed 9-17-85; Am. Ord. 85-77, passed 1-2-86; Am. Ord. 87-06, passed 2-12-87; Am. Ord. 87-40, passed 1-7-88; Am. Ord. 90-02, passed 1-18-90; Am. Ord. 91-02, passed 1-24-91; Am. Ord. 92-06, passed 3-19-92; Am. Ord. 95-13, passed 3-16-95; Am. Ord. 97-33, passed 10-16-97; Am. Ord. 2002-36, passed 5-16-02; Am. Ord. 2004-21, passed 4-22-04; Am. Ord. 2009-19, passed 5-21-09; Am. Ord. 2012-14, passed 5-17-12; Am. Ord. 2013-42, passed 7-2-13; Am. Ord. 2014-05, passed 3-4-14; Am. Ord. 2015-33, passed 8-6-15; Am. Ord. 2020-58, passed 1-7-21) Penalty, see § 170.999

Project Details: T23-00001

Justification for Proposed Change	
Ordinance Number	

GM
3/28/23

A Daily Publication By:



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

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.L. 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. ***CP23-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.L. 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, Reps.)
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

City of Palm Bay, Florida
Ordinance 2020-58

EXHIBIT 'A'



**CITY OF PALM BAY ADMINISTRATIVE CODE CH. 1
FOR THE 7th Edition (2020) FLORIDA BUILDING
CODE**

Adopted by City Council on January 7, 2021<-
Amended and adopted by City Council on
May 18, 2023>

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CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION SECTION 101 GENERAL

[A] 101.1 Title. These regulations shall be known as the *Florida Building Code*, hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one-and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. ~~Appendix J, Appendix Q~~ <The City of Palm Bay adopts Florida Building Code, Building, Appendix J, and Florida Building Code, Residential, Appendices M and Q.>

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

[A] 101.3 Intent. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life

and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

[A] 101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas. The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical. The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations*, *repairs* and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

[A] 101.4.3 Plumbing. The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration*, *repair* and replacement of plumbing systems, including equipment, appliances,

fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] 101.4.4 Property maintenance The provisions of the City of *Palm Bay Code of Ordinances* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

[A] 101.4.5 Fire prevention. For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 Energy. The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings. The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair, alteration*, change of occupancy, *addition* to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

SECTION 102 APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Code*. Additionally, a local code enforcement agency may not administer or enforce the *Florida Building Code, Building* to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation,

- transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 1. Is not rented or leased or used as a principal residence;
 2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
 3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;

2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

102.2.3 The *building official* shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.
2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement

district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this

code, the *Florida Building Code, Existing Building*, , *City of Palm Bay Code of Ordinances* or the *Florida Fire Prevention Code*.

[A] 102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, City of Palm Bay Code of Ordinances* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.
- (2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
- (3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103

DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.

103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

For the maintenance of existing properties, see the *City of Palm Bay Code of Ordinances*

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.1 General. The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Applications and permits. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce compliance with the provisions of this code.

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, *repair*, *alteration*, *addition* or other improvement of existing buildings or structures located in *flood hazard areas*, the *building official* shall determine if the proposed work constitutes substantial improvement or *repair* of

substantial damage. Where the *building official* determines that the proposed work constitutes *substantial improvement* or *repair of substantial damage*, and where required by this code, the *building official* shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.

[A] 104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.4 Inspections. The *building official* shall make all of the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued.

Such records shall be retained in the official records for the period required for retention of public records per FS 119.

104.8 Liability. The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] 104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building official* shall first find that special individual reason makes the strict letter of this code impractical and the

modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The *building official* shall coordinate with the floodplain administrator to review requests submitted to the *building official* that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

[A] 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports

of such tests shall be retained by the *building official* for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the *building official*.

SECTION 105 PERMITS

[A] 105.1 Required. Any *owner* or *owner's* authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 Annual facility *permit*. In lieu of an individual *permit* for each *alteration* to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the *building official* is authorized to issue an annual *permit* for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility *permit* shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate *permit* shall be obtained for each facility and for each construction trade, as applicable. The *permit* application shall contain a general description of the parameters of work intended to be performed during the year.

[A] 105.1.2 Annual Facility *permit* records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

105.1.3 Food *permit*. In accordance with Section 500.12, *Florida Statutes*, a food *permit* from the

Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating *permit* pursuant to Section 514.031, *Florida Statutes*. A certificate of completion or occupancy may not be issued until such operating *permit* is issued. The local enforcing agency shall conduct their review of the building *permit* application upon filing and in accordance with Chapter 553, *Florida Statutes*. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building *permit* application review while awaiting comment from the Department of Health.

[A] 105.2 Work exempt from *permit*. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²), is not placed on top of poured concrete slab and is pre-certified to be complaint with State of Florida approved construction standards. Complies with Section 185.118 of the City of Palm Bay Zoning Code.
2. Fences not over 6 feet (1829 mm) high and not part of a Pool Barrier.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or *story* below and are not part of an *accessible route*.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
12. Window *awnings* supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support, of Groups R-3 and U occupancies.
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the *building official* without a *permit*, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any

of the provisions of the technical codes.

[A] 105.2.3 Public service agencies. A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] 105.3 Application for *permit*. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5) and (6), *Florida Statutes*.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building *permit* for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the *permit* and any extension granted to the *permit*.

Effective October 1, 2017, a local enforcement agency shall post each type of building *permit* application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the application may be submitted in person in a nonelectronic format, at the discretion of the *building official*.

[A] 105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official*

shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for *permits*, the *building official* shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the *Florida Building Code* on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the *permit* any of the following documents which apply to the construction for which the *permit* is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified

under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

Note: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, Requires an electrical system with a value of over \$125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;
NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is

required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building *permit* for any building construction, erection, alteration, modification, repair or addition unless the *permit* either includes on its face or there is attached to the *permit* the following statement: "NOTICE: In addition to the requirements of this *permit*, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional *permits* required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building *permit* for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the *permit* application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall, as a condition to receiving a building *permit*, show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the

work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building *permit* application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a *permit* under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for *permit*, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right of way. A *permit* shall not be given by the *building official* for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has

received a right of way *permit* from the authority having jurisdiction over the street, alley or public lane.

105.4 Conditions of the *permit*. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

105.4.1 *Permit* intent. A *permit* issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a *permit* prevent the *building official* from thereafter requiring a correction of errors in plans, construction or violations of this code. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 6 months after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the *permit* is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new *permit* covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new *permit* is not obtained within 180 days from the date the initial *permit* became null and void, the *building official* is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new *permit* may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial *permit* became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new *permit*.

105.4.1.3 Work shall be considered to be in active progress when the *permit* has received an approved

inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority.

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official*.

105.5.1 Additional options for closing a *permit*. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building *permit*, may close a building *permit* by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the *permit*. If a contractor other than the original contractor listed on the *permit* is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.
3. If a building *permit* is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the *permit* may be closed without having to obtain a new building *permit*, and the work required to close the *permit* may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the *permit*, unless the contractor has sought and received approval

from the local enforcement agency for an alternative material, design or method of construction.

4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.
For purposes of this section, the term “close” means that the requirements of the *permit* have been satisfied.

105.5.2 For the purposes of this subsection, a *closed permit* shall mean a *permit* for which all requirements for completion have been satisfied or a *permit* that has been administratively closed by the *building official*.

105.5.3 For the purposes of this subsection, an *open permit* shall mean a *permit* that has not satisfied all requirements for completion as defined in 105.5.1.1.

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm’s-length purchaser of a property for value solely because a building *permit* applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the *permit*.

105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to a contractor solely because the contractor is listed on other building *permits* that were not closed. A local enforcement agency has the authority to deny a new *permit* application from an applicant for other reasons.

[A] 105.7 Placement of *permit*. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, *Florida Statutes*, when any person applies for a building *permit*, the authority issuing such *permit* shall print on the face of each *permit* card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building *permit* for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.1 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the *permit* is issued to and another copy for the building *permit* files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before *permit* issuance. Upon approval of the *building official*, the scope of work delineated in the building *permit* application and plan may be started prior to the final approval and issuance of the *permit*, provided any work completed is entirely at risk of the *permit* applicant and the work does not proceed past the first required inspection.

105.13 Phased *permit* approval. After submittal of the appropriate construction documents, the *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 *Permit* issued on basis of an affidavit. Whenever a *permit* is issued in reliance upon an affidavit or whenever the work to be covered by a *permit* involves installation under conditions which, in the opinion of the *building official*, are hazardous or complex, the *building official* shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the *permit*, provide copies of inspection reports as inspections are performed, and upon completion make and file with the *building official* written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the *building official*. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

Exception: *Permit* issued on basis of an affidavit shall not extend to the flood load and flood

resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building *permit*, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Where defined wind-borne debris regions have not changed, single family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought.
- (b) This subsection does not apply to a building *permit* sought for:
 1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
 2. A change of occupancy as defined in the *Florida Building Code*.
 3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
 4. A historic building as defined in the *Florida Building Code*.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
 1. Citing any violation inadvertently observed

in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).

2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought in accordance with the prohibition in paragraph (a).
3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:
 - (a) “Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
 - (b) “Low-voltage alarm system project” means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the *National Electrical Code* Standard 70, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
 - (c) “Low-voltage electric fence” means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon

- contact with the fence structure.
- (d) "Wireless alarm system" means a burglar alarm system of smoke detector that is not hardwired.
- (2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a *permit* is required by a local enforcement agency. However, a *permit* is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
- (3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further *permit* shall be required for the low-voltage alarm system project other than as provided in this section:
- (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
 - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
 - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
 - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.
 - (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.
- (4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
- (5) A local enforcement agency shall make uniform basic *permit* labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
- (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 - (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.
- (6) A contractor shall post an unused uniform basic *permit* label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
- (7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.
- (8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), *Florida Statutes*.
- (9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
- (10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
- (11) A uniform basic *permit* label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure

requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106

FLOOR AND ROOF DESIGN LOADS

[A] 106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for *live loads* exceeding 50 psf (2.40 kN/m²), such design *live loads* shall be conspicuously posted by the owner or the owner's authorized agent in that part of each *story* in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or *permit* to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107

SUBMITTAL DOCUMENTS

[A] 107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* & 61G15 Florida Administrative Code or Chapter 481, *Florida Statutes* & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and

drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

[A] 107.2.2 Fire protection system shop drawings. Shop drawings for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress. The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide

supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system that was tested, where applicable, as well as the test procedure used.

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

[A] 107.2.6.1 Design flood elevations. Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the *building official* or a duly authorized representative, as required by the *Florida Building Code*.

[A] 107.2.7 Structural information. The *construction documents* shall provide the information specified in Section 1603.

[A] 107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the

construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the *building official*, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise law- fully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed

statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official*.

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.3.4.2 Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes*, by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind- resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, *Florida Statutes*.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the *building official* shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
 Parking Fire access
 Vehicle loading
 Driving/turning radius
 Fire hydrant/water supply/post indicator valve (PIV)
 Set back/separation (assumed property lines)
 Location of specific tanks, water lines and sewer lines
 Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
 Fire-resistant separations
 Fire-resistant protection for type of construction
 Protection of openings and penetrations of rated walls
Fireblocking and *draftstopping* and calculated fire resistance
5. Fire suppression systems shall include:
 Early warning smoke evacuation systems
 Schematic fire sprinklers

- Standpipes
 - Pre-engineered systems
 - Riser diagram.
 - 6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
 - 7. Occupancy load/egress requirements shall include:
 - Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
 - 8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage- resistant materials
 - Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
 - 9. Materials shall be reviewed and shall at a minimum include the following:
 - Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry
 - Gypsum board and plaster
 - Insulating (mechanical)
 - Roofing
 - Insulation
 - Building envelope portions of the Energy Code (including calculation and mandatory requirements)
 - 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Fair housing requirements
 - 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation (including corresponding portion of the energy code)
 - Sanitation
 - 12. Special systems:
 - Elevators
 - Escalators
 - Lifts
 - 13. Swimming pools:
 - Barrier requirements
 - Spas
 - Wading pools
 - 14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.
- Electrical:**
- 1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 - Electrical portions of the Energy Code (including calculation and mandatory requirements)
 - 2. Equipment
 - 3. Special occupancies
 - 4. Emergency systems
 - 5. Communication systems
 - 6. Low voltage
 - 7. Load calculations
 - 8. Design flood elevation
- Plumbing:**
- 1. Minimum plumbing facilities
 - 2. Fixture requirements
 - 3. Water supply piping
 - 4. Sanitary drainage
 - 5. Water heaters

6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation
15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

Mechanical:

1. Mechanical portions of the Energy calculations
2. Exhaust systems: Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation
11. Gas portions of the Energy Code (including calculation and mandatory requirements)

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
Set back/separation (assumed property lines)
Location of septic tanks
<Drainage plan prepared by a registered design professional>
2. Fire-resistant construction (if required)

3. Fire
4. Smoke detector locations
5. Egress:
Egress window size and location stairs construction requirements
6. Structural requirements shall include:
Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
Termite protection
Design loads
Wind requirements
Building envelope
Foundation
Wall systems
Floor systems
Roof systems
Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage- resistant materials
7. Accessibility requirements:
Show/identify
Accessible bath
8. Impact resistant coverings or systems
9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

1. Site requirements
Setback/separation (assumed property lines)
Location of septic tanks (if applicable)
2. Structural
Wind zone
Anchoring
Blocking
3. Plumbing
List potable water source and meter size (if applicable)
4. Mechanical
Exhaust systems
Clothes dryer exhaust
Kitchen equipment exhaust
5. Electrical exterior disconnect location

Exemptions: Plans examination by the building official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance *permits*
5. Prototype plans:

Except for local site adaptations, siding, foundations and/or modifications.

Except for structures that require waiver.

6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] 107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The *building official* may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The *building official* may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the *building official* copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal

regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue *permits*, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 108.1 General. The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 108.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

[A] 109.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] 109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- *Permits*;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

[A] 109.3 Building permit valuations. The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

[A] 109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required *permit(s)* must be applied for within three (3) business days and any unreasonable delay in obtaining those *permit(s)* shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a *permit*. The *building official* may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

[A] 109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition

for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

[A] 109.6 Refunds. The *building official* is authorized to establish a refund policy.

SECTION 110 INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the *building official*, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The *building official* may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections

shall be certified in accordance to Chapter 468 Florida Statutes.

[A] 110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The *building official* upon notification from the *permit* holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the *permit* holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
 - Stem-wall
 - Monolithic slab-on-grade
 - Piling/pile caps
 - Footers/grade beams
- 1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
- 1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.
- 1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted

2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved* and shall at a minimum include the following building components:
 - Window/door framing
 - Window U-factor/SHGC (as indicated on approved energy calculations)
 - Vertical cells/columns
 - Lintel/tie beams
 - Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
 - *Draftstopping/fireblocking*
 - Curtain wall framing
 - Energy insulation (Insulation R-factor as indicated on approved energy calculations)
 - Accessibility
 - Verify rough opening dimensions are within tolerances.
 - Window/door buck attachment
- 2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.
- 2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.
3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
 - Roof sheathing
 - Wall sheathing
 - Continuous air barrier
 - Exterior siding/cladding
 - Sheathing fasteners
 - Roof/wall dry-in

NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of

- the dry-in material.
4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:
 - Exterior wall coverings and veneers
 - Soffit coverings
 5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:
 - Dry-in
 - Insulation
 - Roof coverings (including In Progress as necessary)
 - Insulation on roof deck (according to submitted energy calculation)
 - Flashing
 - 5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official*.
 6. Final inspection. To be made after the building is completed and ready for occupancy.
 - 6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.
 7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.
 - a. Steel reinforcement inspection
 - b. Underground electric inspection
 - c. Underground piping inspection including a pressure test.
 - d. Underground electric inspection under deck area (including the equipotential bonding)
 - b. Underground piping inspection under deck area
 - c. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
 - d. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
 - e. Final pool piping
 - f. Final Electrical inspection
 - g. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.
In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.
 8. Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
Final inspection to be made after all demolition work is completed.
 9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross- overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
 10. Where impact-resistant coverings or impact-resistant systems are installed, the *building official* shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to determine the following:
The system indicated on the plans was installed.
The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said

alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.

Includes plumbing provisions of the energy code and approved energy calculation provisions.

3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See Section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.

Includes mechanical provisions of the energy code and approved energy calculation provisions.

3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

Includes gas provisions of the energy code and approved energy calculation provisions.

2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

3. Final inspection. To be made on all new gas work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that

the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

[A] 110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

[A] 110.3.2 Concrete slab and under-floor inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official*.

[A] 110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and

finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Weather-exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and *approved*.

[A] 110.3.7 Fire and smoke-resistant penetrations. Protection of joints and penetrations in *fire-resistance-rated* assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and *approved*.

[A] 110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with *FBC, Energy Conservation* and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

[A] 110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

[A] 110.3.10 Special inspections. Reserved.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.3.11.1 Flood hazard documentation.

If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in Section 1612.5 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.

110.3.11.2 Commercial Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result

requirements have been received by building owner.

110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the duct test requirements shall be received by building official.

110.3.12 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.12.9 or Section 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the *building official* has been received.

110.3.13 Impact-resistant coverings or systems. Where impact-resistant coverings or systems are installed to meet requirements of this code, the *building official* shall schedule adequate inspections of impact-resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

[A] 110.4 Inspection agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] 110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

110.7 Shoring. For threshold buildings, shoring and

associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building *permit* for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the *building official*, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71(7), *Florida Statutes* may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*, as an engineer or under Chapter 481, *Florida Statutes*, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate

of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of *permit* documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, *Florida Statutes*.

110.8.5 No enforcing agency may issue a building *permit* for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license. The named contractor to whom the building *permit* is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building *permit* was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The *building official* is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*, or certified as a special inspector

under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

111.5 Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of *permits* is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112 SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] 112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or

service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS

<113.1 General. Appeals relating to the Florida Building Code must be appealed to the Florida Building Commission.>

SECTION 114 VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems

building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 115 STOP WORK ORDER

[A] 115.1 Authority. Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

[A] 115.2 Issuance. The stop work order shall be in writing and shall be given to the *owner* of the property involved, the *owner's* authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be

made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon

SECTION 117

VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of

the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, to the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such *repairs, alterations, additions* and change of occupancy shall comply with the requirements of Section 105.2.2 and the *Florida Building Code, Existing Building*.

requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

ORDINANCE 2023-26

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, TITLE XVII, LAND DEVELOPMENT CODE, CHAPTER 170, CONSTRUCTION CODES AND REGULATIONS, SUBCHAPTER 'BUILDING CODE', BY MODIFYING THE CITY'S ADMINISTRATIVE AMENDMENTS REFERENCING THE FLORIDA BUILDING CODE; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR INCLUSION IN THE CITY OF PALM BAY CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The City of Palm Bay Code of Ordinances, Title XVII, Land Development Code, Chapter 170, Construction Codes and Regulations, Subchapter 'Building Code', Section 170.005, Adopted, is hereby amended and shall henceforth read as follows:

"Section 170.005 ADOPTED.

(A) *Florida Building Code 7th Edition or as amended* - Building mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Building Code for the city.

(1) The city's administrative amendments to the *Florida Building Code* - Building, Chapter 1, Administration, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) >>04-20-23,<< and made a part of this section as if fully set forth herein.

~~(2) The city's administrative amendments to the *Florida Building Code* - Building, are hereby adopted, and by reference, incorporated herein as Exhibit B (01-07-21) and made a part of this section as if fully set forth herein.~~

(B) *Florida Building Code 7th Edition or as amended* - Residential mandated by the State of Florida, and exclusive of Chapter 1 - Administration, is hereby recognized as the Residential Building Code for the city.

~~(1) The city's administrative amendments to the *Florida Building Code Residential*, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.~~

(C) *Florida Building Code 7th Edition or as amended* - Plumbing mandated by the State of Florida, ~~and exclusive of Chapter 1 Administration~~, is hereby recognized as the Plumbing Code for the city.

(D) *Florida Building Code 7th Edition or as amended* - Mechanical mandated by the State of Florida, ~~and exclusive of Chapter 1 Administration~~, is hereby recognized as the Mechanical Code for the city.

(E) *Florida Building Code 7th Edition or as amended* - Fuel Gas mandated by the State of Florida, ~~and exclusive of Chapter 1 Administration~~, is hereby recognized as the Fuel Gas Code for the city.

(F) *Florida Building Code 7th Edition or as amended* - Existing Building mandated by the State of Florida, ~~and exclusive of Chapter 1 Administration~~, is hereby recognized as the Existing Building Code for the city.

~~(1) The city's administrative amendments to the *Florida Building Code Existing Building*, are hereby adopted, and by reference, incorporated herein as Exhibit A (01-07-21) and made a part of this section as if fully set forth herein.~~

(G) *Florida Building Code 7th Edition or as amended* - Accessibility mandated by the State of Florida is hereby recognized as the Accessibility Code for the city.

(H) *Florida Building Code 7th Edition or as amended* - Energy Conservation mandated by the State of Florida is hereby recognized as the Energy Conservation Code for the city.

(I) ~~2014~~ **>>2017<<** *or as amended National Electrical Code* - Electrical mandated by the State of Florida is hereby recognized as the Electrical Code for the City.

* * *

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

SECTION 3. It is the intention of the City Council of the City of Palm Bay that the provisions of this Ordinance shall be made a part of the City of Palm Bay Code of Ordinances and the sections may be renumbered to accomplish such intention.

SECTION 4. If any portion, clause, phrase, sentence or classification of this ordinance is held or declared to be either unconstitutional, invalid, inapplicable, inoperative or void, then such declaration shall not be construed to affect other portions of the ordinance; it is hereby declared to be the express opinion of the City Council of the City of Palm Bay that any such unconstitutional, invalid, inapplicable, inoperative or void portion or portions of this ordinance did not induce its passage, and that without the inclusion of any such portion or portions of this ordinance, the City Council would have enacted the valid constitutional portions thereof.

SECTION 5. The provisions within this ordinance shall take effect immediately upon the enactment date.

Read in title only at Meeting 2023-XX, held on _____, 2023; and read in title only and duly enacted at Meeting 2023-XX, held on _____, 2023.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK

Reviewed by CAO: _____

Strikethrough words shall be deleted; highlighted words that will included will be placed in between two arrow symbols (>> <<). Deletions and additions constitute the proposed amendment. Words remaining are now in effect and remain unchanged.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Valentino Perez, Acting Public Works Director

DATE: 5/1/2023

RE: Ordinance 2023-15, vacating a portion of the rear public utility and drainage easement located within Lot 21, Block 1865, Port Malabar Unit 41 (Case VE-3-2023, Dominick Migliaccio), first reading. (CONTINUED FROM 04/06/23 RCM)

As you may recall, the above request was scheduled for first reading at the April 6, 2023, regular Council meeting but was continued due to advertising requirements.

Dominick Migliaccio has submitted an application to vacate a 10 foot portion of the Southerly 20-foot Public Utility & Drainage Easement, running for a 15 foot distance along the Northerly line of the Southerly 20-foot Public Utility & Drainage Easement, thereof containing 150 square feet or 0.003 acres , more or less, of Lot 21, Block 1865, Port Malabar Unit 41, according to the Plat thereof, as Recorded in Plat Book 21, Pages 36 - 42, of the Public Records of Brevard County, Florida. To place a shed in the back yard.

REQUESTING DEPARTMENT:

Public Works

FISCAL IMPACT:

None.

RECOMMENDATION:

Motion to approve per the recommendation section on the Staff Report.

ATTACHMENTS:

Description

Staff Report- VE-3-2023

Ordinance 2023-15



DATE: March 17, 2023
CASE #: VE-3-2023

PUBLIC WORKS DEPARTMENT STAFF REPORT

REQUEST TO VACATE EASEMENT

PROPOSAL: Vacation of Easement is requested to vacate a 10 foot portion of the Southerly 20-foot Public Utility & Drainage Easement, running for a 15 foot distance along the Northerly line of the Southerly 20-foot Public Utility & Drainage Easement, thereof containing 150 square feet or 0.003 acres , more or less, of Lot 21, Block 1865, Port Malabar Unit 41, according to the Plat thereof, as Recorded in Plat Book 21, Pages 36 - 42, of the Public Records of Brevard County, Florida. To place a shed in the back yard.

LOCATION: 1808 Holbrook RD NW
(Lot 21, Block 1865, Port Malabar Unit 41)

APPLICANT: Dominick Migliaccio

SITE DATA

PRESENT ZONING: RS-2 – Single-Family Residential

AREA OF VACATING: 150 square feet, more or less

ADJACENT ZONING & LAND USE:	N	RS-2 – Single-Family Residential.
	E	RS-2 – Single-Family Residential
	S	100ft MTWCD Drainage right of way
	W	RS-2 – Single-Family Residential

STAFF ANALYSIS:

Vacation of Easement is requested to vacate a 10 foot portion of the Southerly 20-foot Public Utility & Drainage Easement, running for a 15 foot distance along the Northerly line of the Southerly 20-foot Public Utility & Drainage Easement, thereof containing 150 square feet or 0.003 acres , more or less, of Lot 21, Block 1865, Port Malabar Unit 41, according to the Plat thereof, as Recorded in Plat Book 21, Pages 36 - 42, of the Public Records of Brevard County, Florida. To place a shed in the back yard.

Public Works, AT&T, Florida Power and Light, and Spectrum have no objections to the vacating request.

The City of Palm Bay's Departments have the enclosed comments relating to the vacating request. It should be noted that city policy allows for the approval of a vacation request for the first 10 feet, along MTWCD owned canal, if there are no obvious issues of conflict.

Staff has no adverse comments regarding removal of the 10 foot portion of the Southerly 20-foot Public Utility & Drainage Easement, running for a 15 foot distance along the Northerly line of the Southerly 20-foot Public Utility & Drainage Easement, thereof containing 150 square feet or 0.003 acres , more or less, of Lot 21, Block 1865, Port Malabar Unit 41, according to the Plat thereof, as Recorded in Plat Book 21, Pages 36 - 42, of the Public Records of Brevard County, Florida. To place a shed in the back yard.

STAFF RECOMMENDATION:

Staff recommends approval of the vacating of easement with conditions per the analysis section of this staff report.

[illegible]



LOCATION MAP



Map is for illustrative purposes only!
Not to be construed as binding or a survey.
Map created by the City of Palm Bay
Public Works Department (RSD), on March 21, 2023.

VE-3-2023

0 25 50 100
Feet
1 inch = 100 feet





PUBLIC WORKS DEPARTMENT

1050 MALABAR ROAD SW PALM BAY, FLORIDA 32907

PHONE: (321) 952-3403

EMAIL: pwpermitting@palmbayflorida.org

REQUEST TO VACATE EASEMENT/DRAINAGE RIGHTS-OF-WAY

This application must be completed, legible, and returned, with all attachments referred to herein, to the Public Works Department, Palm Bay, Florida. The request will then be reviewed by City staff and scheduled before the City Council. A minimum of eight (8) weeks is required to process the application. You or your representative are required to attend the hearing and will be notified by mail of the date and time of the meeting. The meeting will be held at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road, SE, Palm Bay, Florida, unless otherwise stated.

Name of Applicant (Please print): Dominick Migliaccio

Address: 1808 Holbrook Rd NW

City: Palm Bay Zip Code: 32907

Phone Number: (321) 544-7523 Business Phone Number: N/A

Fax Number: N/A Email: migliaccio_n@yahoo.com

LEGAL DESCRIPTION, PREPARED BY A CERTIFIED SURVEYOR, OF THAT PORTION OF THE EASEMENT REQUESTING TO BE VACATED UPON WHICH THE ENCROACHMENT IS PROPOSED OR CURRENTLY EXISTS:

Yes, the signed and sealed legal description prepared by a certified surveyor is attached.

Section: 33 Township: 28 South Range: 36 East

Size of area covered by this application (calculate acreage): .003 acres

Zoning classification at present: RS-2

Which action applying for (easement, drainage): Easement

Reason for requesting vacation and intended use: Requesting portion of the easement to be vacated to place an accessory structure.

If the encroachment currently exists, provide the date that a permit was issued by the Building Division.
N/A

The following enclosures are needed to complete this application:

1. \$182.00 Application Fee. Make check payable to "City of Palm Bay".
2. List of names and addresses of property owners abutting the lot or parcel within which the easement or drainage right-of-way is located;
3. Copy of plat, map, etc. depicting area location of easement or drainage right-of-way to be vacated.
4. Original notarized letters from the following utility and service companies are required stating whether or not they object to or if there is no interest in the vacating of the easement or drainage right-of-way. If equipment lies within the easement or drainage right-of-way requested for vacation, the applicant shall be responsible for any expenses incurred for relocating same, unless other arrangements have been made with the company.
5. See contacts listed below:

Are you the property owner of record? ☒ Yes ☐ No

If no, a notarized letter from the property owner must be attached giving consent to the applicant to request the vacating.

Contact the Land Development Division (321-733-3042) as to whether a variance is required. If Required, YOU MUST OBTAIN APPROVAL FOR THE VARIANCE PRIOR TO PROCEEDING WITH THE VACATING REQUEST.

☐ Required ☒ Not Required

Land Development Division Sue from Land Dev. Date 2/8/23

I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION AND ALL DATA ATTACHED MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE CITY COUNCIL.

UNDER PENALTY OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING REQUEST TO VACATE EASEMENT/DRAINAGE RIGHTS-OF-WAY APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant Dominick Migliaccio Digitally signed by Dominick Migliaccio
Date: 2023.02.08 10:14:16 -05'00' Date 2/8/23

Printed Name of Applicant Dominick Migliaccio

ORDINANCE 2023-15

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, VACATING AND ABANDONING A PORTION OF THE REAR TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, LOCATED WITHIN LOT 21, BLOCK 1865, PORT MALABAR UNIT 41, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 36-42, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dominick Migliaccio has requested the City of Palm Bay, Florida, to vacate a portion of a certain public utility and drainage easement, which portion is legally described herein, and

WHEREAS, the vacation and abandonment of said portion of the public utility and drainage easement will neither adversely affect nor benefit the public.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. The City Council of the City of Palm Bay hereby vacates and abandons a portion of the rear public utility and drainage easement located within Lot 21, Block 1865, Port Malabar Unit 41, according to the plat thereof as recorded in Plat Book 21, Pages 36-42, of the Public Records of Brevard County, Florida, Section 33, Township 28S, Range 36E, being more particularly described as follows:

Commence at the found iron rod and cap (PLS5383) at the southeast corner of Lot 21, Block 1865, Port Malabar Unit 41, according to the map or plat thereof, as recorded in Plat Book 21, Pages 36 through 42, of the public records of Brevard County, Florida; thence run N 0°15'51" W, a distance of 20.00 feet; thence run S

89°40'45" W, a distance of 92.60 feet to the Point of Beginning; thence run S 0°19'15" E, a distance of 10.00 feet; thence Run S 89°40'45" W, a distance of 15.00 feet; thence run N 0°19'15" W, a distance of 10.00 feet; thence run N 89°40'45" E, a distance of 15.00 feet to the Point of Beginning; containing 0.003 acres, more or less.

SECTION 3. The provisions within this ordinance shall take effect immediately upon the enactment date.

Read in title only at Meeting 2023- , held on , 2023; and read in title only and duly enacted at Meeting 2023- , held on , 2023.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK

Reviewed by CAO: _____

Applicant: Dominick Migliaccio

Case: VE-3-2023

cc: (date) Applicant
Case File
Brevard County Recording



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Ordinance 2023-25, granting approval of a Final Development Plan for a proposed mixed-use subdivision to be known as 'Jupiter Bay PUD' on property located at the northwest corner of Jupiter Boulevard and Brevard Avenue (24.69 acres) (Case FD23-00001, Sachs Capital Group, LP, and Identical Investments, LLC), first reading. (Quasi-Judicial Proceeding) (CONTINUED FROM 04/20/23 RCM) (AGENDA REVISION)

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.) has submitted a Final Development Plan for a Planned Unit Development (PUD) for a proposed mixed-use project consisting of 236 residential units and 30,000 square feet of commercial retail to be called 'Jupiter Bay PUD'. The project contains approximately 24.69 acres and is located at the northwest corner of Jupiter Boulevard SE and Brevard Avenue SE.

The subject final development consists of 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 proposed recreation and amenity area is 10.158 acres (41.1%) and includes a swimming pool, clubhouse, walking trails, and lake areas.

The proposed plan will be carried out in two phases with the first phase being the construction of 176 townhome units and the amenities. The townhome lots are 20-feet wide by 90-feet deep and approximately 1,800 SF. The second phase construction of the retail buildings and 60 condo units. The FDP proposed three commercial buildings totaling 10,000 SF each. The proposed condo units range between 2- and 3-bedrooms with an average of 1,364 SF. The projected completion date for both phases is 2027.

A traffic impact study conducted by Kimley-Horn projected to generate 2,102 daily trips, 145 AM peak hour trips and 197 PM peak hour trips. The study identified no roadway segment capacity deficiencies nor operational deficiencies at studied intersections. The study notes a 185-foot ingress right-turn lane is warranted at the project driveway as well as a 210-foot ingress left-turn lane. It's important to note that the study was conducted in March 2022, and originally projected a build out of 2024. Given the age of the study and the change in build out year, staff will evaluate whether an updated study is required. The Citizen Participation Plan notes that an emergency access will be provided at Brevard Avenue, at the request of City Council as well as an eastbound left-turn lane at the entrance to the project will be provided.

Brevard Public School's concurrency letter notes that Southwest Middle School and Bayside High School are not projected to have enough capacity for the total projected and potential students from the Jupiter Bay PUD. Adjacent school concurrency service areas will consider capacity at Stone Middle School and Central Middle School as well as Heritage High School and Palm Bay High School, all of which are projected to have sufficient capacity. The School Capacity Reservation letter is valid for 24 months from the date of issuance, March 13, 2023.

The applicant meets the minimum criteria of a Final Development Plan, subject to the staff comments contained in the staff report:

- Final Subdivision Plat Plan, prior to site plan approval.
- Updated Traffic Impact Study, if required, prior to site plan approval.
- The construction of an emergency access at Brevard Avenue and an eastbound left-turn lane at the entrance to the project shall also be provided.
- Fully engineered construction drawings.
- The technical comments herein, plus those generated by the Development Review Staff (attached) shall be observed and incorporated into the engineered construction drawings.

REQUESTING DEPARTMENT:

Growth Management

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Motion to approve an Ordinance for Case FD23-00001 as it meets the minimum criteria of a Final Development Plan, subject to the staff comments.

Planning and Zoning Board Recommendation:

Motion to submit Case FD23-00001 to City Council for approval.

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

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

ATTACHMENTS:**Description**

Case FD 23-00001- Staff Report - Revised

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

Legal Ad - 04/20/23 Regular Council Meeting

Legal Ad - 05/01/23 Regular Council Meeting

Ordinance 2023-25 (AGENDA REVISION)



REVISED

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 >>northwest<< 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 >>northwest<< 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.



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

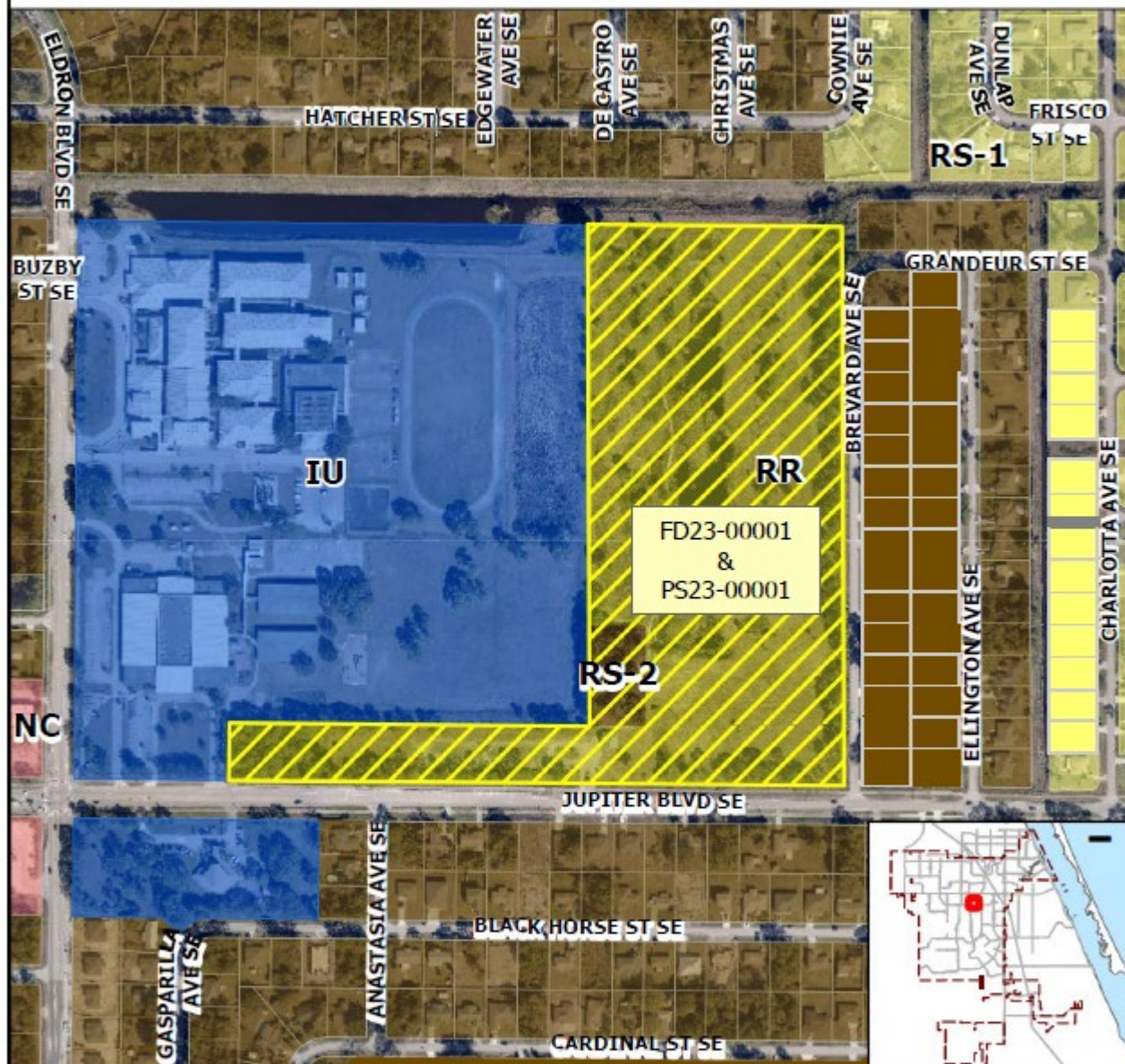
The northwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Future Land Use Classification

MU – Mixed Use



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 northwest corner of Jupiter Boulevard SE and Brevard Avenue SE

Current Zoning Classification

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



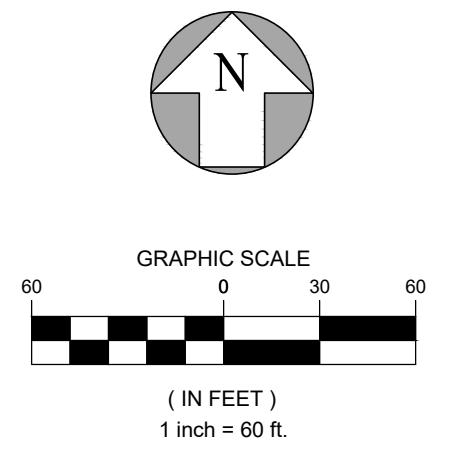
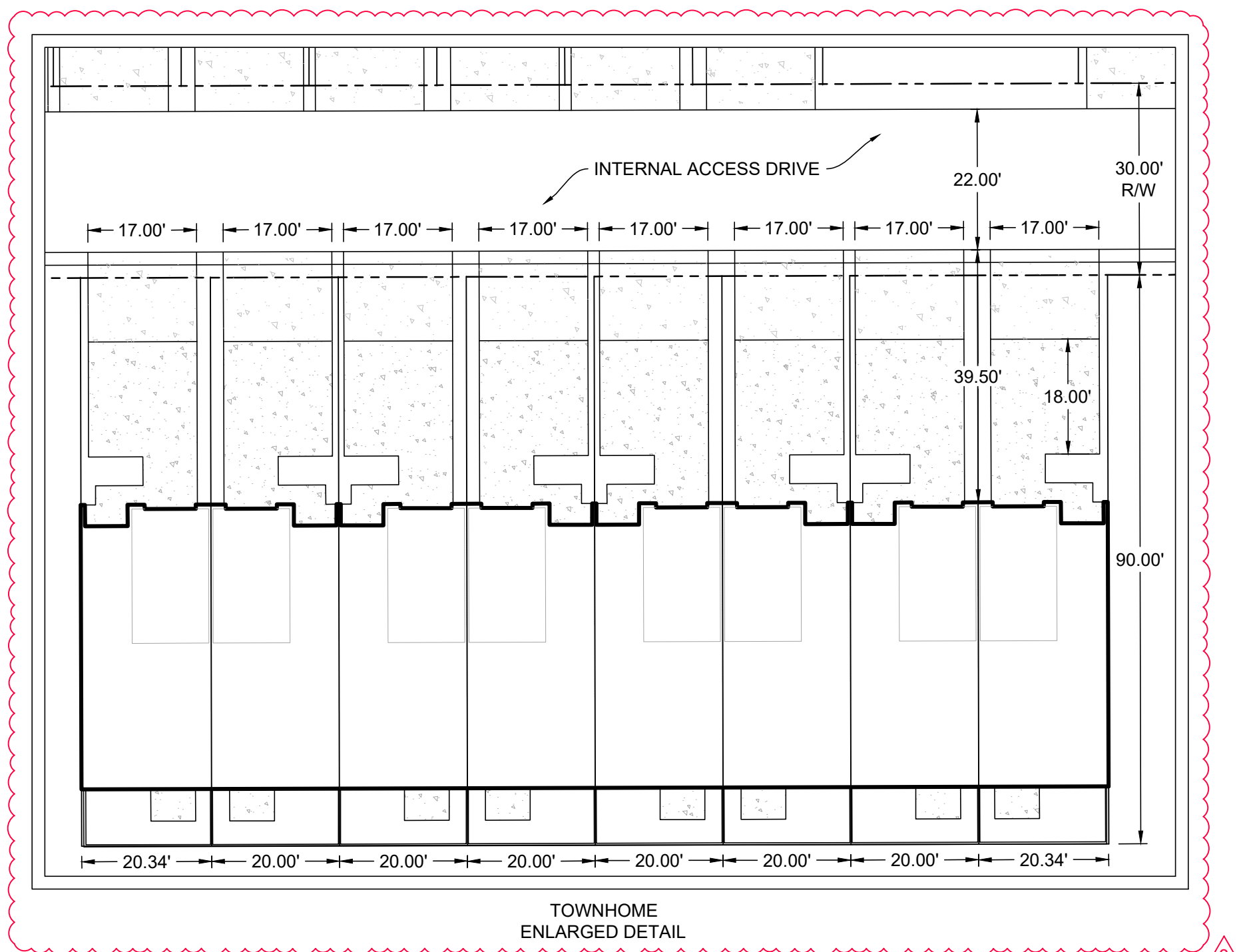
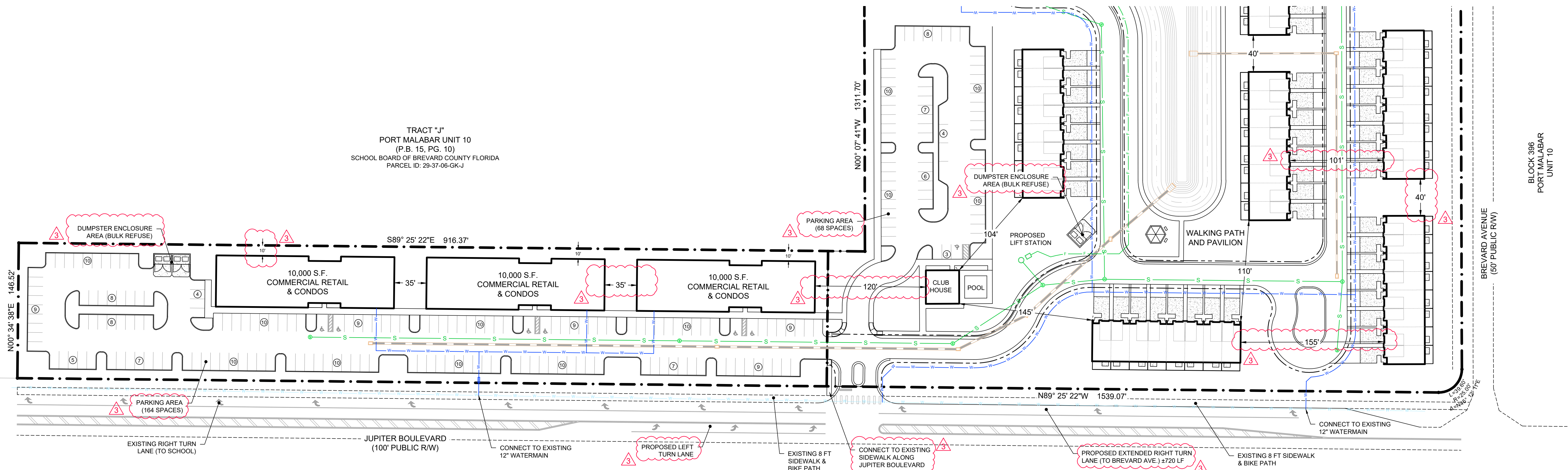
Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



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

Subject Property

The northwest corner of Jupiter Boulevard SE and Brevard Avenue SE



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 ACCORDIUM ARE PROPERLY DISTRIBUTED. PLANS ARE VOID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

20-1013
PRELIMINARY SET

811
Know what's below.
Call before you dig.

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

8
7
6
5
4
3
2
1

20-1013
DWB
DWB
DATE
06-24-2020
BAM
DATE ISSUED
1/16/2023

COMMENTS
REVISIONS

DATE

MBV
ENGINEERING, INC.
MOA BOWLES VILLANAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALIE BLVD. SUITE H
MELBOURNE, FLORIDA 32935
P: 321.255.1111
F: 321.255.1111
VERO: 772-598-0035, FT PIERCE: 772-486-8005, PALM CITY: 772-486-9699

FINAL DEVELOPMENT PLAN
(SHEET 02)

FLORIDA
CITY OF PALM BAY

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
DW. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = 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
PVMT = 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
Δ = 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.				•

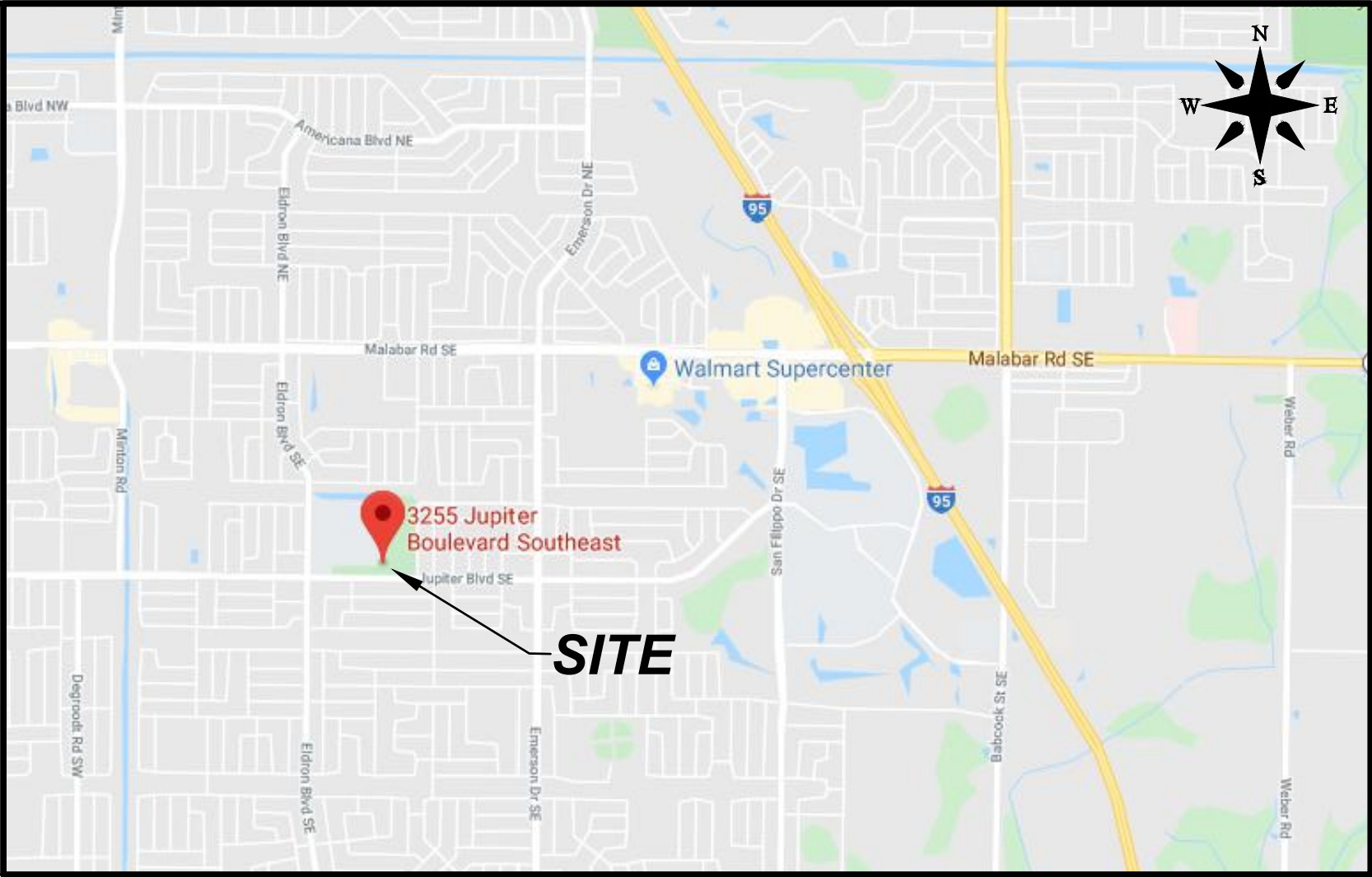
ALTA/NSPS Land Title Survey For:

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.



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 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 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 1/2 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.

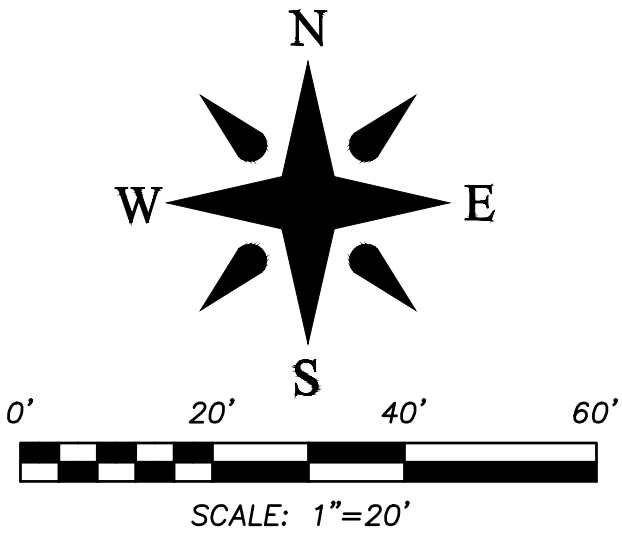
DATE OF LAST FIELD SURVEY: 05/25/2022

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



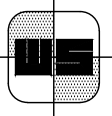
NOTES:

- 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.
- 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.
- Description furnished by client or client's agent.
- 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.
- 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.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- 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.
- At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.
- 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.
- At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 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.
- The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.
- The surveyed parcels are contiguous along their common boundaries and there are no gaps or gores between said parcels.



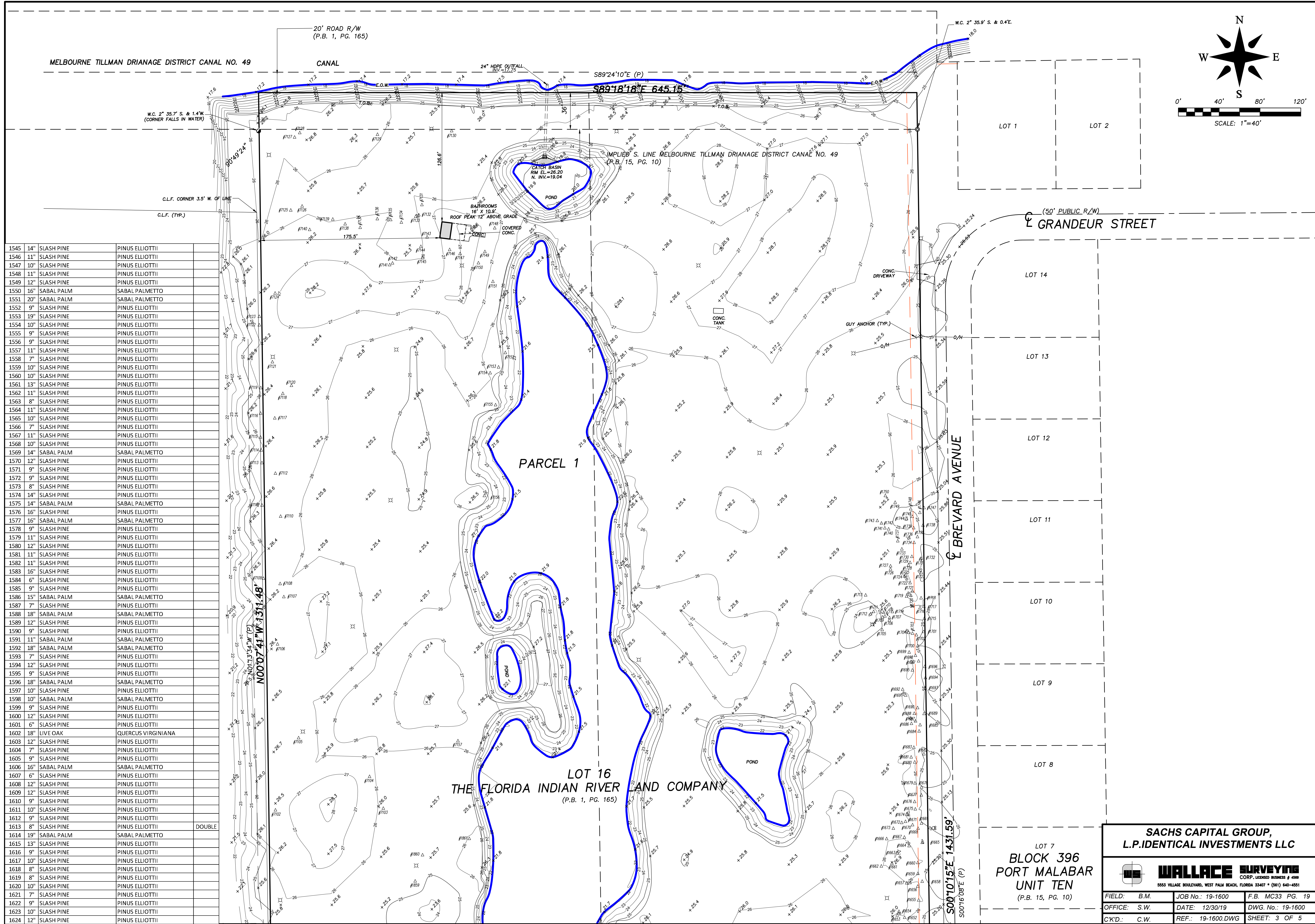
ALTA/NSPS Land Title Survey For:

SACHS CAPITAL GROUP,
L.P.IDENTICAL INVESTMENTS LLC



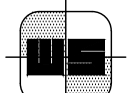
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4581
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

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



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 # 4581
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-6551

FIELD: B.M.

JOB No.: 19-1600

F.B. MC33 PG. 19

OFFICE: S.W.

DATE: 12/30/19

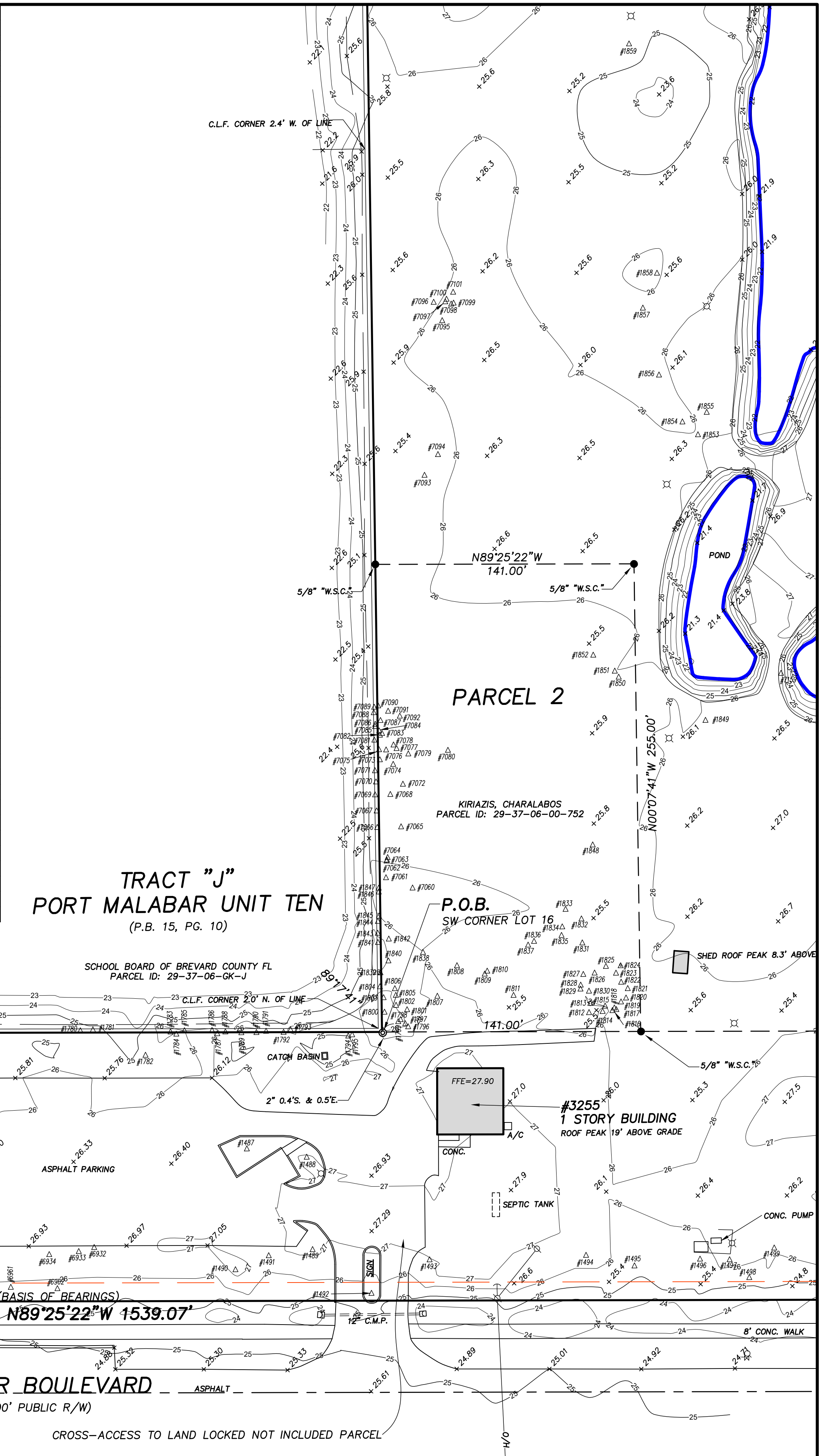
DWG. No.: 19-1600

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



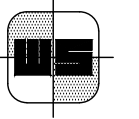
SACHS CAPITAL GROUP, L.P. IDENTICAL INVESTMENTS LLC		
 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4561 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551		
FIELD: B.M.	JOB No.: 19-1600	F.B. MC33 PG. 19
OFFICE: S.W.	DATE: 12/30/19	DWG. No.: 19-1600
C'K'D.: C.W.	REF.: 19-1600.DWG	SHEET: 4 OF 5

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 be 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.

December 5, 2022

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

Via Electronic 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, Permitting Coordinator

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 Memering, P.E.

PE #91501

March 2022

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Appendix B: Turning Movement Counts
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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**:

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

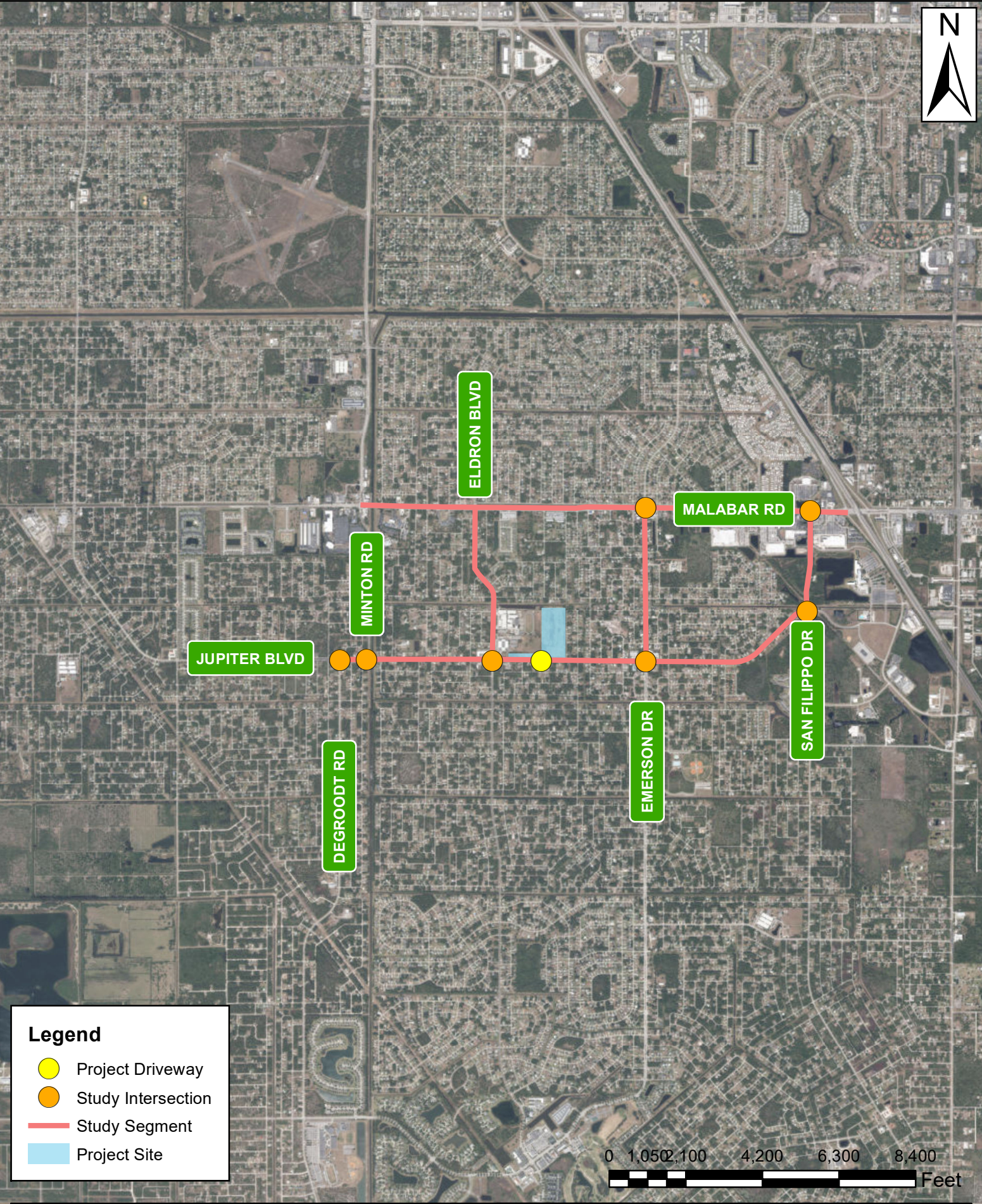


Figure 2: Study Area Segments and Intersections

Jupiter Bay | Traffic Impact Study

Date: March 2022
Proj #: 249085000

Kimley»Horn
© 2021 Kimley-Horn and Associates, Inc.
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 **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)						
			Maximum Allowable Volume (MAV) ¹	No. of Lanes	Adopted LOS ¹	2020 AADT ¹	Growth Rate	Existing 2021 AADT ²	Existing (2021) Deficiency?
From	To								
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)				
		Maximum Allowable Volume (MAV) ¹	Existing (2021) AADT ²	Growth Rate	Background 2024 AADT ³	Background (2024) Deficiency
From	To					
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	Degroot 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									
Intersection	Control Type	Approach	Without Improvements			Recommended Improvements	With Improvements		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio		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				
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				
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				
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									
Intersection	Control Type	Approach	Without Improvements			Recommended Improvements	With Improvements		
			Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio		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 $\pm 30,000$ 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

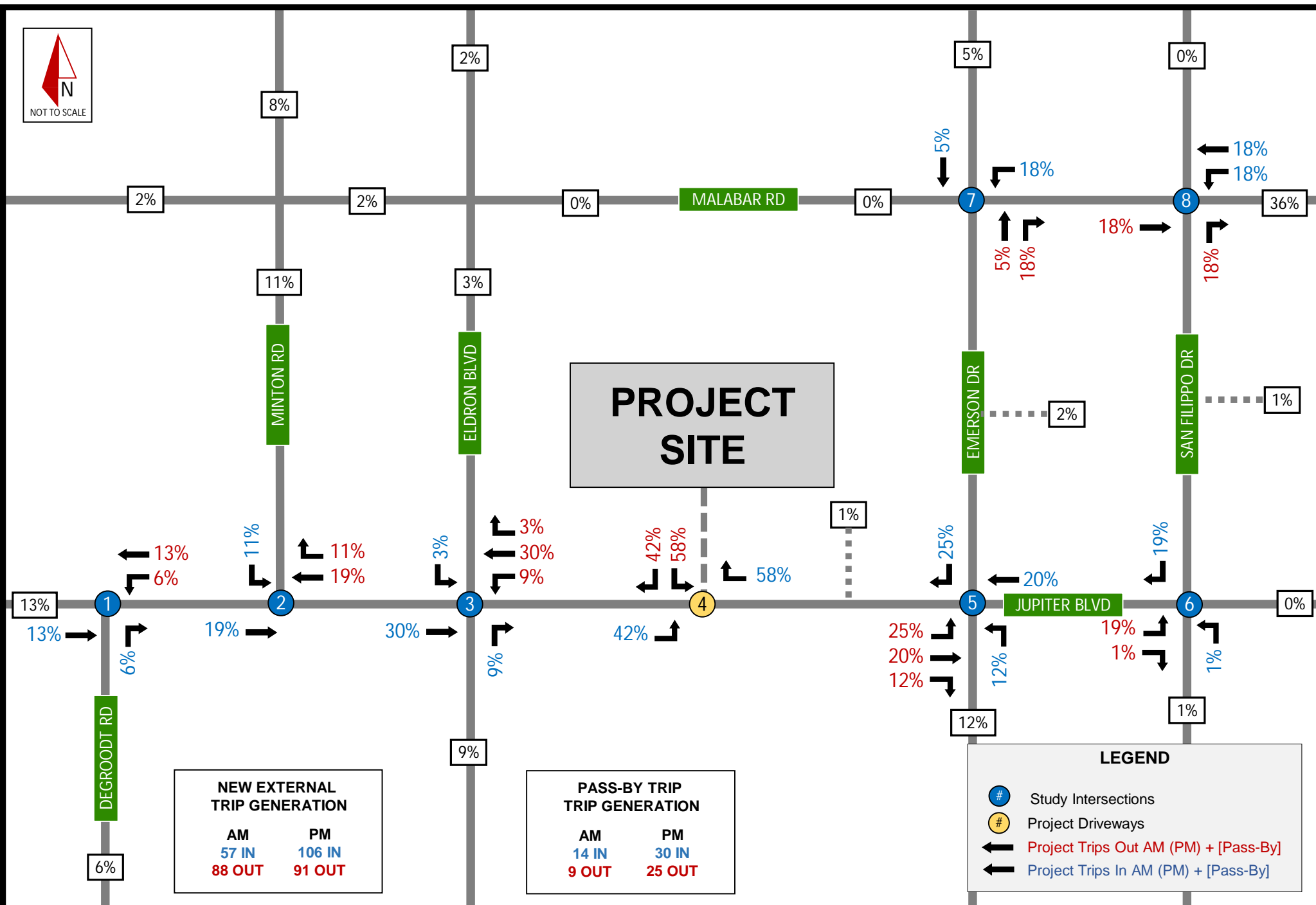


Figure 2: Project Trip Distribution
Jupiter Bay | Traffic Impact Study

Project No.: 249085000
March 2022

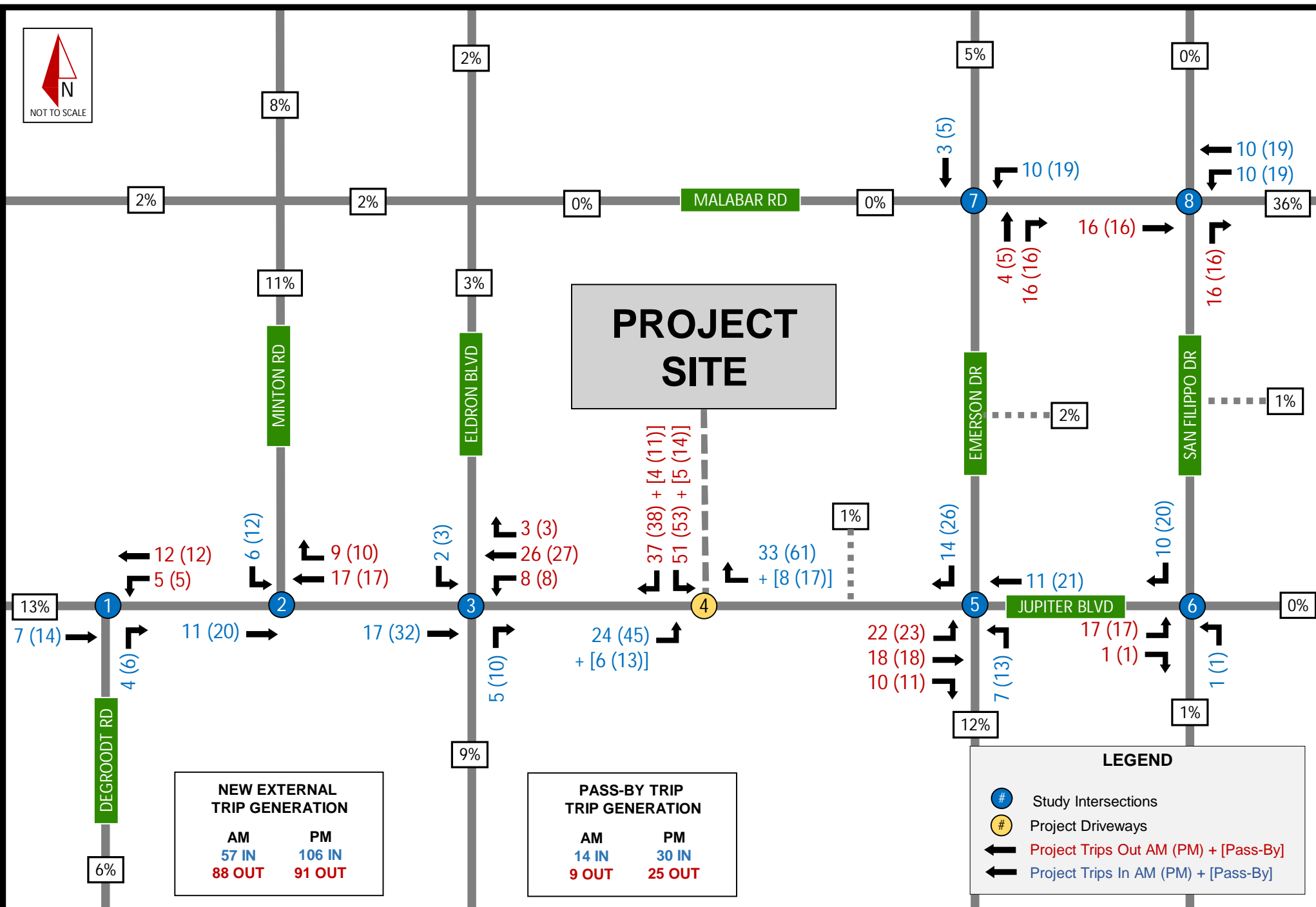


Figure 3: Project Trip Assignment
Jupiter Bay | Traffic Impact Study

Project No.: 249085000
March 2022

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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
					% Assign ³	Project Trips		
From	To							
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	Degrootd 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 & Degroot 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

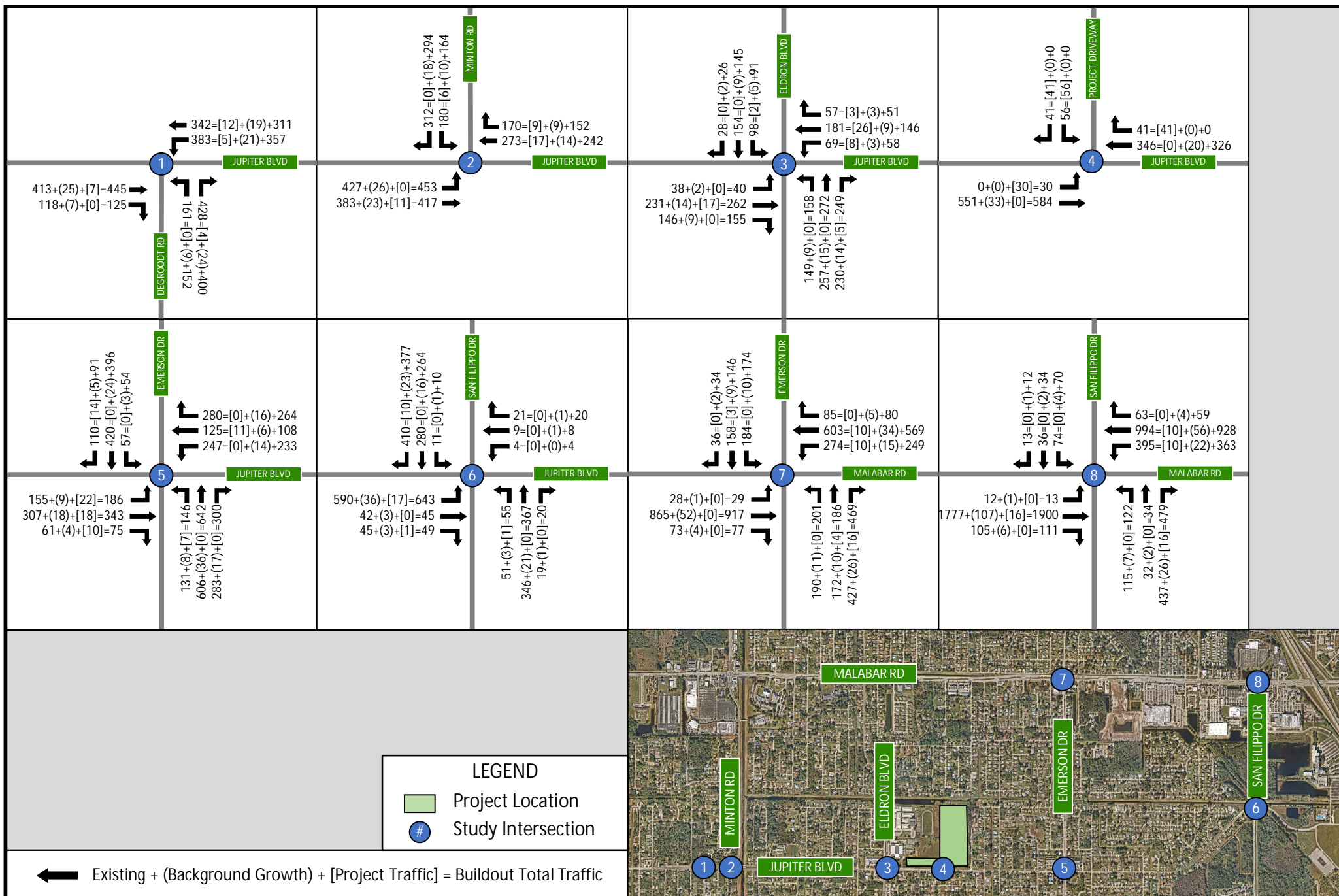
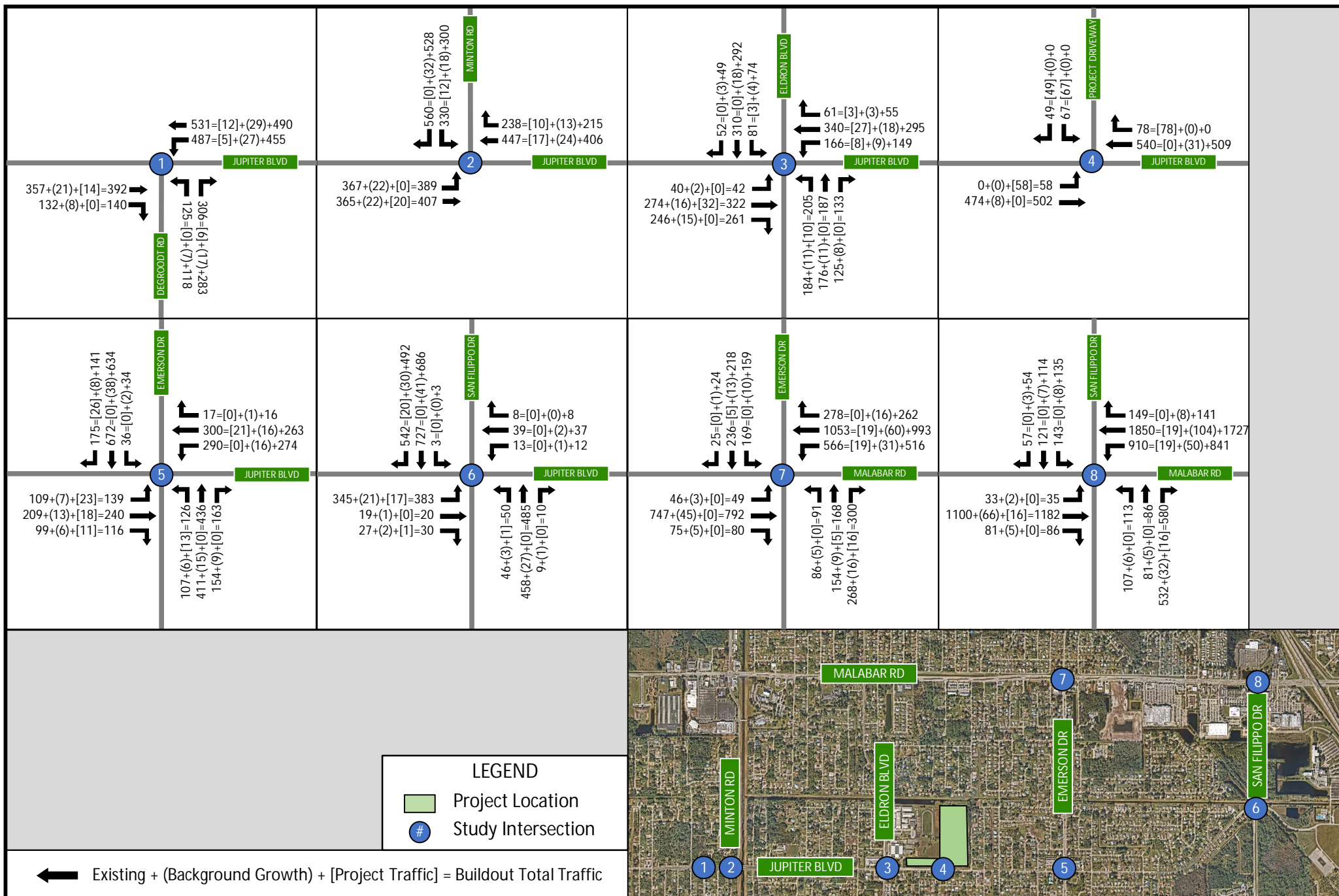


Figure 4: AM Peak Hour Intersection Volumes



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 $\pm 30,000$ 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



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**.

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.

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 Edition² Internal Capture (IC) based on ITE Trip Generation Handbook, 3rd Edition, Internal Capture Reduction Calculation Spreadsheet³ 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

AM Peak Hour: 895

PM Peak Hour: 895

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

Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068

Product of AADT and K Factor (0.09) from Florida Traffic Online Report for Site 708068

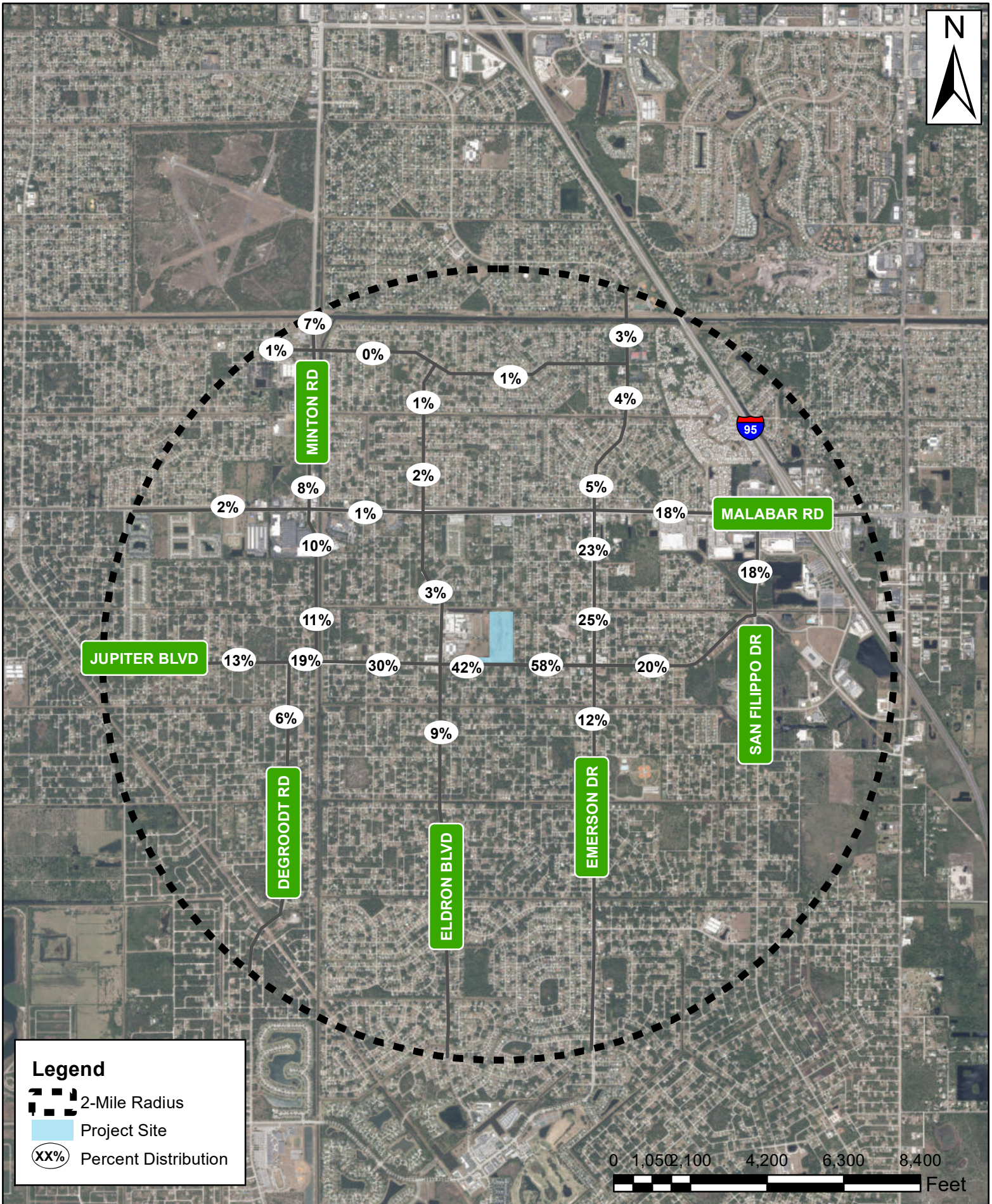


Figure 1: Project Distribution

Jupiter Bay | Traffic Impact Study Methodology - Revised

Date: February 2022
Proj #: 249085000

Kimley»Horn

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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

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 Arterial	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.

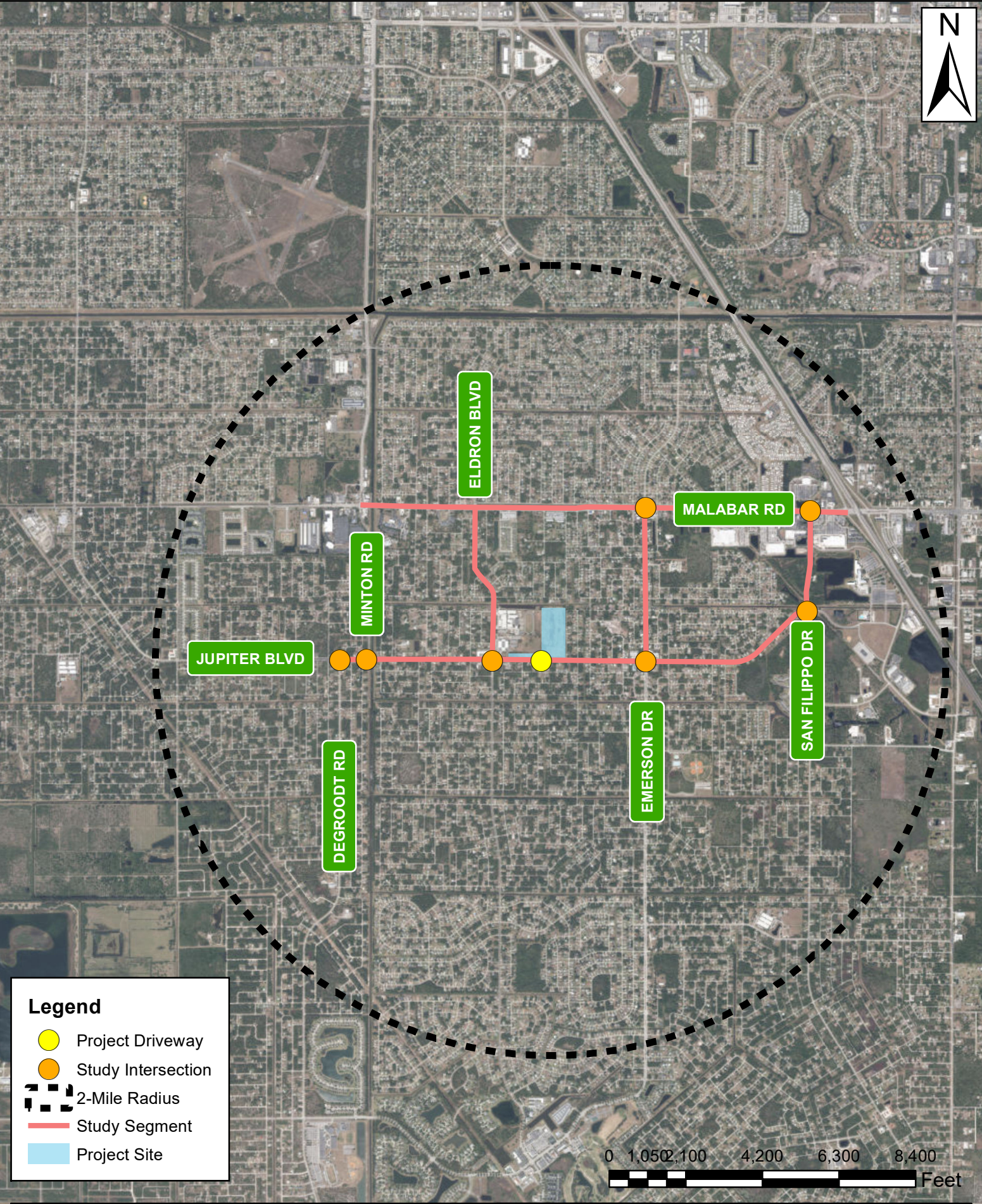


Figure 2: Study Area Segments and Intersections

Jupiter Bay | Traffic Impact Study Methodology - Revised

Date: February 2022
Proj #: 249085000

Kimley»Horn
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Phone: (407) 898-1511



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)

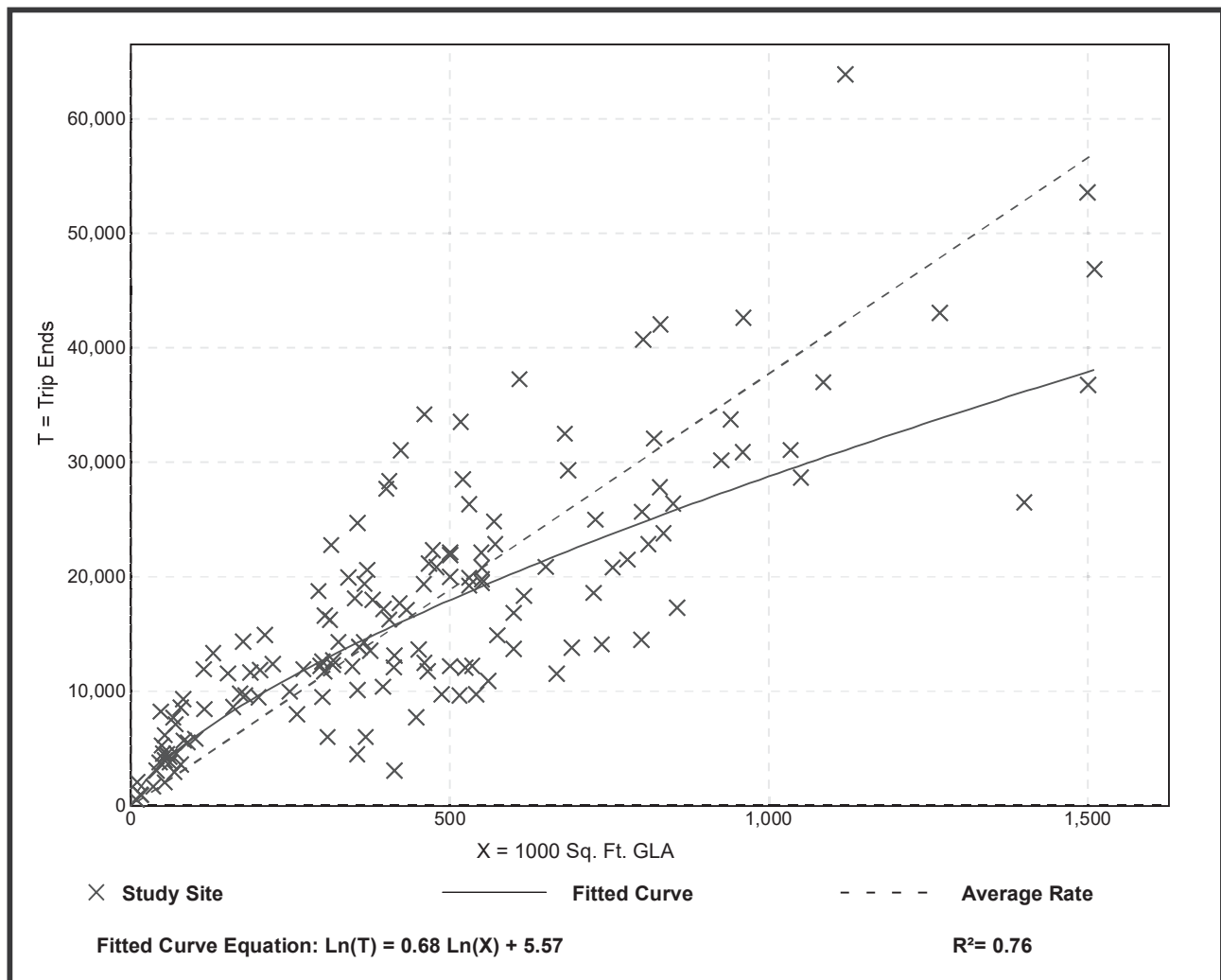
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



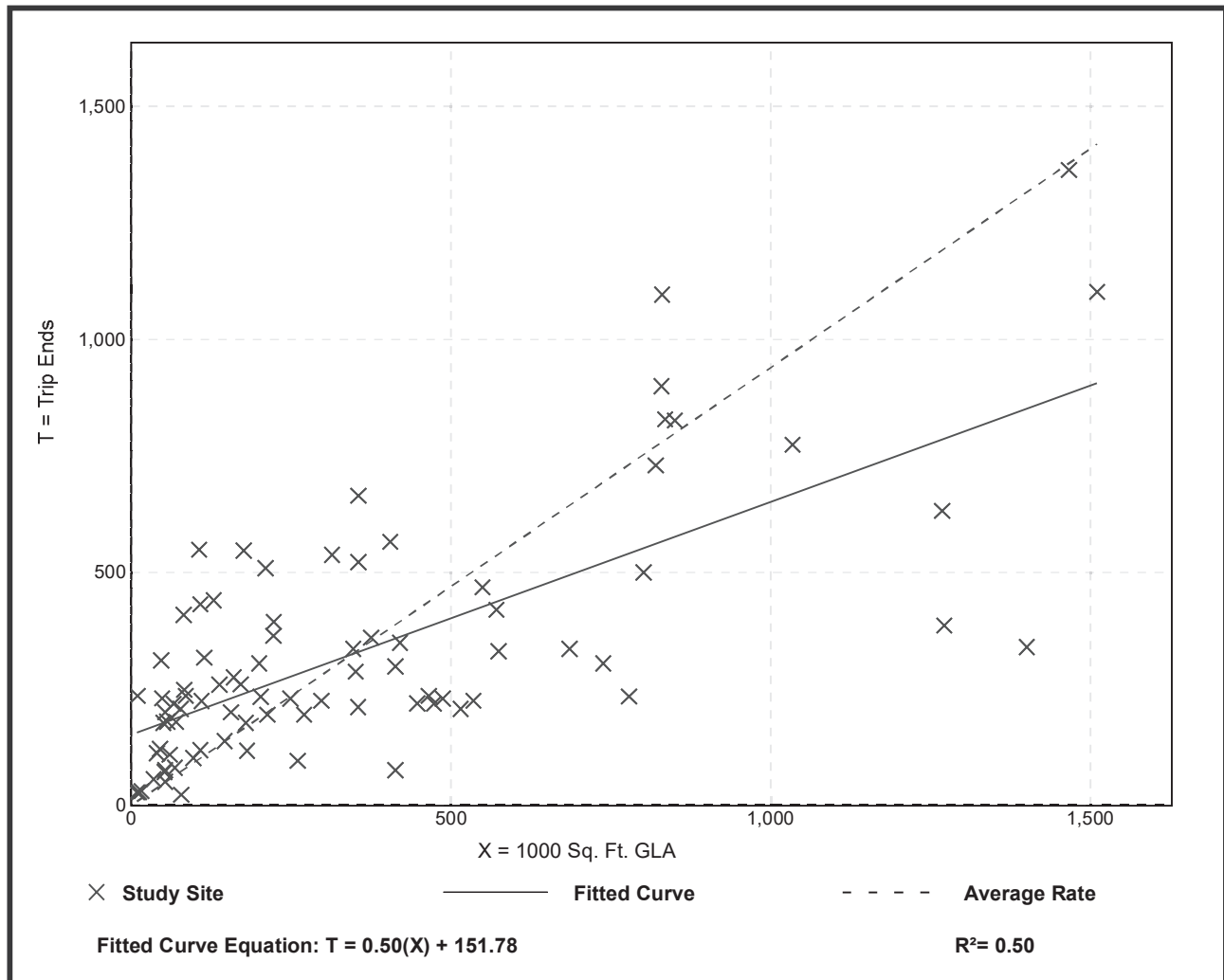
Shopping Center (820)

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



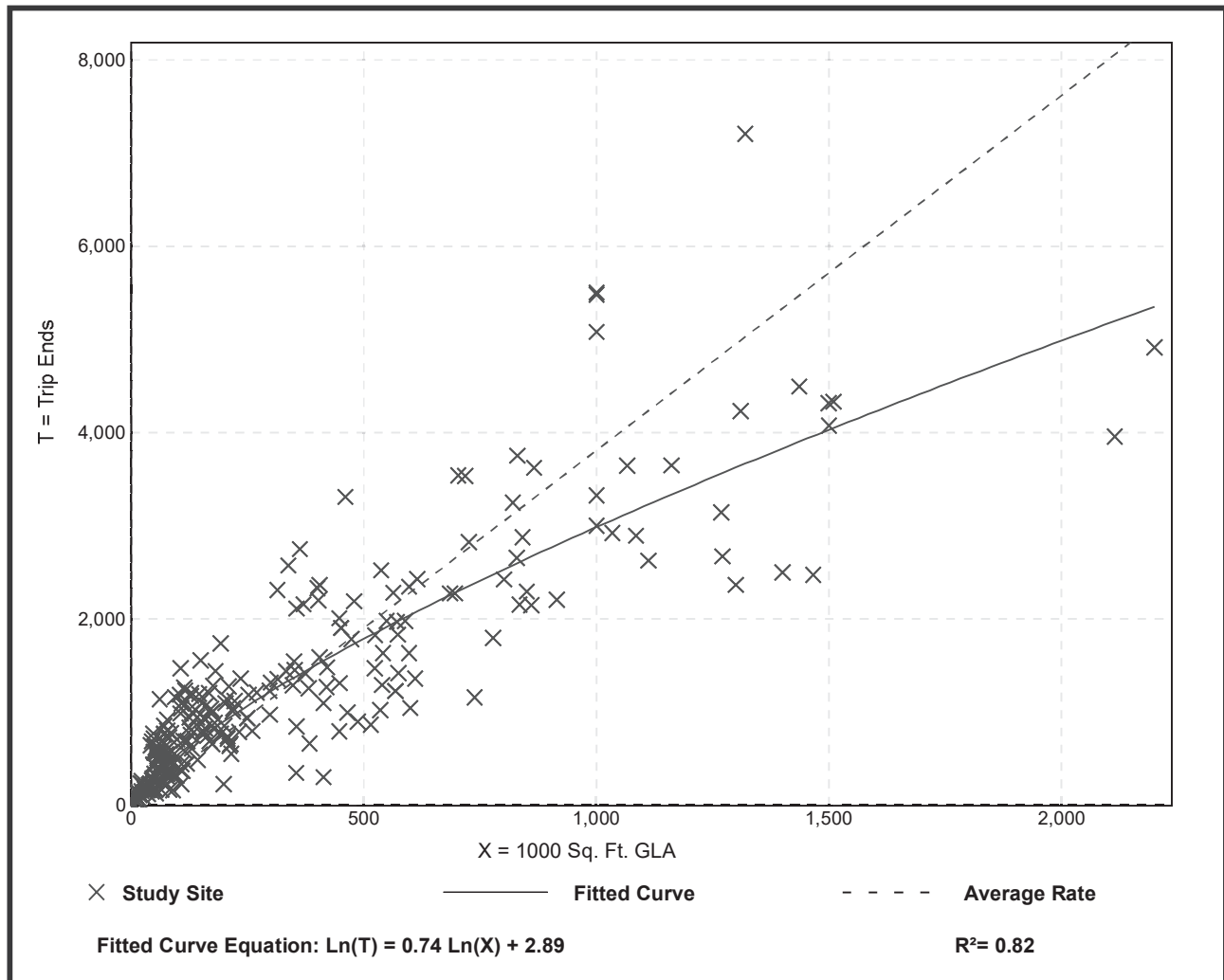
Shopping Center (820)

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



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)

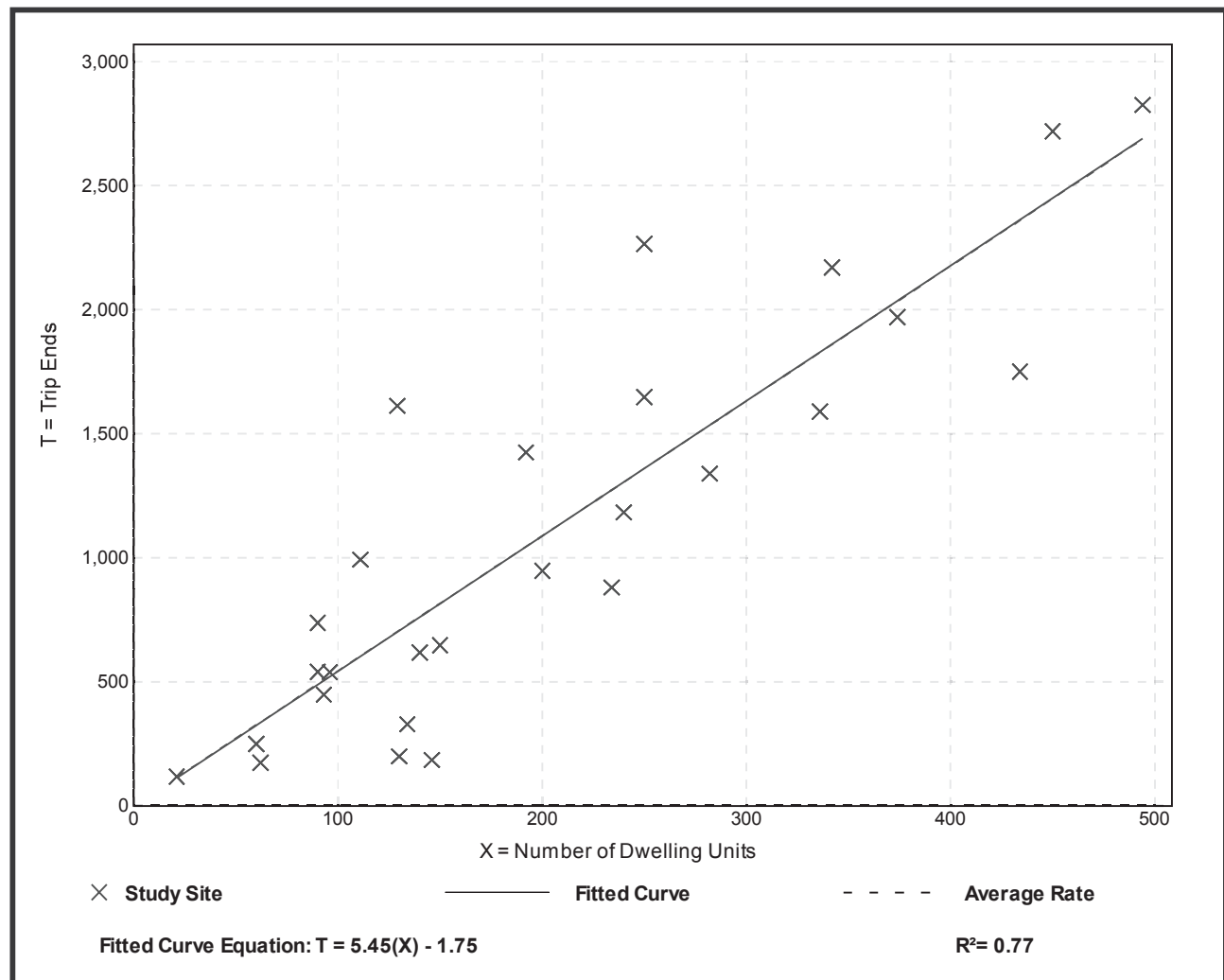
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



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

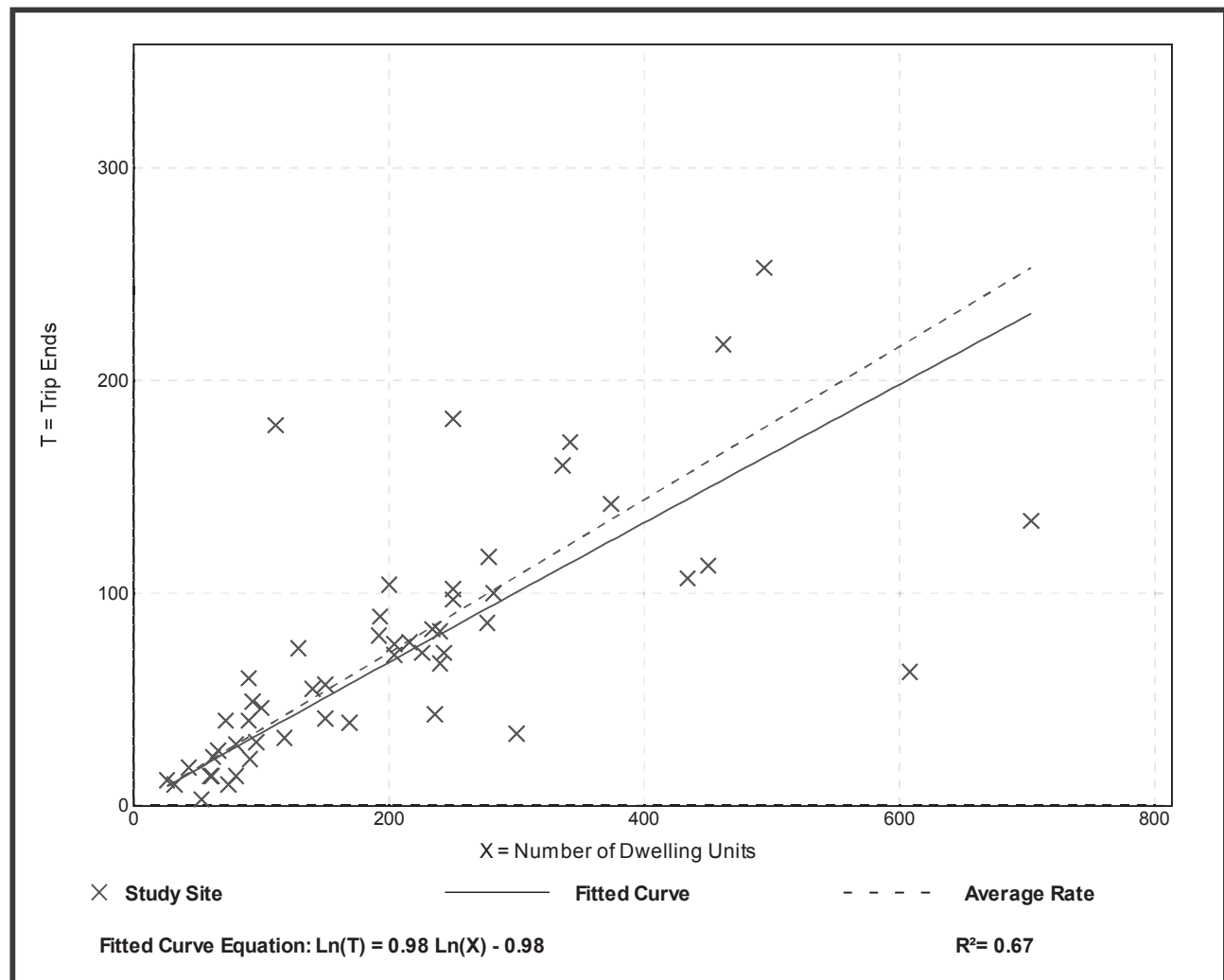
Avg. Num. of Dwelling Units: 207

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



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

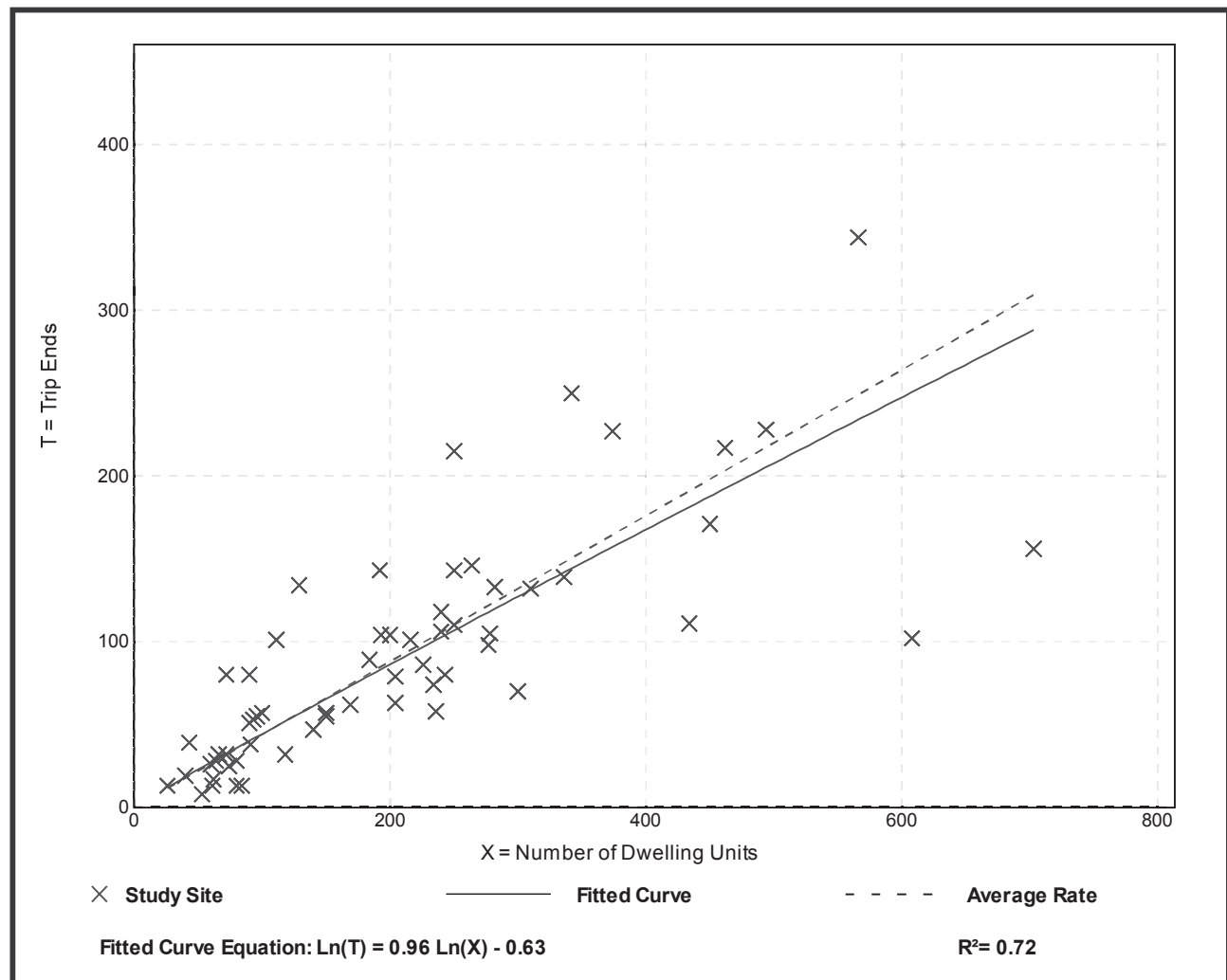
Avg. Num. of Dwelling Units: 208

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



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

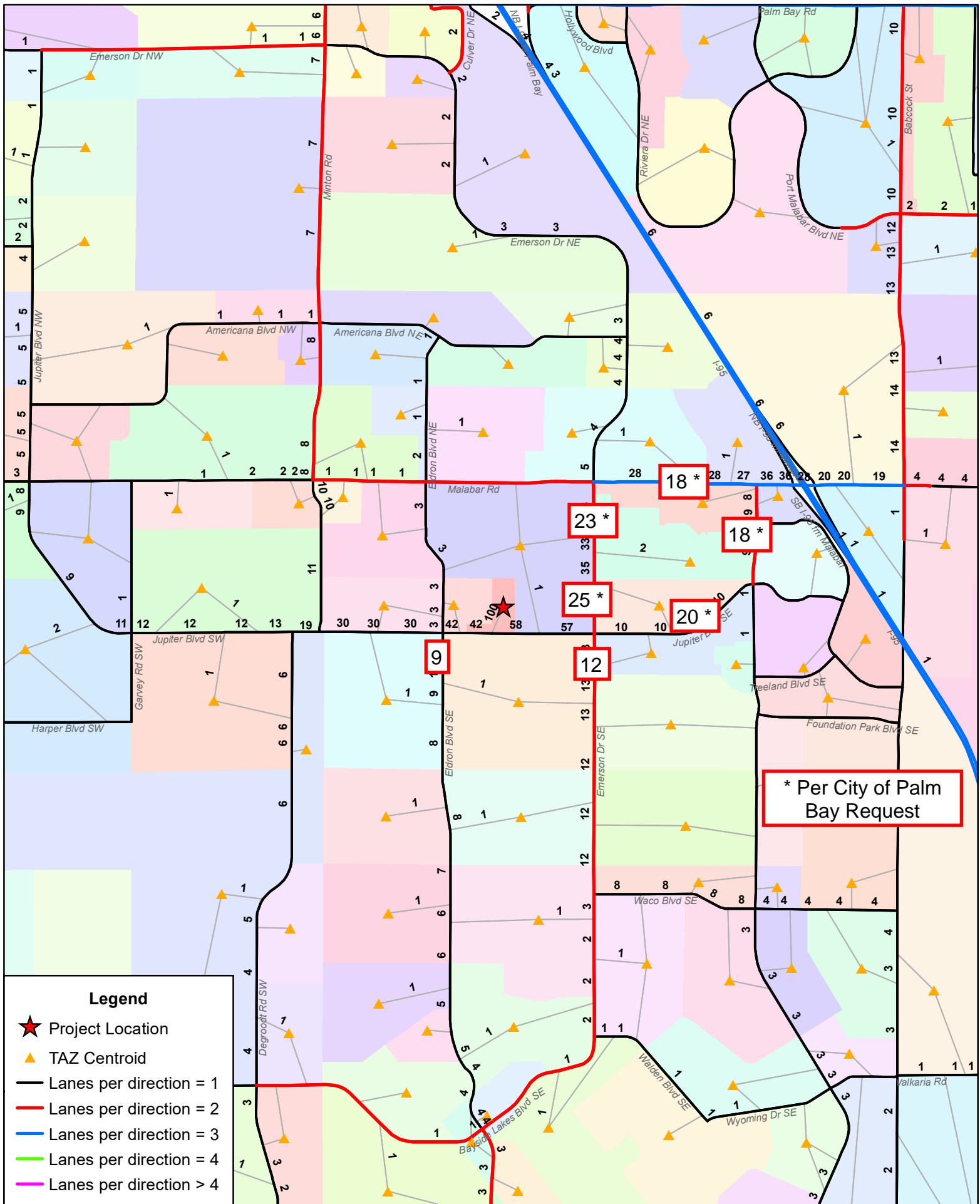
**Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 820—Shopping Center**

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



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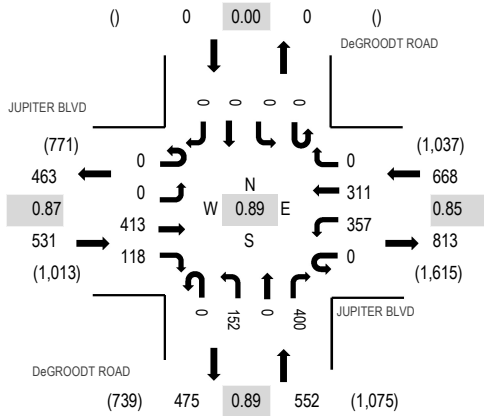
Location: 2 DeGROODT ROAD & JUPITER BLVD AM

Date: Thursday, February 24, 2022

Peak Hour: 07:30 AM - 08:30 AM

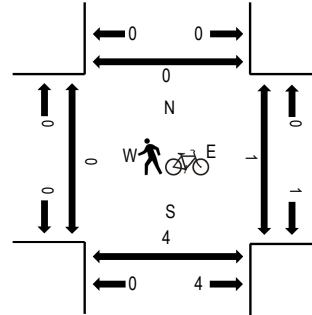
Peak 15-Minutes: 08:00 AM - 08:15 AM

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



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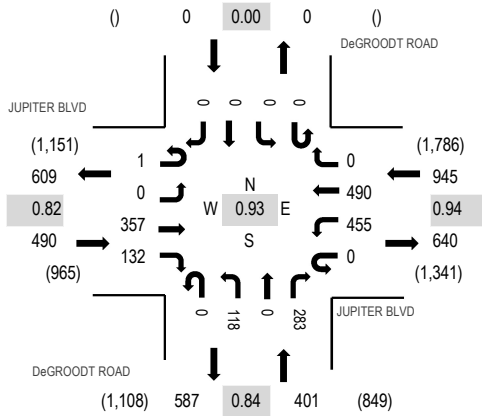
Location: 2 DeGROODT ROAD & JUPITER BLVD PM

Date: Thursday, February 24, 2022

Peak Hour: 04:45 PM - 05:45 PM

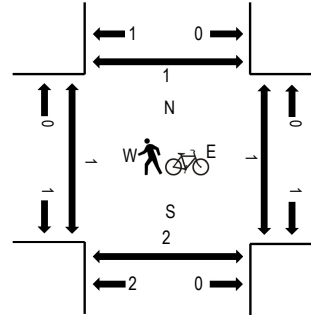
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



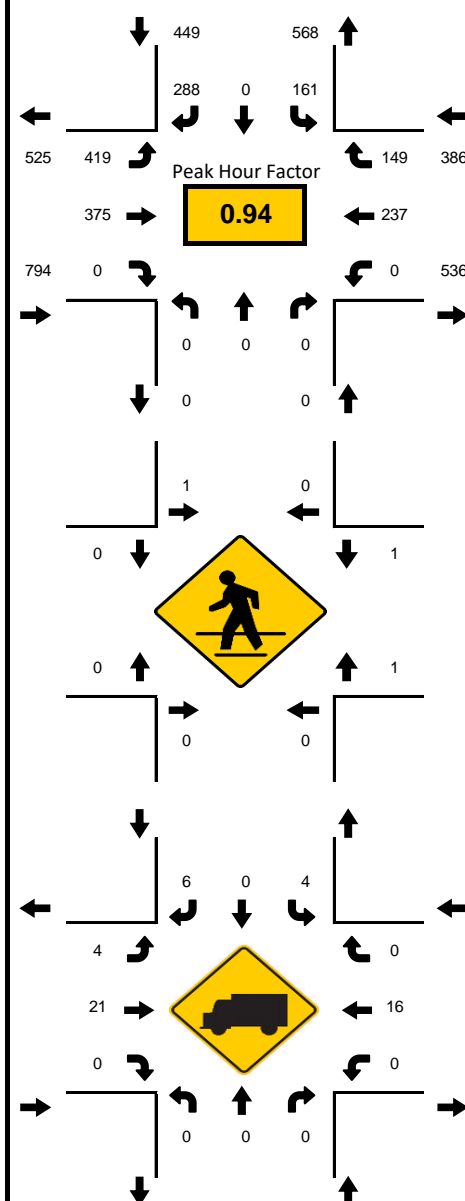
Traffic Counts - Motorized Vehicles

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

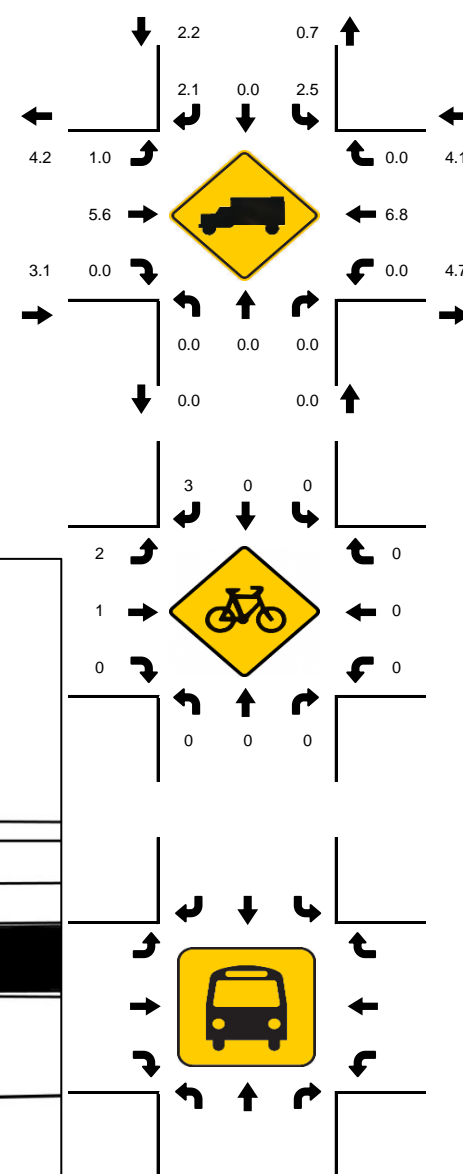
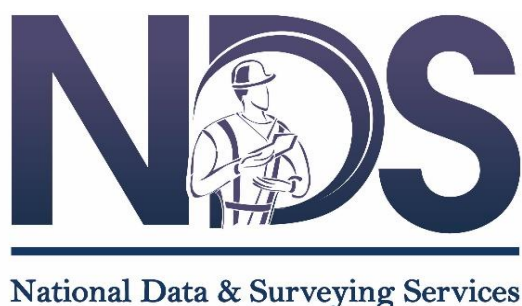
Peak Rolling Hour Flow Rates

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

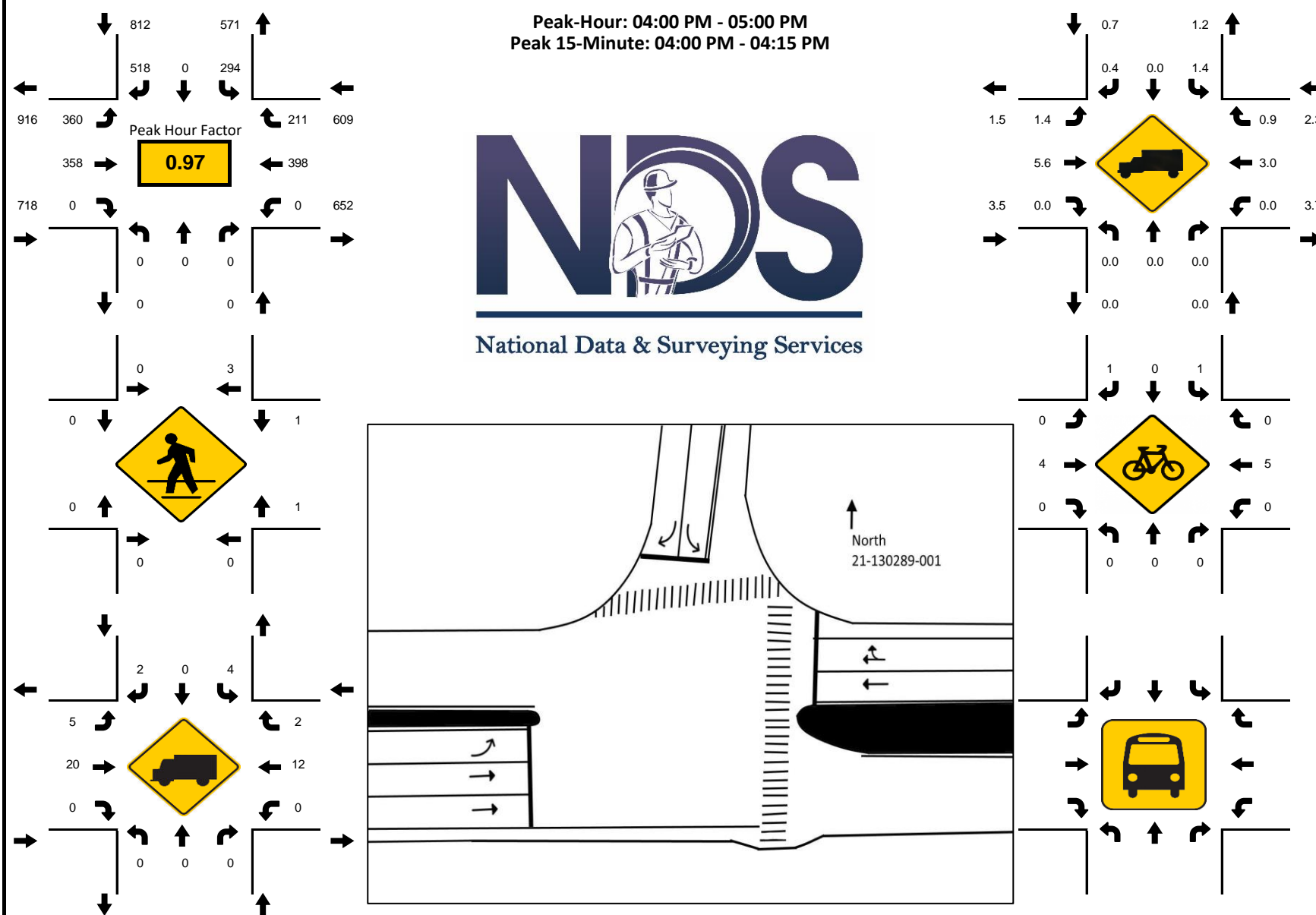
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DATE: Wed, Nov 17, 2021



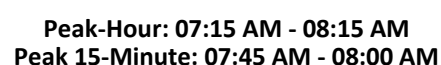
Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 08:00 AM - 08:15 AM

[illegible]

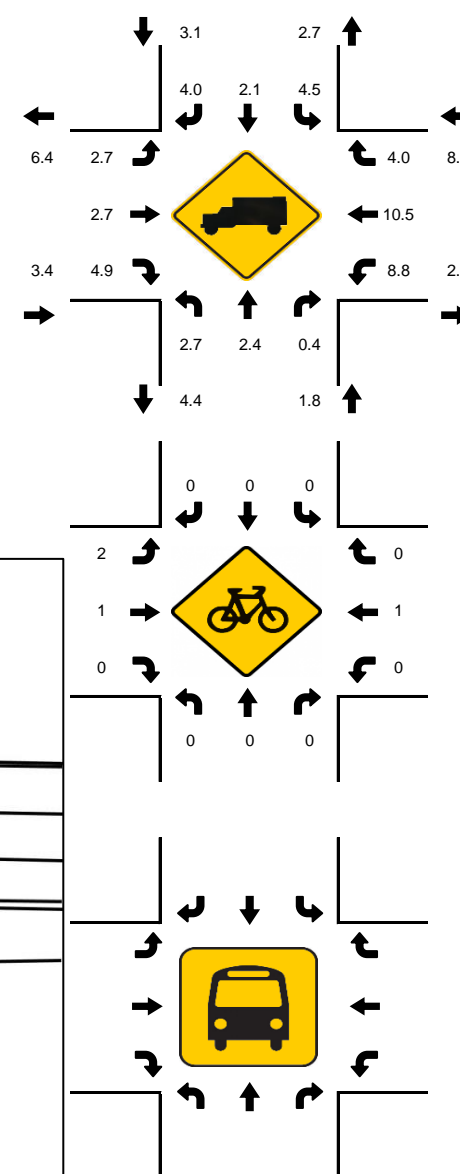
PROJECT ID: 21-130289-001
DATE: Wed, Nov 17, 2021

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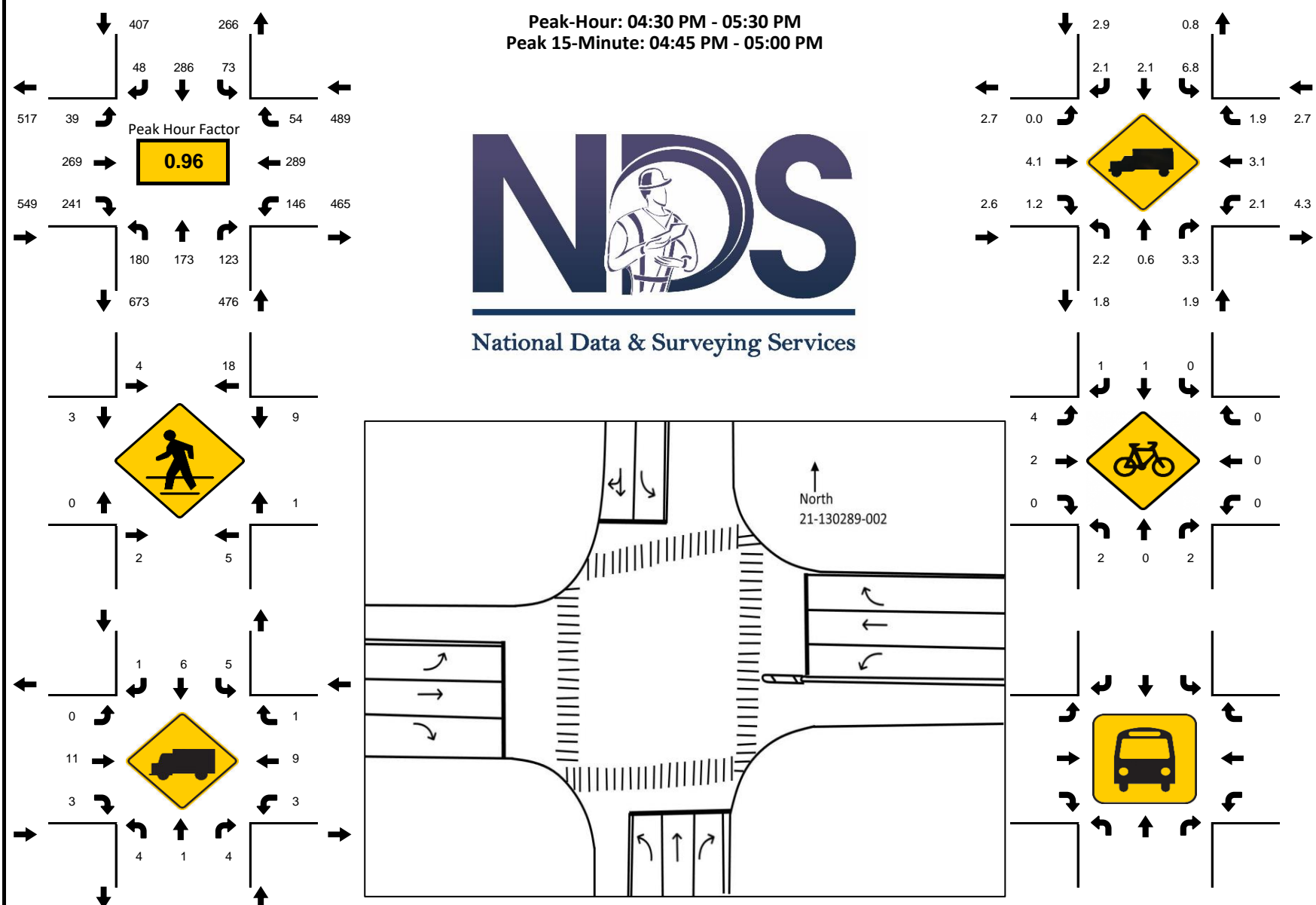
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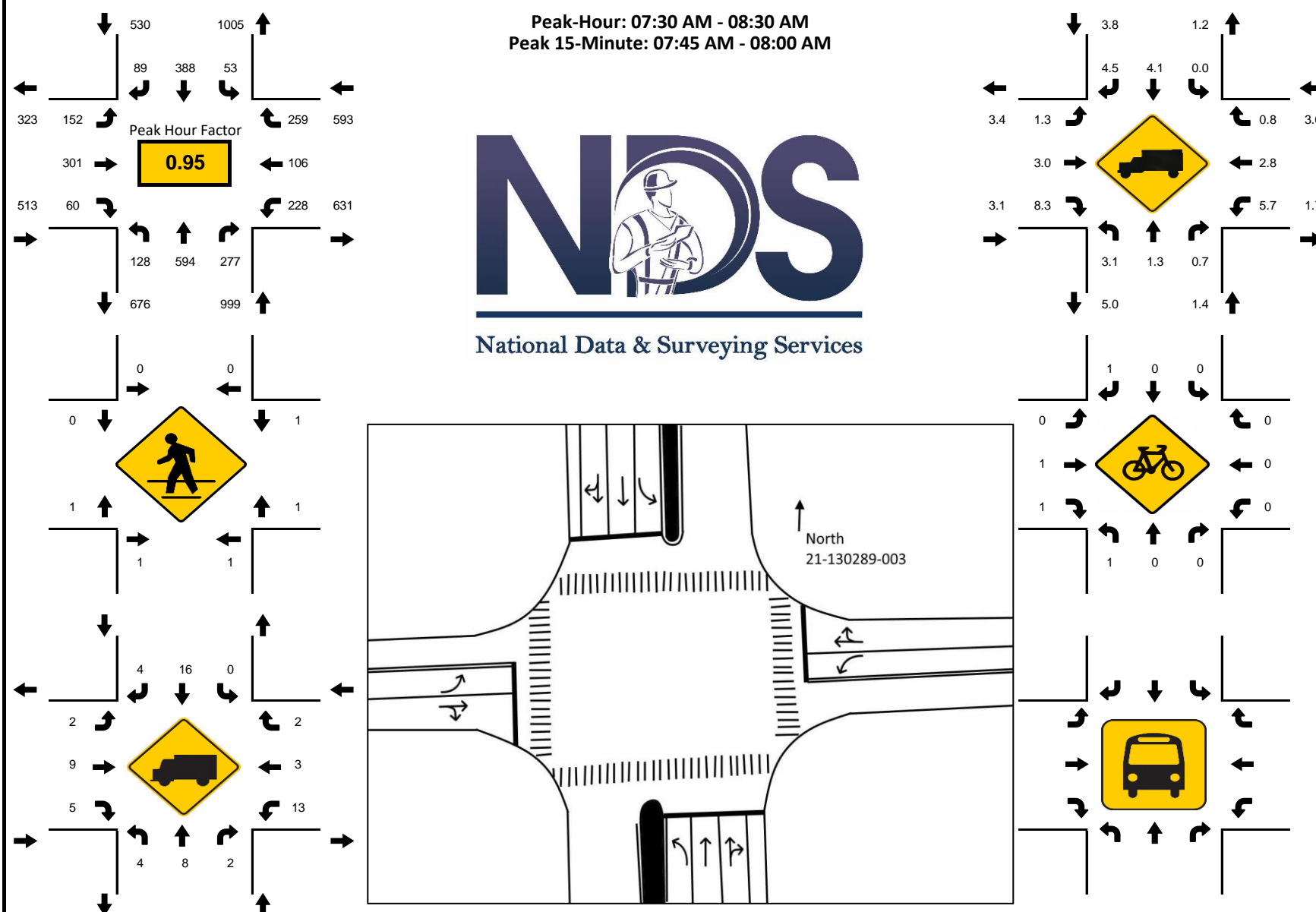
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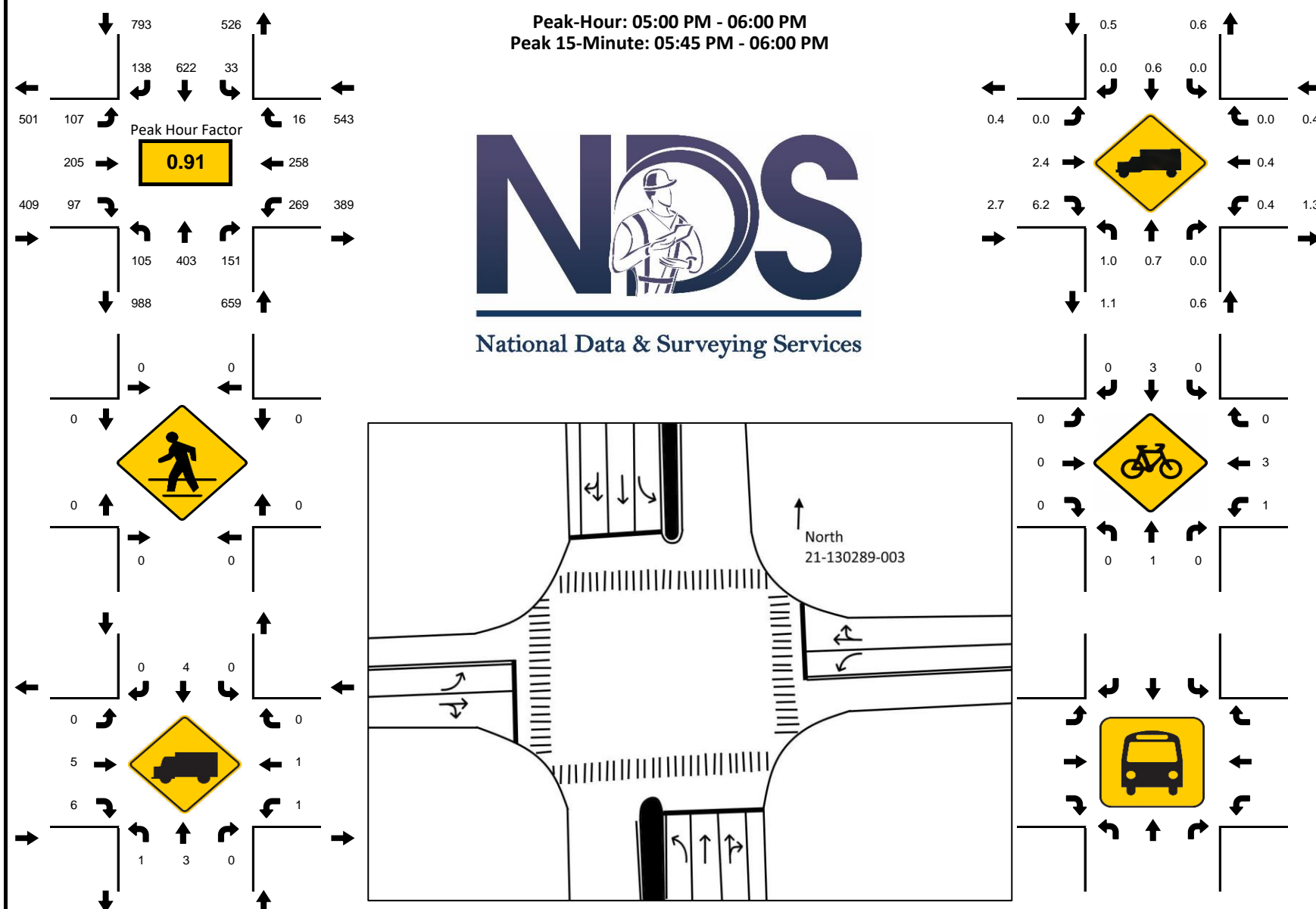
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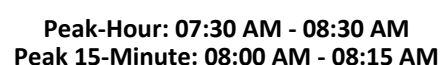
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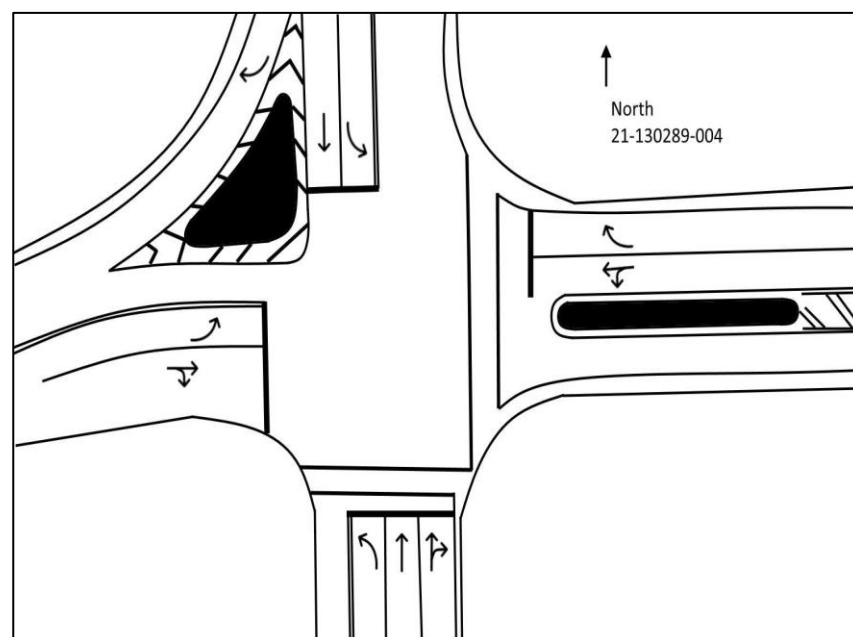
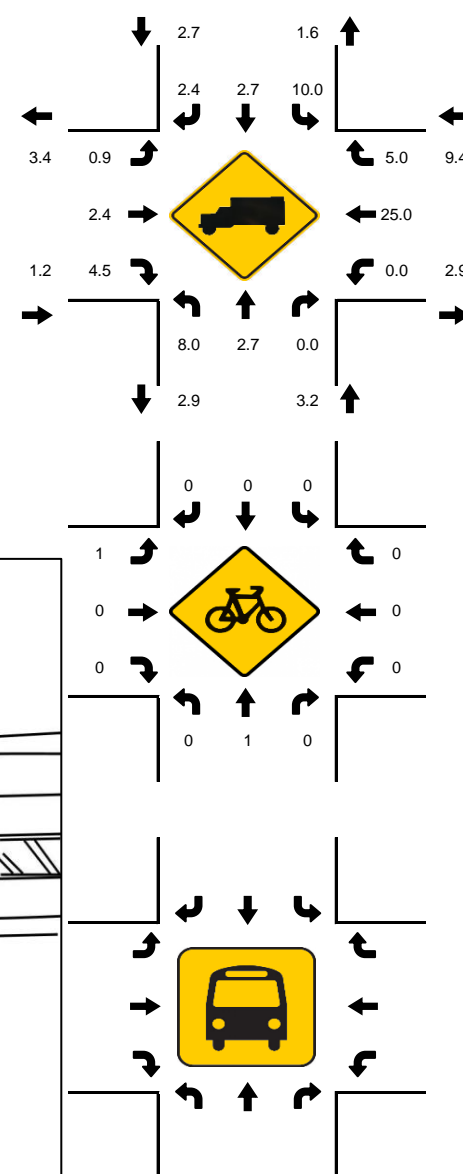
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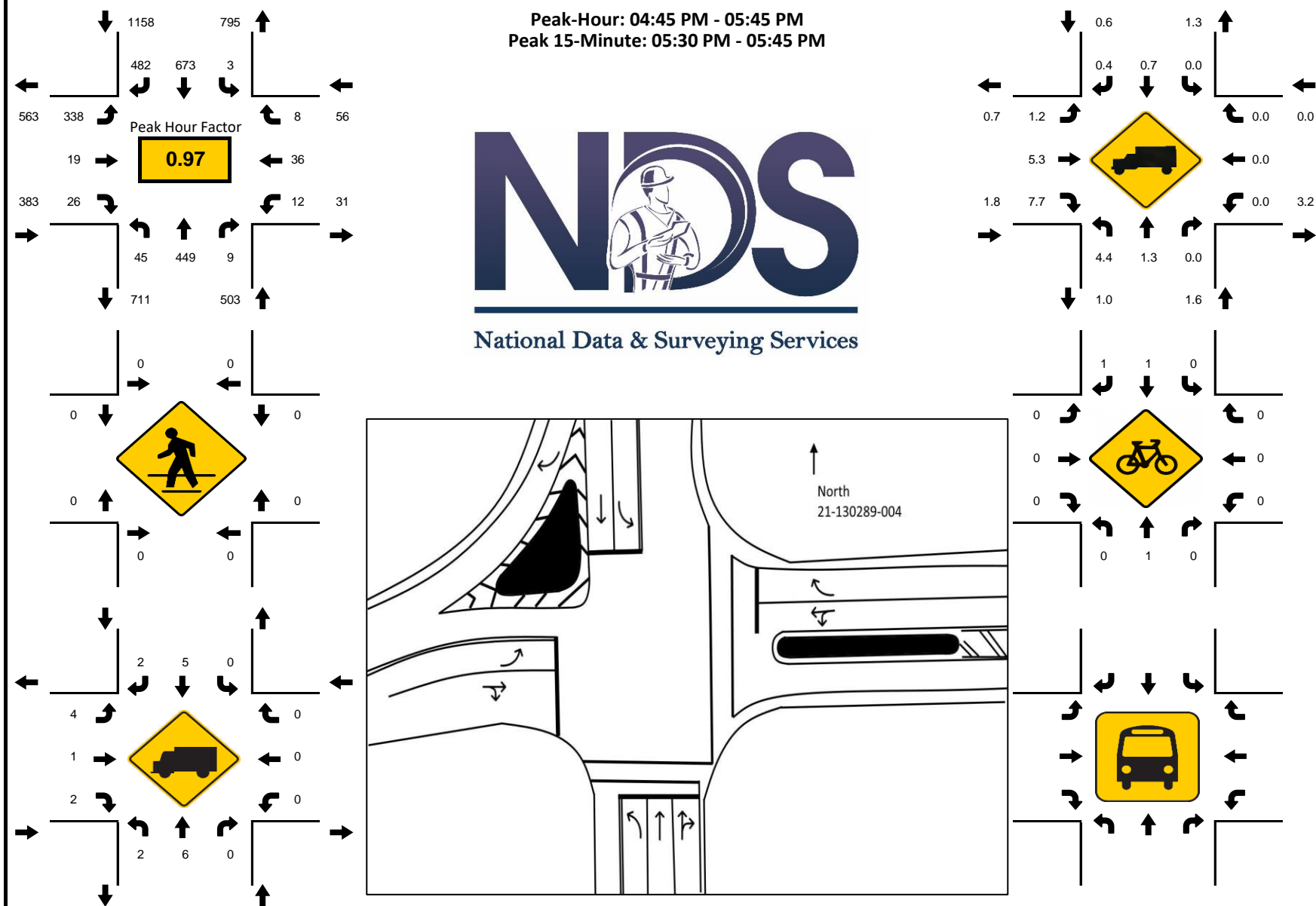
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DATE: Wed, Nov 17, 2021



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

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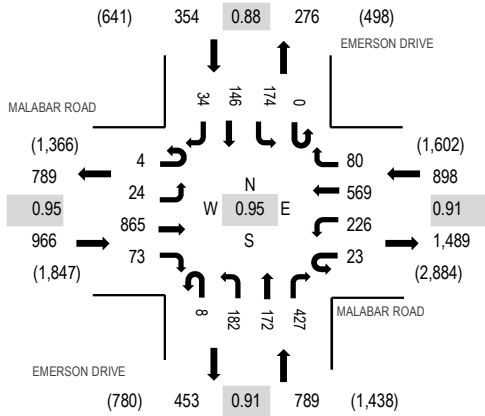
Location: 1 EMERSON DRIVE & MALABAR ROAD AM

Date: Thursday, February 24, 2022

Peak Hour: 07:30 AM - 08:30 AM

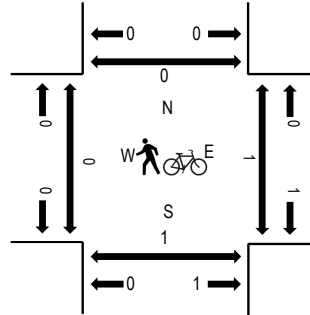
Peak 15-Minutes: 07:45 AM - 08:00 AM

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



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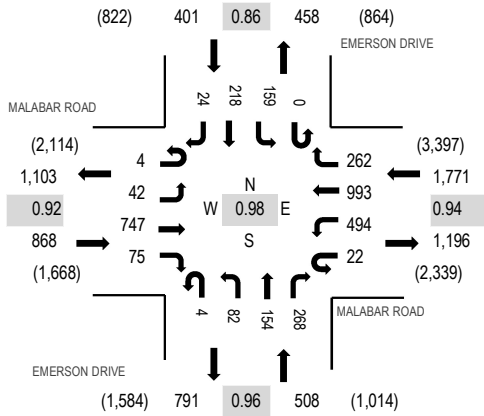
Location: 1 EMERSON DRIVE & MALABAR ROAD PM

Date: Thursday, February 24, 2022

Peak Hour: 04:30 PM - 05:30 PM

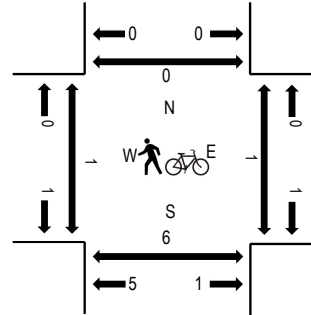
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



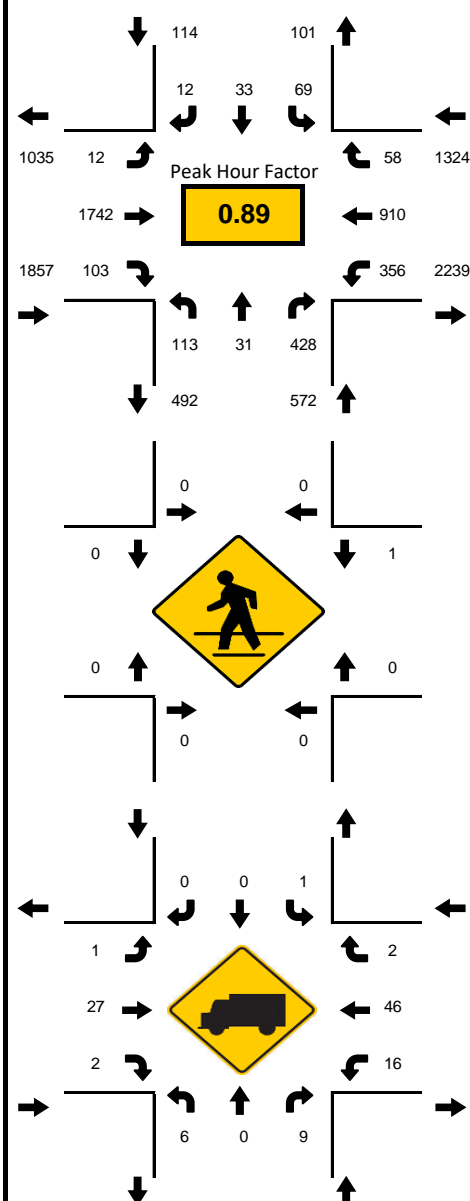
Traffic Counts - Motorized Vehicles

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

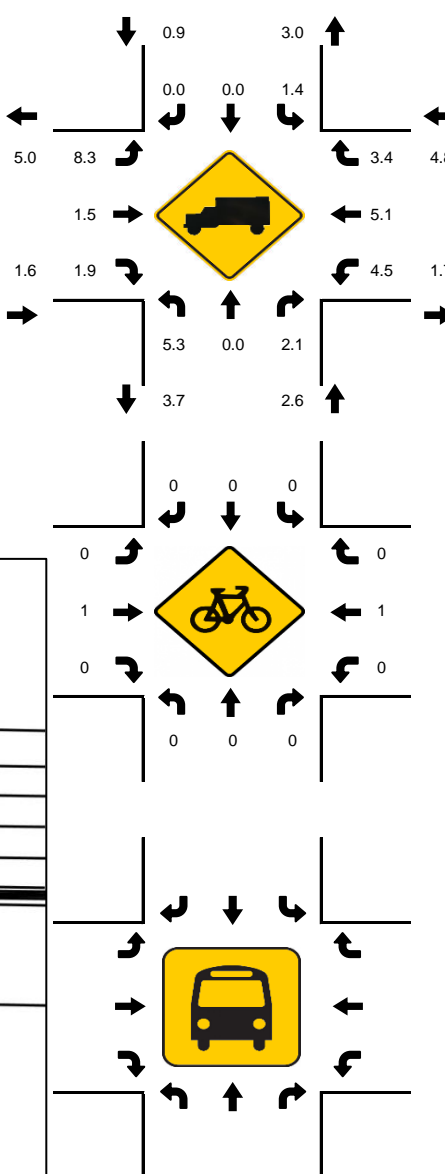
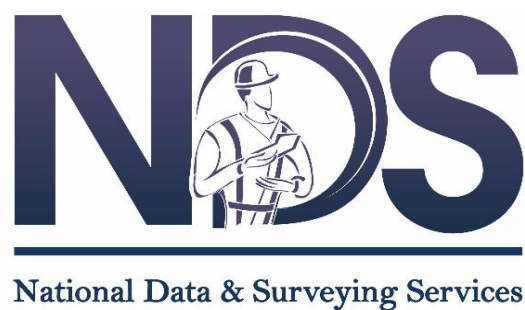
Peak Rolling Hour Flow Rates

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

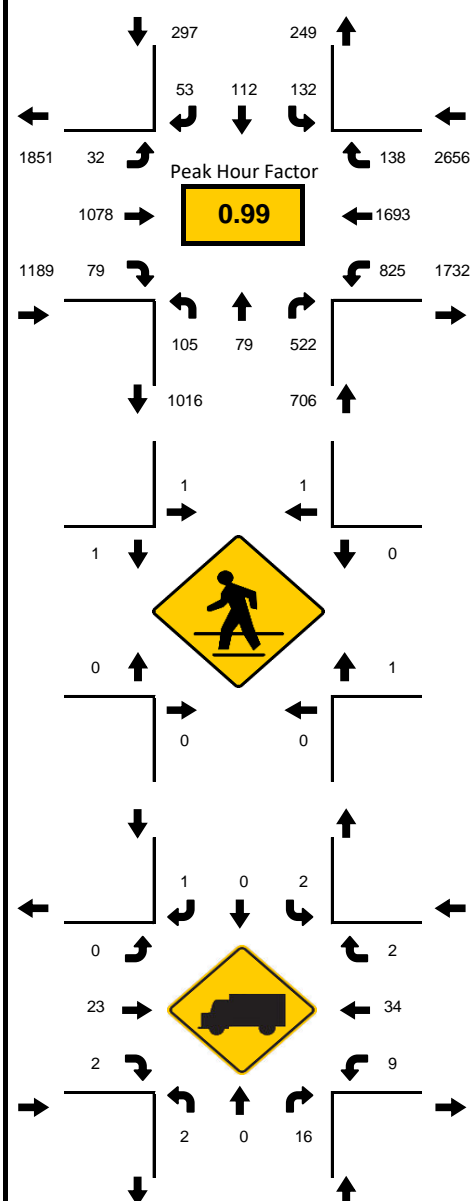
PROJECT ID: 21-130289-005
DATE: Wed, Nov 17, 2021



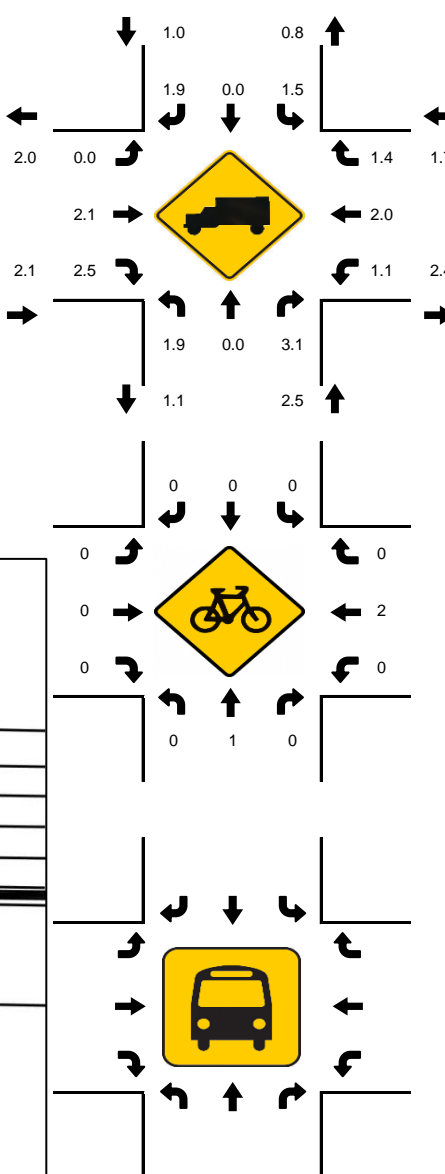
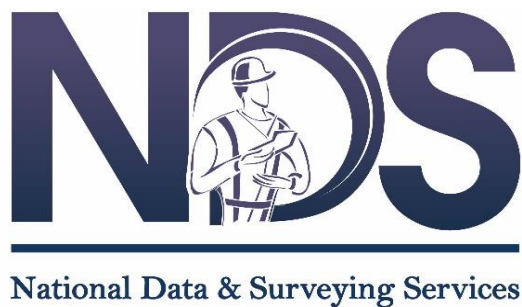
Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

[illegible]

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

[illegible]

APPENDIX C

FDOT's Florida Traffic Online (FTO) Data

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7000 BREVARD COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.92 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

27-FEB-2021 10:30:04

830UPD

5_7000_PKSEASON.TXT

APPENDIX D

Turning Movement Volume Worksheets

Intersection Development Worksheet



Expect More. Experience Better.

Intersection #: 1
Major Street: Jupiter Blvd E/W
Minor Street: Degroodt Rd N/S

Existing Year: 2021
Buildout Year: 2024
Seasonal Factor: 1.00
Pre-COVID 19 Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2021

AM Peak Hour Trips: IN = 57 OUT = 88

Weekday AM Peak Hour #N/A	Degroodt Rd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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 #N/A	Degroodt Rd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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



Expect More. Experience Better.

Intersection #: 2
Major Street: Jupiter Blvd E/W
Minor Street: Minton Road N/S

Existing Year: 2021
Buildout Year: 2024
Seasonal Factor: 1.02
Pre-COVID 19 Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2021

AM Peak Hour Trips: IN = 57 OUT = 88

Weekday AM Peak Hour 7:15 - 8:15 AM	Minton Road								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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 4:00 - 5:00 PM	Minton Road								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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



Expect More. Experience Better.

Intersection #:

Major Street:

Minor Street:

Existing Year:

Buildout Year:

Seasonal Factor:

Pre-COVID 19 Factor:

Annual Growth (%):

TMC Year:

AM Peak Hour Trips: IN = OUT =

Weekday AM Peak Hour 7:15-8:15 AM	Eldron Blvd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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 = OUT =

Weekday PM Peak Hour 4:30 - 5:30 PM	Eldron Blvd								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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



Expect More. Experience Better.

Intersection #:

4

Major Street:

Jupiter Blvd

E/W

Minor Street:

Project Drive

N/S

Existing Year:

2021

Buildout Year:

2024

Seasonal Factor:

1.02

Pre-COVID 19 Factor:

1.00

Annual Growth (%):

2.00%

TMC Year:

2021

Driveway AM Peak Hour Trips:

IN = 71

OUT = 97

Weekday AM Peak Hour 7:15 - 8:15 AM	Project Drive								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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 4:30-5:30 PM	Project Drive								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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



Expect More. Experience Better.

Intersection #:

Major Street:

Minor Street:

Existing Year:
Buildout Year:
Seasonal Factor:
Pre-COVID 19 Factor:
Annual Growth (%):

TMC Year:

AM Peak Hour Trips: IN = OUT =

Weekday AM Peak Hour 7:30 - 8:30 AM	Emerson Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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%			25%	20%	12%		20%		
Egress																
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 = OUT =

Weekday PM Peak Hour 5:00 - 6:00 PM	Emerson Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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%			25%	20%	12%		20%		
Egress																
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



Expect More. Experience Better.

Intersection #: Existing Year: TMC Year:
 Major Street: Buildout Year:
 Minor Street: Seasonal Factor:
 Pre-COVID 19 Factor: AM Peak Hour Trips: IN = OUT =
 Annual Growth (%):

Weekday AM Peak Hour 7:30 - 8:30 AM	San Filippo Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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%			19%		1%				
Egress																
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 = OUT =

Weekday PM Peak Hour 4:45 - 5:45 PM	San Filippo Dr								Jupiter Blvd							
	Northbound				Southbound				Eastbound				Westbound			
	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%			19%		1%				
Egress																
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



Expect More. Experience Better.

Intersection #: 7
Major Street: Malabar Rd E/W
Minor Street: Emerson Dr N/S

Existing Year: 2021
Buildout Year: 2024
Seasonal Factor: 1.00
Pre-COVID 19 Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2021

AM Peak Hour Trips: IN = 57 OUT = 88

Weekday AM Peak Hour #N/A	Emerson Dr								Malabar Rd							
	Northbound				Southbound				Eastbound				Westbound			
	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%												
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 #N/A	Emerson Dr								Malabar Rd							
	Northbound				Southbound				Eastbound				Westbound			
	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%												
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



Expect More. Experience Better.

Intersection #: 8
Major Street: Malabar Rd E/W
Minor Street: San Flippo Dr N/S

Existing Year: 2021
Buildout Year: 2024
Seasonal Factor: 1.02
Pre-COVID 19 Factor: 1.00
Annual Growth (%): 2.00%

TMC Year: 2021

AM Peak Hour Trips: IN = 57 OUT = 88

Weekday AM Peak Hour #N/A	San Flippo Dr								Malabar Rd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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 #N/A	San Flippo Dr								Malabar Rd							
	Northbound				Southbound				Eastbound				Westbound			
	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																
Egress																
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
 PROGRAMMED BY _____
 CONTROLLER SERIAL # _____

INTSALLATION/INSPECTION DATE: 1/16/2019
 PROGRAM DATE: _____
 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								

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								

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								

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				
MINIMUM 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
 PROGRAMMED BY _____
 CONTROLLER SERIAL # _____

INSTALLATION/INSPECTION DATE: 1/16/2019
 PROGRAM DATE: _____
 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								

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								

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								

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				
MINIMUM 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
PROGRAMMED BY _____
CONTROLLER SERIAL # _____

INTSALLATION/INSPECTION DATE: 1/16/2019
PROGRAM DATE: _____
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								

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								

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								

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				
MINIMUM 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
 PROGRAMMED BY _____
 CONTROLLER SERIAL # _____

INTSALLATION/INSPECTION DATE: 1/16/2019
 PROGRAM DATE: _____
 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								

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								

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								

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				
MINIMUM 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
 PROGRAMMED BY _____
 CONTROLLER SERIAL # _____

INSTALLATION/INSPECTION DATE: 1/16/2019
 PROGRAM DATE: _____
 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
PROGRAMMED BY _____
CONTROLLER SERIAL # _____

INTSALLATION/INSPECTION DATE: 2/18/2022
PROGRAM DATE: _____
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								

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								

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								

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				
MINIMUM 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 Filippo 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

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

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

APPENDIX G

Synchro Outputs

Timings
1: Degroodt Rd & Jupiter Blvd

Existing
01 AM Peak Hour

	→	↖	←	↙	↗
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



HCM 6th Signalized Intersection Summary

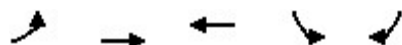
1: Degroodt Rd & Jupiter Blvd

Existing
01 AM Peak Hour

	→	↘	↙	←	↖	↗
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+l1), 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			

Timings 2: Jupiter Blvd & Minton Rd

Existing
AM Peak Hour



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

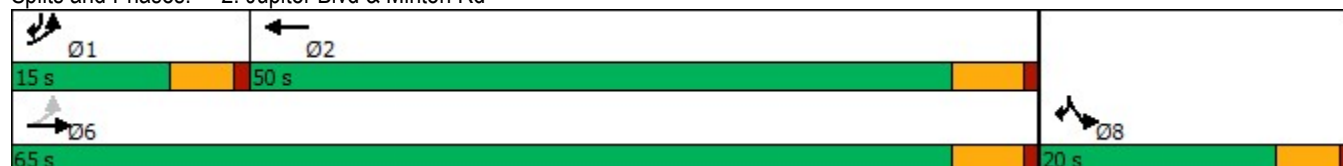
Cycle Length: 85

Actuated Cycle Length: 82.5

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

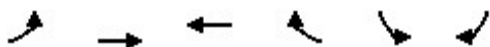
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd























Existing
AM Peak Hour



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+l1), 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			

Timings 3: Eldron Blvd & Jupiter Blvd

Existing
AM Peak Hour

											
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

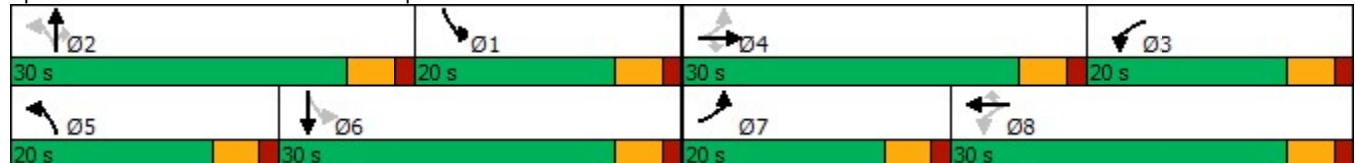
Cycle Length: 100

Actuated Cycle Length: 76.1

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary

















3: Eldron Blvd & Jupiter Blvd

Existing
AM Peak Hour

												
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								

Timings 5: Emerson Dr & Jupiter Blvd

Existing
AM Peak Hour

								
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

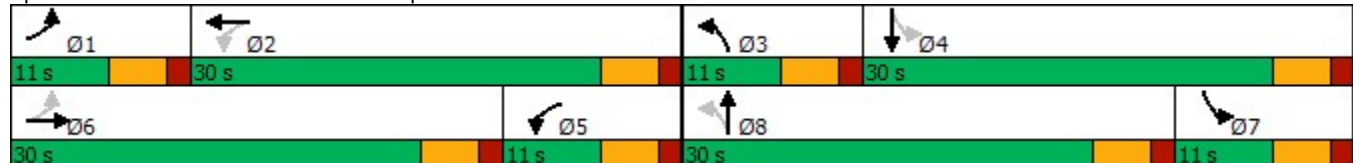
Cycle Length: 82

Actuated Cycle Length: 70.3

Natural Cycle: 65

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary



















5: Emerson Dr & Jupiter Blvd

Existing
AM Peak Hour

												
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									

Timings
6: San Filippo Dr & Jupiter Blvd

Existing
AM Peak Hour

									
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

			
Ø1	Ø2	Ø4	Ø8
12 s	31 s	51 s	29 s
			
Ø5	Ø6		
10 s	33 s		

HCM 6th Signalized Intersection Summary



















6: San Filippo Dr & Jupiter Blvd

Existing
AM Peak Hour

												
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			
Approach Delay, s/veh	19.8		30.3			20.2			25.0			
Approach LOS	B		C			C			C			
Timer - Assigned Phs												
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									

Timings 7: Emerson Dr & Malabar Rd

Existing
01 AM Peak Hour

									
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

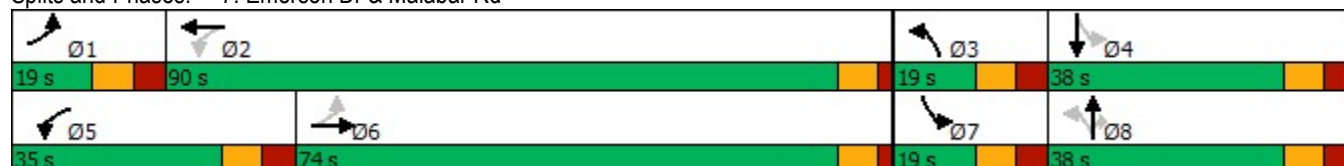
Cycle Length: 166

Actuated Cycle Length: 161.2

Natural Cycle: 90

Control Type: Actuated-Uncoordinated



























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Existing
01 AM Peak Hour

												
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								

Timings 8: San Fillippo Dr & Malabar Rd

Existing
01 AM Peak Hour

									
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



HCM 6th Signalized Intersection Summary

8: San Fillippo Dr & Malabar Rd

Existing
01 AM Peak Hour

												
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.

Timings 1: Degroodt Rd & Jupiter Blvd

Background
02 AM Peak Hour

					
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

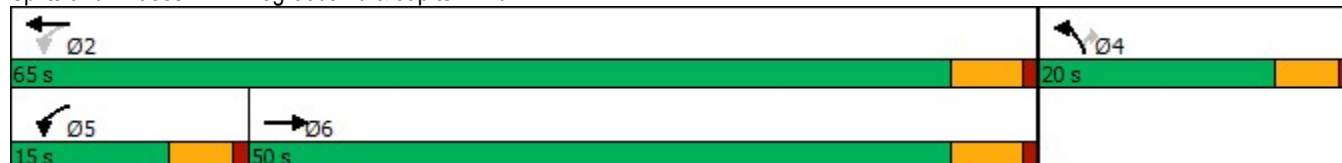
Cycle Length: 85

Actuated Cycle Length: 82.6

Natural Cycle: 55

Control Type: Semi Act-Uncoord

Splits and Phases: 1: Degroodt Rd & Jupiter Blvd



HCM 6th Signalized Intersection Summary

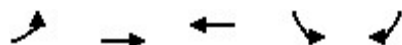
1: Degroodt Rd & Jupiter Blvd

Background
02 AM Peak Hour

	→	↘	↙	←	↖	↗
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			

Timings 2: Jupiter Blvd & Minton Rd

Background
AM Peak Hour



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

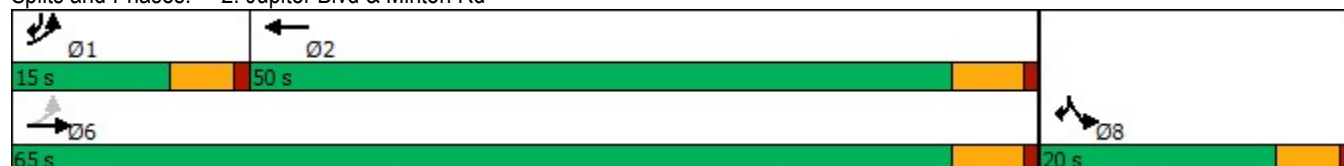
Cycle Length: 85

Actuated Cycle Length: 82.8

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

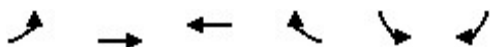
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd























Background
AM Peak Hour



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+l1), 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			

Timings 3: Eldron Blvd & Jupiter Blvd

Background
AM Peak Hour

											
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

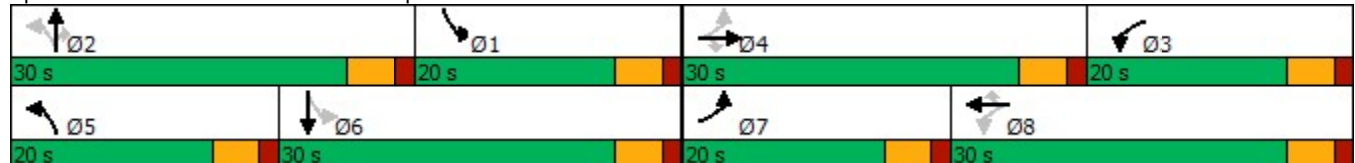
Cycle Length: 100

Actuated Cycle Length: 77.5

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary

















3: Eldron Blvd & Jupiter Blvd

Background
AM Peak Hour

												
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								

Timings 5: Emerson Dr & Jupiter Blvd

Background
AM Peak Hour

								
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

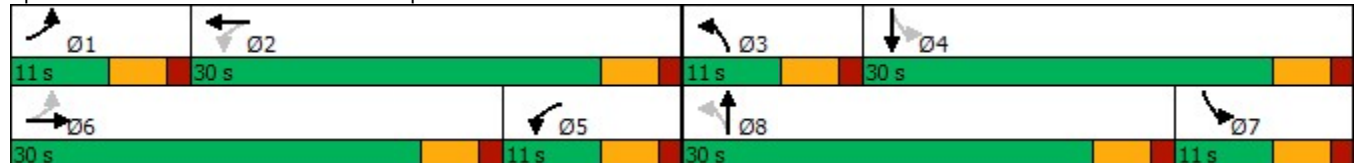
Cycle Length: 82

Actuated Cycle Length: 73.1

Natural Cycle: 90

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary

5: Emerson Dr & Jupiter Blvd

Background
AM Peak Hour

												
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											

Timings 6: San Filippo Dr & Jupiter Blvd

Background
AM Peak Hour



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

	Ø1		Ø2		Ø4		Ø8
12 s		31 s		51 s		29 s	
	Ø5		Ø6				
10 s		33 s					

HCM 6th Signalized Intersection Summary

6: San Filippo Dr & Jupiter Blvd

Background
AM Peak Hour

												
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		
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.

Timings 7: Emerson Dr & Malabar Rd

Background
02 AM Peak Hour

									
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

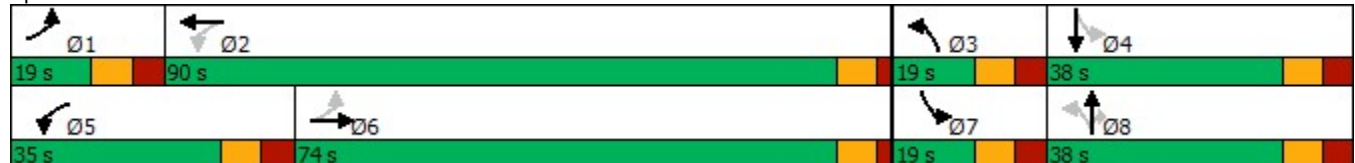
Cycle Length: 166

Actuated Cycle Length: 162.8

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Background
02 AM Peak Hour

												
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											

Timings 8: San Fillippo Dr & Malabar Rd

Background
02 AM Peak Hour

									
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

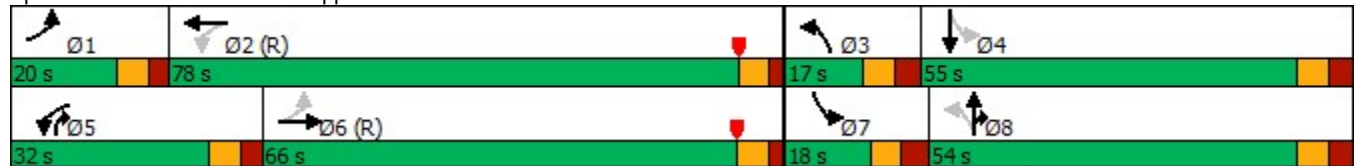
Actuated Cycle Length: 170

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



HCM 6th Signalized Intersection Summary

8: San Fillippo Dr & Malabar Rd

Background
02 AM Peak Hour

												
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.

Timings
1: Degroodt Rd & Jupiter Blvd

Background with Improvement
02 AM Peak Hour with Improvement

	→	↖	←	↗	↘
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



HCM 6th Signalized Intersection Summary

1: Degroodt Rd & Jupiter Blvd

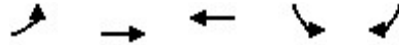
Background with Improvement
02 AM Peak Hour with Improvement

	→	↘	↙	←	↖	↗
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+l1), 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			

Timings 2: Jupiter Blvd & Minton Rd

Background with Improvement

AM Peak Hour



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

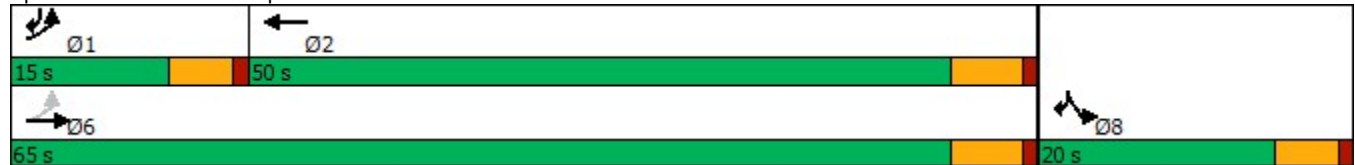
Cycle Length: 85

Actuated Cycle Length: 82.8

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

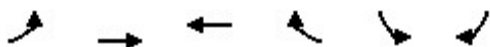
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd

Background with Improvement
AM Peak Hour

























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			

Timings 3: Eldron Blvd & Jupiter Blvd

Background with Improvement

AM Peak Hour

											
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

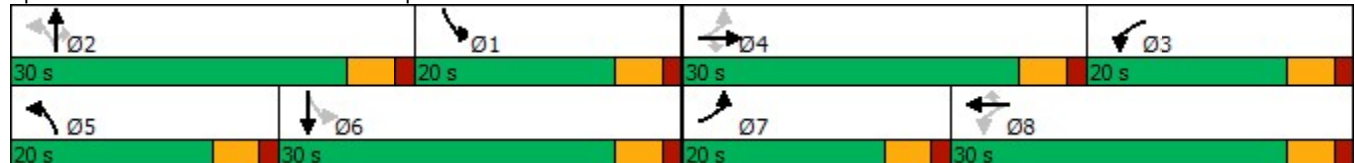
Cycle Length: 100

Actuated Cycle Length: 77.5

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



























HCM 6th Signalized Intersection Summary

3: Eldron Blvd & Jupiter Blvd

Background with Improvement

















AM Peak Hour

												
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											

Timings
5: Emerson Dr & Jupiter Blvd

Background with Improvement

AM Peak Hour

								
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

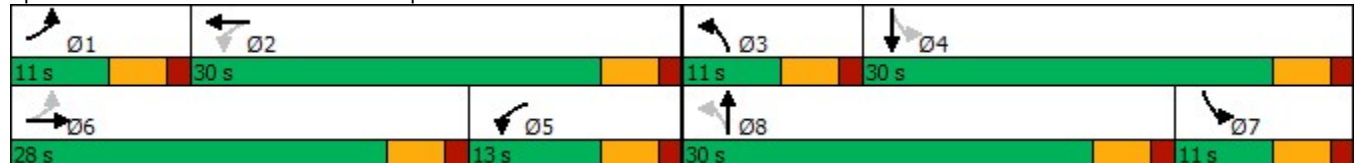
Cycle Length: 82

Actuated Cycle Length: 76.5

Natural Cycle: 90

Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd























HCM 6th Signalized Intersection Summary

5: Emerson Dr & Jupiter Blvd

Background with Improvement



















AM Peak Hour

												
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											

Timings
6: San Filippo Dr & Jupiter Blvd

Background with Improvement

AM Peak Hour

									
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






















			
Ø1	Ø2	Ø4	Ø8
12 s	31 s	51 s	29 s
			
Ø5	Ø6		
10 s	33 s		

HCM 6th Signalized Intersection Summary

6: San Filippo Dr & Jupiter Blvd

Background with Improvement

AM Peak Hour

												
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.

Timings 7: Emerson Dr & Malabar Rd

Background with Improvement
02 AM Peak Hour with Improvement

									
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

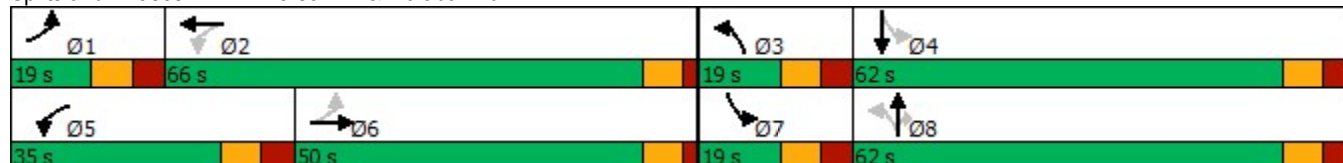
Cycle Length: 166

Actuated Cycle Length: 133.8

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Background with Improvement
02 AM Peak Hour with Improvement

												
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											

Timings
8: San Fillippo Dr & Malabar Rd

Background with Improvement
02 AM Peak Hour with Improvement

									
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

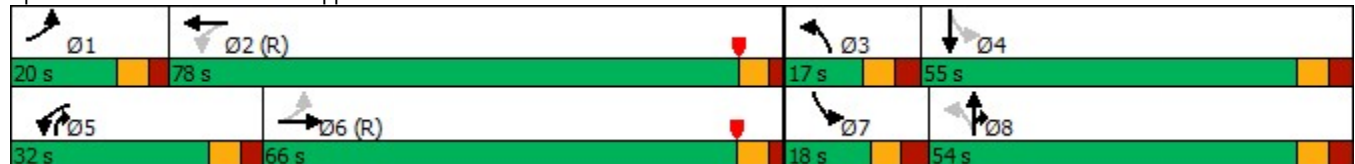
Actuated Cycle Length: 170

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



HCM 6th Signalized Intersection Summary

8: San Fillippo Dr & Malabar Rd

Background with Improvement
02 AM Peak Hour with Improvement

												
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.

Timings

1: Degroodt Rd & Jupiter Blvd

Buildout
03 AM Peak Hour

	→	↖	←	↙	↗
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



HCM 6th Signalized Intersection Summary

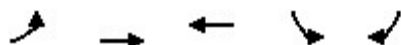
1: Degroodt Rd & Jupiter Blvd

Buildout
03 AM Peak Hour

						
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+l1), 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			

Timings 2: Jupiter Blvd & Minton Rd

Buildout
03 AM Peak Hour



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

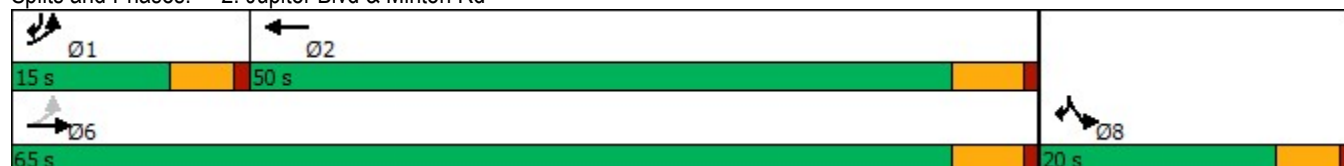
Cycle Length: 85

Actuated Cycle Length: 83

Natural Cycle: 55

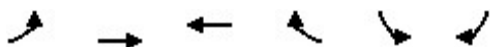
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary 2: Jupiter Blvd & Minton Rd























Buildout
03 AM Peak Hour



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			

Timings 3: Eldron Blvd & Jupiter Blvd

Buildout
03 AM Peak Hour

											
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

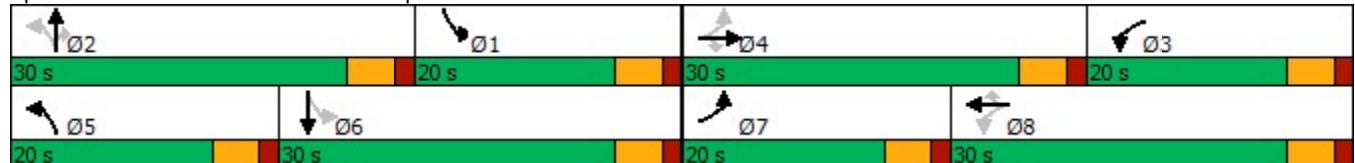
Cycle Length: 100

Actuated Cycle Length: 78.2

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary




3: Eldron Blvd & Jupiter Blvd

Buildout
03 AM Peak Hour

												
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											

















HCM 6th TWSC
4: Jupiter Blvd & Project Drwy

Buildout
03 AM Peak Hour

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	

Timings 5: Emerson Dr & Jupiter Blvd

Buildout
03 AM Peak Hour

								
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

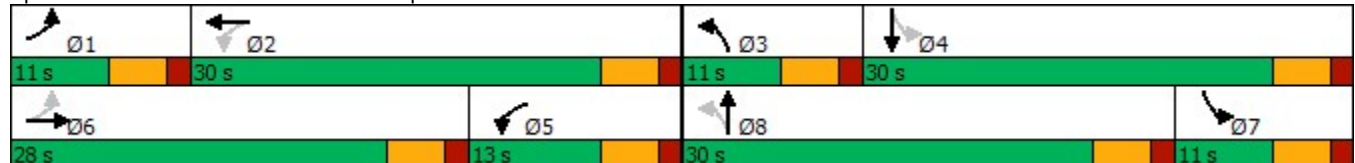
Cycle Length: 82

Actuated Cycle Length: 77.6

Natural Cycle: 80

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary



















5: Emerson Dr & Jupiter Blvd

Buildout
03 AM Peak Hour

												
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											

Timings 6: San Filippo Dr & Jupiter Blvd

Buildout
03 AM Peak Hour

									
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

			
Ø1	Ø2	Ø4	Ø8
12 s	31 s	51 s	29 s
			
Ø5	Ø6		
10 s	33 s		

HCM 6th Signalized Intersection Summary



















6: San Filippo Dr & Jupiter Blvd

Buildout
03 AM Peak Hour

												
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											

Timings 7: Emerson Dr & Malabar Rd

Buildout
03 AM Peak Hour

									
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

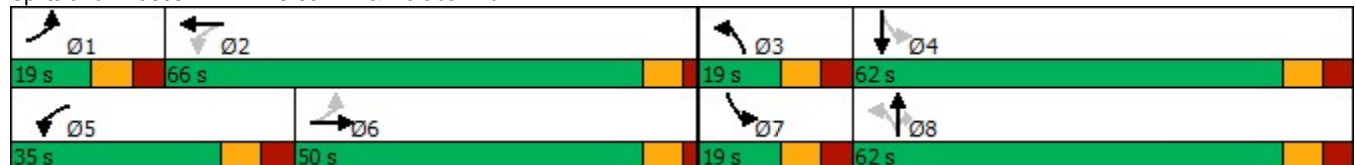
Cycle Length: 166

Actuated Cycle Length: 136

Natural Cycle: 100

Control Type: Actuated-Uncoordinated




























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Buildout
03 AM Peak Hour

												
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								

Timings 8: San Fillippo Dr & Malabar Rd

Buildout
03 AM Peak Hour

									
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

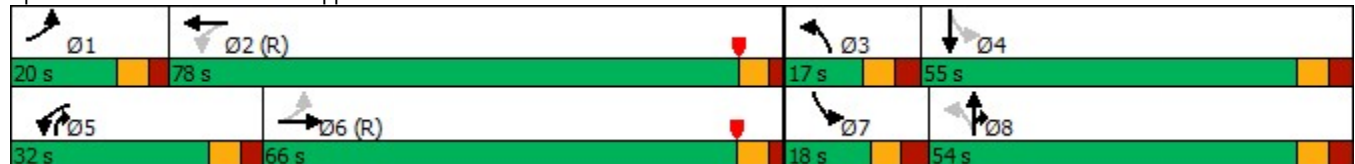
Actuated Cycle Length: 170

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



HCM 6th Signalized Intersection Summary













8: San Fillippo Dr & Malabar Rd

Buildout
03 AM Peak Hour

												
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+l1), 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.												

Timings
1: Degroodt Rd & Jupiter Blvd

Existing
04 PM Peak Hour

					
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



HCM 6th Signalized Intersection Summary

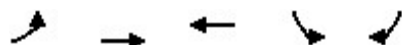
1: Degroodt Rd & Jupiter Blvd

Existing
04 PM Peak Hour

	→	↘	↙	←	↖	↗
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			

Timings 2: Jupiter Blvd & Minton Rd

Existing
PM Peak Hour



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

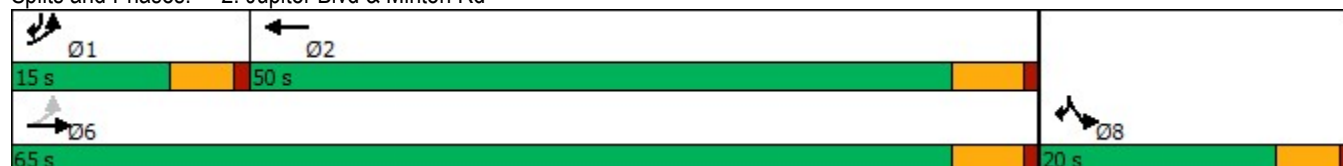
Cycle Length: 85

Actuated Cycle Length: 85

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

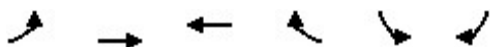
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd























Existing
PM Peak Hour



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			

Timings 3: Eldron Blvd & Jupiter Blvd

Existing
PM Peak Hour

											
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

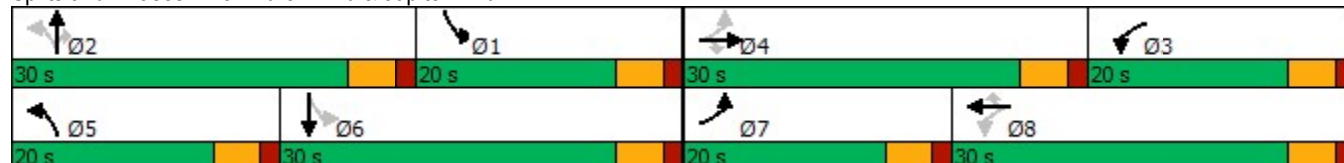
Cycle Length: 100

Actuated Cycle Length: 83.4

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary

















3: Eldron Blvd & Jupiter Blvd

Existing
PM Peak Hour

												
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									

Timings 5: Emerson Dr & Jupiter Blvd

Existing
PM Peak Hour

								
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

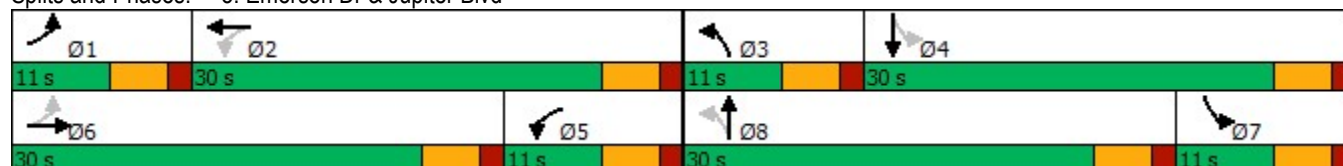
Cycle Length: 82

Actuated Cycle Length: 69.4

Natural Cycle: 60





















Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary 5: Emerson Dr & Jupiter Blvd

Existing
PM Peak Hour

												
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											

Timings 6: San Filippo Dr & Jupiter Blvd

Existing
PM Peak Hour



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

	Ø1		Ø2		Ø4		Ø8
12 s		31 s		51 s		29 s	
	Ø5		Ø6				
10 s		33 s					

HCM 6th Signalized Intersection Summary 6: San Filippo Dr & Jupiter Blvd

Existing
PM Peak Hour

												
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		
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.

Timings
7: Emerson Dr & Malabar Rd

Existing
04 PM Peak Hour

									
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

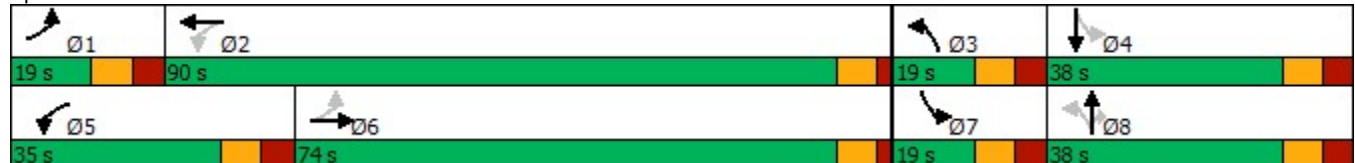
Cycle Length: 166

Actuated Cycle Length: 161

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Existing
04 PM Peak Hour

												
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+l1), 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											

Timings 8: San Fillippo Dr & Malabar Rd

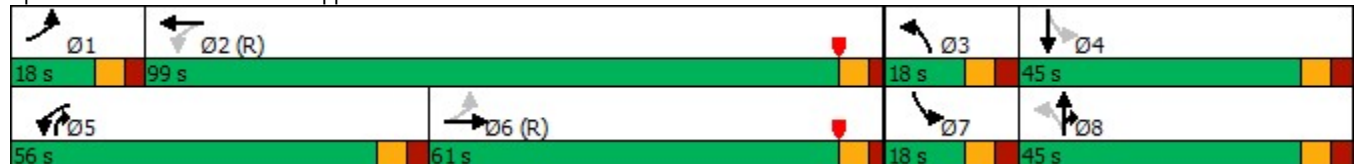
Existing
04 PM Peak Hour

									
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



HCM 6th Signalized Intersection Summary

8: San Fillippo Dr & Malabar Rd

Existing
04 PM Peak Hour

												
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.

Timings 1: Degroodt Rd & Jupiter Blvd

Background
05 PM Peak Hour

	→	↖	←	↙	↗
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



HCM 6th Signalized Intersection Summary

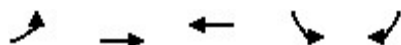
1: Degroodt Rd & Jupiter Blvd

Background
05 PM Peak Hour

	→	↘	↙	←	↖	↗
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			

Timings 2: Jupiter Blvd & Minton Rd

Background
PM Peak Hour



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

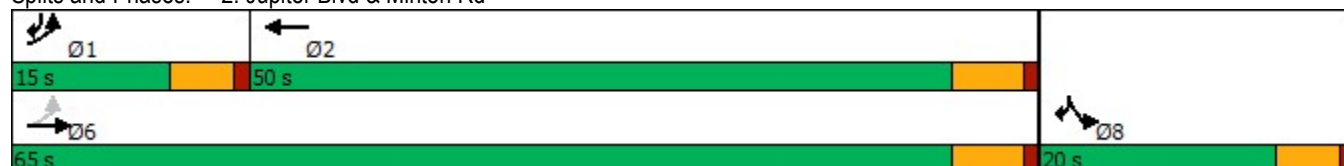
Cycle Length: 85

Actuated Cycle Length: 85

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

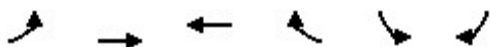
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd























Background
PM Peak Hour



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			

Timings 3: Eldron Blvd & Jupiter Blvd

Background
PM Peak Hour

											
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

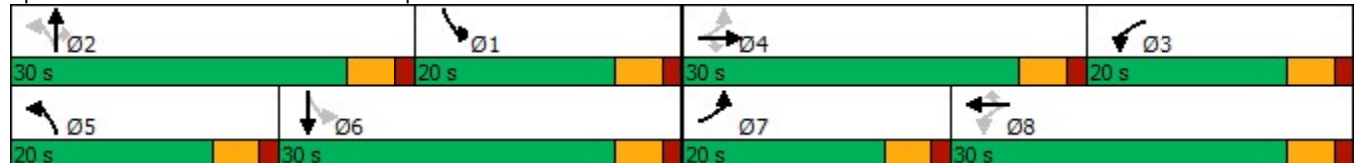
Cycle Length: 100

Actuated Cycle Length: 84.6

Natural Cycle: 65

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary

















3: Eldron Blvd & Jupiter Blvd

Background
PM Peak Hour

												
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											

Timings 5: Emerson Dr & Jupiter Blvd

Background
PM Peak Hour

								
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

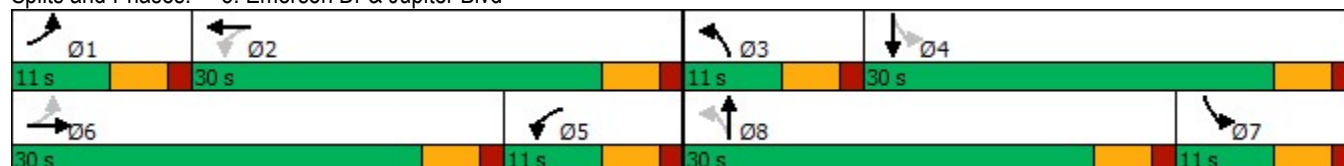
Cycle Length: 82

Actuated Cycle Length: 70.8

Natural Cycle: 80

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary

5: Emerson Dr & Jupiter Blvd

Background
PM Peak Hour

												
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											

Timings 6: San Filippo Dr & Jupiter Blvd

Background
PM Peak Hour



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

	Ø1		Ø2		Ø4		Ø8
12 s		31 s		51 s		29 s	
	Ø5		Ø6				
10 s		33 s					

HCM 6th Signalized Intersection Summary

6: San Filippo Dr & Jupiter Blvd

Background
PM Peak Hour

												
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		
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.

Timings 7: Emerson Dr & Malabar Rd

Background
05 PM Peak Hour

									
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

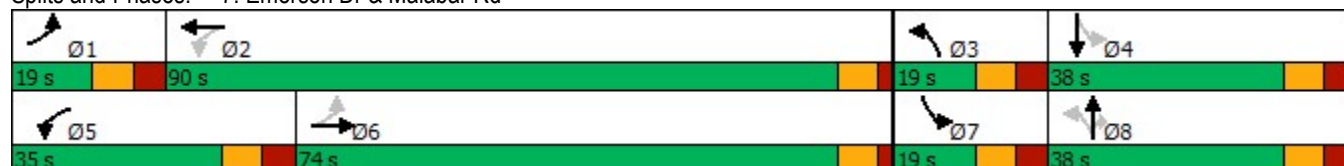
Cycle Length: 166

Actuated Cycle Length: 162

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Background
05 PM Peak Hour

												
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									

Timings 8: San Fillippo Dr & Malabar Rd

Background
05 PM Peak Hour

									
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

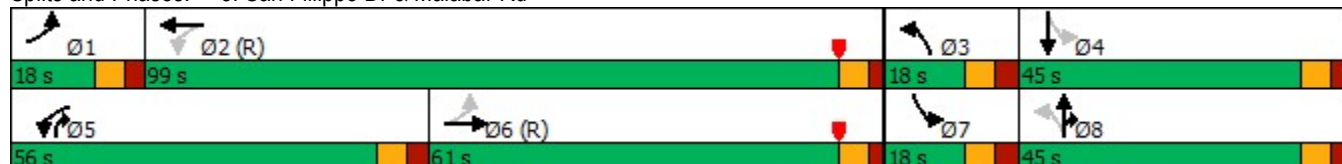
Actuated Cycle Length: 180

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



HCM 6th Signalized Intersection Summary

8: San Fillippo Dr & Malabar Rd

Background
05 PM Peak Hour

												
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.												

Timings
1: Degroodt Rd & Jupiter Blvd

Background with Improvement
05 PM Peak Hour with Improvement

	→	↖	←	↗	↘
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



HCM 6th Signalized Intersection Summary

1: Degroodt Rd & Jupiter Blvd

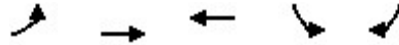
Background with Improvement
05 PM Peak Hour with Improvement

	→	↘	↙	←	↖	↗
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+l1), 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			

Timings 2: Jupiter Blvd & Minton Rd

Background with Improvement

PM Peak Hour



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

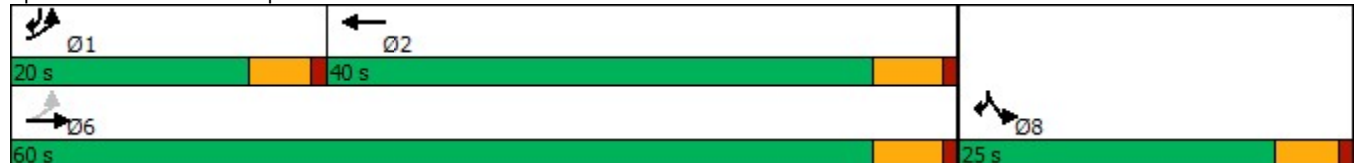
Cycle Length: 85

Actuated Cycle Length: 83.6

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

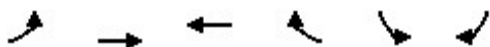
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd

Background with Improvement
PM Peak Hour

























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(l)	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+l1), 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			

Timings 3: Eldron Blvd & Jupiter Blvd

Background with Improvement

PM Peak Hour

											
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

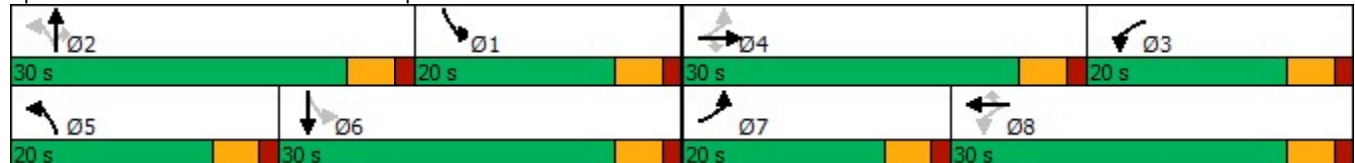
Cycle Length: 100

Actuated Cycle Length: 84.6

Natural Cycle: 65

Control Type: Actuated-Uncoordinated

Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



























HCM 6th Signalized Intersection Summary

3: Eldron Blvd & Jupiter Blvd

Background with Improvement

















PM Peak Hour

												
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											

Timings 5: Emerson Dr & Jupiter Blvd

Background with Improvement

PM Peak Hour

								
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

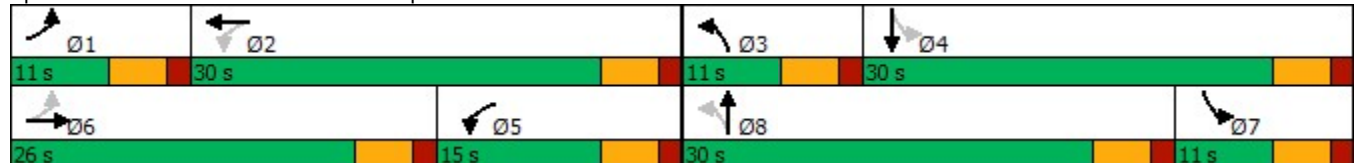
Cycle Length: 82

Actuated Cycle Length: 74.3

Natural Cycle: 80

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary

5: Emerson Dr & Jupiter Blvd



















Background with Improvement
PM Peak Hour

												
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											

Timings
6: San Filippo Dr & Jupiter Blvd

Background with Improvement

PM Peak Hour

									
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

			
10 s	38 s	46 s	29 s
			
10 s	38 s		

HCM 6th Signalized Intersection Summary



















6: San Filippo Dr & Jupiter Blvd

Background with Improvement
PM Peak Hour

												
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.												

Timings
7: Emerson Dr & Malabar Rd

Background with Improvement
05 PM Peak Hour with Improvement

									
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

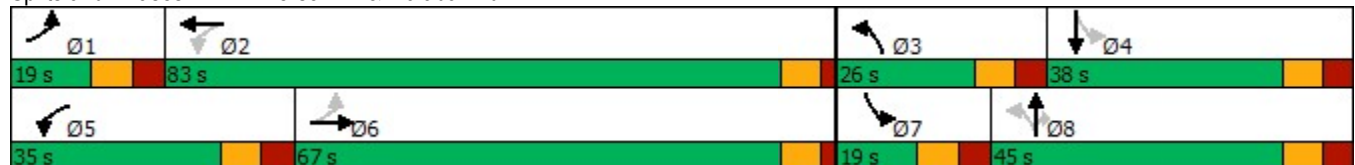
Cycle Length: 166

Actuated Cycle Length: 157.5

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Background with Improvement
05 PM Peak Hour with Improvement

												
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+l1), 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									

Timings 8: San Fillippo Dr & Malabar Rd

Background with Improvement
05 PM Peak Hour with Improvement

									
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

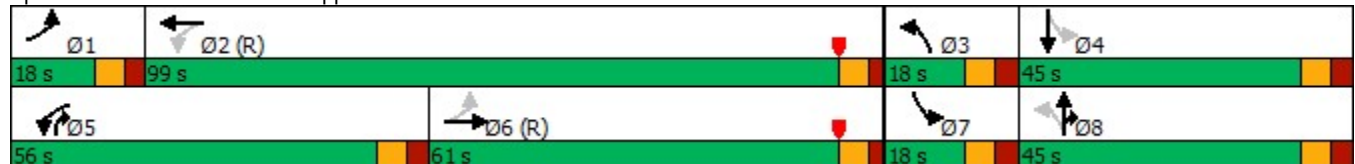
Actuated Cycle Length: 180

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



HCM 6th Signalized Intersection Summary 8: San Fillippo Dr & Malabar Rd

Background with Improvement
05 PM Peak Hour with Improvement

												
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.												

Timings 1: Degroodt Rd & Jupiter Blvd

Buildout
06 PM Peak Hour

	→	↖	←	↙	↗
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



HCM 6th Signalized Intersection Summary

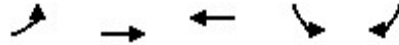
1: Degroodt Rd & Jupiter Blvd

Buildout
06 PM Peak Hour

	→	↘	↙	←	↖	↗
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+l1), 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			

Timings 2: Jupiter Blvd & Minton Rd

Buildout
06 PM Peak Hour



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

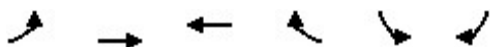
Splits and Phases: 2: Jupiter Blvd & Minton Rd



HCM 6th Signalized Intersection Summary

2: Jupiter Blvd & Minton Rd























Buildout
06 PM Peak Hour



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			

Timings 3: Eldron Blvd & Jupiter Blvd

Buildout
06 PM Peak Hour

											
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

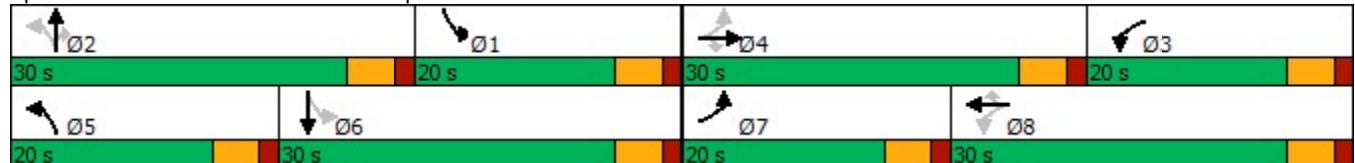
Cycle Length: 100

Actuated Cycle Length: 86.4

Natural Cycle: 65

Control Type: Actuated-Uncoordinated

























Splits and Phases: 3: Eldron Blvd & Jupiter Blvd



HCM 6th Signalized Intersection Summary




3: Eldron Blvd & Jupiter Blvd

Buildout
06 PM Peak Hour

												
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											

















HCM 6th TWSC
4: Jupiter Blvd & Project Drwy

Buildout
06 PM Peak Hour

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	

Timings 5: Emerson Dr & Jupiter Blvd

Buildout
06 PM Peak Hour

								
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

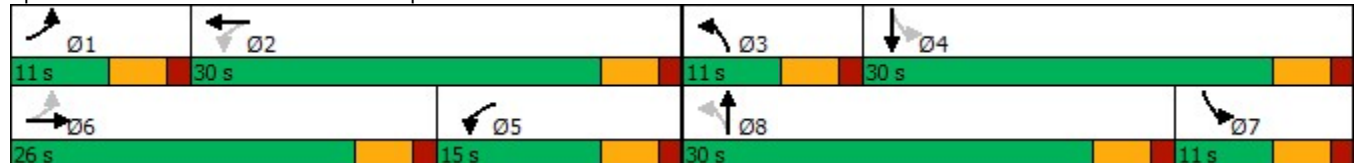
Cycle Length: 82

Actuated Cycle Length: 78.8

Natural Cycle: 75

Control Type: Actuated-Uncoordinated





















Splits and Phases: 5: Emerson Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary

5: Emerson Dr & Jupiter Blvd

Buildout
06 PM Peak Hour

												
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											

Timings 6: San Filippo Dr & Jupiter Blvd

Buildout
06 PM Peak Hour



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

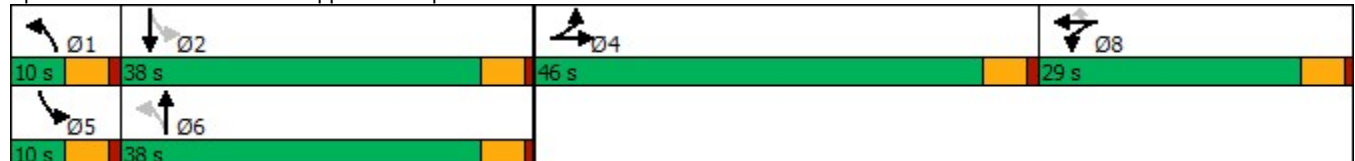
Cycle Length: 123

Actuated Cycle Length: 87.8

Natural Cycle: 90

Control Type: Actuated-Uncoordinated






















Splits and Phases: 6: San Filippo Dr & Jupiter Blvd



HCM 6th Signalized Intersection Summary

6: San Filippo Dr & Jupiter Blvd

Buildout
06 PM Peak Hour

												
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		
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.

Timings 7: Emerson Dr & Malabar Rd

Buildout
06 PM Peak Hour

									
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

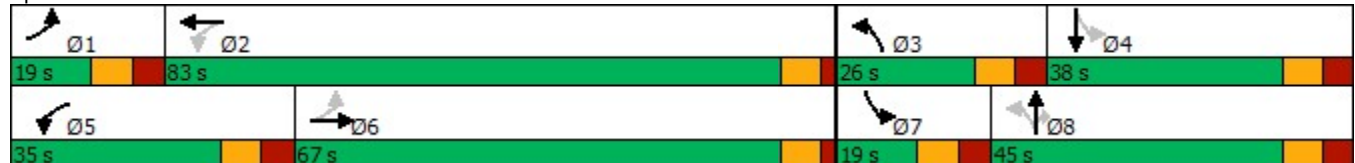
Cycle Length: 166

Actuated Cycle Length: 158.2

Natural Cycle: 90

Control Type: Actuated-Uncoordinated























Splits and Phases: 7: Emerson Dr & Malabar Rd



HCM 6th Signalized Intersection Summary



















7: Emerson Dr & Malabar Rd

Buildout
06 PM Peak Hour

												
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											

Timings 8: San Fillippo Dr & Malabar Rd

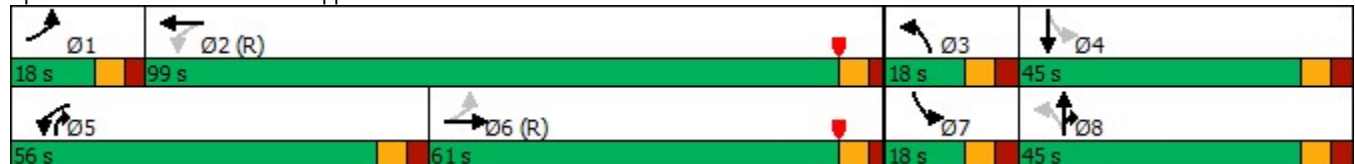
Buildout
06 PM Peak Hour

									
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



HCM 6th Signalized Intersection Summary

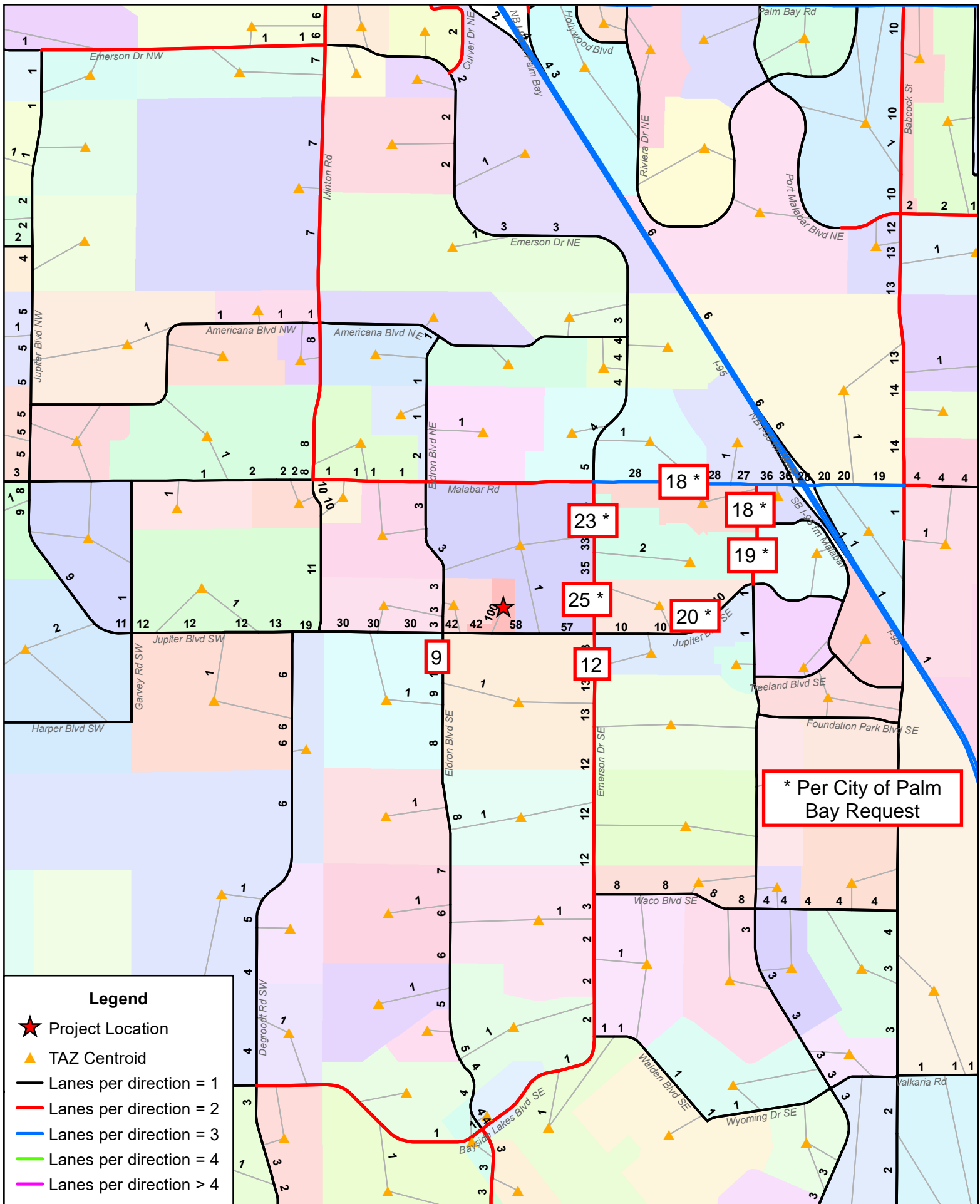
8: San Fillippo Dr & Malabar Rd

Buildout
06 PM Peak Hour

												
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+l1), 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												

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.	

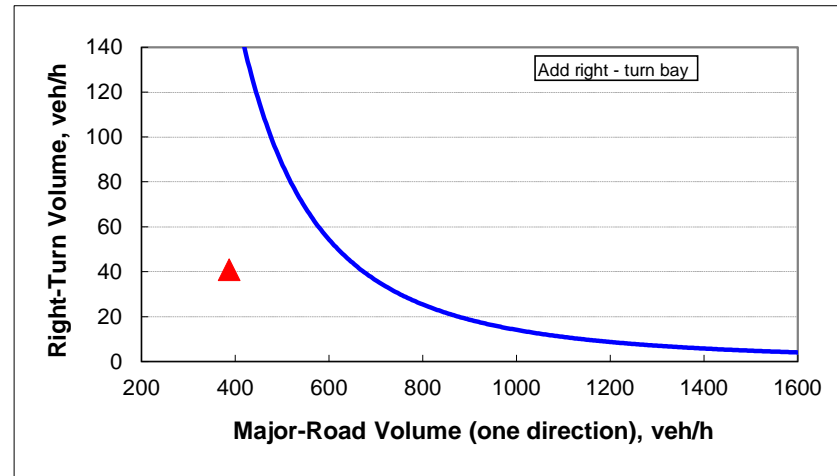


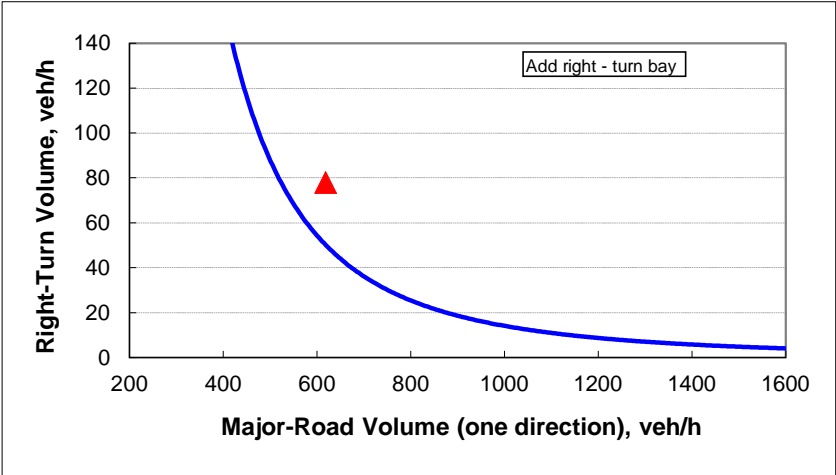
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

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
85 th 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

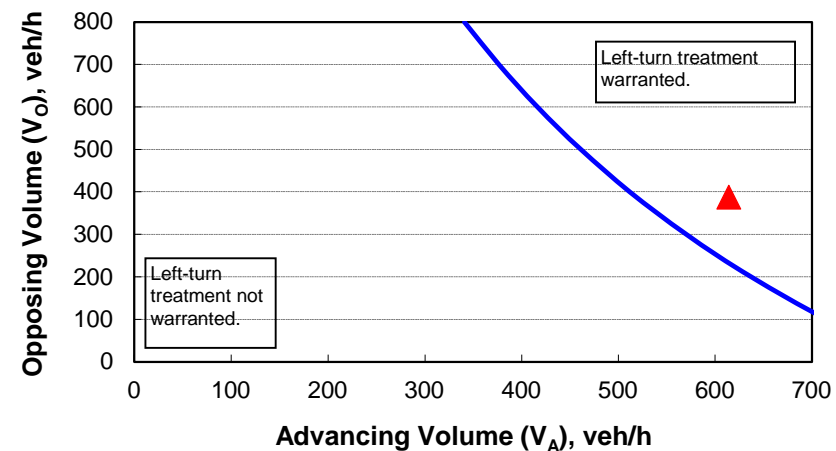


Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

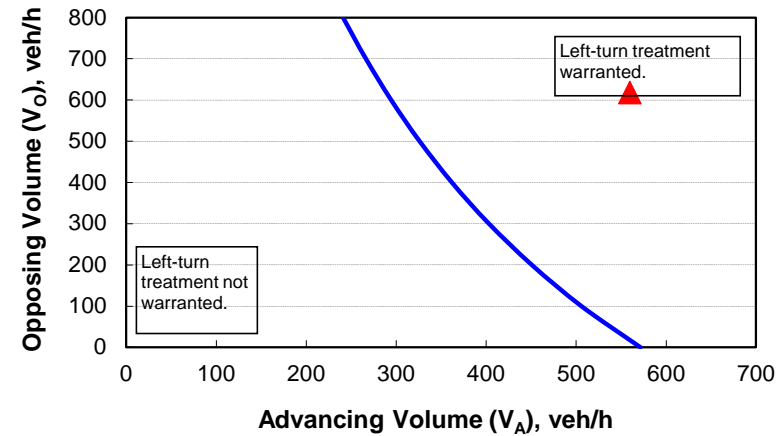
2-lane roadway (English)

INPUT

Variable	Value
85 th 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 [REDACTED], 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' fees, 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 coming 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 on 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 7.1 of 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 8.1 hereunder. 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 to 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 OF ASSOCIATION 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 by 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, hung 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 consent 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:

DEVELOPER:
IDENTICAL INVESTMENTS, LLC, a
Florida limited liability company

Print Name: _____

By:
Its:

Print Name: _____

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.

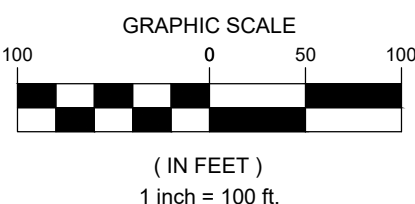
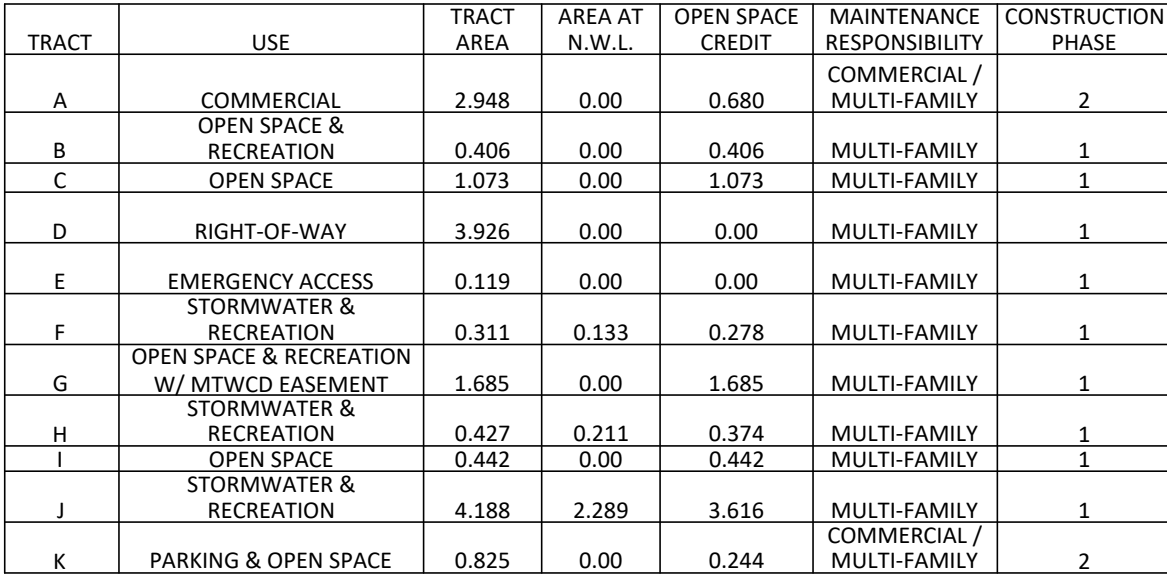
AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

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.

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 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 AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.



C-1

20-1013
PRELIMINARY SET

FLORIDA

PUD OVERALL

MBV
ENGINEERING, INC.
MOJIB BOWLES VILLANIZAR & ASSOCIATES

Civil • Structural • Surveying • Environmental
1250 W. EAU GALLEE BLVD., SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA#3728

VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

REVISIONS

DATE _____

GENERAL STATEMENT

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

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

PARKING INFORMATION

COMMERCIAL	1 SPACE /300 SF	@ 30,000 SF	= 100 SPACE
MULTI-FAMILY CONDOS	2 SPACES/ UNIT	@ 60 UNITS	= 120 SPACE

PROVIDED (COMMERCIAL)	= 100 SPACE
PROVIDED (CONDOS)	= 128 SPACES
PROVIDED (TOTAL)	= 228 SPACE

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

	<u>REQ'D</u>	<u>PROVIDED</u>
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 DEVELOPMENT 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 BEACH 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.

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/ MTWDC 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

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, licensees, 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 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 (10) 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 consent 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.

My Commission Expires: _____ *(Affix Seal)*

Signed, sealed and delivered in the presence of:

DEVELOPER:
IDENTICAL INVESTMENTS, LLC, a
Florida limited liability company

Print Name: _____

Print Name: _____

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.

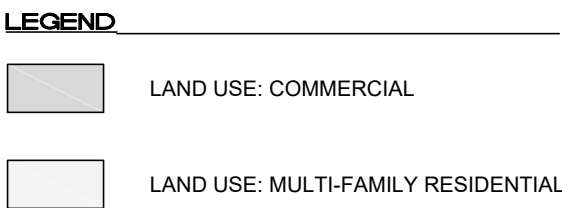
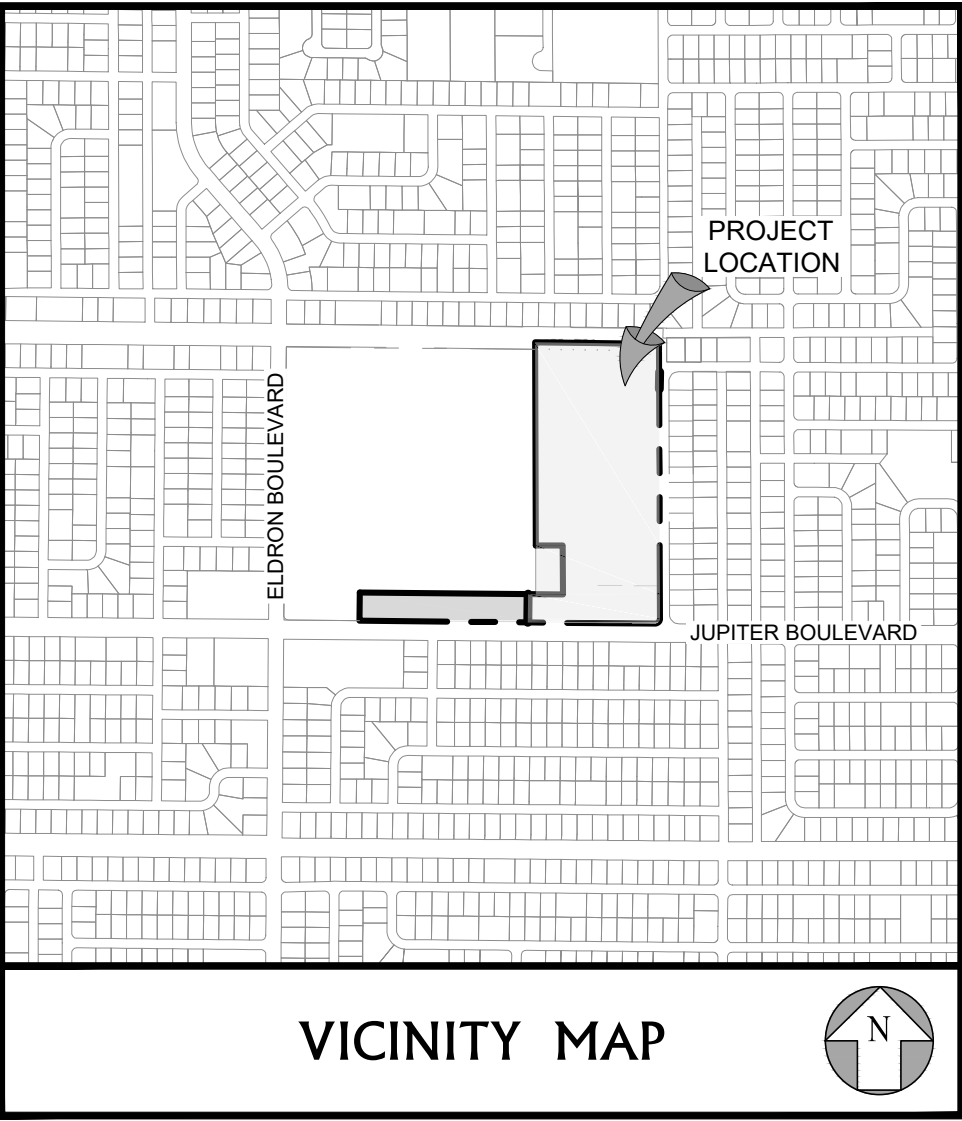
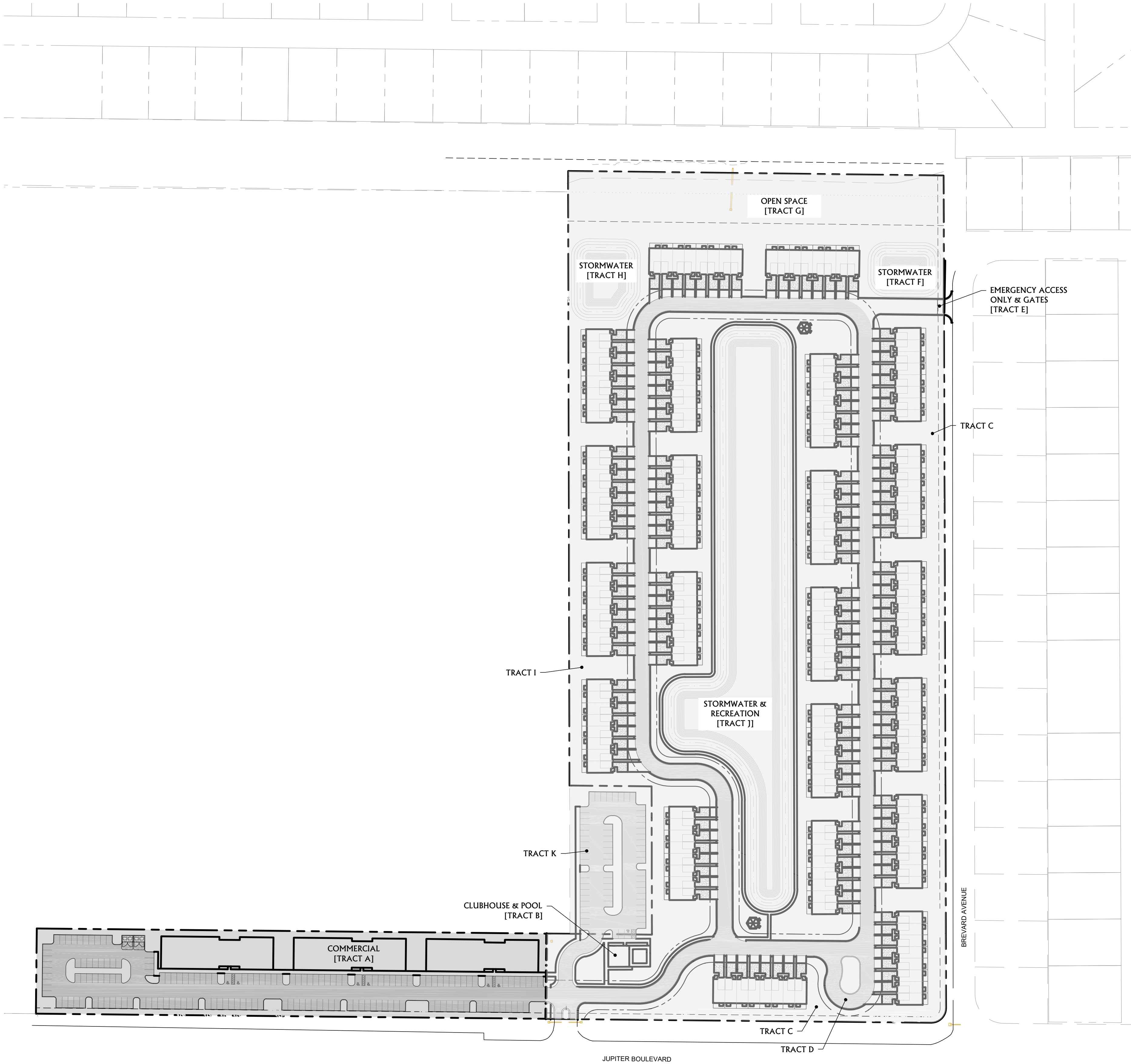
AND THE SOUTH 40 FEET OF THE EAST 1/2 OF LOT 16, SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, ACCORDING TO THE SUBDIVISION OF SAID SECTION BY THE FLORIDA INDIAN RIVER LAND COMPANY, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BREVARD COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 165.

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, 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 AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.



LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 16, SECTION 8, 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 8, 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 8, 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 8, 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 AND, LESS AND EXCEPT MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49.

ALSO

THE WEST 1/2 OF LOT 16, FLORIDA INDIAN RIVER LAND COMPANY, A SUBDIVISION IN SECTION 8, 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.

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 8.198 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.

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 GALIE 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) 840-4551

CURRENT FUTURE LAND USE

IMU - 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
2,025 SF
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

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL No. 12099C 0660 G, DATED MARCH 17, 2014.

SANITARY SEWER SOURCE

CITY OF PALM BAY SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

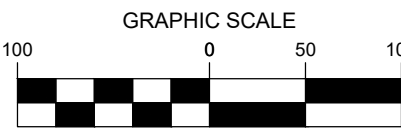
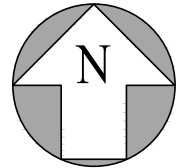
CITY OF PALM BAY WATER SYSTEM

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 PERMETER 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.



PUD OVERALL



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 ACCORDANCE ARE PROPERLY DISTRIBUTED. PLANS ARE VOID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET

C-1

20-1013

PRELIMINARY SET

VERO: 772-598-0035, FT. PIERCE: 772-468-8005, PALM CITY: 772-468-9699

FLORIDA

CITY OF PALM BAY

COMMENTS

REVISIONS

DATE

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
20-1013	DWB	DWB	06-24-2020	BAM	2/9/2022

8	7	6	5	4	3	2	1

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.

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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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School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Dr. Robert E. Schiller, Ed.D., Interim Superintendent



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 condominiums. 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

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646



An Equal Opportunity Employer

**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,

A handwritten signature in blue ink, appearing to read "Karen Black", with a long horizontal flourish extending to the right.

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 Membership	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%
Fairglenn	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%
Indianlantic	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	457	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 Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
School	Type	Grades	Utilization Factor	FISH Capacity	10/14/22 Membership	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-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From/To attendance patterns are assumed to remain constant.
 - Nongecoded 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
176 Single-Family Units
60 Condominium Units

Schools Affected by Development:
Turner Elementary School
Southwest Middle School
Bayside High School

Drawn By:
Planning & Project Management
Blake Stinson
3/9/2023

1,300 650 0 1,300 Feet



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 Project Number: 20-1013

DeGroot Library

[illegible]

MEETING NOTES / ISSUES

Project Name / Number: Jupiter Bay

Location: DeGroodt Library

1-	OWNER HAS NOW PURCHASED 0.8 AC. LAND LOCATED PARCEL
2-	ADJACENT TO LOT WITH ON TOP OF COMMERCIAL
3-	ADJACENT PARKING SPACES ACCORDINGLY
4-	WORKING WITH SCHOOL BOARD TO EXTEND SCHOOL
5-	TURN LANE, TO BREVARD AVE.
6-	CITY COUNCIL APPROVE EMERGENCY ACCESS TO BREVARD AVE.
7-	ADJACENT 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 Bassford 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

, 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: 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)

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:

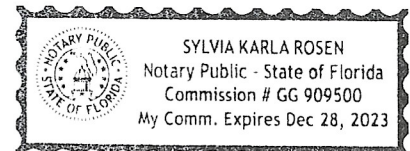
Final Development Plan and Preliminary Subdivision Plan

Gerald Lakin

(Property Owner Signature)

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.

Sylvia

, Notary Public

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

FID: 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

Select Language | ▼

GM
3/29/23

A Daily Publication By:



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

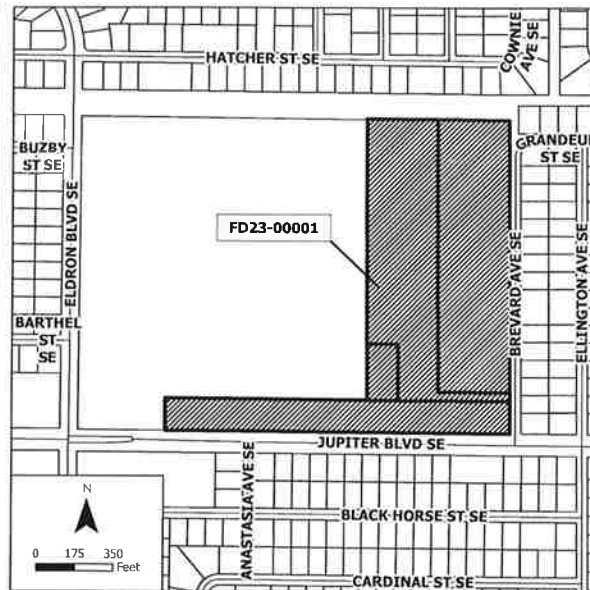
My commission expires

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

A Daily Publication By:



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

4/20/2023

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 20th DAY OF APRIL, 2023 by legal clerk who is personally known to me

[Handwritten signature]

Affiant

[Handwritten signature of Nancy Heyrman]
Notary State of Wisconsin County of Brown

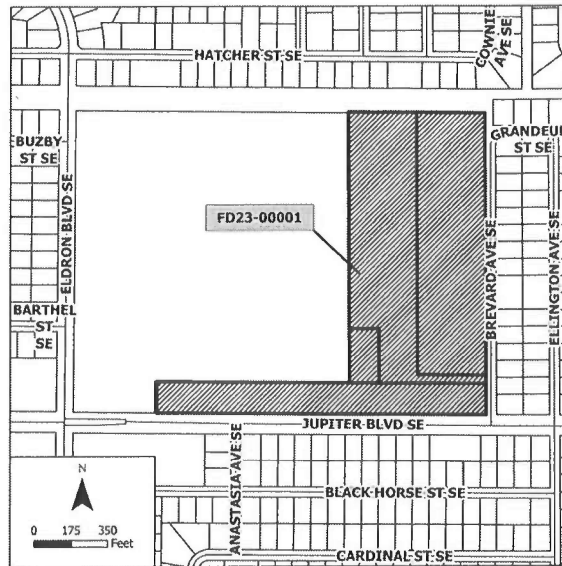
My commission expires

PUBLICATION COST: \$623.60
AD NO: GCI1049926
CUSTOMER NO: 6CI213
PO#: PUBLIC NOTICE

NANCY HEYRMAN
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 City Council on May 1, 2023, 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 northwest 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 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

ORDINANCE 2023-25

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN TO BE KNOWN AS 'JUPITER BAY PUD' IN PUD (PLANNED UNIT DEVELOPMENT) ZONING; WHICH PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF JUPITER BOULEVARD AND BREVARD AVENUE, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR A COMMENCEMENT PERIOD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application for Final Development Plan approval in PUD (Planned Unit Development) zoning to allow a mixed-use development, consisting of 236 residential units and 30,000 square feet of commercial retail, to be known as 'Jupiter Bay PUD' on property legally described herein, has been made by Sachs Capital Group, LP, and Identical Investments, LLC, and

WHEREAS, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on April 5, 2023, which voted to recommend to the City Council approval of the application, and

WHEREAS, all provisions applicable to the Planned Unit Development (PUD) under Chapter 185, Zoning, of the Palm Bay Code of Ordinances, have been satisfied by the applicant, and

WHEREAS, the City Council of the City of Palm Bay, after due deliberation and consideration, reviewed and considered the reports, documents, testimony, and other materials presented, and has determined that such development plan will neither be injurious to the neighborhood nor otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The City Council of the City of Palm Bay hereby grants Final Development Plan approval for 'Jupiter Bay PUD' on property zoned PUD (Planned Unit Development), which property is legally described herein as Exhibit 'A'.

SECTION 2. The Final Development Plan is granted subject to the staff comments contained in the Staff Report, incorporated herein as Exhibit 'B', and the following items:

- A. A preliminary subdivision plat and a boundary and title opinion;
- B. Updated Traffic Impact Study, if required, prior to site plan approval;
- C. The construction of an emergency access at Brevard Avenue and a 185-foot ingress right-turn lane and 210-foot ingress left-turn lane;
- B. Fully engineered construction drawings; and
- C. The technical comments generated by the Development Review Staff, incorporated herein as Exhibit 'C', shall be observed and incorporated into the engineered construction drawings.

SECTION 3. The property shall be developed in substantial conformance with the Final Development Plan, which is, by reference, incorporated herein as Exhibit 'D', except as may be modified by the conditions of approval. The applicant shall comply with all provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

SECTION 4. This ordinance shall take effect immediately upon the enactment date.

Read in title only at Meeting 2023- , held on , 2023; and
read in title only and duly enacted at Meeting 2023- , held on , 2023.

ATTEST:

Rob Medina, MAYOR

Terese M. Jones, CITY CLERK

City of Palm Bay, Florida
Ordinance 2023-25

Reviewed by CAO: _____

Applicant: Sachs Capital Group, LP, and Identical Investments, LLC
Case: FD23-00001

cc: (date) Brevard County Recording
Applicant
Case File



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Alexandra Bernard, Growth Management Director

DATE: 5/1/2023

RE: Request by Sachs Capital Group, LP, and Identical Investments, LLC, for preliminary subdivision approval of a proposed mixed-use development, consisting of 236 residential units and 30,000 square feet of commercial retail, to be known as 'Jupiter Bay PUD', which property is located at the northwest corner of Jupiter Boulevard and Brevard Avenue, in PUD (Planned Unit Development) zoning (24.69 acres) (Case PS23-00001). (Quasi-Judicial Proceeding) (CONTINUED FROM 04/20/23 RCM)

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.) have submitted a Preliminary Subdivision Plat for 176 townhome lots and one commercial lot to be called 'Jupiter Bay' containing approximately 24.69 acres and located at the northwest corner of Jupiter Boulevard SE and Brevard Avenue SE.

The subject property contains a total plat count of 176 townhome lots and one commercial lot with a 30,000 square feet ground-floor retail area and 60 condo units on the second floor. The subject property has a Future Land Use designation of Mixed Use and is zoned PUD, Planned Unit Development.

The development standards proposed and contained within the staff report conform with the PUD code regulations and Final Development Plan (FDP) standards. The proposed recreation and amenity area is approximately 10.158 acres (41.1%) of the total area. The proposal meets the requirement of Section 184 of the Palm Bay Code of Ordinances. Per Section 184.07, City Council may approve, approve with conditions, or disapprove the request.

At the April 5, 2023 Planning & Zoning Board Meeting, the Board inquired on traffic and an emergency exit. The applicant's representative states that the developer is proposing an emergency egress from the back of the property.

Case PS23-00001 meets the minimum criteria for a Preliminary Subdivision Plat request and staff recommends approval subject to the conditions contained within the staff report.

REQUESTING DEPARTMENT:

Growth Management

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Motion to approve a Preliminary Subdivision Plat for Case PS23-00001, Jupiter Bay, subject to the conditions contained within the staff report.

Planning and Zoning Board Recommendation:

Motion to submit Case PS23-00001 to City Council for approval, subject to the conditions contained in the staff report.

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

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

ATTACHMENTS:**Description**

Case PS23-00001- Staff Report- Revised

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

Legal Ad - 04/20/23 Regular Council Meeting

Legal Ad - 05/01/23 Regular Council Meeting



REVISED

STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmabayflorida.org

Prepared by

Uma Sarmistha, Senior Planner

CASE NUMBER

PS23-00001

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 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 >>northwest<< 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->>northwest<< corner of Jupiter Boulevard SE and Brevard Avenue SE. Specifically, the properties are Tax Parcels >> 2925050<< 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



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



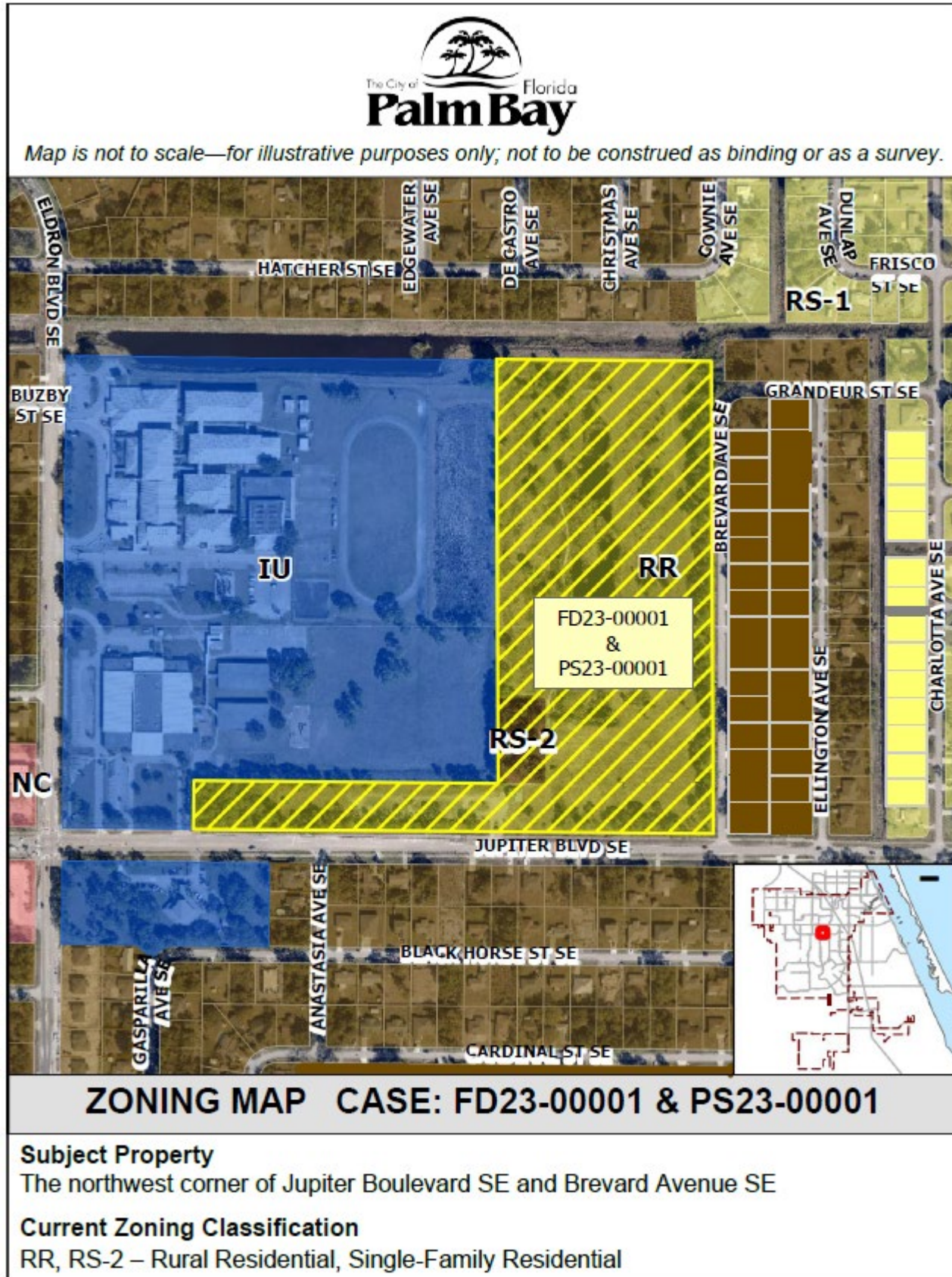
FUTURE LAND USE MAP CASE: FD23-00001 & PS23-00001

Subject Property

The northwest corner of Jupiter Boulevard SE and Brevard Avenue SE

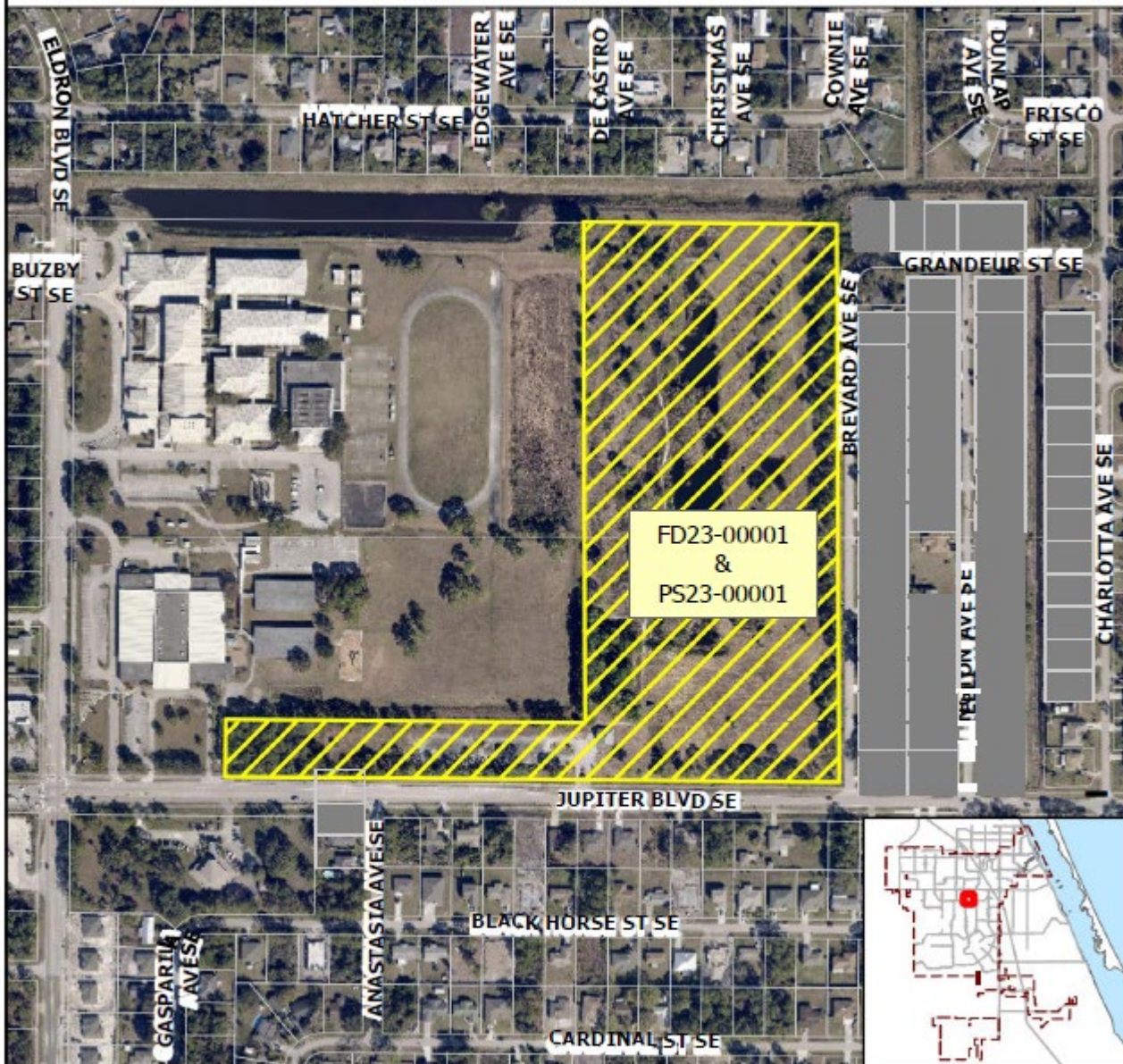
Future Land Use Classification

MU – Mixed Use





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 northwest 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SUBDIVISION SIGNS ARE REGULATED BY CHAPTER 178 OF THE PALM BAY CODE OF ORDINANCES.
- FENCING OF EASEMENTS IS REGULATED BY CHAPTER 170 OF THE PALM BAY CODE OF ORDINANCES.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PLAT IS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE STORMWATER AGREEMENT TO THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK _____,
PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 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:

- 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.
- UNLESS DESIGNATED N.R. (NON-RADIAL), ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL.

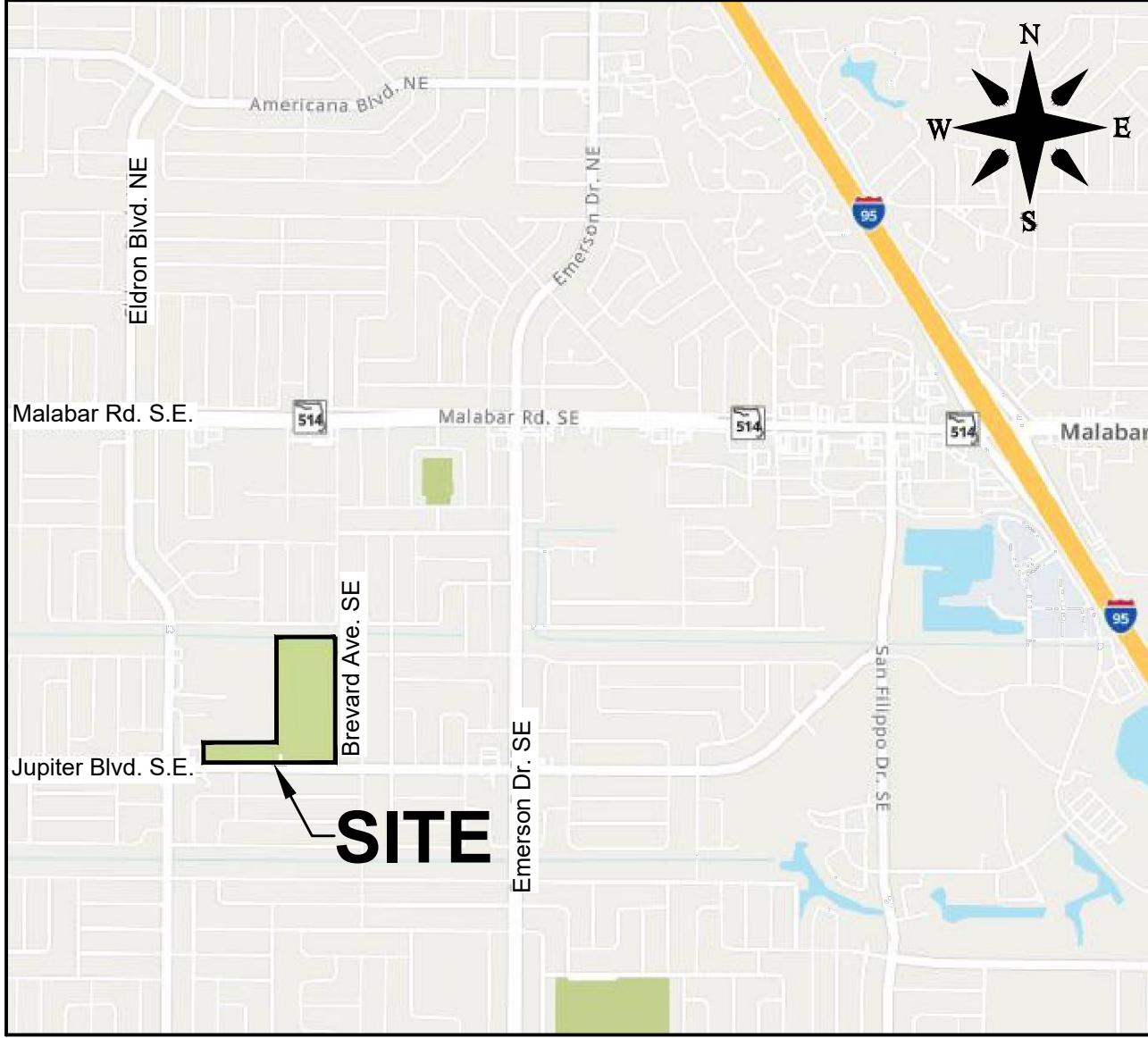
ABBREVIATIONS & SYMBOLS

- = 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"
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- A.K.A. = ALSO KNOWN AS
- C/L = CENTERLINE
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- N.T.S. = NOT TO SCALE
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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

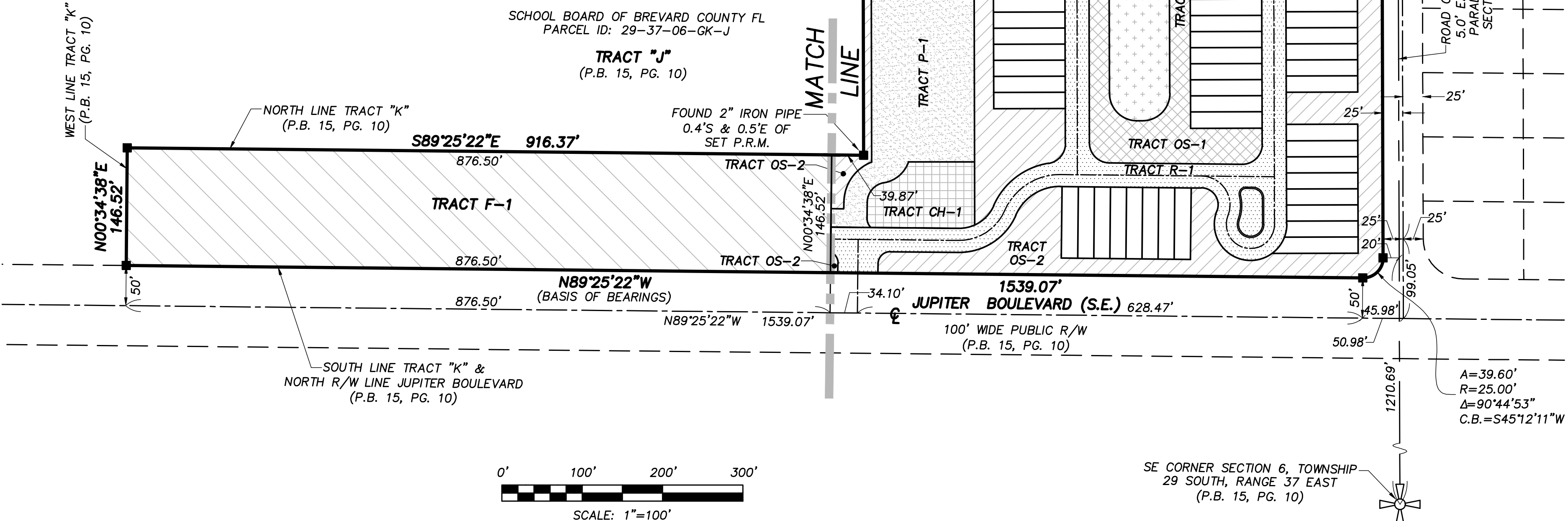
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM,
IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED
LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY
BY ANY OTHER GRAPHIC OR DIGITAL FORM OF
THE PLAT. THERE MAY BE ADDITIONAL
RESTRICTIONS THAT ARE NOT RECORDED ON
THIS PLAT THAT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



VICINITY 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



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 IN-
TENTION 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 WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS
TO BE EXECUTED ON THE DATE SET FORTH BELOW.

BY: MICHELLE SIBLEY SACHS CAPITAL GROUP LP, A DELAWARE LIMITED
PRESIDENT PARTNERSHIP

WITNESS NO. 1: _____ WITNESS NO. 2: _____

PRINT NAME: _____ PRINT NAME: _____

BY: _____ IDENTICAL INVESTMENTS LLC, A FLORIDA LIMITED
PRESIDENT LIABILITY COMPANY

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 ACCORD-
ANCE 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 WITH 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 AMENDED.

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, _____.

FILE # _____ AT _____

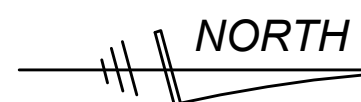
CLERK OF CIRCUIT COURT IN
AND FOR BREVARD COUNTY, FLORIDA

PRELIMINARY PLAT

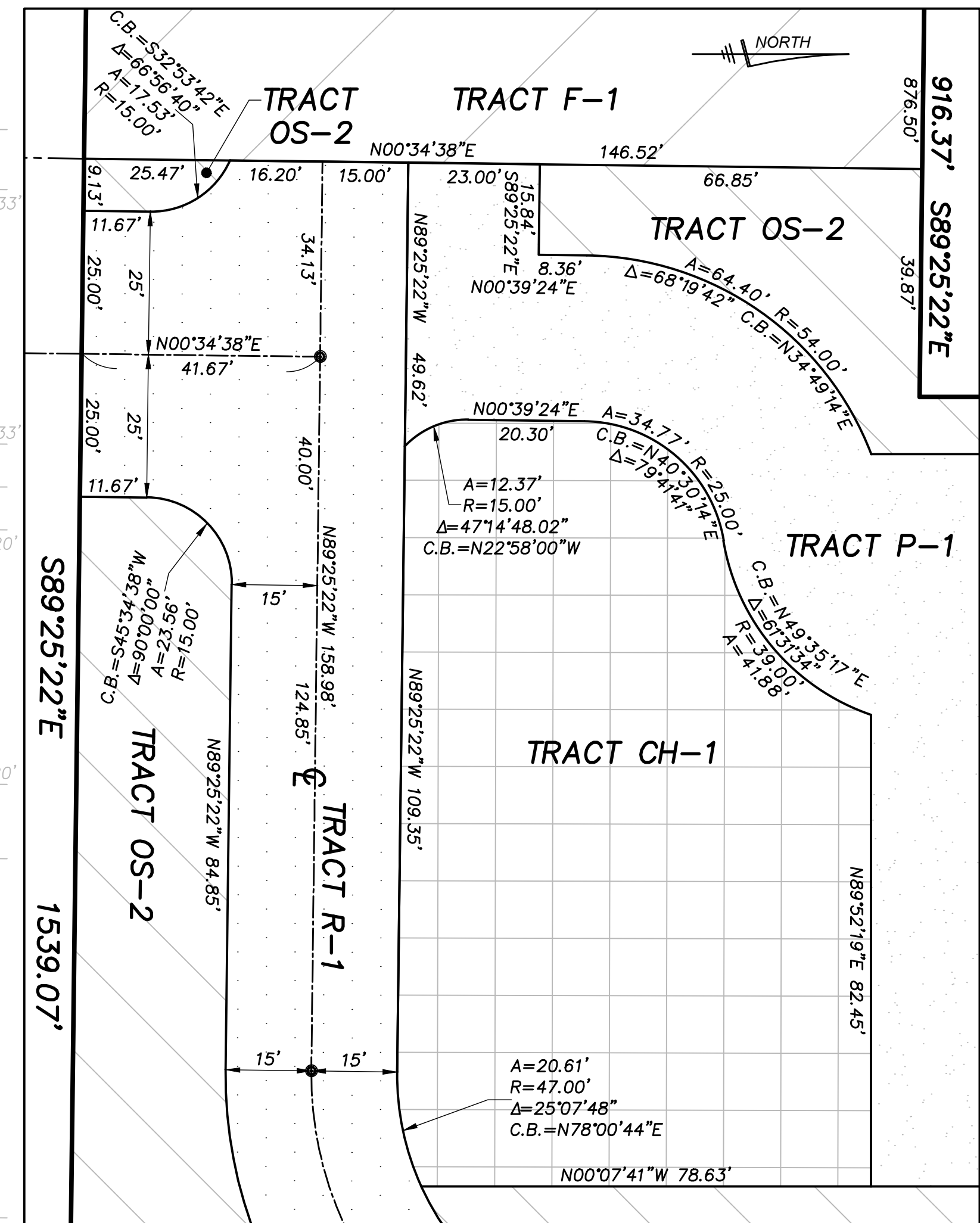
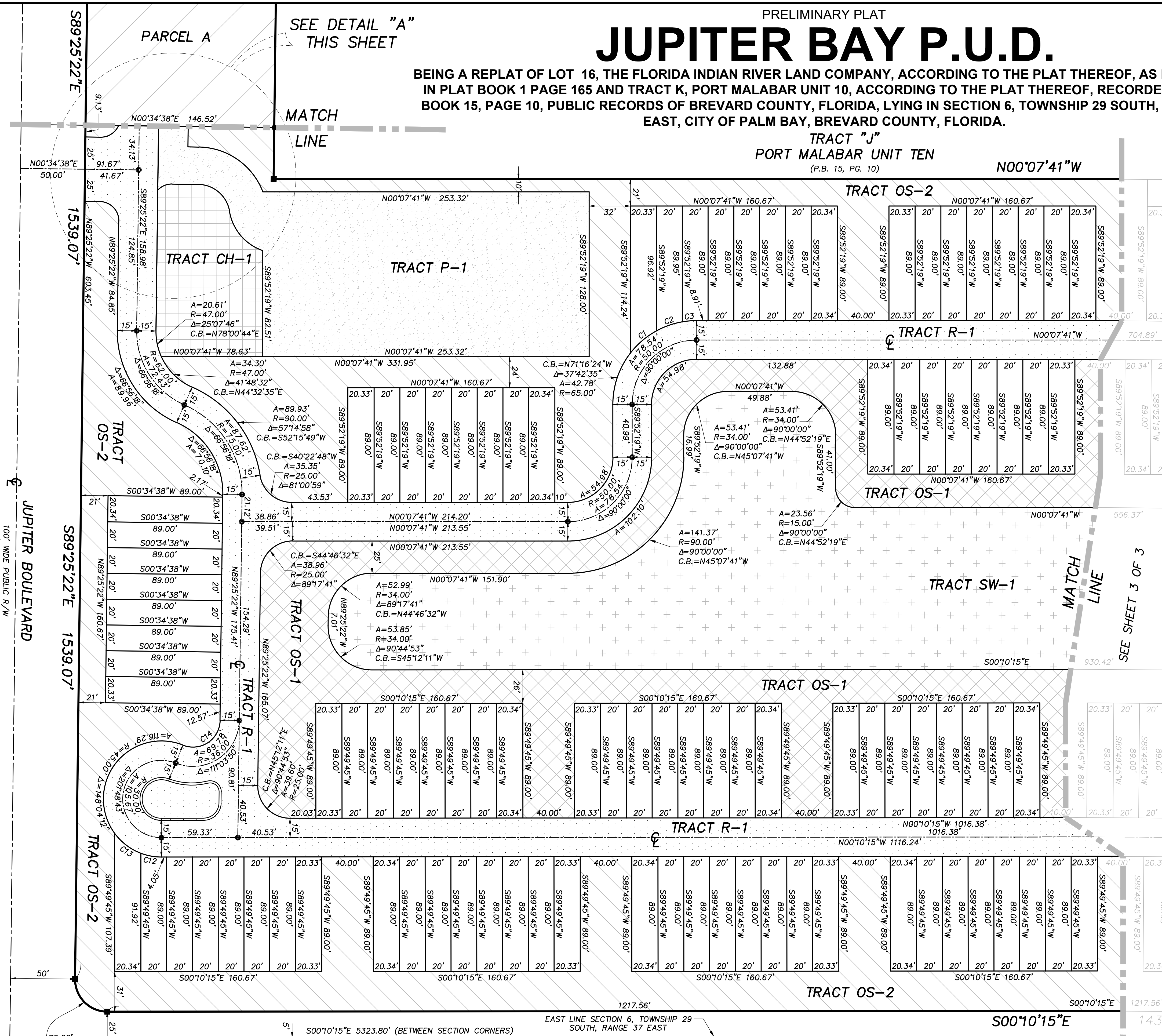
JUPITER BAY P.U.D.

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.

TRACT "J"
PORT MALABAR UNIT TEN
(P.B. 15, PG. 10)



PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 6, TWP. 29 S., RANGE 37 E.



DETAIL "A"
(SCALE: 1"=20')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	65.00'	26.90'	26.71'	N40°33'44"W	23°42'45"
CN	65.00'	21.27'	21.18'	N19°19'48"W	18°45'06"
CQ	65.00'	11.15'	11.13'	N05°02'28"W	09°49'34"
CR	65.00'	6.37'	6.37'	N02°40'52"E	05°37'06"
CS	65.00'	36.07'	54.35'	N30°12'04"E	49°25'06"
CT	65.00'	22.69'	22.58'	N64°54'47"E	20°00'20"
CN	65.00'	17.90'	17.85'	N82°18'17"E	15°46'52"
CQ	65.00'	17.90'	17.84'	S81°24'54"E	15°46'47"
CR	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

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"		
—	=	ALSO KNOWN AS		
—	=	CENTERLINE	A	= ARC (LENGTH)
—	=	DRAINAGE EASEMENT	R	= RADIUS
—	=	NOT TO SCALE	Δ	= CENTRAL ANGLE
—	=	LICENSED BUSINESS	C.B.	= CHORD BEARING
(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		
PG.	=	PAGE		
P.O.B.	=	POINT OF BEGINNING		
P.R.C.	=	POINT OF REVERSE CURVATURE		
P.R.M.	=	PERMANENT REFERENCE MONUMENT		
P.T.	=	POINT OF TANGENCY		
P.P.B.	=	ROAD PLAT BOOK		
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W.C.	=	WITNESS CORNER		

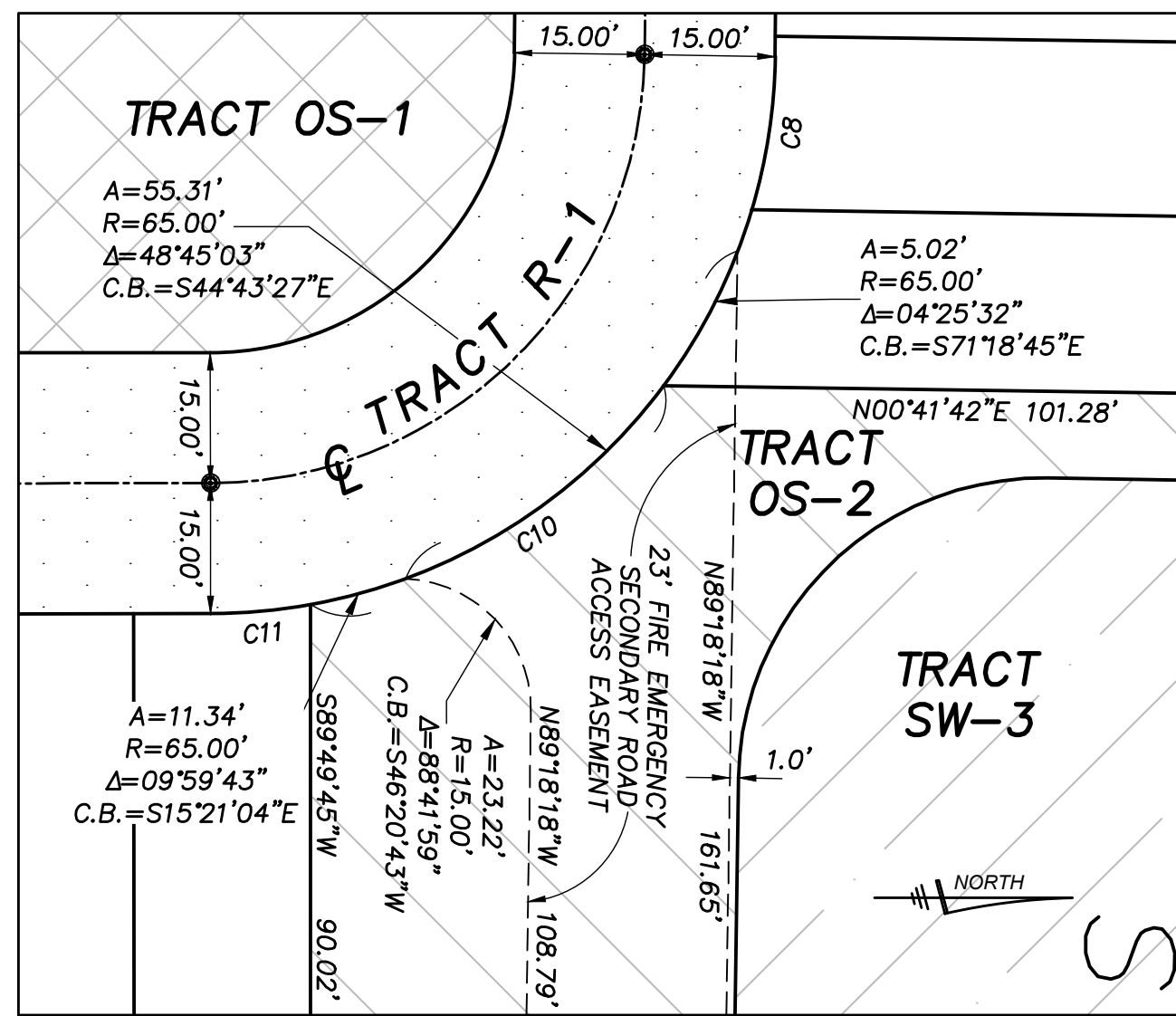
PLAT PREPARED BY:
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407
LICENSED BUSINESS NO. 4569
(561) 640-4551
WSC DWG. NO. 19-1600-3

ABBREVIATIONS & SYMBOLS

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CURVE SYMBOLS

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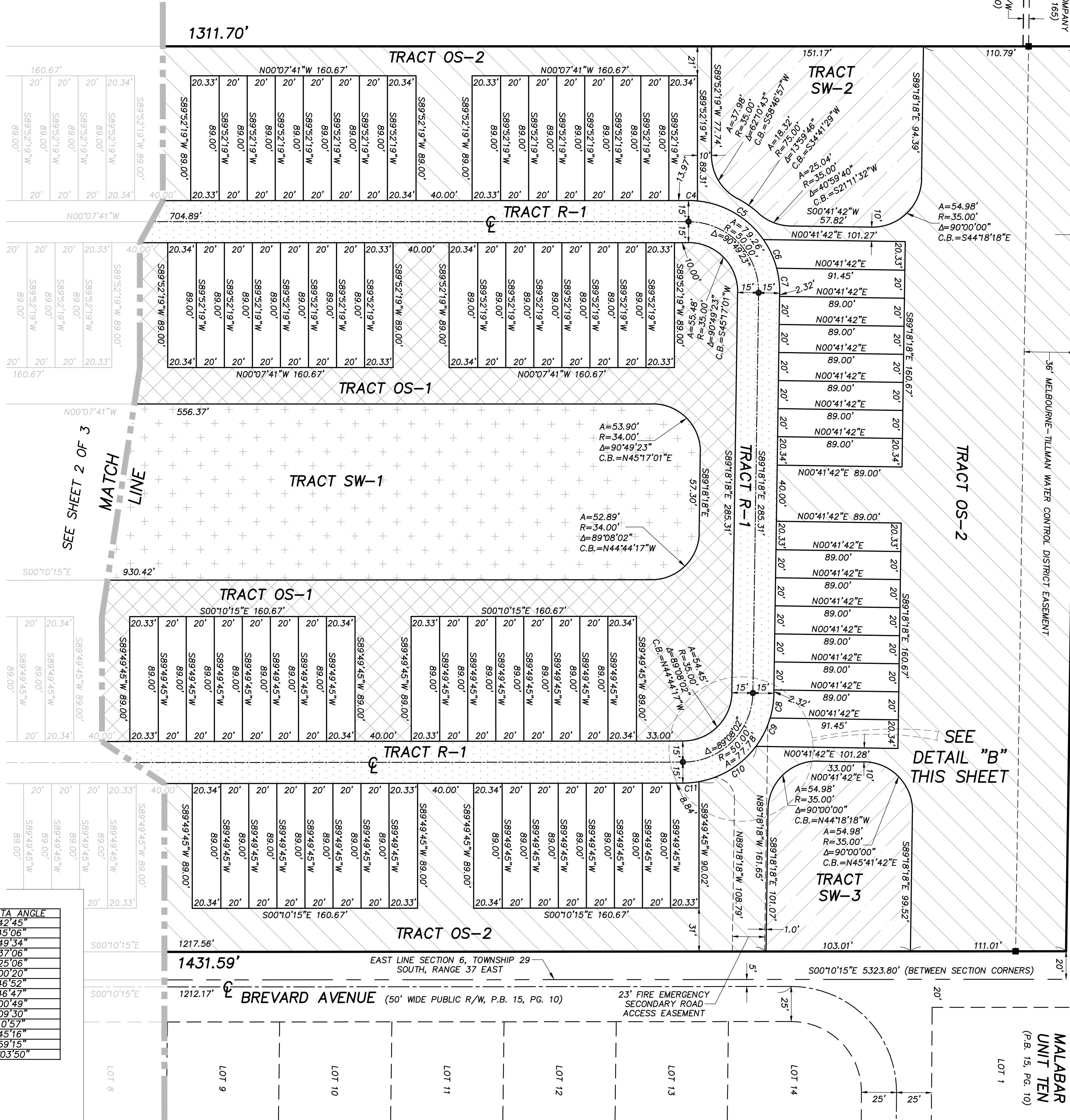
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C4	65.00'	6.37'	6.37'	N02°40'52"E	05°37'06"
C5	65.00'	56.07'	54.35'	N30°12'04"E	49°25'06"
C6	65.00'	22.69'	22.58'	N64°54'47"E	20°00'20"
C7	65.00'	17.90'	17.85'	N82°48'17"E	15°46'52"
C8	65.00'	17.90'	17.84'	S81°24'54"E	15°46'47"
C9	65.00'	22.70'	22.59'	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"
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C14	21.00'	40.71'	34.63'	N33°53'27"W	111°03'50"

CURVE TABLE

PRELIMINARY PLAT

JUPITER BAY P.U.D.

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PLAT BOOK _____ PAGE _____
SHEET 3 OF 3
SECTION 6, TWP. 29 S., RANGE 37 E.

(NOT INCLUDED PARCEL AS SHOWN ON PLAT OF PORT MALABAR UNIT 10, P.B. 15, PG. 10)
MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 49

20' ROAD RIGHT-OF-WAY (P.B. 1, PG. 165)

S89°18'18"E 645.15'

36' MELBOURNE-TILLMAN WATER CONTROL DISTRICT EASEMENT

TRACT OS-2

SEE
DETAIL "B"
THIS SHEET

50' DRAINAGE R/W (P.B. 15, PG. 1)

BLOCK 398,
PORT
MALABAR
UNIT TEN
(P.B. 15, PG. 10)

BLOCK 310,
PORT MALABAR
UNIT NINE
(P.B. 15, PG. 1)

BLOCK 310, PORT MALABAR UNIT TEN
(P.B. 15, PG. 10)

BLOCK 310,
PORT MALABAR
UNIT NINE
(P.B. 15, PG. 1)

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Dr. Robert E. Schiller, Ed.D., Interim Superintendent



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 condominiums. 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

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646



An Equal Opportunity Employer

**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,

A handwritten signature in blue ink, appearing to read "Karen Black", with a long horizontal flourish extending to the right.

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 Membership	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%
Fairglenn	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%
Indianlantic	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	457	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	

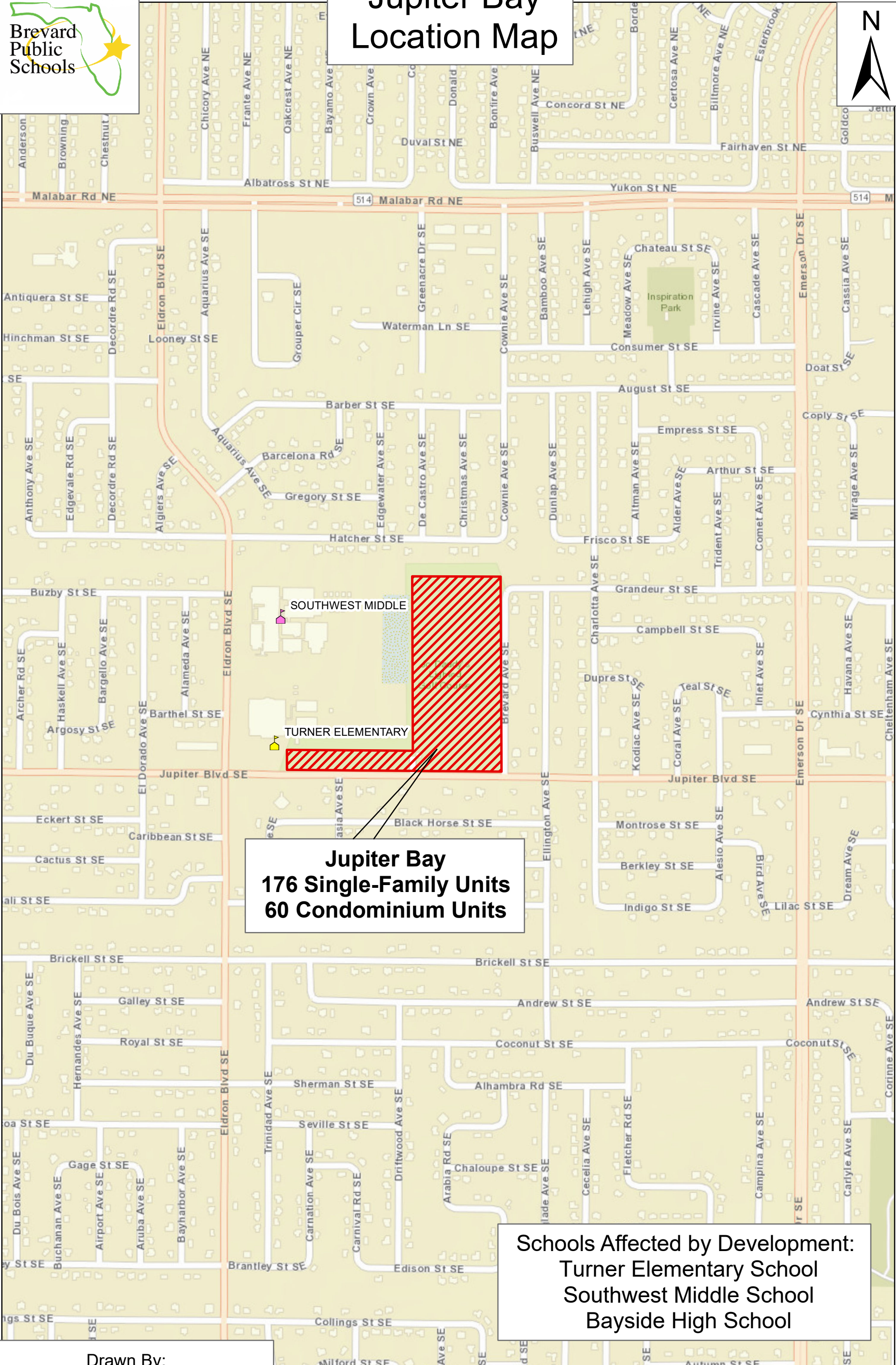
				School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
School	Type	Grades	Utilization Factor	FISH Capacity	10/14/22 Membership	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future 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%	2,263	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-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From/To attendance patterns are assumed to remain constant.
 - Nongecoded 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.



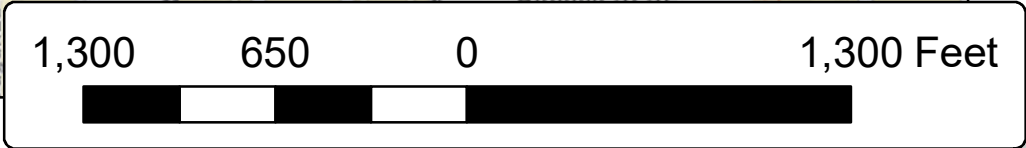
Jupiter Bay Location Map



Jupiter Bay
176 Single-Family Units
60 Condominium Units

Schools Affected by Development:
Turner Elementary School
Southwest Middle School
Bayside High School

Drawn By:
Planning & Project Management
Blake Stinson
3/9/2023



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



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

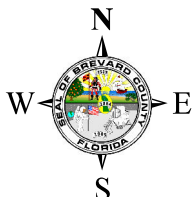
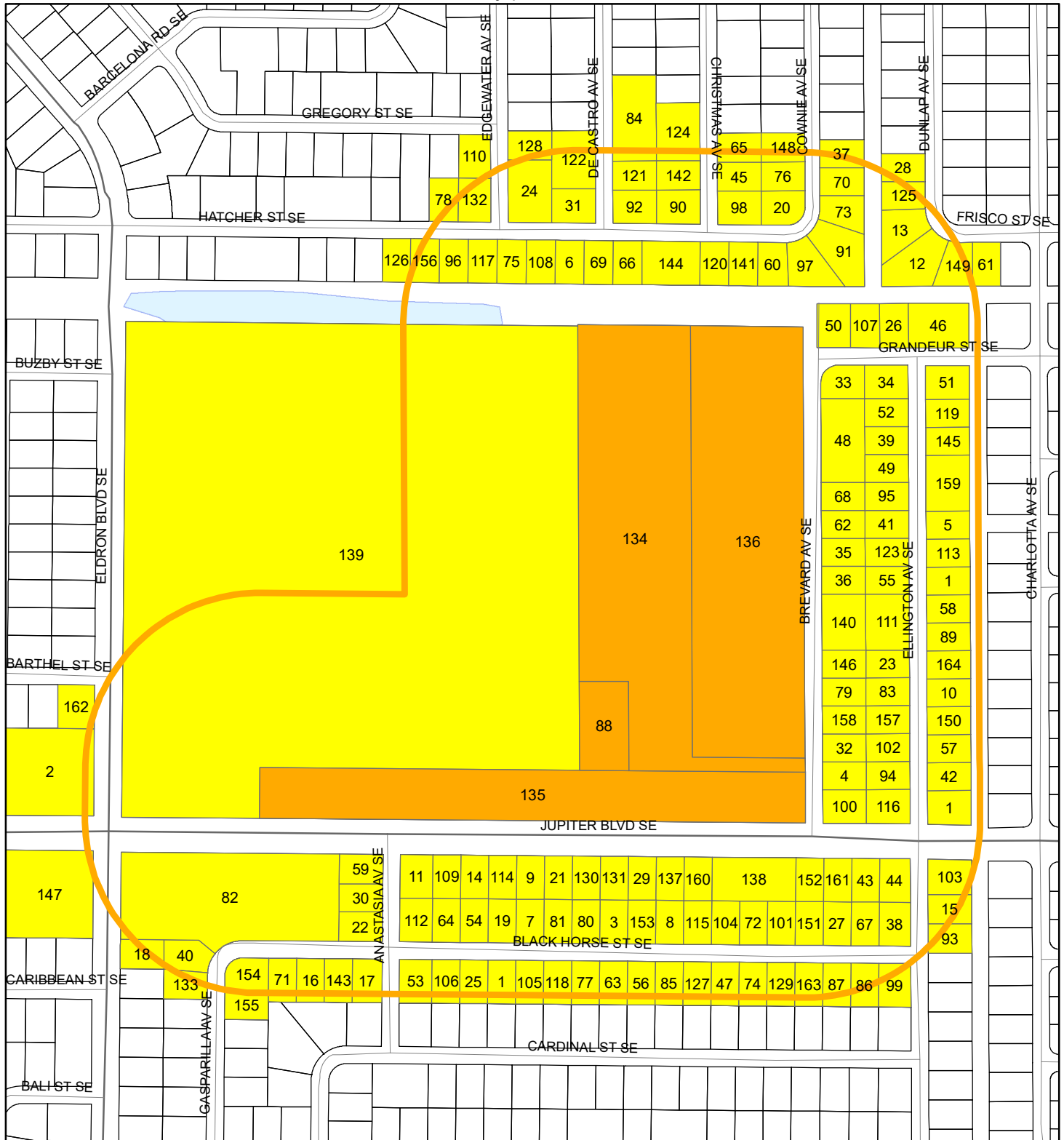
Best Regards,

Bruce Moia, P.E., President

RADIUS MAP

SACHS CAPITAL GROUP LP

jupiter500



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 M1T 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 KIRK WALL 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

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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-
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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| -
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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
MONTROYA, 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-
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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 KIRK WALL 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
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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 KIRK WALL 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 Project Number: 20-1013

DeGroot Library

[illegible]

Attachment D - Speaking Topics

MEETING NOTES / ISSUES

Project Name / Number: Jupiter Bay

Location: DeGroodt Library

1-	Owner HAS NOW PURCHASED 0.3 ac. LAND LOCATED PRECED
2-	ADJACENT TO W/TS ON TOP OF COMMERCIAL
3-	ADJACENT PARKING SPACES ACCORDINGLY
4-	WORKING WITH THE SCHOOL BOARD TO EXTEND SCHOOL
5-	TURN LANE, TO BEHIND AVE.
6-	CITY COUNCIL APPROVE EMERGENCY ACCESS TO BEHIND AVE.
7-	ADJACENT EAST BOUND LEFT TURN & ENTRANCE TO PROJECT
8-	
9-	
10-	
11-	
12-	
13-	
14-	



ELEVATION 1



ELEVATION 4



ELEVATION 2



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

, 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: 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)

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:

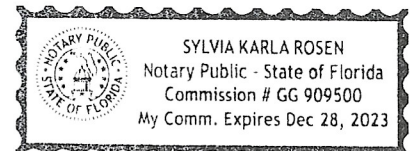
Final Development Plan and Preliminary Subdivision Plan

Gerald Lakin

(Property Owner Signature)

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.

Sylvia

, Notary Public

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

FID: 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

Select Language | ▼

GM
3/28/23

A Daily Publication By:



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

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.L. 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. ***CP23-00001 - Sam Wolkowicki, Babcock & Malabar, LLC (Shubman Desai, E.L. 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, Reps.)
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



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CITY OF PALM BAY
Address: SUITE 201
PALM BAY FL 32907
USA

Ad No.: 0005672230
Pymt Method Invoice
Net Amount 87.57

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/20/23

Text of Ad:

Ad#5672230 04/20/2023

CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held by the City Council on May 1, 2023, 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. PS23-00001 (formerly PS-1-2023) - 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 Plan to allow a proposed plat of 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 northwest corner of Jupiter Boulevard SE and Brevard Avenue SE

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



LEGISLATIVE MEMORANDUM

DATE: 5/1/2023

RE: Adoption of Minutes: Meeting 2023-07; March 16, 2023.

ATTACHMENTS:

Description

Minutes - Meeting 2023-07

CITY OF PALM BAY, FLORIDA

REGULAR COUNCIL MEETING 2023-07

Held on Thursday, the 16th day of March 2023, at 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 Office of the City Clerk, City Hall, Palm Bay, Florida.

The meeting was called to order at the hour of 6:00 P.M.

Pastor Jim Campbell, Bay West Church, Palm Bay, gave the invocation which was followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

MAYOR:	Rob Medina	Present
DEPUTY MAYOR:	Donny Felix	Present
COUNCILMEMBER:	Kenny Johnson	Present
COUNCILMEMBER:	Randy Foster	Absent
COUNCILMEMBER	Vacant	
CITY MANAGER:	Suzanne Sherman	Present
CITY ATTORNEY:	Patricia Smith	Present
CITY CLERK:	Terese Jones	Present

CITY STAFF: Joan Junkala-Brown, Deputy City Manager; Juliet Misconi, Deputy City Manager; Alexandra Bernard, Growth Management Director.

ANNOUNCEMENTS:

Deputy Mayor Felix announced the following vacancies and solicited applications for same:

- 1. One (1) vacancy on the Youth Advisory Board (represents 'at-large student member' position).++**
- 2. One (1) vacancy on the Palm Bay City Council (represents 'Seat 5' position).++**

AGENDA REVISION(S):

Ms. Sherman announced the following revisions:

A. A presentation for the Palm Bay Strategic Plan was provided for Item 1, under Presentations;

B. A presentation relating to the Comprehensive Plan was provided for Item 2, under Public Hearings;

C. Item 11, under Consent Agenda, relating to the Treatment Plant Operator position, was withdrawn; and

D. Item 12, under Consent Agenda, relating to the Victims of Crime Act grant funds, was updated to include the Legislative Memorandum, notice of availability, and draft application.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were read.

- 1. Proclamation: Mayor's Business Spotlight Recipient - Drain Mechanics LLC.**
- 2. Proclamation: Parliamentary Law Month - April 2023.**

PRESENTATIONS:

- 1. Jacquelyn McCray, Baker Tilly Management Partners – Palm Bay Strategic Plan, Fiscal Years 2024-2028.**

Dr. McCray reviewed the Strategic Plan Elements, including methodology, five (5) overarching priorities, vision, mission, and organizational values. Goals included developing sustainable and innovative infrastructure; growing the community in a well-balanced manner; increasing public safety for residents, businesses and visitors; increasing commercial and industrial growth; and improving community engagement and feedback. Dr. McCray responded to questions posed by councilmembers.

- 2. Valentino Perez, Chief Building Official – Building Department and Public Works Process Improvements.**

Mr. Perez provided an overview of plan review changes, including departmental office changes, implementation of the IMS software to make processing permits more efficient, elimination of driveway/drainage permit backlogs, and meetings with contractors to receive suggestions, complaints, improvement ideas and helping to educate contractors struggling through the process.

PUBLIC COMMENT(S)/RESPONSE(S): (Non-agenda Items Only)

Individuals made general comments.

PUBLIC HEARING(S):

1. Ordinance 2023-12, amending the Code of Ordinances, Chapter 185, Zoning Code, Subchapter 'General Provisions', by modifying provisions related to accessory dwelling units (Case T-16-2023, City of Palm Bay), final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened and closed as there were no comments. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to adopt Ordinance 2023-12. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

2. Ordinance 2023-13, amending the Transportation, Housing, Recreation and Open Space, Conservation, Intergovernmental Coordination, Coastal Management, Capital Improvements, Infrastructure and Private Property Rights Elements of the Comprehensive Plan of the City of Palm Bay (Case CP-6-2023, City of Palm Bay), first reading.

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Pat Tyjeski, Inspire Placemaking Collective and consultant for the City, presented the request to Council and provided an overview of the proposed amendments.

Mr. Johnson said that until it was discussed in 2019, there was no vision towards updating the Comprehensive Plan. He said Council had given direction to update the Comprehensive Plan via an ordinance or policy. Ms. Tyjeski responded that the State required an update every seven (7) years, but a full rewrite would not be needed if only minor changes needed to be addressed. However, a policy could be included in the Comprehensive Plan for same.

Residents made general comments, including that some amendments were vague, the need for more greenspace and recreation, expanded footprints for larger homes, and concerns regarding transportation and traffic. Ms. Bernard responded to the comments.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve Ordinance 2023-13. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

3. Ordinance 2023-10, amending the Code of Ordinances, Chapter 50, Elections, Subchapter 'Filling of Vacancies', by modifying provisions contained therein pursuant to the Palm Bay City Charter. (RECONSIDERED FOR FIRST READING UNDER NEW BUSINESS)

CONSENT AGENDA:

All items of business under the 'Consent Agenda' heading were enacted by the following motion:

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, that the Consent Agenda be approved as presented. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

1. Adoption of Minutes: Meeting 2023-03; February 2, 2023.

The minutes, considered under Consent Agenda, were approved as presented.

2. Award of Proposal: Citywide debt collection services – RFP 15-0-2023 – Utilities and Building Departments (R.T.R. Financial Services, Inc.).

Staff Recommendation: Approve the award for citywide debt collection services with R.T.R. Financial Services, Inc. (Jacksonville), for a three-year term contract, renewable by the Procurement Department for seven (7) additional one-year terms.

The item, considered under Consent Agenda, was approved as recommended by City staff.

3. Contract: Consultant engineering services agreement, Amendment 2 (Malabar Road widening PD&E pond site report) – Public Works Department (Kittelson & Associates - \$64,641).

Staff Recommendation: Approve Amendment 2 to the consultant engineering services agreement with Kittelson & Associates for the Malabar Road widening PD&E pond site report, in the amount of \$64,640.81.

The item, considered under Consent Agenda, was approved as recommended by City staff.

4. Miscellaneous: 'Cooperative Purchase', Bauer Air Trailer (National Purchasing Partners contract) - Fire Rescue Department; consideration of Intergovernmental Agreement with NPP and initially utilizing General Fund Undesignated Fund Balance, then CDBG funding once formally approved (Compressed Air Supplies & EQMT - \$126,000).

Staff Recommendation: Approve the award for a Bauer Air Trailer for Station 2 with Compressed Air Supplies & EQMT, through the National Purchasing Partners contract, in the amount of \$126,000; approve the intergovernmental agreement with NPP; and initially approve the appropriation of funds from the General Fund Undesignated Fund Balance, then replace with CDBG funding once formally approved.

The item, considered under Consent Agenda, was approved as recommended by City staff.

5. Miscellaneous: Brush truck vehicle radios and air packs/bottles, Fire Stations 2, 3 and 5 - Fire Rescue Department; consideration of initially utilizing General Fund Undesignated Fund Balance, then CDBG funding once formally approved (\$119,000).

Staff Recommendation: Approve the purchase of four (4) brush truck vehicle radios and twelve (12) air packs/bottles for Fire Station 2 initially utilizing General Fund Undesignated Fund Balance, in the amount of \$119,000, then replace with CDBG funding once formally approved.

The item, considered under Consent Agenda, was approved as recommended by City staff.

6. Miscellaneous: Polymer feed system, North Regional Wastewater Treatment Plant – Utilities Department (MKI Services, Inc. - \$27,500); and appropriation of funds from the Utilities Renewal and Replacement Undesignated Fund Balance.

Staff Recommendation: Approve the purchase of a replacement polymer feed system for the sludge dewatering facility at the North Regional Wastewater Treatment Plant with MKI Services, Inc., in the amount of \$27,500; and approve the appropriation of funds from the Utilities Renewal and Replacement Undesignated Fund Balance.

The item, considered under Consent Agenda, was approved as recommended by City staff.

7. Miscellaneous: Air conditioner replacement, South Regional Administration Building – Utilities Department (Competitive Air and Heat - \$26,000); and appropriation of funds from the Utilities Renewal and Replacement Undesignated Fund Balance.

Staff Recommendation: Approve the purchase of a replacement air conditioner at the South Regional Administration Building with Competitive Air and Heat (Satellite Beach), in the amount of \$26,000; and approve the appropriation of funds from the Utilities Renewal and Replacement Undesignated Fund Balance.

The item, considered under Consent Agenda, was approved as recommended by City staff.

8. Resolution 2023-08, authorizing the submission of a grant application to the Florida Inland Navigation District (FIND) Waterway Assistance Program (WAP) for continued improvements to Castaways Point Park.

The City Attorney read the resolution in caption only.

The item, considered under Consent Agenda, was approved as recommended by City staff.

9. Consideration of adopting the Palm Bay Strategic Plan for Fiscal Years 2024-2028.

Staff Recommendation: Adopt the Palm Bay Strategic Plan for Fiscal Years 2024-2028.

The item, considered under Consent Agenda, was approved as recommended by City staff.

10. Consideration of the Bayfront Community Redevelopment Agency 2022 Annual Report.

Staff Recommendation: Approve the Bayfront Community Redevelopment Agency 2022 Annual Report.

The item, considered under Consent Agenda, was approved as recommended by City staff.

11. Consideration of appropriating funds from the Utilities Operating Undesignated Fund Balance for an additional Treatment Plant Operator position at the South Regional Water Treatment Plant (\$30,191). (WITHDRAWN)

This item, addressed under Agenda Revisions, was withdrawn by staff.

12. Consideration of submitting an application for Victims of Crime Act grant funds. (AGENDA REVISION)

Staff Recommendation: Approve the submission of an application for the Victims of Crime Act grant for 2023-2024.

The item, considered under Consent Agenda, was approved as recommended by City staff.

13. Acknowledgement of the City's monthly financial report for January 2023 (Unaudited).

The item, considered under Consent Agenda, was acknowledged by City Council.

14. Acknowledgement of the March 2023 GO Road Bond Paving report update.

The item, considered under Consent Agenda, was acknowledged by City Council.

UNFINISHED AND OLD BUSINESS:

1. Appointment of one (1) member to the Planning and Zoning Board.

The item was considered after Item 1, under New Business.

NEW BUSINESS:

1. Ordinance 2023-10, amending the Code of Ordinances, Chapter 50, Elections, Subchapter 'Filling of Vacancies', by modifying provisions contained therein pursuant to the Palm Bay City Charter, first reading.

Staff Recommendation: Approve the ordinance as presented or revised as needed.

The City Attorney read the ordinance in caption only.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve Ordinance 2023-10. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

UNFINISHED AND OLD BUSINESS:

1. Appointment of one (1) member to the Planning and Zoning Board.

Motion by Deputy Mayor Felix, seconded by Mr. Johnson, to appoint Jeff McCleod to the 'at-large' position on the Planning and Zoning Board. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

Council resumed the consideration of items in the order as shown on the agenda.

NEW BUSINESS:

2. Consideration of a revision to the co-sponsorship for the West Indian Caribbean Culture and Sports, Inc. for the Family Fun Days event to be held on the first Saturday of every month in 2023.

Staff Recommendation: Approve the revised co-sponsorship with Western Indian Caribbean Cultural and Sports, Inc. for the Family Fun Days event to be held at Fred Poppe Park on the first Saturday of every month for the remainder of Fiscal Year 2023 (six (6) occurrences) for a total of \$3,240 of in-kind wages (labor) and \$1,800 in fee waivers.

Motion by Deputy Mayor Felix, seconded by Mr. Johnson, to approve the revision to the co-sponsorship as recommended by staff. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

COMMITTEE AND COUNCIL REPORTS:

Councilmembers addressed various subject matters and provided updates on activities of agencies and boards on which they served as members.

1. Mr. Johnson said that Representative Randy Fine had initially supported all five (5) Legislative priorities submitted by the city. However, he recently pulled the funding for four (4) of the priorities which not only hurt the city, but the residents of the city as well. He requested a letter or resolution to be sent to the Governor and Speaker of the House condemning the actions of Representative Fine. Mayor Medina felt there was still an opportunity to be successful in getting the support and said that this was not the right approach. Deputy Mayor Felix supported the request and said that Representative Fine needed to be held accountable.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Ms. Sherman announced that the City would be hosting its first Sustainability Fair on Saturday, April 15th, from 4:00-7:00 P.M.

PUBLIC COMMENTS/RESPONSES:

Residents made general comments.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 7:53 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK



LEGISLATIVE MEMORANDUM

DATE: 5/1/2023

RE: Adoption of Minutes: Meeting 2023-08; April 6, 2023.

ATTACHMENTS:

Description

Minutes - Meeting 2023-08

CITY OF PALM BAY, FLORIDA

REGULAR COUNCIL MEETING 2023-08

Held on Thursday, the 6th day of April 2023, at 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 Office of the City Clerk, City Hall, Palm Bay, Florida.

The meeting was called to order at the hour of 6:04 P.M.

Pastor Chris Adams, Christian Life Church, Palm Bay, gave the invocation which was followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

MAYOR:	Rob Medina	Present
DEPUTY MAYOR:	Donny Felix	Present
COUNCILMEMBER:	Kenny Johnson	Present
COUNCILMEMBER:	Randy Foster	Present
COUNCILMEMBER	Vacant	
CITY MANAGER:	Suzanne Sherman	Present
CITY ATTORNEY:	Patricia Smith	Present
CITY CLERK:	Terese Jones	Present

Councilman Foster attended the meeting via teleconference.

CITY STAFF: Joan Junkala-Brown, Deputy City Manager; Juliet Misconi, Deputy City Manager; Alexandra Bernard, Growth Management Director.

ANNOUNCEMENTS:

Deputy Mayor Felix announced the following vacancy and solicited applications for same:

1. One (1) vacancy on the Youth Advisory Board (represents 'at-large student member' position).++

AGENDA REVISIONS:

The following revisions were announced:

A. Ms. Sherman announced a revision to the Sourcewell contract number on Item 7, under Consent Agenda, relating to the tractor and slope mower cooperative purchase.

B. Mrs. Jones advised that Item 1, under New Business, had been withdrawn.

C. Mr. Johnson asked that Item 1, under Public Hearings, and Item 1, under Unfinished and Old Business, be considered prior to the first Public Comments section, respectively.

Motion by Mr. Johnson, seconded by Mr. Foster, to consider the agenda revisions as stated. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea; Councilman Foster, Yea.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were read.

- 1. Proclamation: Recognizing Mykel Benson. (Mayor Medina)**
- 2. Proclamation: Sustainability Awareness Month - April 2023.**
- 3. Proclamation: Water Conservation Month - April 2023.**

PRESENTATION:

- 1. Pastor Ken Delgado, The House Church - honoring the City of Palm Bay for its partnership with the 2022 Family Christmas Extravaganza Event.**

Pastor Delgado presented the Police, Fire, and Parks and Facilities Departments with a \$500 check each for their assistance with the event.

Council considered Item 1, under Public Hearings, at this time.

- 1. Ordinance 2023-10, amending the Code of Ordinances, Chapter 50, Elections, Subchapter 'Filling of Vacancies', by modifying provisions contained therein pursuant to the Palm Bay City Charter, final reading.**

The City Attorney read the ordinance in caption only. The public hearing was opened.

Mayor Medina felt that the timeline to fill the permanent vacancy for mayor should be longer than sixty (60) days. Ms. Smith advised that the sixty (60) days was pursuant to the language approved by the voters in the City Charter and could not be modified.

The public hearing was closed.

Motion by Deputy Mayor Felix, seconded by Mr. Johnson, to adopt Ordinance 2023-10.

Motion carried with members voting as follows:

Mayor Medina	Nay
Deputy Mayor Felix	Yea
Councilman Johnson	Yea
Councilman Foster	Yea

Council considered Item 1, under Unfinished and Old Business, at this time.

1. Consideration of initial ranking of applicants for the vacancy of Palm Bay City Council Seat 5.

Motion by Deputy Mayor Felix, seconded by Mr. Johnson, to advance Aaron Parr, Kay Maragh, Michael Jaffe, Phil Moore, and William Capote to the April 13, 2023, special Council meeting for final ranking for the vacancy of Palm Bay City Council Seat 5. Deputy Mayor Felix read the ranking votes for the five (5) applicants.

Motion carried with members voting as follows:

Mayor Medina	Nay
Deputy Mayor Felix	Yea
Councilman Johnson	Yea
Councilman Foster	Yea

Mr. Foster left the meeting at this time and did not return.

Council resumed the consideration of items in the order as shown on the agenda.

PUBLIC COMMENT(S)/RESPONSE(S): (Non-agenda Items Only)

Individuals made general comments.

PUBLIC HEARING(S):

1. Ordinance 2023-10, amending the Code of Ordinances, Chapter 50, Elections, Subchapter 'Filling of Vacancies', by modifying provisions contained therein pursuant to the Palm Bay City Charter, final reading.

The item was considered earlier in the meeting prior to Public Comments.

2. Ordinance 2023-14, vacating a portion of the side public utility and drainage easement located within Lot 20, Block 777, Port Malabar Unit 16 (Case VE-2-2023, Landsea Homes/Carissa Tyler), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve Ordinance 2023-14. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

3. Ordinance 2023-15, vacating a portion of the rear public utility and drainage easement located within Lot 21, Block 1865, Port Malabar Unit 41 (Case VE-3-2023, Dominick Migliaccio), first reading.

Ms. Sherman advised of an error in the legal advertisement and that the request had to be continued to the May 4, 2023, regular Council meeting.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to continue Case VE-3-2023 to the May 4, 2023, regular Council meeting. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

4. Resolution 2023-09, granting a conditional use to allow for a self-storage facility in CC (Community Commercial District) zoning, on property located between Babcock Street and Knecht Road, in the vicinity south of Palm Bay Road (4.9 acres) (Case CU-3-2023, M. David Moallem). (Quasi-Judicial Proceeding)

The Planning and Zoning Board recommended approval of the request, subject to the comments in the Land Development Division Staff Report and the applicant complying with the following:

- Constructing the self-storage facility in accordance with the site;
- The self-storage facility will not be utilized for overflow parking or storage of U-Haul box trucks from the adjoining business;
- The proposed location is prohibited from having doors facing residentially zoned properties other than ingress and egress locations;
- A six (6) foot high opaque masonry wall or fence shall be erected around the entire property boundary;

- The owner/developer will be responsible for extending service to the site in accordance with current City regulations;
- If violations or hazards become a nuisance, this Conditional Use could be brought back before City Council for reconsideration, revocation, or additional conditions to be applied; and
- Adherence to all provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

The City Attorney read the resolution in caption only. The public hearing was opened. Ken Hartel and Cal Conner, representatives for the applicant, presented the request to Council.

Mayor Medina expressed concern with the existing corridor not being equipped to handle the traffic, as well as the left hand turn from Palm Bay Road and crossing three to four lanes of traffic. He asked if an agreement had been requested with the dental facility for use of its corridor in order to provide multiple access to the location. Mr. Connor responded that the main entrance was to the U-Haul property, and it was already used by customers of the shopping center and there were numerous entrances to the shopping plaza. He noted that cross easement agreements were already in place and the decision was made to access the U-Haul property instead of the dental office.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to adopt Resolution 2023-09. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

5. Ordinance 2023-16, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property located north of and adjacent to Micco Road, in the vicinity east of Interstate 95 Highway, from Micco Park Village District to Parkway Flex Use (353.47 acres) (Case CP-2-2023, Peat Holding, LLC/Brian Lulfs, Managing Member), first reading.

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Jake Wise (CEG Engineering) and James Gelda (Lotis Group), representatives for the applicant, presented the request to Council.

Mayor Medina felt that an additional school should be considered. Mr. Wise responded that charter schools were being negotiated for the areas of Waterstone and Cypress Bay and another in the Emerald Lakes area. Ashton Park also had thirty (30) acres set aside for public schools.

Bill Battin, resident, said this project was associated with two (2) other projects – Ashton Park and Emerald Lakes. He questioned if St. Johns Heritage Parkway (Parkway) would not be completed if one or more of these projects did not come to fruition. He asked if there would be one-acre plus lots as it was located adjacent to the Environmentally Endangered Lands (EELs) property; and how pedestrians would cross the Parkway to Micco Park.

Other residents agreed with the larger lots which would attract individuals from the science, technology, engineering and math (STEM) professions.

Mr. Wise responded to comments. He said the warranted traffic signals would allow for pedestrian interconnectivity and crossing the Parkway. The larger lots or equestrian lots would not be a good fit for this project as the property would typically be in a more remote area.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve Ordinance 2023-16. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

6. Ordinance 2023-17, amending the Code of Ordinances, Chapter 185, Zoning Code, Subchapters 'District Regulations' and 'Conditional Uses', by modifying provisions related to self-storage facilities (Case T23-0003 (formerly T-23-2023), City of Palm Bay), first reading. (Councilman Johnson)

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Bernard presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve Ordinance 2023-17. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

7. Request by Babcock & Malabar, LLC, to rezone property located in the vicinity south of Malabar Road, east of Interstate 95 Highway, and west of Babcock Street, from CC (Community Commercial District) to GC (General Commercial District) (8.93 acres) (Case Z23-00002 (formerly Z-18-2023)). (CONTINUED TO 04/05/23 P&Z AND 04/20/23 RCM)

8. Request by Babcock & Malabar, LLC, to amend the City's Comprehensive Plan Future Land Use Map to change the designated use of property located in the vicinity south of Malabar Road, east of Interstate 95 Highway, and west of Babcock Street, from Residential Open Space Use to Commercial Use (7.43 acres) (Case CP23-00002 (formerly CP-5-2023)). (CONTINUED TO 04/05/23 P&Z AND 04/20/23 RCM)

9. Request by the City of Palm Bay to amend the Code of Ordinances, Chapter 174, Floodplain and Stormwater Management, Subchapter 'Stormwater Management and Conservation, Part 2: Drainage Plan', to clarify residential elevations for single-family residential construction (Case T23-00002 (formerly T-12-2023)). (CONTINUED TO 04/05/23 P&Z AND 05/18/23 RCM)

CONSENT AGENDA:

All items of business under the 'Consent Agenda' heading were enacted by the following motion:

Motion by Deputy Mayor Felix, seconded by Mr. Johnson, that the Consent Agenda be approved as presented with the removal of Items 3 and 14 from consent. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

1. Adoption of Minutes: Meeting 2023-04; February 16, 2023.

The minutes, considered under Consent Agenda, were approved as presented.

2. Adoption of Minutes: Meeting 2023-05; February 23, 2023.

The minutes, considered under Consent Agenda, were approved as presented.

3. Award of Bid: Road bond paving (Units 13 and 14, Madden Avenue and Osmosis Drive) - IFB 21-0-2023 - Public Works Department (Timothy Rose Contracting, Inc. - \$10,954,848).

Staff Recommendation: Approve the award for road bond paving (Units 13 and 14, Madden Avenue, and Osmosis Drive) with Timothy Rose Contracting, Inc. (Vero Beach), in the amount of \$10,945,848.18.

Motion by Mr. Johnson, seconded by Deputy Mayor Felix, to approve the award of bid for road bond paving in Units 13 and 14, Madden Avenue and Osmosis Drive, with Timothy Rose Contracting, Inc. in the amount of \$10,954,848.18. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

4. Award of Bid: Culvert replacement (Walden Boulevard at C-42) - IFB 23-0-2023 - Public Works Department (Timothy Rose Contracting, Inc. - \$476,556).

Staff Recommendation: Approve the award for culvert replacement (Walden Boulevard at C-42) with Timothy Rose Contracting, Inc. (Vero Beach), in the amount of \$476,555.90.

The item, considered under Consent Agenda, was approved as recommended by City staff.

5. Contract: Voluntary supplemental insurance benefits, renewal - Human Resources Department (Life Insurance Corporation of North America (Cigna Group Insurance) - \$72,000 (employee-paid coverages)).

Staff Recommendation: Approve the renewal of voluntary supplemental insurance benefits (accident injury, critical illness, and hospital care) with Life Insurance Corporation of North America (Cigna Group Insurance) for the 2023 benefit year (employee-paid coverages).

The item, considered under Consent Agenda, was approved as recommended by City staff.

6. Contract: Citywide multi-function equipment, lease extension (Canon Financial Services Inc. (lease payments) - \$143,356; Dex Imaging LLC (maintenance costs) - \$69,305).

Staff Recommendation: Approve a 36-month extension of lease payments and maintenance costs, through February 28, 2026, to Canon Financial Services, Inc., (Chicago, IL), in the amount of \$143,356.32, and Dex Imaging, LLC, (Tampa), in the amount of \$69,305.28, respectively.

The item, considered under Consent Agenda, was approved as recommended by City staff.

7. Miscellaneous: 'Cooperative Purchase', tractor trade-in/tractor and slope mower purchase (Sourcewell contract) - Public Works Department (Everglades Equipment Group - \$230,825).

Staff Recommendation: Approve the award for tractor and slope mower with Everglades Equipment Group (Ft. Pierce), through the Sourcewell contract, in the amount of \$230,825; and approve the request to trade in three (3) tractors to utilize existing capital funds and offset price increase to procure the tractor and slope mower.

The item, considered under Consent Agenda, was approved as recommended by City staff.

8. Miscellaneous: 'Piggyback Purchase', polyethylene pipe Volusia County Polyethylene Pipe contract) - Public Works Department (Ferguson Enterprises, Inc. - \$120,000).

Staff Recommendation: Approve the award for polyethylene pipe with Ferguson Enterprises, Inc. (Orlando), through the Volusia County contract, in the amount of \$120,000.

The item, considered under Consent Agenda, was approved as recommended by City staff.

9. Miscellaneous: 'Piggyback Purchase', 2023 Ford Maverick Hybrid and excavator attachments (Volusia Schools contract) - Public Works Department (Step One Automotive Group (vehicle purchase); Ring Power (excavator attachments) - \$50,844).

Staff Recommendation: Approve the award to use existing capital funds for a 2023 Ford Maverick Hybrid and excavator attachments with Step One Automotive Group (vehicle purchase) and Ring Power (excavator attachments), through the Volusia Schools contract, in the amount of \$50,844.

The item, considered under Consent Agenda, was approved as recommended by City staff.

10. Ordinance 2023-18, redefining and establishing the territorial and corporate limits of the City of Palm Bay, first reading.

The City Attorney read the ordinance in caption only.

The item, considered under Consent Agenda, was approved as recommended by City staff.

11. Ordinance 2023-19, amending the Code of Ordinances, Chapter 34, Human Resources, Subchapter 'General Provisions', by including provisions for a general background check requirement and a special criminal history background check, first reading.

The City Attorney read the ordinance in caption only.

The item, considered under Consent Agenda, was approved as recommended by City staff.

12. Ordinance 2023-20, amending the Code of Ordinances, Chapter 51, Public Hearings, Subchapter 'Public Hearing Notices', by modifying provisions related to public hearing notices, first reading.

The City Attorney read the ordinance in caption only.

The item, considered under Consent Agenda, was approved as recommended by City staff.

13. Ordinance 2023-21, amending the Fiscal Year 2022-2023 budget by appropriating and allocating certain monies (second budget amendment), first reading.

The City Attorney read the ordinance in caption only.

The item, considered under Consent Agenda, was approved as recommended by City staff.

14. Consideration of an in-kind services donation from The House Church to beautify the Police Department employee picnic area.

Staff Recommendation: Approve the donation of in-kind services donated by The House Church to beautify the Police Department's employee picnic area.

Motion by Mr. Johnson, seconded by Mayor Medina, to approve the donation of in-kind services donated by The House Church to beautify the Police Department's employee picnic area. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Felix, Yea; Councilman Johnson, Yea.

15. Consideration of submitting an application for Energy Efficiency and Conservation Block Grant Program funds.

Staff Recommendation: Authorize staff to submit a pre-award information sheet and application to the U.S. Department of Energy for the Energy Efficiency and Conservation Block Grant.

The item, considered under Consent Agenda, was approved as recommended by City staff.

16. Consideration of appropriating funds for an additional Electrician position within the Utilities Department (\$80,261).

Staff Recommendation: Approve the addition of an Electrician position within the Utilities Department and the appropriation of funds for the remainder of Fiscal Year 2023 from the Utilities Operating Undesignated Fund Balance in the amount of \$30,261, plus a one-time expense of \$50,000 for a vehicle.

The item, considered under Consent Agenda, was approved as recommended by City staff.

17. Consideration of appropriating funds for an additional Operations Division Manager position within the Utilities Department (\$39,419).

Staff Recommendation: Approve the addition of an Operations Division Manager position within the Utilities Department and the appropriation of funds for the remainder of Fiscal Year 2023 from the Utilities Operating Undesignated Fund Balance in the amount of \$39,419.

The item, considered under Consent Agenda, was approved as recommended by City staff.

18. Consideration of travel and training for specified City employees (Finance Department).

Staff Recommendation: Approve the travel and training as specified.

The item, considered under Consent Agenda, was approved as recommended by City staff.

19. Consideration of travel and training for specified City employees (Utilities Department).

Staff Recommendation: Approve the travel and training as specified.

The item, considered under Consent Agenda, was approved as recommended by City staff.

20. Acknowledgement of the City's monthly financial report for February 2023 (Unaudited).

The item, considered under Consent Agenda, was acknowledged by City Council.

UNFINISHED AND OLD BUSINESS:

1. Consideration of initial ranking of applicants for the vacancy of Palm Bay City Council Seat 5.

The item was considered earlier in the meeting prior to Public Comments.

NEW BUSINESS:

1. Acknowledgement of the temporary vacancy of City Council Seat 3 due to the illness of Councilman Randy Foster.

The item, announced under Agenda Revisions, was withdrawn.

2. Consideration of scheduling a workshop meeting for April 2023.

Council concurred to schedule a workshop meeting for Tuesday, April 25, 2023, at 6:00 p.m., for a Republic Services update.

COUNCIL REPORTS:

Councilmembers addressed various subjects.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Ms. Sherman introduced the new Chief Procurement Officer, George Barber.

PUBLIC COMMENTS/RESPONSES:

Residents made general comments.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 8:33 P.M.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Valentino Perez, Acting Public Works Director; George Barber, Chief Procurement Officer

DATE: 5/1/2023

RE: Award of Bid: Culvert pipe replacement, Unit 50 - IFB 28-0-2023 – Public Works Department (Timothy Rose Contracting, Inc. - \$1,151,537).

Background:

This project consists of the removal, disposal, furnishing, surveying, installation and restoration of street crossing drainage pipes located in the City of Palm Bay's Port Malabar Unit 50. The awarded Bidder for the project shall include all incidentals required to complete the project such as utility coordination, relocations, material furnishings, erosion control, dewatering, maintenance of traffic, surveying, removal and disposal of old headwalls/culverts/etc., installations new culverts, testing and restoration work associated with the installation of the culverts identified in the attached design plans including paving, striping and sodding with matching site sod.

Procurement Process:

On March 3, 2023 the City of Palm Bay solicited for Culvert Pipe Replacement – Unit 50 pursuant to Section 38.13(A)(1) of the City Code of Ordinances. The solicitation was advertised for thirty-one (31) calendar days. On April 4, 2023 the City received two (2) bids.

The results are as follows:

Bidder	Original Bid Bond	Total
Timothy Rose Contracting, Inc	Yes	\$1,151,536.75
Universal Contracting and Construction	No	Non-responsive

The Procurement Department staff reviewed the two (2) bids for responsiveness and one Bidder (Universal Contracting and Construction) was deemed non-responsive due to the failure in submitting their Original Bid Bond on time.

The Public Works Department evaluated the lowest responsive Bidder (Timothy Rose Contracting, Inc) by reviewing the pay items, proposed subcontractors, and equipment list provided by the Bidder. The Public Works Department has deemed the Bidder responsible in its ability to perform the work.

Based upon the foregoing information, the Public Works and Procurement Departments recommend Timothy Rose Contracting, Inc. located at 825 8th Street, Vero Beach, FL 32962, the award of IFB# 28-0-2023 – Culvert Pipe Replacement – Unit 50.

REQUESTING DEPARTMENT:

Public Works, Procurement

FISCAL IMPACT:

The Public Works Department budgeted \$2,056,000 for this project. The total project award will be \$1,151,536.75. Funds are available in Stormwater Utility Fund account 461-7084-541-6309, project 23SU05 Unit 50 Pipe Replacement.

RECOMMENDATION:

Motion to approve the award of IFB# 28-0-2023 –Culvert Pipe Replacement – Unit 50 to Timothy Rose Contracting, Inc., located at 825 8th Street, Vero Beach, FL 32962.

ATTACHMENTS:

Description

Tabulation Sheet

IFB #28-0-2023/SZ Culvert Pipe Replacement - Unit 50				Timothy Rose Contracting Inc. 825 8th Street Vero Beach, FL 32962 772.564.7800 accounting@timthyrosecontracting.com		Universal Contracting and Construction 975 Ellis Rd Melbourne, FL 32904 321-508-4444 jasonwadsworth@gmail.com	
ITEM	ITEM DESCRIPTION	Est. Qty	UOM	Unit Price	Total Price	Unit Price	Total Price
1	101-1 MOBILIZATION	1	LS	\$ 183,000.00	\$ 183,000.00		\$ -
2	102-1 MAINTENANCE OF TRAFFIC	1	LS	\$ 44,650.00	\$ 44,650.00		\$ -
3	104-1 EROSION CONTROL	1	LS	\$ 17,150.00	\$ 17,150.00		\$ -
4	110-23 TREE REMOVAL	4	EA	\$ 2,200.00	\$ 8,800.00		
5	120-3 LATERAL DITCH EXCAVATION (PIPE LOCATIONS x 40)	720	LF	\$ 12.25	\$ 8,820.00		\$ -
6	120-6 EMBANKMENT	75	CY	\$ 51.00	\$ 3,825.00		\$ -
7	285-706 OPTIONAL BASE, BASE GROUP 06	1,135	SY	\$ 31.35	\$ 35,582.25		\$ -
8	334-1-53 1-1/2" SUPERPAVE ASPHALTIC CONCRETE TRAFFIC C, PG76-22	200	TON	\$ 413.00	\$ 82,600.00		\$ -
9	430-175-215 PIPE CULVERT, RCP, OTHER, 12" x 18" S/CD	1,968	LF	\$ 178.75	\$ 351,780.00		\$ -
10	430-175-218 PIPE CULVERT, RCP, OTHER, 14" x 23" S/CD	608	LF	\$ 188.50	\$ 114,608.00		\$ -
11	430-175-224 PIPE CULVERT, RCP, OTHER 19" X 30" S/CD	520	LF	\$ 261.50	\$ 135,980.00		\$ -
12	430-175-230 RCP PIPE CULVERT, RCP, OTHER, 24"x38" S/CD	48	LF	\$ 338.00	\$ 16,224.00		\$ -
13	430-175-242 PIPE CULVERT, RCP OTHER, 34" x 53" S/CD	64	LF	\$ 507.00	\$ 32,448.00		\$ -
14	430-175-118 PIPE CULVERT, PPP MATERIAL, ROUND 18" S/CD	88	LF	\$ 136.25	\$ 11,990.00		\$ -
15	430-175-130 PIPE CULVERT, PPP MATERIAL, ROUND 30" S/CD	120	LF	\$ 160.00	\$ 19,200.00		\$ -
16	430-175-136 PIPE CULVERT, PPP MATERIAL, ROUND 36" S/CD	120	LF	\$ 171.00	\$ 20,520.00		\$ -
17	522-1 CEMENT CONCRETE SIDEWALK & DRIVEWAYS, 4"	6	SY	\$ 227.00	\$ 1,362.00		\$ -
18	536-73 GUARDRAIL REMOVAL	200	LF	\$ 63.00	\$ 12,600.00		\$ -
19	570-1-2 PERFORMANCE TURF, SOD	4,466	SY	\$ 6.25	\$ 27,912.50		\$ -
20	350-3 CONCRETE ARMOR	124	SY	\$ 115.00	\$ 14,260.00		\$ -
21	1050-15000 UTILITY PIPE, ADJUST/MODIFY, 5.9-12.9"	1	LS	\$ 8,225.00	\$ 8,225.00		\$ -
TOTAL ESTIMATED ANNUAL AMOUNT				\$1,151,536.75		Non-responsive	



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Valentino Perez, Acting Public Works Director; George Barber, Chief Procurement Officer

DATE: 5/1/2023

RE: Award of Proposal: Disaster debris monitoring services – RFP 25-0-2023 – Public Works Department (Witt O'Brien's – only implemented during emergency event).

Background:

In preparation for potential future emergency events, the City issued a Request for Proposals to enter a pre-event contract for Disaster Debris Monitoring Services. The debris monitoring operation will include field monitors for debris collection, monitoring removal of fallen trees, monitoring trimming of limbs/leaners, monitoring disposal of debris from the Temporary Debris Storage/& Removal Sites (TDSRS), as well as data reporting and other related services per latest FEMA PA requirements. The awarded Proposer shall be responsible for monitoring the recovery efforts of the City's Debris Removal Contractor (DRC) in the field in accordance with the Stafford Act and Federal Emergency Management Administration (FEMA) Public Assistance (PA) Programs and Policy Guide.

Procurement Process:

On March 3, 2023 the City of Palm Bay solicited for Disaster Debris Monitoring Services pursuant to Section 38.13(B)(1) of the City Code of Ordinances. The solicitation was advertised for thirty-two (32) calendar days. On April 4, 2023 the City received five (5) proposals. The Procurement Department staff reviewed the five (5) proposals for responsiveness and all were deemed responsible. On April 17, 2023 the Evaluation Selection Committee evaluated the proposals to determine the highest ranked respondent. The proposals were evaluated by the Evaluation Selection Committee that assigned points for non-price factors to include Summary of Qualifications, Approach/Operational Plan, Resource & Availability and Past Performance. Points for cost were determined by the Procurement Department. See attached Scoring-Ranking form.

The Evaluation selection committee's comments reflected that Witt O'Brien's LLC detailed information and specialization in recovery work and with FEMA are what led to their high scoring.

While Witt O'Brien's LLC does not have a physical location in Florida, they have had contracts with other

agencies including Bradenton, FL; Palmetto, FL; Edgewater, FL; Sanford, FL; Venice, FL; Lake County, FL; and Ponce Inlet, FL.

Evaluation Selection Committee

The evaluation selection committee included the following individuals:

Committee Member No. 1 – City Engineer

Committee Member No. 2 – Construction Project Manager

Committee Member No. 3 – Budget Administrator

After the Evaluation Selection Committee ranked the Respondents, Witt O’Brien’s LLC was deemed the top-ranked firm after incorporating both non-price and price factors.

REQUESTING DEPARTMENT:

Public Works, Procurement

FISCAL IMPACT:

This is not a budgeted expenditure. The contract will be implemented only in the event of an “emergency” situation.

RECOMMENDATION:

Motion to approve the award of RFP #25-0-2023/NC, Disaster Debris Monitoring Services to Witt O’Brien’s of Houston Texas. Council approval is requested for staff to finalize an Agreement for a one-year term, renewable by the Procurement Department for four (4) additional one-year terms.

ATTACHMENTS:

Description

Scoring-Ranking Form

Tabulation

RFP #25-0-2023
Disaster Debris Monitoring Services
FINAL RANKING

CRITERIA - TOTAL 100 POINTS
Summary of Qualifications = 30 points
Approach/Operational Plan for City = 20 points
Resources & Availability = 20 Points
Past Performance = 10 points

Optional Short List - Oral Presentations were not utilized for this solicitation.

EVALUATION		Disaster Program & Operations Inc.	Rostan Solutions, LLC	Tetra Tech, Inc.	Thomspons Consulting Services, LLC	Witt O'Brien's LLC
		561-436-3383 830-13 A1A North #674 Ponte Vedra Beach, FL 32082	813-333-7042 3433 Lithia Pinecrest Road Ste 287 Valrico, FL 33596	321-441-8500 2301 Lucien Way, Suite 120 Maitland, FL 32751	407-792-0018 2601 Maitland Center Parkway Maitland, FL 32751	281-320-9796 818 Town & Country Blvd Ste 200 Houston, Texas 77024
CRITERIA	POSSIBLE POINTS	gbenigni@dpando.com	srosania@rostan.com	TDR.Contracts@satteratech.com	info@thomsponcs.net	cjoiner@wittobriens.com contractrequests@wittobriens.com
Summary of Qualifications	30	16.00	18.00	22.00	22.00	24.00
Approach/Operational Plan for City	20	10.67	10.67	13.33	13.33	13.33
Resources & Availability	20	5.33	9.33	13.33	13.33	14.67
Past Performance	10	3.33	6.00	7.33	7.33	6.67
SUBTOTAL NON-PRICE FACTORS	80	35.33	44.00	56.00	56.00	58.67
Cost	20	20.00	13.84	15.06	15.79	17.90
SUBTOTAL - Non-price plus Cost	100	55.33	57.84	71.06	71.79	76.57
Short List - Oral Presentations	10	Not Utilized	Not Utilized	Not Utilized	Not Utilized	Not Utilized
TOTAL SCORE	110					

Recommended for Award
Witt O'Brien's LLC

Tabulation for
RFP# 25-0-2023/NC
Disaster Debris Monitoring Services

RFP # 25-0-2023/NC DISASTER DEBRIS MONITORING SERVICES				Disaster Programs & Operations, Inc. 404 West Palm Drive, # 100 Florida City, FL 33034 561-436-3383 Gbenigni@dpando.com		Witt O'Brien's LLC 818 Town & Country Blvd, Ste 200 Houston, TX 77024 281-320-9796 cjoiner@wittobriens.com contractrequests@wittobriens.com		Thompson Consulting Services, LLC 2601 Maitland Center Parkway Maitland, FL 32751 407-792-0018 info@thompsoncs.net		Tetra Tech, Inc. 2301 Lucien Way, Suite 120 Maitland, FL 32751 321-441-8500 TDR.Contracts@tetrattech.com		Rostan Solutions 3433 Lithia Pinecrest Road, Suite 287 Valrico, FL 33596 813-333-7042 srosania@rostan.com	
ITEM	ITEM DESCRIPTION	QTY	UOM	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Data Entry	360	HOURS	\$25.00	\$ 9,000.00	\$0.00 *	\$ -	\$0.00 **	\$ -	\$0.00****	\$ -	\$0.00****	\$ -
2	Date Manager	360	HOURS	\$40.00	\$ 14,400.00	\$50.00	\$ 18,000.00	\$57.42	\$ 20,671.20	\$50.00	\$ 18,000.00	\$70.00	\$ 25,200.00
3	Debris Site Security	360	HOURS	\$28.00	\$ 10,080.00	\$36.00	\$ 12,960.00	\$25.00	\$ 9,000.00	\$30.00	\$ 10,800.00	\$30.00	\$ 10,800.00
4	Field Monitor	360	HOURS	\$28.00	\$ 10,080.00	\$36.00	\$ 12,960.00	\$33.93	\$ 12,214.80	\$35.00	\$ 12,600.00	\$39.00	\$ 14,040.00
5	Field Supervisor	360	HOURS	\$30.00	\$ 10,800.00	\$49.00	\$ 17,640.00	\$51.16	\$ 18,417.60	\$49.00	\$ 17,640.00	\$52.00	\$ 18,720.00
6	GIS Specialist	360	HOURS	\$45.00	\$ 16,200.00	\$0.00 *	\$ -	\$51.16	\$ 18,417.60	\$44.00	\$ 15,840.00	\$45.00	\$ 16,200.00
7	Project Manager	360	HOURS	\$65.00	\$ 23,400.00	\$72.00	\$ 25,920.00	\$78.30	\$ 28,188.00	\$72.00	\$ 25,920.00	\$80.00	\$ 28,800.00
8	Recovery/Grant Management Analyst	360	HOURS	\$55.00	\$ 19,800.00	\$55.00	\$ 19,800.00	\$57.42	\$ 20,671.20	\$85.00	\$ 30,600.00	\$95.00	\$ 34,200.00
9	Recovery/Grant Management Consultant	360	HOURS	\$40.00	\$ 14,400.00	\$95.00	\$ 34,200.00	\$99.18	\$ 35,704.80	\$110.00	\$ 39,600.00	\$105.00	\$ 37,800.00
10	TDSRS Monitor	360	HOURS	\$28.00	\$ 10,080.00	\$36.00	\$ 12,960.00	\$32.89	\$ 11,840.40	\$35.00	\$ 12,600.00	\$39.00	\$ 14,040.00
TOTAL ESTIMATED ANNUAL AMOUNT				\$138,240.00		\$154,440.00		\$175,125.60		\$183,600.00		\$199,800.00	

Note: Hours shown above are for price proposal evaluation purposes only and do no repsenset actual or anticipated volume of contract work.

Updates are reflected by red text.

Last Updated: 4/26/23

* Services will be provided at no charge.

** Position not necessary due to efficiencies of Automated Debris Management System (ADMS), therefore position will not be charged to the City.

*** Data Entry clerks are typically required when paper tickets are utilized. Tetra Tech's Automated Debris Management System (ADMS) substitutes paper tickets with an electronic monitoring system and therefore the usage of data entry clerks is not needed.

**** Rostan exclusively uses HaulPass, our proprietary ADMS system for data collection/entry needs at the point of transaction by monitoring staff. Data Entry is no longer a necessary position as a result.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Christopher A. Little, P.E.; George Barber, Chief Procurement Officer

DATE: 5/1/2023

RE: **Contract: Well repair, maintenance and rehabilitation services, purchasing authority – Utilities Department (AMPS, Inc. – increase by \$139,000 (total of \$262,000)); and approve appropriation of funds on the next scheduled budget amendment (\$139,000).**

On August 4, 2022, Council approved the award for IFB #40-0-2022/SM, for Well Repair, Maintenance and Rehabilitation to AMPS, Inc., for a one-year term with the option to renew for four additional one-year terms. We are currently in the first year of this contract with the current term ending on July 31, 2023; and we will be renewing this contract for an additional one-year term. The annual expenditure was estimated at \$123,000. Examples of services under this contract include, but not limited to, well disinfection, flow meter calibrations, pump & motor rebuild, well chlorination services, well abandonment, etc.

The Department has determined that certain wells are not producing to capacity and will require rehabilitation to address water production issues of the wells. AMPS Inc., has submitted quotes to have nine (9) wells rehabilitated this fiscal year, at a cost of \$15,387.50 per well. The quotes are per contract pricing and the work will include brushing/swabbing, air development, and acidization of the wells.

The Utilities Department anticipates the total estimated annual expenditure will increase by \$139,000. This rehabilitation will be an on-going well rehabilitation project, and due to the nature and cost of this rehabilitation a project will be established, and funding will be moved to a capital account.

In addition, the Department is requesting fund appropriation, in the amount of \$139,000, from Utilities Renewal & Replacement undesignated fund balance for the rehabilitation of nine (9) wells for Fiscal Year 2023. Funding for subsequent years will be requested through the regular budget process.

REQUESTING DEPARTMENT:

Utilities, Procurement

FISCAL IMPACT:

The revised estimated annual expenditures will be \$262,000. Pending approval of the budget amendment, \$139,000 will be transferred from Utilities Renewal & Replacement Undesignated Fund Balance (424-0000-392-3006), allocated to and available in Utilities Renewal & Replacement fund 424-8022-533-6318, project

23WS19.

RECOMMENDATION:

Motion to 1) approve the appropriation of funds on the next scheduled budget amendment for the well rehabilitation; and 2) approve the increase of \$139,000 in total purchasing authority for contract #40-0-2022 for Well Repair, Maintenance and Rehabilitation for AMPS, Inc., located in West Palm Beach, Florida.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Greg Minor, Parks & Facilities Department Director; George Barber, Chief Procurement Officer

DATE: 5/1/2023

RE: **Contract: General contractor services for minor construction, purchasing authority – Parks and Facilities Department (multiple awarded vendors – increase by \$50,000 (total of \$125,000)).**

In late 2021, the Procurement Department issued a quote on behalf of the Parks and Facilities Department for "General Contractor Services for Minor Construction." The intent of this quote is to outsource minor renovation and construction projects to supplement City staff.

On December 21, 2021, the Chief Procurement Officer approved the award of QUO #09-0-2022/NC for General Contractor Services for Minor Construction to four (4) local vendors for a one-year term with estimated annual expenditures of \$50,000, to be split between all four (4) awarded vendors. The initial one-year term began on December 21, 2021, and ended on December 20, 2022. The contract was renewed for a second one-year term December 21, 2022, which is valid through December 20, 2023 with no price increases.

Due to the effectiveness of this contract, the Parks and Facilities Department anticipates the annual expenditures will exceed the original estimated annual expenditures by \$75,000 for a revised estimated annual expenditure of \$125,000. The increase is due to growth in the City resulting in a greater number of internal projects being approved than originally planned. This contract was originally awarded by the Chief Procurement Officer, as estimated expenditures were less than the mandatory Council approval amount of \$100,000. With expenditures expected to exceed \$100,000 for this contract period, per Procurement Ordinance 38.08, Council approval is required.

REQUESTING DEPARTMENT:

Parks and Facilities, Procurement

FISCAL IMPACT:

The estimated annual expenditure will be \$125,000. Charges for these expenditures will be posted to department accounts in which the work takes place.

RECOMMENDATION:

Motion to approve the increase of \$75,000, for a total of \$125,000, in annual purchasing authority for contract

#09-0-2022 for General Contractor Services for Minor Construction from multiple awarded vendors.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

DATE: 5/1/2023

RE: Consideration of City Council Flag Program nominee, Thomas Rebman. (Deputy Mayor Felix)

The approval criteria for the City Council Flag Program was established at the July 7, 2022 Regular Council Meeting. The program allows for each member of Council to nominate up to three (3) individuals from the stated categories of first responders, military personnel, veterans, and those that have served and lived in the community. The nomination could be active, retired, or deceased individuals. The flag will be raised at City Hall and flown for one day or less. At the end of the time, the flag will be lowered, folded, and be given to the individual or family members along with a certificate with the dates that the flag was raised. This Program will run once a year and will be reviewed and considered annually. All flags purchased must be made in America.

All nominees will be submitted for consideration to the City Council for a vote at a Regular Council meeting.

Deputy Mayor Donny Felix has nominated Thomas Rebman to be a recipient of the Flag Program. Mr. Rebman is submitted under the category of Veteran, which is further defined as: nominee shall be a veteran as defined under Title 38 U.S.C 101 (2), an individual who served in the active military, naval, air, or space service, and who was discharged or released therefrom under conditions other than dishonorable. DD Form 214 shall be provided for proof of veteran status.

Staff has received and reviewed the DD Form 214 and confirmed veteran status and honorable discharge. Mr. Rebman served as an engineering officer in the U.S. Navy and in 2010 began a career in education. Mr. Rebman has taught at Odyssey Jr./Sr. High since 2018. Last summer, Mr. Rebman was recognized by the American Legion Department of Florida as their Educator of the Year for 2022. Mr. Rebman teaches middle school civics courses and started his school's Interact Club, a high school equivalent of the local Rotary Club. Each school year he recruits students for the American Legion Oratory Contest, Boy's and Girls State, the Rotary Youth Leadership Camp, and also has his students attend Palm Bay City Council Meetings to teach them local civic engagement.

For these reasons, Mr. Rebman is recommended for approval as a City of Palm Bay Flag Program recipient.

REQUESTING DEPARTMENT:
Legislative

RECOMMENDATION:

Motion to approve Thomas Rebman as a nominee for the City Council Flag Program.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Mariano Augello, Chief of Police

DATE: 5/1/2023

RE: Consideration of submitting a grant application to the U.S. Department of Justice for the Fiscal Year 2023 Law Enforcement Agency De-Escalation Grants - Community Policing Development Solicitation.

The Palm Bay Police Department is requesting consideration to submit a grant application to the U.S. Department of Justice's Office of Community Oriented Policing Services (COPS) for funding under the Community Policing Development (CPD) De-Escalation Training Grant. CPD funds may be used to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities.

The COPS Office is committed to advancing work that promotes civil rights and racial equity, increases access to justice, supports crime victims and individuals impacted by the justice system, strengthens community safety, and protects the public from crime and evolving threats, and build trust between law enforcement and the community. Law enforcement's use of force has long been a topic of national and local discussion. The concept of de-escalation has been a part of law enforcement use of force discussions for decades and a training priority for the Palm Bay Police Department. It is our position that law enforcement agencies should view de-escalation holistically. Ensuring police-community encounters are safe for everyone including, not only communication and physical tactics, but also community engagement, community policing, and procedural justice. The Palm Bay Police Department intended to utilize grant funds to implement an agency-wide comprehensive approach to de-escalation; one that includes both individual-level de-escalation training and other mutual support and collaboration.

Through this grant, the Department is planning to support whole agency training efforts in de-escalation, implicit bias, and duty to intervene via a virtual reality (VR) training platform. This platform will be an added resource to our already established de-escalation training, such as Verbal Judo L.E.A.D.S (Law Enforcement Active De-escalations Strategies) and other dynamic scenario trainings. This VR platform will allow for a better training environment with more realistic applications based on unique scenarios and situation played out through simulation with the training officer actively engaged in an omnipresent way. The VR simulation is intended to evaluate and coach each officer through the scenario, allowing the officer to actively use the skills they have learned through other de-escalation tactics, use of force, and duty to intervene classroom trainings.

This training platform will enhancement the Department's comprehensive de-escalation topics curriculum and allow officers to have the most realistic training environment without the need for large spaces, scenario actors or unnecessary risk of injury or damaged equipment in the training process. As an added benefit to the community-at-large, this platform will also be available to those agencies who use the Department's training facilities.

REQUESTING DEPARTMENT:

Police Department

FISCAL IMPACT:

The Palm Bay Police Department will seek a grant in the amount of \$150,000 for equipment purchases (VR simulation training platform). The City will be required to fund the program upfront and seek reimbursement from the grant; however, no matching funds are required. The only fiscal impact is potential grant revenue of \$150,000 for the requested program.

RECOMMENDATION:

Motion to authorize the City to submit a grant application for the FY23 Law Enforcement Agency De-Escalation Grants - Community Policing Development Solicitation.

ATTACHMENTS:

Description

FY23 Law Enforcement Agency De-Escalation Grants -Community Policing Development Solicitation

U.S. Department of Justice
Office of Community Oriented Policing Services



FY23 Law Enforcement Agency De-Escalation Grants -Community Policing Development Solicitation

Assistance Listing Number #	16.710
Grants.gov Opportunity Number:	O-COPS-2023-171550
Solicitation Release Date:	March 30, 2023 3:00 PM ET
Application Grants.gov Deadline:	May 15, 2023 4:59 PM ET
Application JustGrants Deadline:	May 24, 2023 4:59 PM ET

Overview

The U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office, <https://cops.usdoj.gov>) is pleased to announce that it is seeking applications for funding for the COPS Office FY22 Community Policing Development (CPD) program.

CPD funds are used to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities.

The COPS Office welcomes applications under which two or more entities would carry out the federal award; however, only one entity may be the applicant. Any other entities carrying out the federal award must be identified as proposed subrecipients. The applicant must be the entity that would have primary responsibility for carrying out the awards, including administering the funding and managing the entire project. The terms and conditions of the federal award are also applicable to subrecipients.

All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Eligible Applicants:

Other

Other

Open to all State, local, tribal, and territorial law enforcement agencies.

To advance Executive Order 13929 Safe Policing for Safe Communities, as of October 28, 2020, the Attorney General determined that all state, local, and university or college law enforcement agencies must be certified by an approved independent credentialing body or have started the certification process to be allocated FY 2023 DOJ discretionary grant funding, either as a recipient or a subrecipient. For detailed information on this new certification requirement, please visit <https://cops.usdoj.gov/SafePolicingEO>.

Contact Information

Applications must be submitted through both Grants.gov and the JustGrants system.

For technical assistance with submitting the SF-424, please call the Grants.gov customer service hotline at 800-518-4726, send questions via email to support@Grants.gov, or consult the [Grants.gov Organization Applicant User Guide](#). The Grants.gov Support Hotline operates 24 hours a day, 7 days a week, except on federal holidays.

For technical support with the Justice Grants System (JustGrants) application, please contact JustGrants Support at JustGrants.Support@usdoj.gov or 833-872-5175.

JustGrants Support operates Monday through Friday between the hours of 5:00 a.m. and 9:00 p.m. Eastern Time (ET) and Saturday, Sunday, and federal holidays from 9:00 a.m. to 5:00 p.m. ET. Training on JustGrants can also be found at <https://justicegrants.usdoj.gov/training-resources>.

For programmatic assistance with the requirements of this program, please call the COPS Office Response Center at 800-421-6770 or send questions via email to AskCopsRC@usdoj.gov. The COPS Office Response Center operates Monday through Friday, 9:00 a.m. to 5:00 p.m. ET, except on federal holidays.

Submission Information

Registration: To submit an application, all applicants must obtain a Unique Entity Identifier (UEI) number and register online with the System for Award Management (SAM) and Grants.gov.

Submission: Completing an application is a two-step process:

Applicants are first required to register via <https://www.grants.gov>, complete the SF-424 form and if applicable the SF-LLL, and submit it through the [Grants.gov website](#).

Once the SF-424 has been submitted via Grants.gov, the applicants will complete the full application including providing attachments in JustGrants.

An application is not considered submitted until both of these steps are completed. For more information about registration and submission, see the “How to Apply” section of this solicitation.

All guidance for this program is contained in this Solicitation and can also be found at <https://cops.usdoj.gov/de-escalation>. In addition to this Solicitation, the COPS Office “[How to Apply](#)” web page provides additional resources to help guide applicants through the process.

The complete application package (this solicitation, including links to additional documents) is available on Grants.gov and on the COPS Office website <https://cops.usdoj.gov>.

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Program Description

Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as violent crime, nonviolent crime, and fear of crime.

Community Policing Development (CPD) funds are used to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities.

The COPS Office is committed to advancing work that promotes civil rights and racial equity, increases access to justice, supports crime victims and individuals impacted by the justice system, strengthens community safety and protects the public from crime and evolving threats, and build trust between law enforcement and the community.

Statutory Authority

This program is authorized under the Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Violent Crime Control and Law Enforcement Act of 1994, Title I, Part Q, Public Law 103-322, 34 U.S.C. § 10381 et seq.

All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Program-Specific Information

- This program is authorized under the Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Violent Crime Control and Law Enforcement Act of 1994, Title I, Part Q, Public Law 103-322, 34 U.S.C. § 10381 et seq.
- All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.
- For all identified deliverables, the applicant should adhere to the **COPS Office Editorial and Style Manual**. For projects that propose site-specific work, letters of support from the targeted agencies are strongly encouraged.

With any programmatic questions, please contact the COPS Office Response Center at 800-421-6770 or send questions via email to AskCopsRC@usdoj.gov. The COPS Office Response Center operates Monday through Friday, 9:00 a.m. to 5:00 p.m. ET, except on federal holidays.

Program Goals

Under this solicitation, the COPS Office seeks to support projects that allow for the identification and expansion of promising practices and produces knowledge products that follow the principles of good guidance:

- Quality-driven, with an emphasis on action statements to drive promising practices and reduce variations in performance
- Evidence-based, with recommendations that are consistent with the weight of the best available evidence identified through systematic review
- Accessible, with clear language and manageable lengths that are appropriate and relevant for the law enforcement field
- Memorable, to encourage immediate actions or aid for the complex situations law enforcement professionals face

To read an overview of the principles of community policing, please see the COPS Office publication **Community Policing Defined**.

Applicants should also consider the COPS Office performance measures when developing their own specific project goals and activities, which can be found in the "Performance Measures" section of this application.

Law Enforcement Agency De-Escalation Grants

Multiple awards, up to \$250,000 each

Law enforcement use of force has long been a topic of national and local discussion, especially when a high-profile case heightens community awareness. The concept of de-escalation has been a part of law enforcement use of force discussions for decades. De-escalation refers to the range of verbal and nonverbal skills used to slow down the sequence of events, enhance situational awareness, conduct proper threat assessments, and allow for better decision-making to reduce the likelihood that a situation will escalate into a physical confrontation or injury and to ensure the safest possible outcomes.

Law enforcement agencies should view de-escalation holistically. Ensuring police-community encounters are safe for everyone includes not only communication and physical tactics, but also community engagement, community policing, and procedural justice. The COPS Office encourages an agency-wide comprehensive approach to de-escalation—one that includes both individual-level de-escalation training and other organizational supports. These supports may include such practices as data

analysis and after-action reviews of use of force incidents to develop agency knowledge and best practices and the development of community-informed policies and procedures for oversight and management of use of force incidents that encourage the use of de-escalation tactics.

For the purpose of this solicitation, the term 'de-escalation' refers to taking the necessary action to communicate, either verbally or non-verbally, during a sequence of heightened events in an attempt to stabilize the situation and reduce the immediacy of threat. De-escalation includes using available time, options, and resources, combined with proactive decision-making skills, to enhance situational awareness, perform proper threat assessment, and resolve the situation without the use of force to ensure the safest possible outcomes and to further public perceptions of fairness, legitimacy, and mutual respect.

Through this solicitation, the COPS Office will provide grant funding to support whole agency training efforts in de-escalation, implicit bias, and duty to intervene, including overtime to participate in training programs and support for training officers to attend nationally certified train-the-trainer programs in these topic areas. Funding can also be used to support use of force data analysis; after-action reviews; the development of internal marketing and promotional materials, policies, and procedures that encourage a de-escalation mindset; and other organizational change efforts that work toward the creation of a culture of de-escalation within an agency. Funded agencies will have the opportunity to participate in an ongoing community of practice with other COPS Office awardees.

Projects Out of Scope

- Applicants that are not state, local, tribal, or territorial law enforcement agencies will not be considered.
- Training programs that focus solely on hands-on tactical training, force-on-force skill building, or other topic areas that do not directly contribute to the implementation of a de-escalation mindset among officers will not be considered.
- Applicants that exclusively seek to purchase technology without connecting it to a broader training program in de-escalation, implicit bias, or duty to intervene will not be considered.

Additional Requirements

The goal of this solicitation is to support whole agency training efforts in de-escalation, implicit bias, and duty to intervene, including overtime to participate in training programs and support for training officers to attend nationally certified train-the-trainer programs in these topic areas. For applications seeking funding to support third party trainers (either on-site or by sending training staff to train-the-trainer programs), the selected training provider or curricula will require post-award review and approval by the COPS Office prior to project implementation. NOTE: Approval of your grant application does not mean approval of your training provider. Approval from the COPS Office on the specific training provider or curriculum will be required after award acceptance and before funding is committed to the provider.

As the COPS Office provides no-cost, nationally certified de-escalation training to law enforcement through a network of regional de-escalation training centers, applicants may also seek support for the development of online training to support a portion of the COPS Office Online Training Portal, resources (roll-call videos, toolkits, etc.), conduct analysis of calls for service and after-action reviews of use of force incidents to inform internal training programs, undertake policy manual reviews, and implement other efforts that support broader inclusion of de-escalation efforts in agencies.

Grant funding may also be used to support investments in virtual reality/augmented reality (VR/AR) technology to support agencies' de-escalation training efforts and to promote continual learning and maintenance of skills; however, such investments must be part of the development or enhancement of a larger de-escalation training program and not solely for the procurement of equipment or solely for the use of tactical firearms training. If requesting a VR/AR system or the use of simunitions, applicants should specifically discuss how this system will contribute to their agency's broader training efforts in de-escalation, implicit bias, and duty to intervene rather than only to its increase in training capacity on use of force decision-making.

Applicants should be able to address the following objectives:

- Ability to establish or enhance training for officers in de-escalation, implicit bias, and duty to intervene
- Ability to implement organizational improvements that create a culture of de-escalation

Deliverables

- The project deliverable(s) (examples include training deliveries, curriculum development, online training development, policy development, roll-call videos, toolkits, analytic products, etc.) should be clearly identified in the application describing the proposed training and other areas of organizational improvement the agency intends to implement using grant funds.
- Agencies should expect to report on the number of officers who completed training during the period of performance.
- Deliverables developed specifically through grant funding will be shared with the COPS Office De-Escalation National Coordinator to support de-escalation training efforts nationwide. Proprietary training materials from other vendors or providers will not be shared.

Federal Award Information

Awards, Amounts and Durations

Anticipated Number of Awards

46

Anticipated Maximum Dollar Amount of Awards

\$250,000.00

Period of Performance Start Date

10/2/23

Period of Performance Duration (Months)

24

Anticipated Total Amount to be Awarded Under Solicitation

\$11,554,164.00

Federal Award Information

Depending on the quality of applications received and the availability of funding, the COPS Office may not fund every topic or subcategory or may make additional or larger awards under one or more topic area or subcategory. In addition, the COPS Office reserves the right to revise the scope of the project in your application submission and modify the associated budget proposal accordingly.

All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law. With limited funding, the COPS Office expects a competitive solicitation.

Length of Award

The COPS Office expects to make the project period for all grants 24 months.

Type of Award

The COPS Office will make the awards in the form of a grant, which does not provide for substantial involvement between the federal awarding agency and the nonfederal entity in carrying out the activity contemplated by the federal award. Grant recipients will be responsible for day-to-day project management and may reach out to the COPS Office with assistance in implementing the award. However, grant recipients will need to work with the COPS Office program manager in situations stated in the terms and conditions, such as scope changes, extensions, or conference request approvals.

Cost sharing or match

There is no requirement for cost sharing or a local match for these awards.

Eligibility Information

Open to all State, local, tribal, and territorial law enforcement agencies.

Application and Submission Information

Content of Application Submission

The complete application package (this solicitation, including links to additional documents) is available on Grants.gov and on the COPS website <https://cops.usdoj.gov/>.

Completing an application under this program is a two-step process. Applicants must first register via www.grants.gov and complete an SF-424, the government wide standard application form for federal assistance and the SF-LLL Lobbying Disclosure Form. The remainder of the application will be completed through the JustGrants System at <https://justicegrants.usdoj.gov/>.

Applicants are strongly recommended to register immediately on <https://www.grants.gov>. Any delays in registering with Grants.gov or submitting the SF-424 may result in insufficient time for processing your application through JustGrants.

No other form of application will be accepted. Applications with errors or missing information may be disqualified or rated accordingly. Please note that the application system will not accept incomplete applications or applications with errors.

For technical assistance with submitting the SF-424, please call the Grants.gov customer service hotline at 800-518-4726, send questions via email to support@Grants.gov, or consult the [Grants.gov Organization Applicant User Guide](#). The Grants.gov Support Hotline operates 24 hours a day, 7 days a week, except on federal holidays.

For technical support with the Justice Grants System (JustGrants) application, please contact the JustGrants Support at JustGrants.Support@usdoj.gov or 833-872-5175. The JustGrants Support operates Monday through Friday between the hours of 5:00 a.m. and 9:00 p.m. Eastern Time (ET) and Saturday, Sunday, and federal holidays from 9:00 a.m. to 5:00 p.m. ET. Training on JustGrants can also be found at <https://justicegrants.usdoj.gov/training-resources>.

For programmatic assistance with the requirements of this program, please call the COPS Office Response Center at 800-421-6770 or send questions via email to AskCopsRC@usdoj.gov. The COPS Office Response Center operates Monday through Friday, 9:00 a.m. to 5:00 p.m. ET, except on federal holidays.

Content and Form of Application

This section describes in detail what an application must include. Failure to submit an application that contains all of the specified elements may negatively affect the review of its application; and, should a decision be made to make an award, such failure may result in the inclusion of award conditions that prevent the recipient from accessing or using award funds until the recipient satisfies the special conditions and the COPS Office makes the funds available. Applicants must comply with any word and field limit requirements described in this solicitation.

Moreover, applicants should anticipate that an application that the COPS Office determines does not address the scope of the solicitation or does not include the application elements that the COPS Office has designated to be critical will neither proceed to peer review nor receive further consideration. For this solicitation, the COPS Office has designated the following application elements as mandatory:

- Proposal Abstract (must be brief high-level project description that summarizes the proposed project in 500 words or less)
- Application Questions (must respond to the application questions under the "Data Requested with Application" section. Please be advised there is a 250-word count limit for survey responses. (Note: review panels will not read any information past the 250-word count limit. Any information provided beyond the word limit will not be counted in your application.)
- Budget Narrative (must be submitted as an attachment in the "Budget/Financial Attachments" section)
- Budget Detail Worksheets (must use the web-based forms in "Budget and Associated Documentation" section)
- Timeline of project deliverables, milestones, activities and who will complete the activities. (must be submitted as an attachment in the "Additional Application Component" section)
- Letters of support, if applicable (must be submitted as an attachment in the "Additional Application Component"- **Optional**)

Completing the Application for Federal Assistance (SF-424) and the Disclosure of Lobbying (SF-LLL) in Grants.gov

The SF-424 is a required standard form used as a cover sheet for submission of pre- applications, applications, and related information under discretionary programs.

Applicants must complete and submit the SF-424 via <https://www.grants.gov> using information on that site.

Intergovernmental Review

Note: Intergovernmental Review (SF-424 Question 19): This solicitation is subject to Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs.

Applicants must check the Office of Management and Budget's website for the names and addresses of Single Points of Contact (SPOC) under Intergovernmental Review: <https://www.whitehouse.gov/wp-content/uploads/2020/04/SPOC-4-13-20.pdf>. If the applicant's state appears on the SPOC list, the applicant must contact the state SPOC to find out about, and comply with, the state's process under E.O. 12372. In completing the SF-424, such applicant is to make the appropriate selection in response to question 19 once the applicant has complied with its state E.O. 12372 process. An applicant whose state does not appear on the SPOC list should answer question 19 by selecting the following response: "Program is subject to E.O. 12372 but has not been selected by the state for review."

Public reporting burden for this collection of information is estimated to average 60 minutes per response including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SUBMIT IT VIA GRANTS.GOV.

Please see the FY23 Reference Guide for Community Policing Advancement (CPA) Programs on the COPS ["How to Apply"](#) webpage for the SF-424 instructions and blank form for reference.

Disclosure of Lobbying Activities

All applicants must complete and submit the Disclosure of Lobbying Activities (SF-LLL) form in Grants.gov. Applicants that do not expend any funds for lobbying activities should enter "N/A" in the required highlighted fields. Applicants that expend any funds for lobbying activities must provide the information requested on the SF-LLL.

Once the SF-424 and SF-LLL has been submitted via Grants.gov, an email will be sent to the entity's E-Business Point of Contact (E-Biz POC) (also referred to as the JustGrants Entity Administrator) from **DIAMD-NoReply@usdoj.gov**. This email will contain registration instructions to create an account in DOJ's secure user management system—the Digital Identity and Access Management Directory (DIAMD) or instructions on how to complete the second part of the online application through the JustGrants website.

Standard Applicant Information

Applicants must complete this web-based form in JustGrants, which is prepopulated with the SF-424 data submitted in Grants.gov. Applicants are required to confirm the two Authorized Representatives, verify the legal name, address, and enter the ZIP code(s) for the areas affected by the project. For statewide or nationwide projects, the applicant should enter "State" or "National" in this field.

In order for applicant to complete this section, the two Authorized Representatives must have established accounts in JustGrants after the Grants.gov portion of the application is submitted. **Please note: Users assigned as Authorized Representatives must log in into the JustGrants system to activate their account. Users will not be visible in JustGrants until they have successfully logged into JustGrants.**

The Authorized Representatives are officials who have ultimate and final responsibility for all programmatic and financial decisions regarding this COPS Office application as representatives of your agency, as the legal recipient.

For guidance on who should be assigned as Authorized Representatives, please see below:

For law enforcement agencies, COPS Office awards require that both the top law enforcement executive (e.g., chief of police, sheriff, or equivalent) and the top government executive (e.g., mayor, board chairman, or equivalent) sign the application, and (if awarded funding) accept the award package. Both the top law enforcement executive and the top government executive must be assigned the role of Authorized Representative in Just Grants.

For non-law enforcement agencies, (institutions of higher education, school districts, private organizations, etc.), COPS Office awards require that both the programmatic official (e.g., executive director, chief executive officer, or equivalent) and financial official (e.g., chief financial officer, treasurer, or equivalent) sign the application, and (if awarded funding) accept the award package. These two officials must have the ultimate signatory authority to sign contracts on behalf of your organization. Both the programmatic official and the financial official must be assigned the role of Authorized Representative in Just Grants.

Please note that nonexecutive positions (e.g., clerks, trustees) are not acceptable Authorized Representatives.

For further assistance with accessing JustGrants, please visit the [JustGrants website](#). For further assistance with submitting an application in JustGrants, please visit the [JustGrants Training web page](#).

Proposal Abstract

Applicants are required to write and submit a proposal abstract, which should be a brief high-level project description that summarizes the proposed project in 500 words or less. Project abstracts should explain to the reader about the projects' purpose, scope, activities, and key partners, if applicable. An abstract should be coherent, concise, and able to stand alone as a summary of the project. You should write your project abstract for a general public audience without any personally identifiable or law enforcement sensitive information as this abstract, along with other federal award information, may be published on publicly available governmentwide websites.

The abstract, which is to be entered into a text box in JustGrants, will not be scored but is used throughout the review process.

Data Requested with Application

Applicants will be required to respond to a series of survey questions. Please be advised there is a 250-word count limit for survey responses. (Note: review panels will not read any information past the 250-word count limit. Any information provided beyond the word limit will not be counted in your application.) Please refer to the following steps to help guide you through initiating, completing, modifying, and obtaining the status of solicitation surveys in the JustGrants system:

- To **initiate** a survey, please click on the **survey title** to open.
- When you have **completed** the survey, please click the **“Finish”** button on the lower right corner of the screen. The system will direct you to a review screen displaying your survey responses.

Please be advised: You may notice survey responses are not displayed properly in the survey response review screen. This is a known system bug, which is being corrected. Please be assured, your data is captured and saved in the JustGrants system.

- To go back to the initial **list of surveys**, go to the **“Actions”** menu at the top right corner of the screen and select **“Close”** to exit the survey review screen. The survey you just completed will still display an **“Open”** status.
- To **confirm the completed status** of your survey, go back to the **“Actions”** menu and select **“Refresh”**. The status of your completed survey will change to **“Resolved-Completed.”**
- If you would like to **verify** the survey responses of a completed survey, you may click the **survey title** to reopen the selected survey and **view** your saved responses.
- If you would like to **change and/or update** the survey responses of a completed survey, you may click the **“Re-open”** option to **update** your saved responses.

Remember, to **confirm the status** of a completed survey, you will need to click the **“Actions”** menu and **“Refresh”**.

PLEASE NOTE: A proposal narrative is not required for this solicitation.

Applicants applying to this solicitation **ONLY** need to do the following:

- Submit a proposal abstract (to be entered into a text box within the Just Grants application) and respond to the application question
- Must respond to the application questions under the “Data Requested with Application” section
- Submit a budget narrative (must be submitted as an attachment in the “Budget/ Financial Attachments” section)
- Submit budget detail worksheets (must use the web-based forms in “Budget and Associated Documentation” section)
- Submit a timeline of project milestones, activities (include who will complete activities) and deliverables (must be submitted as an attachment in the “Additional Application Component” section)
- Submit letters of support, if applicable (must be submitted as an attachment in the “Additional Application Component”- **Optional**)

Budget and Associated Documentation

Applicants must complete the web-based budget sheets in JustGrants and attach a separate budget narrative in the “Budget/Financial Attachments” section. **Please note: CPD applicants do not need to complete the “Match Amount” and “Program Income” fields within the budget summary section of the web-based budget form.** The organization must create and attach a budget narrative that describes each item requested or group of similar items requested and links each item or group of items to the proposed project. All items will be reviewed on a case-by-case basis and in context of the allowable and unallowable costs lists.

Applicants must submit reasonable budgets based on the resources needed to implement their proposed projects. The budget should display a clear link between the specific project activities and the proposed budget items. It should not contain any items that are not detailed in the applicant's response to the application survey questions.

The separate budget narrative should thoroughly and clearly describe every category of expense listed in the budget detail worksheets contained in this application. The COPS Office expects proposed budgets to be complete, cost effective, and allowable (e.g., reasonable, allocable, and necessary for project activities).

An applicant should demonstrate in its separate budget narrative how it will maximize cost effectiveness of award expenditures. Budget narratives should generally describe cost effectiveness in relation to potential alternatives and the goals of the project. For example, a budget narrative should detail why planned in-person meetings are necessary, or how technology and collaboration with outside organizations could be used to reduce costs, without compromising quality. Consideration will be given to budget proposals that maximize the direct funding that supports project activities.

The budget narrative should be mathematically sound and correspond clearly with the information provided in the budget detail worksheets. The narrative should explain how the applicant estimated and calculated all costs and how those costs are necessary to the completion of the proposed project. The narrative may include tables for clarification purposes but need not be in a spreadsheet format. The budget should describe costs by year and should cover the full project period of two years.

In some circumstances, the budget and budget narrative will be reviewed separately from the applicant's response to the application survey questions. Therefore, it is very important that the budget narrative be as comprehensive as possible and describe in a narrative format each line item requested in the budget. The budget narrative should not be used to explain deliverables or project activities that are not included in the applicant's response to the application survey questions. Deliverables and activities that are solely listed in the budget narrative and not described in the applicant's response to the application survey questions (and vice versa) will be scored negatively during the peer review process.

Applicants should submit projects that are scalable where appropriate. Note that the COPS Office may reduce funding for selected projects based on the number of awards selected. The COPS Office may revise the proposed scope and modify the associated budget proposal accordingly.

Each requested budget item must be allowable, necessary, allocable, and reasonable to the project activities.

Pre-agreement costs are costs incurred by the applicant prior to the start date of the period of performance of the federal award. Requests for reimbursement of items purchased or expenses incurred prior to the award start date will not be funded. All such costs incurred prior to award and prior to approval of the costs are incurred at the sole risk of the applicant. **NOTE: For awards made to states or units of local government (including law enforcement agencies), requests may be made only for items or positions that are not otherwise budgeted with state, local, or Bureau of Indian Affairs (BIA) funds and would not be funded in the absence of this COPS Office award (see award condition IV, "Nonsupplanting requirement").**

For-profit organizations (as well as other recipients) must forgo any profit or management fee.

Each of the categories that follows includes definitions as well as information on frequent requests as well as typically allowable and unallowable costs. The unallowable lists are not exhaustive and are generally considered unallowable for the entire solicitation, irrespective of where the applicant adds the requested item in the budget. **The COPS Office reserves the right to deny funding for any items that may not be included in this solicitation.**

The COPS Office is providing a template for the budget narrative that can be used as a voluntary tool to assist your organization in developing this required document. You will be able to access the template (Microsoft Word document) in the FY23 Reference Guide for Community Policing Advancement (CPA) Programs located at [How to Apply](#) web page. Note that instructions in the template are provided in italics. If you choose to use this template, please make sure to delete the instructions before submitting so that they do not factor in your page count. In addition, the COPS Office is providing an example budget narrative, which can also be found in the FY23 Reference Guide for Community Policing Advancement (CPA) Programs.

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant]. Budget Narrative.”

Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats.

Budget Worksheet and Budget Narrative (Web-based Form)

Budget requests may be made in the following categories:

- Civilian personnel (base salary and fringe benefits)
- Travel
- Equipment
- Supplies
- Sub-awards
- Procurement contracts
- Other costs
- Indirect costs

Allowable Costs

All items requested will be considered on a case-by-case basis during the budget review process. Items under the program must be purchased using the guidelines established by the appropriations legislation that governs this funding. In addition, each item requested must programmatically link to the activities described in your application. To the extent permitted by law and practicable under a federal award, recipients and subrecipients must provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. See 2 C.F.R. § 200.322.

For each request, applicants must complete the web-based budget form. The cost should be broken down to the lowest form.

The “additional narrative” section should be used to describe and justify why the item is necessary for the success of the project. Provide any additional calculations that make up the base cost.

Allowable Civilian Personnel:

For Civilian/non-sworn positions:

Salaries of personnel are costs based on the percentage of time spent (full time equivalent [FTE]) working directly on the project. The total salary percentage should be comparable and consistent with organizational policy. The total amount paid is comparable to industry standards and the type of work being performed.

A recipient may not use federal funds to pay total cash compensation to any employee of the recipient at a rate that exceeds 110 percent of the maximum annual salary payable to a member of the Federal Government’s Senior Executive Service (SES) at an organization with a Certified SES Performance Appraisal System for that year. The salary table for SES employees is available at the Office of Personnel Management website: <https://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/2023/executive-senior-level>. Note: A recipient may compensate an employee at a greater rate, provided the amount in excess of this compensation limitation is paid with nonfederal funds. (Nonfederal funds used for any such additional compensation will not be considered matching funds.) If only a portion of an employee’s time is charged to a COPS Office award, the maximum allowable compensation is equal to the percentage of time worked times the maximum salary limitation.

For each civilian personnel request, applicants must complete the web-based form. If the individual will be working more than one year on the project, applicants will have the option to copy a year.

The “additional narrative” section should be used to describe the employee’s roles, responsibilities, and activities related to the work to be completed on the project. If the salary increases from one budget year to another because of cost of living increases, be sure to detail these increases in the budget description.

Additional documentation that may need to be uploaded in the “Budget/Financial Attachments” section includes the following:

- Job description
- Organizational pay scales or written annual salary per position
- Résumés/vitae

Completing civilian base salary

If you are not requesting any civilian base salary, move to the next section.

Allowable Fringe Benefits:

For Civilian/non-sworn positions:

Fringe benefits are allowances and services provided by the organization to its employees as compensation in addition to regular salary. Fringe benefits should be based on actual known costs or an established formula. Typical fringe benefits include the following:

- Federal Insurance Contributions Act (FICA) taxes—includes Social Security and Medicare and cannot exceed 7.65 percent (6.2 and 1.45 percent respectively) Health insurance—individual or family
- Life insurance
- Vacation
- Sick leave
- Retirement
- State unemployment compensation insurance
- Federal unemployment tax
- Worker’s Compensation insurance
- Other fringe benefits may include holidays, military leave, bereavement leave, sabbatical leave, severance pay, jury duty, state disability insurance, pension plan, 401(k) plan

Applicants will need to provide the appropriate percentage for each fringe benefit that the individual is allocated per the employee benefits. Note, the system will not allow more than 6.2% for Social Security and 1.45% for Medicare.

Additional documentation that may need to be uploaded in the “Budget/Financial Attachments” section includes the following:

- Written organization policies regarding fringe benefits
- Organizational fringe rate agreement

Completing fringe benefits

If you are not requesting any civilian base salary, move to the next section.

Allowable Travel:

Travel costs include the costs of transportation, lodging, meals, temporary dependent care, and incidental expenses incurred by personnel while on official business, such as attendance at an award-related meeting or conference when travel is further than 50 miles from program location. Travel and subsistence estimates are based on the contemplated number of trips, places to be visited, length of stay, transportation costs, subsistence allowances, and the recipient’s own travel policies. For additional guidance, please see the Uniform Guidance 2 C.F.R. § 200.475.

When charging travel costs to federal awards, award recipients must indicate the source of travel policies applied (applicant or federal travel regulations). If a recipient does not have a written travel policy, it must adhere to the Federal Travel Regulations (FTR). For information on the FTR and U.S. Government General Service Administration (GSA) per diem rates by geographic area, please visit <https://www.gsa.gov/travel/plan-book/per-diem-rates>. For all applicants (with or without a written travel policy), airfare travel costs must be one of the following: the lowest discount commercial airfare, standard coach airfare, or the Federal Government contract airfare (if authorized and available).

Temporary dependent care costs above and beyond regular dependent care that directly results from conference travels are allowable as long as the costs incurred (1) are a direct result of the individual’s travel for the federal award; (2) are consistent with the recipient’s documented travel policy for all entity travel; and (3) are only temporary during the travel period.

The only individuals traveling who should be charged in this section are those listed in “Civilian personnel.” All other individuals traveling for the project, including participant and consultant travel, should be listed under “Sub-awards” or “Procurement Contracts.” This section should also include any training costs for the primary applicant, all other training costs should be listed under “Sub-Awards,” “Procurement Contracts,” or “Other Costs” as appropriate.

For each travel request, applicants must complete the web-based form. Each trip should be entered as an individual entry rather than a group of trips.

The “additional narrative” section should be used to describe the purpose of the trip, proposed destination, trip duration by day/night, and list of individuals traveling as well as a detailed cost breakdown for each travel category (lodging, per diem, etc.). The cost breakdown should include

- mode of transportation and proposed fare per trip (airfare, train, etc.) broken down by day;
- mileage allowances if private vehicle will be used;
- per diem rates for the destination per day (including full per diem and travel day per diem);
- lodging costs per night;
- transportation fees per day;
- parking fees per day.

Additional documentation that may need to be uploaded in the “Budget/Financial Attachments” section includes the following:

- Organizational travel policy

Completing Travel

If you are not requesting any travel, training, or conferences, move to the next section.

Allowable Equipment:

Necessary equipment must be specifically purchased to implement or enhance the proposed project. Equipment is tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds \$5,000. Applicants should analyze the cost benefits of purchasing versus leasing equipment, especially high-cost items and those subject to rapid technical advances. Rented or leased equipment costs should be listed in “Procurement Contracts.”

All equipment items must be clearly linked to the enhancement or implementation of the project. Examples of such items may include the following:

- Virtual reality/augmented reality (VR/AR) technology

For each equipment request, applicants must complete the web-based form.

The “additional narrative” section should be used to describe the type of equipment with a description and justification explaining why the equipment is necessary for the success of the project. The description should provide any additional calculations that make up the base cost and the justification should explain that this equipment is not available or accessible to project personnel without specifically purchasing through this award.

Additional documentation that may need to be uploaded in the “Budget/Financial Attachments” section includes the following:

- Narrative of the procurement method
- Sole Source Justification (see the Sole Source Justification fact sheet for further guidance)

Completing Equipment

If you are not requesting any equipment move to the next section.

Allowable Supplies:

Supplies means all tangible personal property other than those items described under “Equipment.” Supplies costs consist of those incurred for purchased goods and fabricated parts directly related to an award proposal. Supplies differ from equipment in that they are consumable, expendable, and of a relatively low unit cost, defined as less than \$5,000 per unit. Such costs may include paper, printer ink, pens, pencils, laptops, etc. A computing device is a supply if the acquisition cost is less than \$5,000, regardless of the length of its useful life.

For broad category requests (such as “office supplies”), explanation for project amounts should be provided with calculations. Broad grouping of items under supplies will be limited to \$50 per month; otherwise items must be individually captured and justified in the budget request.

For any training awards, the COPS Office allows the purchase of flash drives or USB devices to distribute training materials with approval prior to purchasing.

All supply items must be clearly linked to the enhancement or implementation of the project. Examples of such items may include the following:

- Flash drives
- General office supplies (printer toner, paper, pens, binders, notepads, etc.)
- Shipping
- Training manuals/materials
- USB devices to distribute training materials
- Marketing materials
- Laptops (A computing device is a supply if the acquisition cost is less than \$5,000, regardless of the length of its useful life)

For each supply request, applicants must complete the web-based form. The cost should be broken down to the lowest form; therefore, if you are requesting \$30 per month for office supplies, the calculation should be 12 x \$30 and not 1 x \$360.

The “additional narrative” section should be used to describe and justify why the supplies are necessary for the success of the project. Provide any additional calculations that make up the base cost.

Completing Supplies

If you are not requesting any supplies, move to the next section.

Allowable Sub-awards:

The applicant should distinguish clearly between sub-awards and procurement contracts in allocating any funds to other entities. Pursuant to 2 C.F.R. § 200.1, a sub-award is for the purpose of carrying out a portion of the federal award, and a contract is for the purpose of purchasing goods and services needed to carry out the program or project under the federal award. The substance of the relationship is more important than the form of the agreement in determining whether the recipient of the pass-through funds is a subrecipient or a contractor. The same allowable and unallowable costs that apply to the federal award apply to sub-awards.

Any recipient of an award will be responsible for monitoring sub-awards and contracts in accordance with all applicable statutes, regulations, and guidelines. Primary recipients will be responsible for oversight of subrecipient spending and monitoring specific performance measures and outcomes attributable to the use of COPS Office funds. The recipient will ensure that the award terms and conditions flow down to its subrecipients including all applicable uniform administrative requirements, cost principles,

and audit requirements. The recipient will also ensure that subrecipients maintain effective control and accountability over all funds, property, and other assets covered by subawards and that each subrecipient establishes and uses internal fiscal and program management procedures sufficient to prevent fraud, waste, or abuse.

Completing Sub-awards

If you are not requesting any sub-award costs, move to the next section.

Allowable Procurement Contracts:

The applicant should distinguish clearly between sub-awards and procurement contracts in allocating any funds to other entities. Pursuant to 2 C.F.R. § 200.1, a sub-award is for the purpose of carrying out a portion of the federal award, and a contract is for the purpose of purchasing goods and services needed to carry out the program or project under the federal award. Contracts must directly contribute to the implementation or enhancement of the project. The substance of the relationship is more important than the form of the agreement in determining whether the recipient of the pass-through funds is a subrecipient or a contractor. The same allowable and unallowable costs that apply to the federal award apply to sub-awards. Keep in mind that the awarding and monitoring of contracts must follow documented procurement procedures, including full and open competition, pursuant to the procurement standards in 2 C.F.R. §§ 200.317– 200.327, and the issuance of sub-awards must meet the requirements of 2 C.F.R. § 200.331.

Consultant expenses include the procurement of goods or services that directly contribute to the implementation or enhancement of the project. The use of a consultant should be more economical than direct employment. Compensation for individual consultant services procured under a COPS Office award must be reasonable and allocable in accordance with Office of Management and Budget (OMB) cost principles, and consistent with that paid for similar services in the marketplace. The services should be commensurate with the rate or salary paid by the primary employer.

Unless otherwise approved by the COPS Office, independent consultant rates will be approved based on the salary a consultant receives from his or her primary employer, as applicable, up to \$650 per day (or \$81.25 per hour). Please note that this does not mean that the rate can or should be as high as \$650 for all consultants. If individuals receive fringe benefits from their primary employer, such fringe benefit costs should not be included in the calculation of consultant rates. A consultant rate justification will need to be submitted for review and approval to the COPS Office for any consultants paid more than \$650 per day prior to incurring any costs. Determinations of approval will be made on a case-by-case basis.

Consultant travel costs follow the same guidelines as “Travel” but should be costs associated with consultant travel. These costs should not be reflected in the “Civilian personnel” or “Travel” categories.

All sole source procurements of goods and services (those not awarded competitively) in excess of the simplified acquisition threshold amount (currently \$250,000) require prior approval from the COPS Office.

All other consultant-related expenses should be included in this section such as supply and equipment requests. The same guidelines as previously stated in the above sections will apply.

All procurement contracts must be clearly linked to the enhancement or implementation of the project. Examples may include the following:

- Maintenance and service contracts for AR/VR systems (multiyear contracts and extended warranties are allowable but must be paid in full within the initial award period and must not exceed the award period)
- Training instructor fees and travel

For each procurement contract request, applicants must complete the web-based form.

The “additional narrative” section should be used to describe and justify the product or services to be procured by sub-award including the nature and scope of goods purchased, price proposals, and length of contract. Procurement contract travel requests should follow the same guidance as the “travel” section. Provide any additional calculations that make up the base cost.

Additional documentation that may need to be uploaded in the “Budget/Financial Attachments” section includes the following:

- Consultant Rate Justification (see the Consultant Rate Justification fact sheet for further guidance)
- Consultant résumés/vitae
- Organizational travel policy
- Sole Source Justification (see the Sole Source Justification fact sheet for further guidance)

Completing Procurement Contracts

If you are not requesting any procurement contract costs, move to the next section.

Allowable Other Costs:

Items not included in the previous categories but that have a direct correlation to the overall success of a recipient's project objectives and are necessary for the project to reach full implementation will be considered on a case-by-case basis by the COPS Office. Requests that may fall under the "other" category include:

- Associated conference and training to market and stay up to date on best practices
- Sworn officer overtime
- Sworn officer overtime fringe benefits for FICA, worker's compensation, and unemployment compensation
- Software purchases (such as program, administrative, training, webinar or platform software. Software purchases will only be funded for the project period)

Rental costs are generally allowable under this solicitation when the costs are not included in indirect costs. Applicants should list square footage cost in the budget. The amount must be based on the space that will be allocated to implement the COPS Office project, not the costs of the entire rental space.

If an applicant proposes a program or activity that would deliver services or benefits to individuals, the costs of taking reasonable steps to provide meaningful access to those services or benefits for individuals with limited English proficiency may be allowable.

Reasonable steps to provide meaningful access to services or benefits may include interpretation or translation services, where appropriate. For additional information, see the "Civil Rights".

For applicants that anticipate using COPS Office funds to cover only a portion of a particular service they provide, the budget should prorate operational costs like rent and phone service accordingly.

Completing Other Costs

If you are not requesting any other costs, move to the next section.

Indirect Costs

Overview of indirect costs

Indirect costs means those costs incurred for a common or joint purpose benefiting more than one cost objective and not readily assignable to a particular project but necessary to the operation of the organization and the performance of the project. Examples of costs usually treated as indirect include those incurred for facility operation and maintenance, depreciation, and administrative salaries.

If a cognizant federal agency has approved your negotiated indirect cost rate, the negotiated rate must be accepted by all federal awarding agencies, unless otherwise capped by federal statute or regulation.

Indirect cost rates may vary depending on your cognizant federal agency determinations. In some cases, project budgets may include more than one rate, particularly when offsite activity is conducted at a location other than the organizations premises. Note: Ensure the indirect calculation is in accordance with your organization's indirect cost rate agreement.

Expired indirect cost rate agreement

If your indirect cost rate agreement has expired, you should either renegotiate the rate or request a one-time extension from your cognizant agency. The negotiated cost rate may be extended for up to four years. Once the cognizant federal agency has approved your extension, you must abide by the rate for the agreed-upon time period. No further negotiations regarding indirect cost rates may occur until the extension has expired. At the end of the extension period, you must then negotiate a new indirect cost rate.

De minimis indirect cost rate

If you do not have a current negotiated or provisional indirect cost rate, except for those nonfederal entities described in 2 C.F.R. Part 200, Appendix VII to Part 200, paragraph D.1.b., you may elect to charge a de minimis rate of 10 percent of modified total direct costs (MTDC) which may be used indefinitely. When using this method, cost must be consistently charged as either indirect or direct costs but may not be double charged or inconsistently charged as both. Also, if this method is chosen, then it must be used consistently for all federal awards until such time as you choose to negotiate an indirect cost rate (which may be done at any time). No documentation is required to justify the 10 percent de minimis indirect cost rate. See 2 C.F.R. § 200.414(f).

If you elect to negotiate an indirect cost rate with your cognizant federal agency, a special condition will be added to the award prohibiting the obligation, expenditure, or drawdown of funds reimbursement for indirect costs until an indirect cost rate has been approved by your cognizant federal agency, and the appropriate notification has been made retiring the special condition.

For assistance with identifying the appropriate cognizant federal agency for indirect costs, please contact the OCFO Customer Service Center at 800-458-0786 or at ask.ocfo@usdoj.gov. If DOJ is the cognizant federal agency, applicants may obtain information needed to submit an indirect cost rate proposal at <https://www.ojp.gov/funding/Apply/Resources/IndirectCosts.pdf>.

Exception: If you are a unit of local government in which the Office of Management and Budget (OMB) has not assigned a cognizant federal agency, then you are not required to submit your indirect cost proposal, unless the awarding agency requires a copy of the proposal. Please see the appropriate appendix section in 2 C.F.R. Part 200 as listed above.

Approval of indirect cost rates for subrecipients

As the direct recipient, you are responsible for approving indirect cost rates for your subrecipients if funded. Such rates must be consistent with the requirements of 2 C.F.R. Part 200. The COPS Office will not approve indirect cost rates beyond the direct recipient level; however, subrecipients who are also direct recipients of federal awards may already have a federally approved indirect cost rate. If your subrecipient has negotiated an indirect cost rate with the Federal Government, then that rate applies.

The subrecipient rates should not be included in this section, but rather under the "Sub- awards" or "Procurement Contracts" sections.

Calculating direct cost base

The following direct cost bases may be used as a distribution base:

- **Modified total direct cost (MTDC)**—This base includes all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and subawards up to the first \$25,000 of each subaward (regardless of the period of performance of the subawards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs, and the portion of each subaward in excess of \$25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency.
- **Direct salaries and wages**—This base includes only the costs of direct salaries and wages incurred by the organization.
- **Direct salaries and wages plus fringe benefits**—This base includes the costs of direct salary, wages and fringe benefits incurred by the organization.

Exclusions in direct cost bases

Applicants should pay particular attention to the two areas listed below to ensure that their indirect cost rate application is in compliance with the existing requirements of the government-wide award rules set out in the Office of Management and Budget (OMB) circular and regulations:

- **\$25,000 Subcontract/Subaward limitation.** For institutions of higher education and nonprofit organizations, indirect cost rates negotiated on the basis of modified total direct costs may only be applied against the first \$25,000 of any subcontract or subaward under the agreement. This limitation must be applied to all conference related subcontracts and subawards, including those with hotels and travel agents. (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. § 200.400 et seq.)
- **Participant support costs.** For nonprofit organizations, in accordance with 2 C.F.R. part 200, Appendix IV to 2 Part 200, paragraph B.2.c.—Indirect (F&A) Costs Identification and Assignment and Rate Determination for Nonprofit Organizations: "The distribution base may be total direct costs (excluding capital expenditures and other distorting items, such as [contracts or] subawards for \$25,000 or more), direct salaries and wages, or other base which results in an equitable distribution. The distribution base must exclude participant support costs as defined in § 200.1. Participant support costs."

Please note that only employees of the nonprofit organization are excluded from the definition of participant support costs. Costs related to contractors of the nonprofit organization who are acting in the capacity of a conference trainer/instructor/presenter/facilitator are considered participant support costs. For more information on allowable costs for conferences and training, please visit https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf.

If you need additional information on an indirect cost rate negotiated agreement, go to the DOJ Grants Financial Guide at <https://ojp.gov/financialguide/doj/index.htm>.

The "additional narrative" section should be used to describe the breakdown of the calculation as well as provide any additional calculations that make up the base cost. Include the expiration date and the cognizant agency name.

Additional documentation that may need to be uploaded in the "Budget/Financial Attachments" section includes the following:

- Current, signed, federally approved indirect cost rate negotiated agreement
 - If your organization does not have a provisional or current indirect cost rate negotiated agreement or it is expired and under review, the applicant must submit supporting documents to show the applicant's cognizant federal agency is reviewing the request. The COPS Office may disallow or freeze access to indirect funds until a provisional or current indirect cost rate negotiated agreement is provided.

Ensure that each type of indirect cost rate (provisional, final, predetermined, fixed, etc.) is identified. For institutions of higher education and other institutions where multiple indirect rates are applied, please enter each indirect rate as a separate line item with calculation breakdown and description for which each rate applies.

Unallowable Costs: Requests will not be funded

There are no allowable costs in this section. For allowable costs, please see the "Allowable Costs" section above. The items listed in this section are generally considered unallowable and are rarely approved by the COPS Office. Before including any of these items in your budget and application, please contact the COPS Office at 800-421-6770. This is not an exhaustive unallowable costs list, and items not listed below will be reviewed on a case-by-case basis. The COPS Office reserves the right to deny funding for items not included on this unallowable cost list. Requests for reimbursement of items purchased, expenses incurred, or individuals hired prior to the award start date will not be funded.

Unallowable Civilian personnel (base salary and fringe benefits)

Base salary

Typically, unallowable civilian personnel costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- If your organization charges an indirect cost, those costs normally include the following positions and therefore these positions should not be charged as personnel costs to avoid possible duplication:
 - Administration (e.g., director or program head)
 - Clerical (e.g., secretary or administrative assistant)
 - Accounting (e.g., controller or bookkeeper)
 - Procurement (e.g., purchasing director or stockroom clerk)
 - Housekeeping and maintenance (e.g., custodial and janitorial, repairman, or grounds keeper)
- NOTE: These positions can be charged directly if the individual is working a significant amount of time on the project. This will be approved on a case-by-case basis and your narrative should significantly articulate the need to charge these directly if applicable.
- For awards made to states or units of local government (including law enforcement agencies), salaries and benefits for positions (including exempt employees) that are already budgeted with state, local, or Bureau of Indian Affairs (BIA) funds and would be funded in the absence of this COPS Office award are also not allowed.
- Salaries and benefits of personnel that do not work directly on the project.
- Salaries and benefits for contract or consultant personnel (these should be placed under "Sub-awards" or "Procurement Contracts", as applicable).

Unallowable Fringe benefits

Typically, unallowable fringe benefit costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- Bonuses or commissions
- If your indirect cost rate agreement includes fringe benefits, you may not charge these costs directly to the project

Unallowable Travel

Typically, unallowable travel costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- Bar charges/alcoholic beverages
- Commuting costs to include to and from program location
- Costs exceeding Federal Travel Regulations if no other organizational written policy is supplied that supersedes these established rates
- Credit card fees
- Entertainment, including amusement, diversion, social activities, and any associated costs (i.e. tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities)
- Food and beverages at conferences, meetings, or trainings your organization is hosting
- Foreign travel
- GPS and Easy Pass rentals (when renting a car)

- Laundry services while on travel
- Local travel costs (lodging, meals, per diem, or transportation costs) within a 50- mile radius of the project location
- Mileage reimbursement, rental cars, parking fees, and/or taxi fare for local travel within a 50-mile radius of the project location
- Paying for meals other than your own
- Tips/gratuity

Unallowable Equipment

Typically, unallowable equipment/technology costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- 3D printers and associated equipment
- Ammunition (live and training)
- Bayonets
- Bikes and associated equipment
- Biometric technology
- Body armor
- Body-worn cameras
- Bomb detection technology
- Bulletproof vests and accessories
- Buses/shuttles/transit vans (purchasing or leasing)
- Camouflage uniforms
- Closed-circuit televisions (CCTV)
- Communication boxes
- Computer aided dispatch (CAD) systems/records management systems (RMS)
- Copiers
- Criminal intelligence systems
- Electronic control weapons (ECW)/Tasers
- Explosives
- Firearm investigation equipment
- Firearms (live and training)
- Fitness equipment (including yoga equipment)
- General law enforcement vehicles (including patrol cars and leased vehicles)
- Golf carts/motorized personal vehicles
- GPS devices
- Grenade launchers
- Gunshot detection equipment and technology
- Handcuffs, weapons, and live ammunition
- Laser spectroscopy devices
- License plate readers (LPR) and associated software
- Manned aircraft
- Metal detectors
- Mobile data terminals (MDT)
- Militarized Equipment
- Non-motorized vehicles
- Radios
- Recreation equipment (including tents and coolers)
- Robotic cameras

- Servers
- Shared items between projects—if equipment is to be used for concurrent projects, this should be captured in your indirect costs. If your organization does not have an indirect cost rate agreement, this may be proportionally charged as direct with prior approval.
- Simunitions
- Surveillance equipment
- Tactical gear
- Thermal imaging devices
- Tracked (armored) vehicles
- Traffic equipment (such as cones, message boards)
- Trailers
- Unmanned aerial vehicles (drones)
- Video surveillance (including security systems)
- Weaponized aircraft, vessels, and vehicles of any kind

Unallowable Supplies

Typically, unallowable supply costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- Body metric equipment such as blood pressure monitors and FitBits
- Conference exhibit displays such as backdrops and retractable banners
- Conference or event swag, including t-shirts, bags, or mugs
- COVID-19 test kits
- Displays, demonstrations, or exhibits
- Entertainment, including amusement, diversion, social activities, and any associated costs (i.e. tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities)
- Extracurricular expenses for youth programs, including t-shirts, meal plans, giveaways, swag bags, and games
- Fitness and yoga supplies
- Floor and wall mats/pads
- Narcan
- Promotional items and memorabilia, including challenge coins, pins, models, gifts, and souvenirs
- Recreational supplies (such as Frisbees)
- Shared items between projects—if supplies are to be used for concurrent projects, then this should be captured in your indirect charges or you should only charge the percentage allocated to this project (for example, if a laptop is being purchased for a research assistant who works 40 percent of their time on this project, then only charge 40 percent of the laptop cost to this project)
- Trophies, medals, certificates, and other awards

Unallowable Sub-awards

The same unallowable costs identified across the different budget categories are also unallowable under sub-awards.

Unallowable Procurement Contracts

Typically, unallowable costs under procurement contracts include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- Compensation of federal employees—this category of unallowable costs includes salary payments, consulting fees, or other compensation to full-time federal employees.
- Conference exhibit displays such as backdrops and retractable banners
- Conference or event swag, including t-shirts, bags, or mugs
- Construction costs
- Criminal intelligence systems
- Dietician/nutritionist

- Entertainment, including amusement, diversion, social activities, and any associated costs (e.g., tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities)
- Food and beverages at conferences, meetings, or trainings your organization is hosting
- Martial Arts Training
- Maintenance and/or service contracts that extend the life of the award period (multiyear contracts and extended warranties are allowable but must be paid in full within the initial award period and must not exceed the award period)
- Promotional items and memorabilia, including challenge coins, pins, models, gifts, and souvenirs
- Servers
- Shared items between projects—if supplies are to be used for concurrent projects, then this should be captured in your indirect charges or you should only charge the percentage allocated to this project (for example, if a laptop is being purchased for a research assistant who works 40 percent of their time on this project, then only charge 40 percent of the laptop cost to this project)

Unallowable Other costs

Typically, unallowable other costs include, but are not limited to, the following (Note: these are typically unallowable no matter which category they are placed under):

- Advertising and public relations designed solely to promote the recipient Body metric equipment such as blood pressure monitors and FitBits
- Conference or event swag, including t-shirts, bags, or mugs
- Construction costs
- Corporate formation (startup costs)
- Costs for audits not required or performed in accordance with the Office of Management and Budget (OMB) Circular A-133 or 2 C.F.R. Part 200 Subpart F – Audit Requirement are unallowable. If the applicant organization did not meet the applicable expenditure threshold during the organization's fiscal year, the cost of any audit performed may not be charged to the award.
- Costs incurred for intramural activities, student publications, student clubs, and other student activities
- Criminal intelligence systems
- Entertainment, including amusement, diversion, social activities, and any associated costs (e.g., tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities)
- Extracurricular expenses for youth programs, including t-shirts, meal plans, giveaways, swag bags, and games
- Fuel for general patrol vehicles
- Gym memberships and subscriptions
- Health screenings
- Land acquisition including renting, leasing, or construction of buildings or other physical facilities
- Live animals (including dogs and horses) including associated supplies, food, transportation, and veterinary expenses
- Militarized equipment
- Maintenance of vehicles and enhancements (such as mounts)
- Massages
- Membership fees to organizations whose primary activity is lobbying
- Office rental/lease space, except for costs proportionate to work conducted under this solicitation (if included within an indirect cost rate negotiated agreement)
- Personal protective equipment or gear
- Promotional items and memorabilia, including challenge coins, pins, models, gifts, and souvenirs
- Psychological screenings
- Publishing services—the COPS Office provides editing, graphic design, and printing services for deliverables and other project materials; therefore, these costs cannot be directly charged unless approved on a case-by-case basis.
- Rental costs are not allowable for property owned by the applicant or if the applicant has a financial interest in the property. In this case only the costs of ownership, including maintenance costs, insurance, depreciation, utilities, etc., are allowable costs. The applicant must indicate in the budget narrative whether or not they own the space that will be rented.
- Scholarships, fellowships, and other programs for student aid (exceptions are for institutions for higher education)
- Servers

- Simunitions
- Sworn officer salaries and fringe benefits (except sworn overtime and related overtime FICA, worker's compensation, and unemployment compensation fringe benefits – see allowable other costs section above)
- Trophies, medals, certificates, and other awards
- Uniforms (including helmets, boots)

Consolidated Category Summary

You will be able to review the category totals and the total project costs under this section. To make any changes to a particular category, please use the navigation on the right of the screen.

Non-competitive Justification

As applicable, applicants will attach the noncompetitive justification (or sole source justification). Additional guidance can be found in the [Sole Source Justification fact sheet](#).

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].Sole Source.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Indirect Cost Rate Agreement (if applicable)

As applicable, applicants will attach the indirect cost rate agreement. Additional guidance can be found in the [Indirect Cost Rate Agreement fact sheet](#).

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].Sole Source.”

Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system- validated version submitted.

Consultant Rate

As applicable, applicants will attach the consultant rate justification. Additional guidance can be found in the [Consultant Rate Justification fact sheet](#).

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].Sole Source.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Budget Narrative

Applicants must attach a separate budget narrative. The organization must create and attach a budget narrative that describes each item requested or group of similar items requested and links each item or group of items to the proposed project. All items will be reviewed on a case-by-case basis and in context of the allowable and unallowable costs lists.

Applicants must submit reasonable budgets based on the resources needed to implement their proposed projects. The budget should display a clear link between the specific project activities and the proposed budget items. It should not contain any items that are not detailed in the applicant's response to the application survey questions.

The separate budget narrative should thoroughly and clearly describe every category of expense listed in the budget detail worksheets contained in this application. The COPS Office expects proposed budgets to be complete, cost effective, and allowable (e.g., reasonable, allocable, and necessary for project activities).

An applicant should demonstrate in its separate budget narrative how it will maximize cost effectiveness of award expenditures. Budget narratives should generally describe cost effectiveness in relation to potential alternatives and the goals of the project. For example, a budget narrative should detail why planned in-person meetings are necessary, or how technology and collaboration with outside organizations could be used to reduce costs, without compromising quality. Consideration will be given to budget proposals that maximize the direct funding that supports project activities.

The budget narrative should be mathematically sound and correspond clearly with the information provided in the budget detail worksheets. The narrative should explain how the applicant estimated and calculated all costs and how those costs are necessary to the completion of the proposed project. The narrative may include tables for clarification purposes but need not be in a spreadsheet format. The budget should describe costs by year and should cover the full project period of two years.

In some circumstances, the budget and budget narrative will be reviewed separately from the applicant's response to the application survey questions. Therefore, it is very important that the budget narrative be as comprehensive as possible and describe in a narrative format each line item requested in the budget. The budget narrative should not be used to explain deliverables or project activities that are not included in the applicant's response to the application survey questions/ proposal narrative. Deliverables and activities that are solely listed in the budget narrative and not described in the applicant's response to the application survey questions (and vice versa) will be scored negatively during the peer review process.

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant]. Sole Source.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Memoranda of Understanding (MOUs) and Other Supportive Documents

As applicable, applicants will attach the any memoranda of understanding or partner agreements in this section.

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].MOU.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Additional Application Components

As applicable, applicants will attach the following additional application attachments in this section:

- Timeline of project deliverables, milestones, activities and who will complete the activities
- Letters of Support

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].Resume.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Letters of Support

As applicable, applicants will attach letters of support.

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant].Resume.” Recommended file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Timeline

Applicants must attach a separate timeline of project deliverables, which are mapped to the goals and objectives of the proposed initiative, and include milestones, activities and who will complete the activities. The timeline attachment should be uploaded in the "Additional Application Components" section of this application. If awarded funding, the information provided in the timeline attachment will be used in performance reporting and recipients will have to provide a status on the goals, objectives, deliverables, timeline. The COPS Office encourages applicants to review and link their goals and objectives to the solicitation goals and requirements.

The COPS Office strongly recommends that uploaded files be clearly named to indicate the applicant organization name and the file contents to ensure that reviewers can easily locate application documents. All other attachments—such as letters of support and résumés—should use descriptive file names identified on the attachment(s) such as “[Applicant]. Resume.” Recommended

file formats are PDF, Microsoft Word, and Microsoft Excel. The system may reject applications with other formats. **If an applicant submits multiple versions of the same document, the COPS Office will review only the most recent system-validated version submitted.**

Disclosure and Assurances

Declaration and Certification to DOJ as to Application Submission

Applicants must read and acknowledge the statements in the Declaration and Certification.

Federal Civil Rights and Award Review

Please be advised that an application may not be funded and, if awarded, a hold may be placed on the award if it is deemed that the applicant is not in compliance with federal civil rights laws, and/or is not cooperating with an ongoing federal civil rights investigation, and/or is not cooperating with a U.S. Department of Justice award review or audit.

Disclosure of Lobbying Activities

Important – all applicants must complete the SF-LLL Disclosure of Lobbying Activities in Grants.gov prior to beginning the application process in JustGrants. NOTE: Applicants that do not expend any funds for lobbying activities should enter "N/A" in the required highlighted fields.

This disclosure form shall be completed by the reporting entity, whether subawardee or prime federal recipient, at the initiation or receipt of a covered federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. § 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with a covered federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

If this applies to your organization, you are required to complete the disclosure from via Grants.gov . If you need to submit additional forms, please submit them as attachments to your application online in the "Additional Application Components" section.

Please see the FY23 Reference Guide for Community Policing Advancement (CPA) programs under the COPS Office "[How to Apply](#)" webpage for a blank SF-LLL, Disclosure of Lobbying Activities form.

The filing of a SF-LLL form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered federal action.

Please see FY23 Reference Guide for Community Policing Advancement (CPA) Programs under the COPS Office "[How to Apply](#)" webpage for a copy of the SF-LLL with instructions for completing this form.

DOJ Certified Standard Assurances

Applicants to COPS Office programs are required to sign and acknowledge the standard Assurances form in JustGrants. Signing this document assures the COPS Office that you have read and understood and that you accept the award terms and conditions as outlined in the Assurances.

Please read this document carefully, as signatures on this document is treated as material representation of fact upon which reliance will be placed when the U.S. Department of Justice determines to award the covered award. See "Terms and Conditions," and full assurances and certifications, which can all be found in the FY23 Reference Guide for Community Policing Advancement (CPA) programs under the COPS Office "[How to Apply](#)" webpage.

DOJ Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements; Law Enforcement and Community Policing

Applicants to COPS Office programs are required to sign and acknowledge the standard Certifications form in JustGrants. Signing this document assures the COPS Office that you have read and understood and that you accept the award terms and conditions as outlined in the Certifications.

Please read this document carefully, as signatures on this document is treated as material representation of fact upon which reliance will be placed when the U.S. Department of Justice determines to award the covered award. See "Terms and Conditions," and full assurances and certifications, which can all be found in the FY23 Reference Guide for Community Policing Advancement (CPA) programs under the COPS Office "[How to Apply](#)" webpage.

An explanation when the applicant is unable to certify to certain statements in the “Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; Drug-Free Workplace Requirements; Law Enforcement and Community Policing” form (if applicable)—When the applicant is unable to certify to specific statements identified in this Certifications form, the applicant must attach an explanation. The applicant is still required to sign the Certifications form to certify to all the other applicable statements. Please see the FY23 Reference Guide for Community Policing Advancement (CPA) programs under the COPS Office **“How to Apply”** web page for a copy of this Certifications form.

- a. the applicant understands that as a general rule COPS Office funding may not be used for the same item or service funded through another funding source, and
- b. the applicant and any required or identified official partner(s) listed in this application mutually agreed to this partnership prior to submission.

How to Apply

Federal regulations require that an applicant for federal funding: (1) be registered in SAM before submitting its application; (2) provide a valid unique entity identifier in its application; and (3) continue to maintain an active SAM registration with current information at all times during which it has an active federal award or an application or plan under consideration by a federal awarding agency. The COPS Office may not make an award to an applicant until the applicant has complied with all applicable unique entity identifier and SAM requirements and, if an applicant has not fully complied with these requirements by the time the COPS Office is ready to make an award, then the COPS office may determine that the applicant is not qualified to receive an award. See 2 C.F.R. §§ 25.200, 25.205 and the Award Terms and Conditions for further information.

Please follow the steps listed below to ensure your application is submitted by the deadline for this solicitation. Applicants should register online with SAM and with Grants.gov well in advance of the JustGrants deadline.

- **Step 1: Register with SAM database/Confirm Unique Entity Identifier (UEI) Number**

The Unique Entity ID issued by SAM is a 12-character alphanumeric value and once issued will not change. Entities that are currently registered in SAM.gov already have a Unique Entity ID (SAM) which can be viewed in SAM.gov. The transition to UEI (SAM) will not impact an entity’s registration expiration date or when renewal is necessary.

System of Award Management (SAM) registration and renewal can take as long as 10 business days to complete .

If you do not have an Employer Identification Number (EIN), the process can take up to 5 weeks to obtain an EIN from the Internal Revenue Service. There is no fee associated with these processes. These processes cannot be expedited.

SAM registration procedures can be accessed at www.sam.gov.

The person registering with SAM will be the designated SAM E-Business Point of Contact, who can assign the people who submit applications for the organization (your Authorized Organization Representatives). In addition, you must review your SAM registration once a year.

- **Step 2: Acquire an Authorized Organization Representative (AOR) and a Grants.gov username and password.**

Complete the AOR profile on Grants.gov and create a username and password. An applicant entity’s “unique entity identifier” must be used to complete this step. For more information about the registration process for organizations and other entities, visit the [Grants.gov registration page](#).

Individuals registering with Grants.gov may visit the [Applicant Registration page](#).

Step 2: Register with SAM database/Confirm SAM number

System of Award Management (SAM) registration and renewal can take as long as 10 business days to complete.

If you do not have an Employer Identification Number (EIN), the process can take up to 5 weeks.

SAM registration procedures can be accessed at www.sam.gov. The person registering with SAM will be the designated SAM E-Business Point of Contact, who can assign the people who submit applications for the organization (your Authorized Organization Representatives). You must have a DUNS number to submit a SAM registration. In addition, you must review your SAM registration once a year.

- **Step 3: Acquire confirmation for the AOR from the E-Business Point of Contact (E-Biz POC).**

The SAM E-Biz POC at the applicant organization must log into Grants.gov to confirm the applicant organization’s AOR. The E-Biz POC will need the Marketing Partner Identification Number (MPIN) password obtained when registering with SAM to complete this step. Note that an organization can have more than one AOR.

- **Step 4: Search for the funding opportunity on Grants.gov.**

Search using the Assistance Listing title and the funding opportunity number from the solicitation.

- **Step 5: Access Funding Opportunity and Application Package from Grants.gov.**

Select “Apply for Grants” under the “Applicants” column. Enter your email address to be notified of any changes to the opportunity package before the closing date. Click the Workspace icon to use Grants.gov Workspace.

- **Step 6: Complete and Submit the SF-424 and SF-LLL via Grants.gov.**

Within 48 hours after submitting the SF-424 and SF-LLL, the applicant should receive two notifications from Grants.gov. The first will confirm the receipt of the SF-424 and SF-LLL. The second will state whether the SF-424 and SF-LLL has been validated and successfully submitted, or whether it has been rejected due to errors, with an explanation. It is possible to first receive a message indicating that the application is received, and then receive a rejection notice a few minutes or hours later. Submitting the SF-424 and the SF-LLL well ahead of the Grants.gov deadline provides time to correct the problem(s) that caused the rejection.

Important: DOJ urges each applicant to submit the SF-424 and the SF-LLL at least 72 hours prior to the Grants.gov due date, to allow time to receive validation messages or rejection notifications from Grants.gov, and to correct in a timely fashion any problems that may have caused a rejection notification. Verify the application deadline (date and time) in the solicitation.

- **Step 7: Register the Entity Administrator (E-Biz POC) and the Application Submitter with DOJ’s Justice Grants System (JustGrants).**

New Entity without a JustGrants Account

Within 24 hours of JustGrants receiving an application from Grants.gov, the user submitting the application in Grants.gov and SAM E-Biz POC will receive an email to register for a JustGrants account. The email is from DOJ’s secure user management system (DIAMD) and will include instructions on how to create an account.

To ensure that you receive these emails and that they are not flagged as spam, we recommend adding “**DIAMD-NoReply@usdoj.gov**” to the trusted sender list in your email settings.

The E-Biz POC at the applicant organization serves as the Entity Administrator and must log-in to JustGrants to confirm the entity’s profile, add users, and assign the two required Authorized Representatives (Law Enforcement Executive/Program Official and Government Executive/ Financial Official). The Authorized Representatives are officials who have ultimate and final responsibility for all programmatic and financial decisions for your agency, as the legal recipient. For guidance on who should be assigned as Authorized Representatives, please see below:

For law enforcement agencies, COPS Office awards require that both the top law enforcement executive (e.g., chief of police, sheriff, or equivalent) and the top government executive (e.g., mayor, board chairman, or equivalent) sign the application, and (if awarded funding) accept the award package. Both the top law enforcement executive and the top government executive must be assigned the role of Authorized Representative in Just Grants.

For non-law enforcement agencies (institutions of higher education, school districts, private organizations, etc.), COPS Office awards require that both the programmatic official (e.g., executive director, chief executive officer, or equivalent) and financial official (e.g., chief financial officer, treasurer, or equivalent) sign the application, and (if awarded funding) accept the award package. These two officials must have the ultimate signatory authority to sign contracts on behalf of your organization. Both the programmatic official and the financial official must be assigned the role of Authorized Representative in Just Grants.

Please note that nonexecutive positions (e.g., clerks, trustees) are not acceptable Authorized Representatives.

The user who submitted the application in Grants.gov serves as the Application Submitter. Within minutes of completing your JustGrants account registration, the Application Submitter and the E-Biz POC (Entity Administrator) users will receive an email from JustGrants with a link to the application started in Grants.gov.

Application Submitters and E-Biz POC Users with a JustGrants Account

- **Step 8: Review and Invite the Two Required Authorized Representatives in JustGrants**

The Entity Administrator will need to log-in to JustGrants to review and assign the required two Authorized Representatives (Law Enforcement Executive/ Program Official and Government Executive/Financial Official). The Authorized Representatives are officials who have ultimate and final responsibility for all programmatic and financial decisions for your agency, as the legal recipient. For guidance on who should be assigned as Authorized Representatives, please see guidance above:

If an Authorized Representative needs to be invited, the Entity Administrator will need to invite the individual to receive a JustGrants account. These actions are required before an application can be submitted.

Within minutes of being invited to be an Authorized Representative, the individual will receive an email from **DIAMD-NoReply@usdoj.gov** with instructions on how to create an account in DOJ’s secure user management system.

Once the Authorized Representatives receives the email and completes the steps to create an account, the Authorized Representative will be available in JustGrants.

Review the "[JustGrants User Roles Guide](#)" to become familiar with the various JustGrants Entity User roles.

- **Step 9: Complete and Submit the JustGrants Application**

The Application Submitter will complete the application by entering data into web-based forms, uploading attachments, and accepting assurances and certifications. Before you submit your application, each section must be completed and free of validation errors. If not, please return to each identified page using the table of contents on the right side of the page. If any required fields are unanswered, they will be flagged with warning messages. In this case, answer these required fields. You will not be able to submit your application until all validation issues are corrected and the application is certified.

The Application Submitter will also need to confirm the required two Authorized Representatives (Law Enforcement Executive/Program Official and Government Executive/Financial Official).

The Application Submitter will need to select two authorized representatives via dropdown field in the "Confirm Authorized Representative" section of the application. The dropdown will display all authorized representatives that have been assigned for your entity (the [Application Submission Job Aid Reference Guide](#) for this step).

If you do not see authorized representatives for your entity in the dropdown field within the "Confirm Authorized Representative" section of the application, you will need to add and assign the role for each authorized representative for your entity. Please note: the COPS Office requires two authorized representatives (Law Enforcement Executive and Government Executive) for its grant applications. Users will not be visible in JustGrants until they have successfully logged into JustGrants. If you need assistance adding users and assigning roles for your entity, please refer to the [Entity Management Job Aid Reference Guide](#).

Once all sections are completed, the application submitter will submit the application. Upon successful submission of an application, the Application Submitter, Entity Administrator, and the two Authorized Representatives will receive an email from JustGrants confirming submission of the application. The COPS Office will not accept applications submitted via mail or email.

- **Step 10: Confirm Receipt of JustGrants Application**

The Application Submitter should closely monitor their email and JustGrants accounts for any notifications from Grants.gov or JustGrants about a possible failed submission. The user who is authorized to submit applications on behalf of the organization is the one who will receive these notifications. The COPS Office does not send out these notifications, nor does the COPS Office receive a copy of these notifications. It is the applicant's responsibility to notify the COPS Office of any problems with the application submission process.

Submitting the application components **at least 48 hours prior to the solicitation deadline** will enable the applicant to receive notice of a failed submission and provide an opportunity to correct the error before the applicable deadline.

Submission Dates and Time

All completed applications must be submitted by the deadline.

Late Submissions

The COPS Office will review on a case-by-case basis requests for late submission due to unforeseen technical issues or extraordinary events such as extreme weather emergencies or mass casualty events.

Requests for an extension of the Grants.gov deadline must be received prior to the close of the solicitation in Grants.gov. Requests for an extension of the JustGrants deadline must be made prior to the close of the solicitation in JustGrants. No late submission requests will be considered once the solicitation closes. Extension of deadlines is rare and is not guaranteed.

To be considered for an extension, applicants must contact the COPS Office Response Center via email at AskCopsRC@usdoj.gov detailing the technical/extraordinary issues that impact application submission. This must be submitted prior to the deadline for which the applicant is requesting an extension. The applicant's email must include the following information: UEI number, Organization name, Point of contact name and information, Application ID, and the nature of the issue/disaster and how it affected the applicant's ability to submit an application on time. The email subject line should read "FY23 CPD De-Escalation Program Extraordinary Circumstances: UEI number, Agency Name, Application ID"; with your UEI number and organization name included in the subject line.

The COPS Office will respond to each applicant as soon as possible with an approval and instructions for submission, or a rejection. If the technical issues you reported cannot be validated, the application will be rejected.

The following conditions are not valid reasons to request an extension: (1) failure to begin the registration process in sufficient time; (2) failure to follow instructions on Grants.gov or JustGrants; (3) failure of the two assigned authorized representatives, with the proper authority, to activate accounts in JustGrants prior to application submission; (4) failure to follow all of the instructions in the solicitation; (5) failure to register or update information on the SAM website; and (6) failure to register or complete the SF-424 and SF-LLL in grants.gov.

Application Review Information

The COPS Office is committed to ensuring a fair and open process for making awards. The COPS Office will review the application to make sure that the information presented is reasonable, understandable, measurable, achievable, and consistent with the solicitation.

To maintain the integrity of the competitive solicitation process, the COPS Office can provide publicly available technical assistance regarding the mechanics of the application but cannot evaluate the merits of an application during the open solicitation period.

Review Process

Applications will undergo a standard review and selection process, which includes a review of basic minimum requirements, peer review panel ratings, administrative compliance review, a senior leadership review and recommendation panel, and director's selection. A description of each phase is provided in the following sections. Applicants are encouraged to review their own applications prior to submission, with particular attention given to the Basic Minimum Requirements and each of the Review Criteria specified in the descriptions that follow.

Basic Minimum Requirements review

Once the solicitation closes, COPS Office staff screen and evaluate applications for compliance with basic minimum requirements (BMR). Applications should be written with clarity, organization, and soundness in the proposed work, with all mandatory attachments.

BMR review criteria

Applications that are missing any of the following basic minimum requirements will be disqualified and therefore not peer reviewed.

- Applicant must respond to 80 percent or more of the application questions. Applicant must provide a separate budget narrative that is 60 percent or more allowable.
- The applicant must be a state, local, tribal, or territorial law enforcement agency.
- The proposed project must be within the scope of the solicitation.

Peer review

Peer review will evaluate applications that meet the eligibility basic minimum requirements. The COPS Office may use internal peer reviewers, external peer reviewers, or a combination to assess applications on technical merit using the solicitation's review. An external peer reviewer is an expert in the subject matter of a given topic area who is not a current federal employee. An internal peer reviewer is a current federal employee who is well-versed or has expertise in the subject matter of the subcategory. Peer feedback is advisory only, although reviewer views are considered carefully.

Peer reviewers will be asked to review applications based on the application subcategory and the goal of the solicitation to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities. Reviewers will also be asked to consider the subcategory-specific solicited goals, requirements, and deliverables described in the solicitation language.

Upon completion of their reviews, peer reviewers will recommend applications that should advance to Senior Leadership Review.

Review criteria

Applications will be evaluated based on the following merit criteria, which the applicant addresses in their application, budget narrative, budget worksheets, and other attachments. Applications that are not responsive to the solicitation or duplicative of past or ongoing federally funded work will be evaluated accordingly. Although not an exhaustive list, at a minimum, reviewers will be asked to evaluate applications according to the following criteria:

Problem Identification and Project Description (30 percent)

- Identifies the selected training topics that will be implemented in the proposed initiative.
- Describes agency's overall philosophy towards the selected training topics (De- Escalation, Implicit Bias, and Duty to Intervene Techniques) and why it is important that officers are equipped with this knowledge and skill.
- Clearly identifies how the project fulfills a specific public safety need.
- Describes the major activities of the training project and how the project will establish or enhance agency de-escalation efforts.
- Describes how the AR/VR system (if requested) will contribute to the agency's broader training efforts in de-escalation, implicit bias, or duty to intervene.
- Describes each training curriculum and how the agency intends to implement (De- Escalation, Implicit Bias, and Duty to Intervene Techniques) and identify the course titles, their authors/developers, the planned instructors, and any vendors that may be contracted with federal funds for delivery.
- Identifies how the proposed project will assist their agency in implementing or institutionalizing community policing.
- Describes the final deliverables of the project and how they contribute to the solicitation goals and requirements.
- Describe any other areas of organizational improvement the agency intends to implement to complement the training efforts proposed in their application. Examples include roll call videos and/or toolkits, policy changes, data collection and analysis, supervisory oversight, and incident review.

Project Reach and Impact (20 percent)

- Identifies how many officers will be impacted by the proposed training project that otherwise would not have been because of this award (e.g., number of officers trained, etc.).
- Identifies any current governmental, community or agency initiatives that complement or will be coordinated with the proposed activities.
- Identifies specific outcomes the agency expects to accomplish with the funding and how will the project team track or measure them (e.g. What data will you gather in order to assist with evaluating the effectiveness of the program, why the data was chosen, and how will you measure de-escalation success?)
- Describes how these efforts could be sustained once the award ends.

Management and Implementation (30 percent)

- Describes the overall management and implementation plan for the project including identification of any key community or other stakeholder partnerships (community groups, private and/or public agencies) that will play a role in the implementation of this project.
- Identifies key project staff and their experience as well as the agency capacity to carry out the project.
- Describes how the agency plans to inform members of your organization of the policies and/or procedures from this project for oversight and management?
- Describes how the agency plans to engage members of the community regarding the policies and/or procedures developed from this project for local involvement and effective community policing?

Budget (20 percent)

- Provides a detailed budget narrative with costs that are allowable, appropriate, and reasonable relative to the level of effort and critical to the completion of the project
- Provides a budget narrative that adequately justifies the budget and matches the feasibility and intent of the proposed project
- Provides a detailed budget that matches the tasks and deliverable(s) outlined in their application
- Provides detailed breakdowns of each budget category and justification for total costs, such as per unit over time or reasonable estimate at time of application submission

- Provides appropriate budget justification documentation which may include a current indirect cost rate agreement, sole source justification, and consultant rate justification
- Identifies how strategy makes use of time and cost saving methods for conducting project work to achieving goals and objectives while not sacrificing quality outcomes

Priority points for supporting executive order 14074

In addition to the criteria listed above, the COPS will provide priority points for agencies complying with activities that support Executive Order 14074: Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety. To receive this consideration, COPS Office applicants must respond to the Supporting Executive Order 14074 survey questions at the time of application in JustGrants. For more details, please refer to the section below on the Executive Order 14074.

Administrative compliance review

All advancing applications will undergo an administrative compliance review. Past financial and programmatic performance with DOJ award funding will be considered in this review process. Past performance may affect the overall rating and ranking of an application. Factors that may be included in the past performance review are:

- the extent to which the applicant has adhered to all special conditions in the prior awards,
- the extent to which the applicant has complied with programmatic and financial reporting requirements,
- the extent to which the applicant has completed closeout of prior awards in a timely manner,
- whether the applicant has received financial clearances in a timely manner,
- whether the applicant has resolved any issues identified in an audit or on-site monitoring visit in a timely manner,
- whether the applicant has adhered to single audit requirements, and
- the extent to which the applicant has completed work and spent prior award funds in a timely manner.

Pursuant to 2 C.F.R. Part 200 ("Uniform Guidance"), before award decisions are made, the COPS Office also reviews information related to the degree of risk posed by applicants. Among other things to help assess whether an applicant with one or more prior federal awards has a satisfactory record with respect to performance, integrity, and business ethics, the COPS Office checks whether the applicant is listed in SAM as excluded from receiving a federal award. The COPS Office also must review and consider any information about the applicant that appears in the nonpublic segment of the integrity and performance system accessible through SAM (currently, the Federal Awardee Performance and Integrity Information System, "FAPIS"). Applicants may review and comment on any information about them in SAM that a federal awarding agency previously entered in the designated integrity and performance system, and such applicant comments will also be reviewed and considered.

The COPS Office may contact applicants regarding budget and financial questions as part of the review process. This outreach is not an indication of funds or awarding decisions.

Senior Leadership Review

The Senior Leadership Review is conducted by senior-ranking federal employees. During this process all advancing applications from peer review are evaluated based on peer review feedback, administrative compliance review, past performance, project scope, and budget.

Senior Leadership will submit formal recommendations for funding to the COPS Office Director.

Director's selection

Absent explicit statutory authorization or written delegation of authority to the contrary, all final award decisions will be made by the Director of the COPS Office, who may also give consideration to factors including prior funding history, current award balances, underserved populations, population served, geographic diversity, strategic priorities, past performance, significant concerns regarding ability of the applicant to administer federal funds, and available funding when making awards.

Executive Order 14074: Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety

Executive Order 14074, Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety requires the Attorney General, through discretionary grantmaking and training and technical assistance, to encourage and support State, Tribal, local, and territorial governments and law enforcement agencies to adopt the policies, best practices, and guidelines addressed in the executive order, including, but not limited to: (i) investigating deaths in custody; (ii) recruiting and retaining diverse and service-oriented law enforcement professionals; (iii) collecting and reporting use of force and misconduct data; (iv) improving community and law enforcement dialogue; (v) responding to individuals in mental health crisis or

with disabilities; (vi) the proper and responsible use of technology; (vii) restrictions on unannounced entries and certain restraints; (viii) addressing implicit bias; (ix) restricting the use of militarized equipment; (x) broader criminal justice reform; and, (xi) officer wellness and mental health.

As such guidance is developed in accordance with the executive order, and where the guidance is applicable to the specific solicitation, DOJ will identify specific opportunities for training and technical assistance and priority consideration for applications that demonstrate or seek to support the policies of the Executive Order.

For the purposes of this solicitation, COPS will provide priority consideration for the following items, where appropriate, for which the DOJ has already issued policies, guidance, and/or best practices:

1. participation in the collection and reporting to DOJ of data on law enforcement use of force and deaths in custody;
2. participation in the collection and reporting to DOJ of data on officer suicides and officers killed and assaulted;
3. restrictions on unannounced entries and neck/carotid restraints; and,
4. restrictions on the possession and use of militarized equipment.

To receive this consideration, COPS Office applicants must respond to questions at the time of application in JustGrants.

Federal Award Administration Information

Award decisions

It is anticipated that awards will be announced on or after October 1, 2023. Award notification will be sent electronically. Any public announcements will be posted on the [COPS Office website](#).

All award decisions are final and not subject to appeal.

To officially accept and begin your award, your organization must access your award package at <https://justgrants.usdoj.gov/>. Once you access your account, you will review and electronically sign the award document (including award terms and conditions) and, if applicable, the special award conditions or high risk conditions within 45 days of the date shown on the award congratulatory letter, unless an extension is requested and granted. The two assigned Authorized Representatives described above (Law Enforcement Executive/Program Official and Government Executive/Financial Official) are required to sign the award package. If the Authorized Representative(s) changes between the time of application submission and award receipt, the Entity Administrator will need to update the Authorized Representative(s) in JustGrants. Your organization will not be able to draw down award funds until the COPS Office receives your signed award document. For more information on accepting your award, please visit the [JustGrants Training page](#) for step-by-step instructions.

For technical support with JustGrants, please call JustGrants Support at JustGrants.Support@usdoj.gov, or 833-872-5175. For programmatic assistance, please contact the COPS Office Response Center at AskCopsRC@usdoj.gov or 800-421-6770.

The award package

The award package is the document indicating your official award funding amount, the award number, the award terms and conditions, and award start and end dates.

The award start date indicated on the award package means that your organization may be reimbursed for any allowable costs incurred on or after this date. The duration of awards is 24 months.

Your FY 2023 award number is in the following format: 15JCOPS-23-XX-XXXXX-XXXX. The COPS Office tracks award information based upon this number. Therefore, it is important to have your organization's award number (or your organization's UEI number) readily available when corresponding with the COPS Office.

The award terms and conditions are listed in the award package. In limited circumstances, your award package may include additional special conditions or high- risk conditions that prevent your organization from drawing down or accessing award funds until the special conditions or high-risk conditions are satisfied as determined by the COPS Office.

By accepting the award, you are acknowledging that you are obtaining federal funds from the COPS Office. As part of that agreement, if awarded funds, your organization will acknowledge that it will comply with all applicable award terms and conditions including any special or high-risk conditions.

Administrative and national policy requirements

If selected for funding, in addition to implementing the funded project consistent with the approved project proposal and budget, the recipient must comply with award terms and conditions, and other legal requirements including, but not limited to, OMB, DOJ, or other federal regulations that will be included in the award or incorporated into the award by reference or are otherwise applicable to the award.

Please see general terms and conditions in the FY23 Reference Guide for Community Policing Advancement (CPA) Programs, which is located on the COPS Office ["How to Apply"](#) web page.

Terms, conditions and award requirements

Table 1 lists the terms, conditions, and award requirements that applicants should be aware of before applying to this COPS Office program. Please review carefully the FY23 Reference Guide for Community Policing Advancement (CPA) Programs, found under the COPS Office ["How to Apply"](#) web page, for a full description of each of the listed terms, conditions, and other requirements for this COPS Office program. By submitting your application, your organization assures the COPS Office that you agree to the below terms, conditions, and requirements. If awarded funds, by accepting your COPS Office award, your organization agrees to comply with all of the terms, conditions, and other requirements in your award package and any additional special or high risk conditions that may be imposed on your award.

Table 1. Terms, conditions, and award requirements

Section number	Award term, condition, or requirement
I & II	Assurances and Certifications (also refer to "U.S. Department of Justice Certified Standard Assurances and U.S. Department of Justice Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; Drug-Free Workplace Requirements; Law Enforcement and Community Policing" of this Guide and Standard Application forms).
III	Disclosure of Lobbying Activities
IV	Supplementing, Not Supplanting
V	Procurement and Sole Source Justification
VI	System for Award Management (SAM) and Universal Identifier Requirements
VII	Federal Funding Accountability and Transparency Act (FFATA)—Reporting Subaward and Executive Compensation
VIII	Contract Provisions
IX	Prior Approval Planning and Reporting of Conference/Meting/Training Costs
X	Restriction on Internal Confidentiality Agreements
XI	Mandatory Disclosure
XII	Debarment and Suspension
XIII	Recipient Integrity and Performance Matters
XIV	False Statements
XV	Duplicative Funding
XVI	Additional High-Risk Recipient Requirements
XVII	Modifications
XVIII	Evaluations
XIX	Allowable Costs
XX	Equal Employment Opportunity Plan
XXI	Employment Eligibility
XXII	Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information
XXIII	Federal Civil Rights
XXIV	Conflict of Interest
XXV	Reports/Performance Goals
XXVI	Extensions
XXVII	Computer Network Requirement
XXVIII	Award Monitoring Activities
XXIX	Public Release Information
XXX	Paperwork Reduction Act
XXXI	Copyright
XXXII	Human Subjects Research
XXXIII	Domestic Preferences in Procurement
XXXIV	Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment
XXXV	Termination
XXXVI	Award Owner's Manual
XXXVII	Travel Costs
XXXVIII	Authorized Representative Responsibility
XXXIX	Determination of Suitability for Youth-Centered Awards
XL	Information Data Breach

Other Requirements

Please review carefully the FY23 Reference Guide for Community Policing Advancement (CPA) Programs, located on the COPS "[How to Apply](#)" webpage, which provides a full description of each of the listed requirements below for this COPS Office program.

- Curriculum development
- Federal Leadership on Reducing Text Messaging While Driving
- Increasing Seat Belt Use in the United States

Administrative actions and legal remedies related to federal awards

Please be advised that an application may not be funded or, if awarded, a hold may be placed on this application if it is deemed that the applicant is not in compliance with federal civil rights laws, is not cooperating with an ongoing federal civil rights investigation, or is not cooperating with a U.S. Department of Justice award review or audit.

Misuse of COPS Office funds or failure to comply with all COPS Office award requirements may result in legal sanctions including suspension and termination of award funds, the repayment of expended funds, ineligibility to receive additional COPS Office funding, and other remedies available by law.

Under the False Claims Act, any credible evidence that a person has submitted a false claim or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving COPS Office funds may be referred to the Office of Inspector General (OIG). The OIG may be contacted at oig.hotline@usdoj.gov, <https://oig.justice.gov/hotline/index.htm>, or 800-869-4499.

Remedies for noncompliance

Under 2 C.F.R. § 200.339, if the recipient fails to comply with award terms and conditions, the Federal awarding agency may impose additional conditions or take one or more of the following actions as appropriate in the circumstances:

- Temporarily withhold cash payments pending correction of the deficiency by the non-Federal entity or more severe enforcement action by the Federal awarding agency or pass-through entity.
- Disallow (that is, deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance.
- Wholly or partly suspend or terminate the Federal award.
- Initiate suspension or debarment proceedings as authorized under 2 CFR part 180 and Federal awarding agency regulations (or in the case of a pass-through entity, recommend such a proceeding be initiated by a Federal awarding agency).
- Withhold further Federal awards for the project or program.
- Take other remedies that may be legally available.

Prior to imposing sanctions, the COPS Office will provide reasonable notice to the recipient of its intent to impose sanctions and will attempt to resolve the problem informally. Appeal procedures will follow those in the U.S. Department of Justice regulations in 28 C.F.R. Part 18.

Awards terminated due to noncompliance with the federal statutes, regulations, or award terms and conditions will be reported to the integrity and performance system accessible through SAM (currently FAPIIS).

False statements or claims made in connection with COPS Office awards may result in fines, imprisonment, debarment from participating in federal awards or contracts, and any other remedy available by law.

Please be advised that recipients may not use COPS Office funding for the same item or service also funded by another U.S. Department of Justice award.

Federal Awarding Agency Contact(s)

For technical assistance with submitting the SF-424, please call the Grants.gov customer service hotline at 800-518-4726, send questions via email to support@Grants.gov, or consult the [Grants.gov Organization Applicant User Guide](#). The Grants.gov Support Hotline operates 24 hours a day, 7 days a week, except on federal holidays.

For technical support with the Justice Grants System (JustGrants) application, please contact the JustGrants Support at JustGrants.Support@usdoj.gov, or 833-872-5175. The JustGrants Support operates Monday through Friday between the hours of 5:00 a.m. and 9:00 p.m. Eastern Time (ET) and Saturday, Sunday, and federal holidays from 9:00 a.m. to 5:00 p.m. ET. Training on JustGrants can also be found at <https://justicegrants.usdoj.gov/training-resources>.

For programmatic assistance with the requirements of this program, please call the COPS Office Response Center at 800-421-6770 or send questions via email to AskCopsRC@usdoj.gov. The COPS Office Response Center operates Monday through Friday, 9:00 a.m. to 5:00 p.m. ET, except on federal holidays.

Freedom of Information Act and Privacy Act (5 U.S.C. § 552 and 5 U.S.C. § 552a)

All applications submitted to the COPS Office (including all attachments to applications) are subject to the federal Freedom of Information Act (FOIA) and to the Privacy Act. By law, DOJ may withhold information that is responsive to a request if DOJ determines that the responsive information is protected from disclosure under the Privacy Act or falls within the scope of one or more of the nine statutory exemptions under FOIA. DOJ cannot agree in advance of a request pursuant to the FOIA not to release some or all portions of an application/award file.

In its review of records that are responsive to a FOIA request, the COPS Office will withhold information in those records that plainly falls within the scope of the Privacy Act or one of the statutory exemptions under FOIA. (Some examples include certain types of information in budgets and names and contact information for project staff other than certain key personnel.) In appropriate circumstances, the COPS Office will request the views of the applicant/recipient that submitted a responsive document.

Feedback to the COPS Office

To assist the COPS Office in improving its application and award processes, we encourage applicants to provide feedback on this solicitation, the application submission process, and/or the application review/peer review process. Provide feedback via email to AskCopsRC@usdoj.gov with the following subject line "FY23 CPD De-Escalation Program Feedback."

IMPORTANT: This email is for feedback and suggestions only. Replies are not sent from this mailbox. If you have specific questions on any program or technical aspect of the solicitation, you must contact the COPS Office Response Center at AskCopsRC@usdoj.gov or 800-421-6770.

COPS Other Information

Reporting, Monitoring, and Evaluation Requirements

Reporting

If awarded, your organization will be required to submit quarterly Federal Financial Reports as well as semiannual Programmatic Performance Reports. Recipient should be prepared to track and report program award funding separately from other funding sources (including other COPS Office federal awards) to ensure accurate financial and programmatic reporting on a timely basis. Recipients should ensure that they have financial internal controls in place to monitor the use of program funding and ensure that its use is consistent with the award terms and conditions. Good stewardship in this area includes written accounting practices, and use of an accounting system that tracks all award drawdowns and expenditures, and the ability to track when award-funded positions are filled or approved purchases are made. Failure to submit complete reports or submit them in a timely manner may result in the suspension and possible termination of a recipient's COPS Office award funding or other remedial actions.

Monitoring

Federal law requires that agencies receiving federal funding from the COPS Office be monitored to ensure compliance with their award conditions and other applicable statutory regulations. The COPS Office is also interested in tracking the progress of our programs and the advancement of community policing. Both aspects of award implementation—compliance and programmatic benefits—are part of the monitoring process coordinated by the U.S. Department of Justice.

Awarded organizations will be responsible for submitting Programmatic Performance Reports on a semiannual basis and Federal Financial Reports on a quarterly basis. In addition, awarded organizations will be responsible for the timely submission of a final Closeout Report and any other required final reports. All COPS Office recipients will be required to participate in such award monitoring activities of the U.S. Department of Justice, including but not limited to the COPS Office, the Office of the Inspector General, or any entity designated by the COPS Office.

Please note that the COPS Office may take a number of monitoring approaches, such as site visits, enhanced office-based award reviews, alleged noncompliance reviews, and periodic surveys to gather information and to ensure compliance. The COPS Office may seek information including, but not limited to, your organization's compliance with nonsupplanting and both programmatic and financial requirements of the award, and your organization's progress toward achieving your community policing strategy.

Program and monitoring specialists as well as auditors are particularly interested in confirming that the purchase of items and/or services is consistent with the applicant's approved award budget as reflected on the Financial Clearance Memorandum and Final Funding Memorandum.

If awarded funds, you agree to cooperate with and respond to any requests for information pertaining to your award in preparation for any of the above-referenced award monitoring activities.

Please feel free to contact your COPS Office Program Manager to discuss any questions or concerns you may have regarding the monitoring, reporting, and evaluation requirements.

Program evaluation

Though a formal assessment is not a requirement, awarded organizations are strongly encouraged to conduct an independent assessment of their respective award-funded projects. Project evaluations have proven to be valuable tools in helping organizations identify areas in need of improvement, providing data of successful processes, and reducing vulnerabilities.

Selected award recipients shall be evaluated on the local level or as part of a national evaluation, pursuant to guidelines established by the Attorney General. Such evaluations may include assessments of individual program implementations. In selected jurisdictions that are able to support outcome evaluations, the effectiveness of funded programs, projects, and activities may be required. Outcome measures may include crime and victimization indicators, quality of life measures, community perceptions, and police perceptions of their own work.

Financial Management and System of Internal Controls

Award recipients and subrecipients must, as set out in the Uniform Guidance at 2 C.F.R. § 200.303, do the following:

- Establish and maintain effective internal control over the federal award that provides reasonable assurance that [the recipient (and any subrecipient)] is managing the federal award in compliance with federal statutes, regulations, and the terms and conditions of the federal award. These internal controls should be in compliance with guidance in “Standards for Internal Control in the Federal Government” issued by the Comptroller General of the United States and the “Internal Control Integrated Framework” issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).
- Comply with federal statutes, regulations, and the terms and conditions of the federal awards.
- Evaluate and monitor [the recipient’s (and any subrecipient’s)] compliance with statutes, regulations, and the terms and conditions of federal awards.
- Take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings.
- Take reasonable measures to safeguard protected personally identifiable information and other information the federal awarding agency designates as sensitive or [the recipient (and any subrecipient)] considers sensitive consistent with applicable federal, state, local, and tribal laws regarding privacy and obligations of confidentiality.

Audit Requirement

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. Part 200, Subpart F – Audit Requirements, available at <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-F>, establish the requirements for organizational audits that apply to COPS Office award recipients. Recipients must arrange for the required organization-wide (not award-by-award) audit in accordance with the requirements of Subpart F.

Civil rights

All recipients are required to comply with nondiscrimination requirements contained in various federal laws. A memorandum addressing federal civil rights statutes and regulations from the Office for Civil Rights, Office of Justice Programs will be included in the award package for award recipients. All applicants should consult the Assurances form to understand the applicable legal and administrative requirements.

Please be advised that a hold may be placed on this application if it is deemed that the applicant organization is not in compliance with federal civil rights law or is not cooperating with an ongoing federal civil rights investigation.

Equal Treatment of Faith-based Organizations and Safeguarding Constitutional Protections Related to Religion

For guidance on the protections provided in law for faith-based or religious organizations, please see the Office for Civil Rights website at <https://www.ojp.gov/program/civil-rights/partnerships-faith-based-and-other-neighborhood-organizations>.

In addition, all recipients and subrecipients (at any tier) must comply with the applicable requirements of the DOJ regulation entitled “Partnerships with Faith-Based and Other Neighborhood Organizations” at 28 C.F.R. Part 38, which, among other things, prohibits using DOJ financial assistance to fund explicitly religious activities and also prohibits discrimination in the provision of DOJ-funded services on the basis of a beneficiary’s religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. For more detailed information about the regulation, please see the Office of Civil Rights website at <https://www.ojp.gov/program/civil-rights/partnerships-faith-based-and-other-neighborhood-organizations>.

Section 508 of the Rehabilitation Act

If you are an applicant using assistive technology and you encounter difficulty when applying, please contact the COPS Office Response Center at AskCopsRC@usdoj.gov or 800-421-6770.

The department is committed to ensuring equal access to all applicants and will assist any applicant who may experience difficulties with assistive technology when applying for awards using the JustGrants System.

Public Reporting Burden-Paper Work Reduction Act Notice

The public reporting burden for this collection of information is estimated to be up to 11.3 hours per response, depending upon the COPS Office program being applied for, which includes time for reviewing instructions. Send comments regarding this burden estimate or any other aspects of the collection of this information, including suggestions for reducing this burden, to the Office of Community Oriented Policing Services, U.S. Department of Justice, 145 N Street NE, Washington, DC 20530; and to the Public Use Reports Project, Office of Information and Regulatory Affairs, Office of Management and Budget, Washington, DC 20503. For any questions or comments, please contact David Neely, COPS Office Paperwork Reduction Act Program Manager, at 202-514-8553.

You are not required to respond to this collection of information unless it displays a valid OMB control number. The OMB control number for this application is 1103-0098, and the expiration date is 04/30/2024.

Performance Measures

To assist in fulfilling the U.S. Department of Justice's responsibilities under the Government Performance and Results Act Modernization Act (GPRA Modernization Act) of 2010, P.L. 111–352), recipients who receive funding from the Federal Government must measure the results of work that funding supports. This act specifically requires the COPS Office and other federal agencies to set program goals, measure performance against those goals, and publicly report progress in the form of funding spent, resources used, activities performed, services delivered, and results achieved.

Performance measures are as shown in table 2.

Table 2. Performance measures

Objective	Performance measures	Data recipient provides
Increase the capacity of law enforcement agencies to implement community policing strategies that strengthen partnerships for safer communities and enhance law enforcement's capacity to prevent, solve, and control crime through funding for personnel, technology, equipment, and training.	Extent to which COPS Office award funding (e.g., officers, equipment, training, technical assistance) has increased your agency's community policing capacity? Extent to which COPS Office knowledge resources (e.g., publications, podcasts, training) have increased your agency's community policing capacity?	Recipients will rate the effectiveness of the COPS Office funding in increasing community policing capacity. Data will be collected on a periodic basis through performance reports.

COPS Office awards target increasing recipient capacity to implement community policing strategies within the three primary elements of community policing: (1) problem solving; (2) partnerships; and (3) organizational transformation. The COPS Office requires all applicants to describe how the personnel, technology, equipment, supplies, travel, or training requested will assist the applicant in implementing community policing strategies.

To read an overview of the principles of community policing, please see the COPS Office publication **Community Policing Defined**.

As part of the programmatic performance reports, all recipients will be required to report on their progress toward implementing community policing strategies. Based on the data collected from recipients, the COPS Office may make improvements to the program to better meet the program's objective and law enforcement agency needs.

Application Checklist

Please refer to the **JustGrants DOJ Application Submission Checklist**.

Survey Questions

FY23 CPD_DeEsc_LE_Elig

Eligibility

Please indicate if your jurisdiction is primarily considered rural, urban, or suburban. Enter the current number of sworn officers for your agency below:

The following questions will be used to determine eligibility for the FY23 Law Enforcement Agency De-Escalation Training Grants - CPD solicitation. NOTE: If you select "no" to any of the below questions, you will be considered ineligible for this solicitation and will not receive consideration for funding.

Instructions: A law enforcement agency is established and operational if the jurisdiction has passed authorizing legislation and it has a current operating budget.

Based on this definition, is your law enforcement agency established and currently operational?

Instructions: An agency with primary law enforcement authority is defined as the first responder to calls for service for all types of criminal incidents in its jurisdiction. Agencies are not considered to have primary law enforcement authority if they only respond to or investigate specific type(s) of crime(s), respond to or investigate crimes within a correctional institution, serve warrants, provide courthouse security, transport prisoners, have cases referred to them for investigation or investigational support, or only do some combination of these functions.

Based on this definition, does your agency have primary law enforcement authority? [Or, if contracting to receive services, does the agency that will be providing law enforcement services have primary law enforcement authority for the population to be served?]

FY23 CPA Solicitation Ques

Research and Development

Instructions: For the purposes of this solicitation, R&D as defined by 2 C.F.R. §200.87 means all research activities, both basic and applied, and all development activities that are performed by nonfederal entities. The term "research" also includes activities involving the training of individuals in research techniques where such activities use the same facilities as other research and development activities and where such activities are not included in the instruction function. "Research" is defined as a systematic study directed toward fuller scientific knowledge or understanding of the subject studied. "Development" is the systematic use of knowledge and understanding gained from research directed toward the production of useful materials, devices, systems, or methods, including design and development of prototypes and processes.

Please select "yes" if any part of your project could be considered R&D or "no" if no portion of your project would support R&D.

Could any portion of your project be considered research and development (R&D) as defined by 2 C.F.R. §200.87?

Youth-Centered Project

Instructions: For the purposes of this solicitation, please select "yes" if a purpose of some or all of the activities to be carried out under (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age. NOTE: An award condition will apply to all youth-centered awards. This condition will require recipients and subrecipients to make determinations of suitability before certain covered individuals interact with participating minors under the age of 18 years old in the course of activities funded under the award.

Could any activities under your project benefit a set of individuals under 18 years of age?

Training

Instructions: The COPS Office defines training as the teaching and learning activities carried out for the primary purpose of helping members of an organization other than your own acquire and apply the knowledge, skills, abilities, and attitudes needed by a particular job or organization. Training is driven by specific goals and objectives? it is not a single event but rather an ongoing process that requires continuous self-reflection and evaluation. Guides, webinars, articles, conference presentations, toolkits, podcasts, videos, blogs, and news feeds (to provide a few examples) can serve as support material in trainings or as standalone materials to increase knowledge, but on their own they are not defined as training by the COPS Office. Please select "yes" if any part of your project fits within the definition of training or "no" if no portion of your project fits within the definition of training.

Could any portion of your project be considered training?

U.S. Attorney's District Office

Please select your U.S. Attorney's District Office from the below drop-down options.

Executive/Contact Information

Please provide the name and contact information for the highest ranking Law Enforcement or Program Official and Government Executive or Financial Official for your agency or organization, please see instructions below.

LAW ENFORCEMENT EXECUTIVE/PROGRAM OFFICIAL

This position will ultimately be responsible for the programmatic management of the award.

Instructions for Law Enforcement Agencies:

For law enforcement agencies, the Law Enforcement Executive is the highest ranking official in the jurisdiction (Chief of Police, Sheriff, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Instructions for Non-Law Enforcement Agencies:

For non-law enforcement agencies (e.g., institutions of higher education, school districts, private organizations, etc.), the Program Official is the highest-ranking official in the jurisdiction (e.g., executive director, chief executive officer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable.

Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Title:

First name:

Last name:

Phone:

Email address:

GOVERNMENT EXECUTIVE/FINANCIAL OFFICIAL

This position will ultimately be responsible for the financial management of the award. Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable.

Instructions for Law Enforcement Agencies:

For law enforcement agencies, this is the highest ranking government official within your jurisdiction (e.g., Superintendent, Mayor, City Administrator, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Instructions for Non-Law Enforcement Agencies and Non-Government Agencies:

For non-law enforcement agencies and non-government agencies, this is the financial official who has the authority to apply for this award on behalf of the applicant agency (e.g., Chief Financial Officer, Treasurer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Title:

First name:

Last name:

Phone:

Email address:

Instructions for Application Submitter Contact:

Enter the application point of contact's name and contact information.

Title:

First name:

Last name:

Phone:

Email address:

Law Enforcement and Community Policing Strategy

Instructions: The following is the COPS Office definition of community policing that emphasizes the primary components of community partnerships, organizational transformation, and problem solving: *Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.* Please refer to the COPS Office website (<https://cops.usdoj.gov/RIC/ric.php?page=detail&id=COPS-P157>) for further information regarding this definition and its sub-elements.

Please answer the following questions regarding your community support and impact on the jurisdiction.

To what extent is there community support in your jurisdiction for implementing the proposed award activities?

If awarded, to what extent will the award activities impact the other components of the criminal justice system in your jurisdiction?

Explanation of Need for Financial Assistance

All applicants are required to explain their inability to address the need for this award without federal assistance. Please do so in the space below.

[Please limit your response to a maximum of 250 word count.] Continuation of Support After Federal Funding Ends

Instructions: The questions in this section will be used for programs without a retention requirement to report any plans to continue the program or activity after the conclusion of federal funding.

Does your agency or organization plan to obtain necessary support and continue the program, project, or activity following the conclusion of federal support?

Please identify the source(s) of funding that your agency plans to utilize to continue the program, project, or activity following the conclusion of federal support:

General funds

Issue bonds or raise taxes

Private sources and donations

Non-federal asset forfeiture funds (subject to approval from the state or local oversight agency)

State, local, or other non-federal grant funding

Fundraising efforts

Other

If "other" is selected in the above question, please provide a brief description of the source(s) of funding.

FY23_CPD_DeEscLEAppQuest

Problem Identification and Project Description

Will De-Escalation Training be implemented in the proposed initiative?

If you answered yes to the question above, please describe how the training will be implemented in the proposed initiative.

Will Duty to Intervene Techniques Training be implemented in the proposed initiative?

If you answered yes to the question above, please describe how the training will be implemented in the proposed initiative.

Will Implicit Bias Training be implemented in the proposed initiative?

If you answered yes to the question above, please describe how the training will be implemented in the proposed initiative.

Describe your agency's overall philosophy towards your selected training topics and why it is important that officers are equipped with this knowledge and skill. (max 250 words)

Please describe how this De-escalation Training project will fulfill a specific public safety need. (max 250 words)

Please describe the major activities of your training project and how the project will establish or enhance de-escalation efforts of your agency if funded. If requesting a VR/ AR system, specifically discuss how the system will contribute to your agency's broader training efforts in de-escalation, implicit bias, or duty to intervene. (max 250 words)

Describe each training curriculum your agency intends to implement (i.e., de-escalation, implicit bias, and duty to intervene techniques) and identify the course titles, their authors/developers, the planned instructors, and any vendors that may be contracted with federal funds for delivery. (max 500 words)

How will the proposed activities assist your agency in implementing or institutionalizing community policing? (max 250 words)

Please describe the final deliverables of the training project and how they contribute to the solicitation goals and requirements (max 250 words)

Describe any other areas of organizational improvement your agency intends to implement to complement the training efforts proposed in your application. Examples include roll call videos and/or toolkits, policy changes, data collection and analysis, supervisory oversight, and incident review. (max 250 words)

Project Reach and Impact

How many officers will be impacted by the proposed training project that otherwise would not have been because of this award (e.g., number of officers trained, etc.)?

Identify any current governmental, community, or agency initiatives that complement or will be coordinated with the proposed activities. (max 250 words)

What specific outcomes does your agency expect to accomplish with this funding and how will the project team track or measure them? (e.g. What data will you gather to assist with evaluating the effectiveness of the program? Why did you choose those data?) (max 250 words)

Please describe how these efforts will be sustained once the award ends. (max 250 words)

Management and Implementation

Describe the overall management and implementation plan for the project including identification of any key community or other stakeholder partnerships (community groups, private and/or public agencies) that will play a role in the implementation of this project. For example, how will you utilize any partners or agency staff and exercise oversight over the project team. Note: You will need to upload a timeline of project deliverables, activities, and milestones in the "Additional Application Components" section. (max 250 words)

Please identify key project staff and their experience as well as the agency capacity to carry out the project (max 250 words).

How do you plan to inform members of your organization of the policies and/or procedures from this project for oversight and management? (max 250 words)

How do you plan to engage members of the community regarding the policies and/or procedures developed from this project for local involvement and effective community policing? (max 250 words)

FY23_CPA_EO14074

Supporting Executive Order 14074

Instructions: To support Executive Order 14074, Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety, the following questions will help the U.S. Department of Justice determine eligibility for priority consideration, if applicable, and identify potential gaps in training and technical assistance.

Does your agency collect and report data on law enforcement use of force to the FBI's National Use-of-Force Data Collection (including deaths in custody incident to an official use of force)?

Does your agency collect and report data on officer suicides to the FBI's Law Enforcement Suicide Data Collection?

Does your agency collect and report data on officers killed and assaulted to the FBI's Law Enforcement Officers Killed and Assaulted Data Collection?

Does your agency prohibit the use of chokeholds and carotid restraints except in those situations where the use of deadly force is authorized by law?

Does your agency limit the use of unannounced entries, often referred to as "no knock entries," except where knocking and announcing an officer's presence would create an imminent threat of physical violence to the officer and/or another person?

Does your agency possess and use any of the following military equipment obtained via property transfer contracts or grants with the Federal government acquired through property transfers or purchases with federal funds or from federal agencies or contractors?

Applicable military equipment includes: (i) firearms of .50 or greater caliber; (ii) ammunition of .50 or greater caliber; (iii) firearm silencers, as defined in 18 U.S.C. 921(a) (24); (iv) bayonets; (v) grenade launchers; (vi) grenades (including stun and flash-bang); (vii) explosives (except for explosives and percussion actuated non-electric disruptors used for accredited bomb squads and explosive detection canine training); (viii) any vehicles that do not have a commercial application, including all tracked and armored vehicles (except for vehicles used exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief); (ix) weaponized drones and weapons systems covered by DOD Directive 3000.09 of November 21, 2012, as amended (Autonomy in Weapon Systems); (x) aircraft that are combat-configured or combat-coded, have no established commercial flight application, or have no application for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or antiterrorism preparedness, protection, prevention, response, recovery, or relief; and (xi) long-range acoustic devices that do not have a commercial application.

FY23 CPA Information

Type of Agency Organization

Type of Agency (select one)

From the list below, please select the type of agency which best describes the applicant. From the list below, please select the type of agency which best describes the applicant.

Duplication of Funding

Instructions:

Applicants are required to disclose whether they have pending applications for federally funded assistance or active federal awards that support the same or similar activities or services for which funding is being requested under this application.

Be advised that as a general rule, COPS Office funding may not be used for the same item or service funded through another funding source. However, leveraging multiple funding sources in a complementary manner to implement comprehensive programs or projects is encouraged and is not seen as inappropriate. To aid the COPS Office in the prevention of awarding potentially duplicative funding, please indicate whether your agency has a pending application or an active award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state sub-awarded federal funds) which supports the same or similar activities or services as being proposed in this COPS Office application.

Do you have any current, active non-COPS Office award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds) that supports the same or similar activities or services as being proposed in this COPS Office application?

If Yes, for each potentially duplicative non-COPS Office award, provide the following detailed information: name of federal awarding agency, or state agency for subawarded federal funding; award number; program name; award start and end dates; award amount; and description of how this project differs from the application for COPS office funding.

Do you have any pending non-COPS Office grant applications with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds) that support the same or similar activities or services as being proposed in this COPS Office application?

If Yes, for each potentially duplicative non-COPS Office grant application, provide the following detailed information: application number (if known); program name; project length; total requested amount; items requested; and describe how this project differs from the application for COPS Office funding.

Certification of Review of 28 CFR Part 23/Criminal Intelligence

REVIEWS AND CERTIFICATIONS

Certification of Review of 28 C.F.R. Part 23/Criminal Intelligence Systems:

If your agency is requesting COPS Office funding for equipment or technology that will be used to operate an interjurisdictional criminal intelligence system that receives, stores, analyzes, exchanges, or disseminates data regarding ongoing criminal activities, you must agree to comply with the operating principles at 28 C.F.R Part 23.

If you are requesting COPS Office funds to operate a single agency database (or other unrelated forms of technology) and will not share criminal intelligence data with other jurisdictions, 28 C.F.R. Part 23 does not apply.

Please review the FY23 CPA Programs Reference Guide for additional information.

Please check one of the following, as applicable to your agency's intended use of COPS Office funds.

CERTIFICATION OF REVIEW AND REPRESENTATION OF COMPLIANCE

By checking the box, the applicant indicates he or she understands that the signatures of the Law Enforcement Executive /Program Official, Government Executive / Financial Official, and the Person Submitting this Application on the Reviews and Certifications represent to the COPS Office that: 1. the applicant will comply with all legal, administrative, and programmatic requirements that govern the applicant for acceptance and use of federal funds as outlined in the applicable COPS Office Solicitation and Reference Guides, the COPS Office award owner's manual, the DOJ Grants Financial Guide, Assurances, Certifications and all other applicable program regulations, laws, orders, and circulars; 2. the applicant understands that as a general rule COPS Office funding may not be used for the same item or service funded through another funding source? and 3. the applicant and any required or identified official partner(s) listed in this application mutually agreed to this partnership prior to submission.

Acknowledgement of Electronic Signatures

By checking the box, the applicant indicates that he or she understands that "clicking to agree" in this application and the required forms, including the Assurances, Certifications, and Disclosure of Lobbying Activities form are just as legally enforceable as physical signatures.

I understand.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: John Pearson, Acting Chief Building Official

DATE: 5/1/2023

RE: Consideration of reclassifying one (1) part-time Data Entry Clerk to a full-time Data Entry Clerk within the Building Department (\$13,820).

The Building Department is requesting to reclassify the Data Entry Clerk position from part-time to full-time equivalent (FTE). Due to the increase of Private Providers in the City, the Building Department is experiencing a back log of the reconciliation of the Private Provider Inspections to the permits causing a longer wait time for issuance of Certificate of Occupancy (CO). Additionally, the Building Department also needs to digitize all the retired Flood Plain records, which have been manually stored to-date.

Estimated costs to reclassify this position to full-time is based on the current salary of the existing part-time Data Entry Clerk for the remaining 13 pay periods in the 2023 fiscal year (FY). Funds are available in the Building Department's FY 2023 budget due to salary savings of vacant positions.

REQUESTING DEPARTMENT:

Building Department

FISCAL IMPACT:

Total increase is \$13,820 and funds are available in the FY 2023 budget due to salary savings of vacant positions, account #451-3120-524-1210.

RECOMMENDATION:

Motion to approve reclassification as mentioned above changing one part-time FTE to a full-time FTE.

ATTACHMENTS:

Description

Reclassification Memo

Position Control Form Request



CITY OF PALM BAY
BUILDING DEPARTMENT
Office of the Chief Building Official

TO: Laura Clawson, Human Resources Director

FROM: John Pearson, Acting Chief Building Official *JP*

DATE: April 17th, 2023

SUBJECT: Data Entry Clerk Position to Full-Time

The Building Department is requesting to reclassify the Data Entry Clerk position from part-time to full-time. Due to the increase of Private Providers in the City, the Building Department is experiencing a back log of the reconciliation of the Private Provider Inspections to the permits causing a longer wait time for CO issuance. Additionally, the Building Department also needs to digitize all the retired Flood Plain information that has been manually stored over the years. Cost for the position to become full-time is based on the current PT Data Entry Clerk salary for the remaining 13 pay periods in the current fiscal year. Funds are available in the FY23 budget due to salary savings of vacant positions.

X

Laura Clawson
Human Resources Director

CC; File
Human Resources

Position Control Change Request Form

POSITION CONTROL CHANGE REQUEST FORM											
Requesting Department:											
<i>Please check the box below for the type of change requested:</i>											
<input type="checkbox"/>	Reclassification of Position <i>(please see Administrative Code 31.14.2, Reclassification of Positions)</i>										
<input type="checkbox"/>	Position Title Change				<input type="checkbox"/>	Funding Source Change					
<input type="checkbox"/>	Additional FTE <i>(position already exists in the pay plan). *Must attach a completed Budget Amendment Form.</i>										
<input type="checkbox"/>	New Position <i>(not in Pay Plan previous or current AND increases FTE count or Budget)</i> *Must attach a completed Budget Amendment Form.										
<input type="checkbox"/>	New Position <i>(not in Pay Plan previous or current which does NOT increase FTE count or Budget)</i>										
<input type="checkbox"/>	Position Succession Promotion <i>(ex: Building Inspector I to II or Treatment Plant Operator "C" to "B", etc..)</i>										
<input type="checkbox"/>	Other										
Budgetary Impact <i>(Personnel Cost):</i>						All Other Costs:					
<i>*Please Note: The budgetary impact figure includes benefit changes such as FICA, life, disability, etc. that are linked to the employee's annual salaries. Department must complete All other Costs if additional or new equipment is needed such as phones, computers, vehicles, etc. If none, please indicate N/A (non-applicable).</i>											
Does this action increase your FTE count?					<input type="checkbox"/>	Yes	<input type="checkbox"/>	No			
Justification memo attached. Requesting department must attach a detailed justification memo to include the Funding Source. <i>(Funding source may not be from one-time savings. Human Resources will review however Departments are ultimately responsible for their Budget).</i>											
		Current				Proposed					
Name/Position Title:											
Department/Division:											
Account Number:											
Group Plan:											
Pay Grade/Step:											
Salary:											
Submitted by (Print Name):											
Signature:								Date:			
Reviewed by HR:								Date:			
Approved	<input type="checkbox"/>	Denied	<input type="checkbox"/>	HR Director				Date:			
Reviewed by Budget:								Date:			
Approved	<input type="checkbox"/>	Denied	<input type="checkbox"/>	City Manager				Date:			
Requires Council Approval Prior to Implementation:								<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Human Resources Only – Proposed Effective Date:											
<i>Council Approved</i>	<input type="checkbox"/>	<i>Update PC & Budget PC Documents</i>	<input type="checkbox"/>	<i>Legislative Memo</i>	<input type="checkbox"/>	<i>HTE</i>	<input type="checkbox"/>	<i>Copy to Budget</i>	<input type="checkbox"/>		
<i>Class Pay Plan</i>	<input type="checkbox"/>	<i>Job Description</i>	<input type="checkbox"/>	<i>Update NEOGOV and/or Posting</i>	<input type="checkbox"/>	<i>PAF</i>	<input type="checkbox"/>	<i>Close Vacancies</i>	<input type="checkbox"/>		
<i>ID Cards</i>	<input type="checkbox"/>	<i>Vacancy List</i>	<input type="checkbox"/>	<i>Notes:</i>							
Implemented By (HR):								Date:			



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Valentino Perez, Acting Public Works Director

DATE: 5/1/2023

RE: Consideration of allocating General Fund Undesignated Fund Balance for a replacement drone for the survey team within the Public Works Department (\$15,000).

Pursuant to Florida Statute 60GG-2.0075, Unmanned Aerial Systems (UAS) Minimum Security Requirements, the Public Works Department conducted a review of the existing survey drones operated by the Department. It was determined that the drone, a DJI Mavic 2, used by the surveying team for photogrammetry work is not in compliance with subsection (3) Tiers of the above-mentioned statute.

The drone used by Public Works falls under Tier 3 of the statute due to the following:

Description - A Drone that may collect, transmit, or receive any data, including visual and auditory data. For Tier 3 drones, applicable minimum security requirements stipulate that a governmental agency may not purchase, acquire, or otherwise use a drone or any related services or equipment produced by a manufacturer domiciled in, or produced by a manufacturer that is believed to be owned or controlled by a Foreign Country of Concern.

Foreign Countries of Concern are defined in F.S. 286.101 (b): "Foreign country of concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern.

The development of this rule was unknown to the Public Works Department, and became effective on April 5, 2023. The drone currently used by the department will not be in compliance with this rule and can no longer be utilized. Without a drone, there are limitations on the effective and efficient gathering of topographic data for Engineering projects and the ability to document project site conditions (pre- and post-construction).

Vendors who can supply drones that meet the new statute are extremely limited and the quote process is currently underway. Staff has obtained a quote in the amount of \$14,000 from Drone Nerds for a PF728231 Parrot ANAFI USA GOV US (Updated SKU No Sun Visor or Shoulder Strap). Staff is requesting Council approval of funds to acquire the aircraft (drone) and software totaling \$15,000, which includes a \$1,000 contingency to expedite the purchase, if needed, to best meet the operational needs of the survey division. Failure to acquire a drone compliant with the Florida Statute will result in immediate delays in Public Works Department projects, as drones reduce the amount of field time typically incurred when engaging in topographic

work, increasing staff time on field inspection by approximately 70%.

The State law prohibiting the use of drones manufactured in countries not passing minimum security requirements, per Statute, was developed and passed by the State legislature after this fiscal year's budget was prepared. The Public Works Department is requesting to utilize undesignated General Fund balance in the amount of \$15,000 to acquire a drone in compliance with the Florida Statute 60GG-2.0075.

REQUESTING DEPARTMENT:

Public Works

FISCAL IMPACT:

Total funding of \$15,000 is being requested from General Fund Undesignated Fund Balance, account 001-0000-392-1001, to be transferred into account 001-7013-541-6401, Machinery and Equipment. The drone is estimated at \$14,000 without taxes. Staff has added \$1,000 for contingency. Any funds unspent will return to undesignated fund balance.

RECOMMENDATION:

Motion to approve the use of General Fund Undesignated Fund Balance in the amount of \$15,000 for the purchase of a replacement drone for the Public Works survey team.

ATTACHMENTS:

Description

Quote

Estimate



Drone Nerds Inc.
5553 Anglers Ave.
Suite #109
Ft. Lauderdale FL 33312
United States
P: 786-708-7807
www.DroneNerds.com

Order #	EST402663439
PO Ref.	
Order Date	4/6/2023
Customer	City of Palm Bay
Currency	US Dollar

Contact:

City of Palm Bay
joe.hale@pbfl.org
other: (321) 952-3400

Bill To:

Joe Hale
City of Palm Bay
1050 Malabar Rd. SW
Palm Bay FL 32908
United States

Ship To:

Joe Hale
City of Palm Bay
1050 Malabar Rd. SW
Palm Bay FL 32908
United States

Qty	Item / Description	Unit Price	Amount
1	PF728231 Parrot ANAFI USA GOV US (Updated SKU No Sun Visor or Shoulder Strap) Parrot ANAFI USA GOV US (Updated SKU) Item ID:13769	14,000.00	14,000.00
1		Subtotal	14,000.00
		Discount Total	0.00
		S & H	0.00
		Total	14,000.00

Additional Details:

Drone Nerds adhere to all manufacturers pricing policies in order to maintain our authorized dealer status. As a result we are able to provide the highest level of manufacture authorized service and support.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Larry Wojciechowski, Finance Director

DATE: 5/1/2023

RE: Acknowledgement of the City's travel expenses for the second quarter of Fiscal Year 2023 (January 2023 - March 2023).

During the Fiscal Year 2023 budget adoption process, City Council was presented with a city-wide travel list and was asked to approve the travel during the budget adoption process. This action was requested to reduce the frequent presentations of Legislative Memos to Council for travel that had already been approved during the budget process. Council approved this change but requested a report to show the travel completed by City staff.

Attached is a report for the second quarter of Fiscal Year 23, January 2023 through March 2023, showing all of the travel that was conducted by staff.

REQUESTING DEPARTMENT:

Finance

FISCAL IMPACT:

All travel was previously approved in the Fiscal Year 2023 budget adoption or through Legislative Memos for travel not requested during the budget adoption process. There is no additional fiscal impact.

RECOMMENDATION:

Motion to acknowledge receipt of the Fiscal Year 2023 second quarter travel report.

ATTACHMENTS:

Description

PB 2nd qtr travel

City-wide Travel for January 1 through March 31, 2023							Adopted Budget
	Purpose of Travel	Staff	Dates	Location	Approval	Actual Cost	
City Managers Office	2023 National League of Cities Congressional City Conference	Deputy City Attorney	March 24-29, 2023	Washington DC	Council approval March 2,2023	\$3,437.40	\$3,487.20
						<u>\$3,437.40</u>	<u>\$3,487.20</u>
Legislative Office	2023 National League of Cities Congressional City Conference	Council Member	March 25-28, 2023	Washington DC	Council approval February 16,2023	\$2,905.08	\$3,700.00
	Florida League of Cities Fast Fly-in	Council Member	February 6-9, 2023	Washington DC	Council approval December 15,2022	\$0.00	\$1,450.00
							Not filed yet
						<u>\$2,905.08</u>	<u>\$5,150.00</u>
Growth Management	F.A.C.E. Officer Safety & Field Application Class & Exam	2 Code Compliance Officers	February 20-24, 223	Cape Coral, Florida	Adopted Budget	\$3,774.00	\$3,200.00
						<u>\$3,774.00</u>	<u>\$3,200.00</u>
Human Resources	2023 FPELRA 49th Annual Training Conference	Director, Assistant Director	February 6-8, 2023	Orlando, Florida	Adopted Budget	\$1,312.00	\$3,914.00
						<u>\$1,312.00</u>	<u>\$3,914.00</u>
Information Technology	FLGISA 2023 Winter Symposium	IT Director, Net Ops Mgr, Net Mgr, Net Adm	January 24-26,2023	Orlando, Florida	Adopted Budget	\$2,476.00	\$3,690.00
						<u>\$2,476.00</u>	<u>\$3,690.00</u>
Police Department	Injury and Death Investigation of Death Course	2 Officers	January 22-27,2023	Miami, Florida	Council approval December 15,2022	\$3,655.00	\$3,655.00
	Florida Police Chiefs Association Mid-Winter Conference	Deputy Chief	January 7-10,2023	Orlando, Florida	Adopted Budget	\$899.51	\$1,642.00
	At-Scene Traffic Crash/Traffic Homicide Investigation Training	2 Officers	March 12-24, 2023	Jacksonville, Florida	Adopted Budget	\$825.00	\$4,665.00
	IACP Officer Safety & Wellness Symposium	1 Lieutenant, 1 Sergeant	March 2-6, 2023	Anaheim, California	Adopted Budget	\$3,735.23	\$3,946.00
	Women's Leadership Institute	Budget Officer	March 5-11, 2023	Virginia Beach, Virginia	Adopted Budget	\$2,982.15	\$2,555.00
	Advances Analyst Training Seminar	1 Crime Analyst	March 6-9, 2023	Orlando, Florida	Adopted Budget	\$924.00	\$1,200.00
						<u>\$13,020.89</u>	<u>\$17,663.00</u>
Total Travel for Second quarter of FY 2023						<u>\$24,020.29</u>	<u>\$33,404.20</u>



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

DATE: 5/1/2023

RE: Discussion of next steps regarding City Council Seat 5 vacancy. (AGENDA REVISION)

This item is added to the agenda to provide further clarity regarding the Seat 5 vacancy and next steps in the process.

When Seat 5 was not filled through appointment within the 60 day period as provided for in Section 3.062 of the City Charter, the City will hold an election to fill the seat, which will be held concurrently with the regularly scheduled city elections in November 2024.

Information that was previously provided is attached to this memo. Additionally, outside legal counsel is preparing a memo as well, which will be attached to this agenda when received.

REQUESTING DEPARTMENT:

City Manager's Office, City Attorney's Office, Legislative

RECOMMENDATION:

Motion to None; this is for informational purposes only.

ATTACHMENTS:

Description

Memo Regarding Appointment/Vacancy Process

Memo Provided by Nabors, Giblin & Nickerson (Outside Legal Counsel) (AGENDA REVISION)



City of Palm Bay

City Manager's Office Interoffice Memorandum

TO: City Council

FROM: Suzanne Sherman, City Manager

DATE: April 19, 2023

RE: Additional Information – Charter Appointment/Election for Vacancy and Absences/Disability Questions

This memo is provided to disseminate information regarding processes related to Council vacancy and absence/disability.

Appointment/Election Process for Council Vacancy

Previously, City Attorney Patricia Smith provided information in a memo dated April 12, 2023 regarding this topic. The memo (attached) provided the Florida Statute reference that authorizes municipalities to establish procedures for filling vacancies and authorizes municipalities to amend their charter by submitting a proposed amendment to the electors.

The Palm Bay Charter Review Commission (CRC), a ten-member commission established pursuant to law, held public meetings from January 2022 through April 2022 to review all sections of the Charter. At meetings held on January 25, 2022, February 8, 2022, and February 22, 2022, the CRC discussed Palm Bay Charter section 3.062, Filling of vacancies, and agreed to propose language changes related to establishing a 60 day appointment period, to be followed by a vacancy election to run concurrent with regularly scheduled city elections.

All proposed charter amendments were reviewed by the City Attorney as well as outside legal counsel, and were presented to City Council at their June 14, 2022 Special Meeting. The proposed amendments were approved and included on the ballot at the November 8, 2022 regular election. The official election results, as certified by City Council at their November 28, 2022 Special Meeting, reflected approval by the voters for the change to section 3.062.

Based on the voter-approved and adopted charter language, when there is a vacancy on Council, Council has 60 days to appoint someone to fill the vacancy. **If Council fails to appoint a person within 60 days, then a vacancy election will run concurrent with the regularly scheduled city elections. The city's next regularly scheduled election is in November 2024. The person elected will serve the remainder of the Seat 5 term ending November 2026.**

As Council did not complete the appointment process within 60 days, Seat 5 will be vacant until the results of the November 2024 election are certified.

There have been questions regarding procedures related to the appointment process, which is governed by Palm Bay Code of Ordinances Chapter 50, Elections, last updated by Ordinance 2023-10.

1. How is the 60 day period calculated?

- a. The uniform rule in computing time periods is that the first day of the period is excluded from the computation, and the last day is included." *Site-Prep, Inc. v. Tai*, 472 So. 2d 766, 767 (Fla. 5th DCA 1985). Former Councilman Filiberto's resignation date was February 17, 2023, which started the 60 day count on February 18, 2023 and ended on Tuesday April 18, 2023.

2. Did Deputy Mayor Felix's calculation error change the lowest five ranking?

- a. No. See explanation in attached email dated April 17, 2023 from Attorney Smith.

3. Does Councilman Randy Foster's vote count on the appointment item?

- a. Yes. See attached email dated April 17, 2023 from Attorney Smith. Briefly, the State Attorney General has opined that a physical quorum of 3 members is required to conduct business, however, members who attend via phone are permitted to participate in the meeting in full, including voting on items presented.

4. Do the references elsewhere in the Charter to members of Council being "elected" conflict with the appointment process in section 3.062?

- a. No, a specific charter provision regarding the filing of a vacancy would control over a general provision related to the members of Council being elected. *See McKendry v. State*, 641 So. 2d 45, 46 (Fla. 1994) ("a specific statute covering a particular subject area always controls over a statute covering the same and other subjects in more general terms"). The same rules of statutory construction are also applicable to municipal ordinances and to the provisions of a city charter. *Great Outdoors Trading, Inc. v. City of High Springs*, 550 So. 2d 483,485 (Fla. 1st DCA 1989).

5. Does the City Charter allowing for appointment violate Code of Federal Regulations 52 USC 10101, Voting rights?

- a. No, the charter provision does not affect anyone's right to vote in an election. The charter provision sets the time frame for when an election would occur to fill the vacancy and provides a process to appoint a person in the interim. Under 52 U.S.C. § 10101(e), the term "vote," "includes all action necessary to make a vote effective including, but not limited to, registration or other action required by State law prerequisite to voting, casting a ballot, and having such ballot counted and included in the appropriate totals of votes cast with respect to candidates for public office and propositions for which votes are received in an election."

Council Member Absences/Disability

The previously mentioned memo from Attorney Smith, dated April 12, 2023, also provided responses to questions regarding the status of Councilman Foster's position on Council due to his hospitalization. Additional clarifications are provided below.

1. **Do City of Palm Bay personnel rules and regulations, specific to addressing employee medical conditions and return to work, also apply to City Council?**
 - a. No. Personnel policies do not apply to City Council. These policies provide specific guidance for employees, not elected officials.
 2. **Why has City Ordinance 50.57, Councilmember – Temporary Vacancy – Illness or Disability, not been followed?**
 - a. This procedure occurs when a temporary vacancy occurs. As further described in the April 12th memo, neither a permanent nor a temporary vacancy have been established for Seat 3. Councilman Foster missed two consecutive regular Council meetings and was subsequently able to call in to attend meetings.
 3. **Does a Councilmember continue to receive their salary (Charter Section 3.03) and monthly incidental expense allowance (Council's Policies and Procedures, Chapter 3) when out due to medical reasons?**
 - a. Yes. Neither the Charter nor Council Policies and Procedures stipulate a process for changes to compensation for a duly elected councilmember.
-

Attachments:

- 1) *Memo from City Attorney Patricia Smith, dated April 12, 2023*
- 2) *Email from City Attorney Patricia Smith, dated April 17, 2023*

CC: Patricia Smith, City Attorney; Terese Jones, City Clerk; Terri Lefler, Deputy City Clerk; Joan Junkala-Brown, Deputy City Manager; Juliet Misconi, Deputy City Manager

From: [Patricia D. Smith](#)
To: [City Council](#)
Cc: [Suzanne Sherman](#); [Terese Jones](#)
Subject: FW: FRAUD Investigation
Date: Wednesday, April 12, 2023 5:03:57 PM
Attachments: [Seat 5 Appointment Memo.pdf](#)

Honorable Mayor and Members of City Council,

Please see the attached memo regarding issues that have been raised regarding filling the Seat Five vacancy and whether Councilman Foster has vacated Seat Five. I have reviewed the allegations and here is a summary of my findings:

- The procedures used to fill Seat Three comply with section 166.031(6) Florida Statutes and with section 3.06, Palm Bay Charter.
- The scoring errors identified on Deputy Mayor's rank form are immaterial because they do not affect the selection of the lowest five.
- Councilman Foster was duly elected, has not vacated Seat Three and can not be prohibited from participating in City Council meetings.
- Councilman Foster has missed two consecutive meetings and three meetings within 12 months. He has not exceeded the absenteeism threshold of section 3.063, Palm Bay Charter.
- A petition has not been filed to declare Councilman Foster an incapacitated person. An examining committee is required in a guardianship proceeding to provide expert testimony to the Judge about whether a person should be adjudicated incapacitated.

Please contact me if you have any questions.

Thank you,

Patricia D. Smith

City Attorney
City of Palm Bay
120 Malabar Road SE
Palm Bay, Florida 32907
(321) 409-7185



Martindale-Hubbell: <http://www.martindale.com/Patricia-Denise-Smith/168925196-lawyer.htm>
LinkedIn: <https://www.linkedin.com/in/patriciadsmith>



TO: Honorable Mayor and Members of the City Council

FROM: Patricia D. Smith, City Attorney

RE: Vacancy on City Council

DATE: April 12, 2023

Mr. Peter Filiberto resigned from City Council on February 17, 2023. Pursuant to section 166.031(6), Florida Statutes a vacancy on the City council caused by resignation shall be filled as provided in the municipality's ordinance or charter provision.

I. Statutory and Charter Provisions to Fill a Vacancy on City Council

Section 166.031(6), Fla. Stat. states:

Each municipality shall, by ordinance or charter provision, provide procedures for filling a vacancy in office caused by death, resignation, or removal from office. Such ordinance or charter provision shall also provide procedures for filling a vacancy in candidacy caused by death, withdrawal, or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates for an office.

Florida law allows a municipality to amend its charter by submitting a proposed amendment to the electors. *See* §166.031, Fla. Stat. The City submitted an amendment to the electors to amend the section related to vacancies on council. A majority of the electors approved the amendment, which is listed below.

Section 3.06 VACANCIES.

The office of a councilmember shall become vacant upon death, resignation, removal from office in any manner authorized by law or by forfeiture of that office, and such vacancy is to be declared, by resolution stating cause, by the remaining members of the council at a regular or special council meeting.

3.062 Filling of vacancies. When a vacancy occurs on council as a result of death, resignation, illness, disability, written court order, forfeiture of office, or other lawful written order or action, such vacancy shall be filled in accordance with the procedures prescribed by ordinance by appointment of the majority of the remaining members within sixty (60) days. If the majority of the remaining members of the City Council fail to fill the vacancy through appointment within the sixty-day period, a special election to fill the vacancy shall be called and held in a manner coordinated by the City Clerk with the Supervisor of Elections and adopted by resolution of the City Council. All vacancy elections will run concurrent with the regularly scheduled city elections. Appointments will be to serve until the next general election cycle.

(Amendment adopted by electorate 11-8-22)

During a special council meeting, the City Council adopted Resolution 2023-06 declaring a vacancy in Seat Five. A majority of City Council voted to approve Ordinance No 2023-10 which was considered on two separate dates. Ordinance no. 2023-10 establishes the procedure for filling a vacancy. The only legal requirements for adopting the ordinance are that the proposed ordinance be read by title or full on at least two separate days and it must be noticed once in a newspaper of general circulation at least 10 days prior to adoption of the ordinance. *See* §166.041(3)(a), Fla. Stat.

II. Scoring Errors Are Immaterial to the Selection of the Lowest Five

On March 2, 2023, a majority of City Council voted to select the five lowest ranking members to advance to a second round of voting to occur at a Special Council meeting on April 13, 2023. Each member of City Council ranked the 33 applicants with 1 representing the first choice. The five applicants receiving the lowest scores were:

Applicant	Medina	Felix	Johnson	Foster	Total Score
Aaron Parr	3	4	4	5	16
Kay Maragh	31	1	1	1	34
William Capote	33	3	2	2	40
Phil Moore	32	2	3	3	40
Michael Jaffe	4	10	7	22	43

After the vote, ranking errors were discovered on Deputy Mayor Felix's rank sheet. Deputy Mayor Felix did not score any applicant 24th or 25th. Instead, Deputy Mayor Felix scored both Eileen Sepp and Mark Louis Stephens as 26; and scored John Curry Jr. and Marvin Tador both 27.

Applicant	Medina	Felix	Johnson	Foster	Total Score
Eileen Sepp	13	26	32	29	100
Mark Louis Stephens	18	26	22	10	76
John Curry Jr.	16	27	17	17	77
Marvin Tador	8	27	20	9	64

The errors do not impact the selection of the lowest five because mathematically the greatest possible score reduction could only be by 3 points. If theoretically Mr. Tador received 24 instead of 27, his total score would be reduced to 61. However, Mr. Jaffe's score of 43 is still lower than 61 so the lowest five rankings would be unaffected.

III. Councilman Foster has not Vacated Seat Three

Councilman Foster has been duly elected, has not resigned, been removed or otherwise vacated Seat Three. As a result, no member of City Council is legally authorized to prohibit Councilman Foster from participating in any of the meetings of the City Council. Consequently, Councilman's Foster's votes and rankings are valid. Moreover, Councilman Foster has not been adjudicated as an incapacitated person. The only legal requirement for an examining committee is in section 744.331(3) Florida Statutes. There is no examining committee requirement in the Palm Bay Code of Ordinances.

A. Councilman Foster has Not Reached the Absenteeism Threshold of Section 3.063

Pursuant to section 3.063(1) of the Palm Bay City Charter, the Clerk is required to notify City Council of the third and fourth consecutive absence or the sixth within a twelve month period.



3.063 Absenteeism.

(1) Absence from four **(4) consecutive regular meetings** of the council, or a **total of six (6) within a twelve (12) month period**, shall vacate the seat of the member. The city clerk shall notify the council of the **third and fourth consecutive absences or the sixth within a twelve (12) month period** of any councilmember. (emphasis added).

Councilman Foster has been hospitalized and has missed two consecutive regular council meetings: March 2, 2023, and the March 16, 2023. Within the past twelve months he has missed three regular council meetings (April 7, 2022, March 2, 2023, and March 16, 2023). Thus, Councilman Foster has not vacated Seat Three pursuant to the Palm Bay City Charter.

Although not applicable at this time, section 3.063(2) does exempt absences created by illness, mental or physical disability from being counted:

(2) Absences created by illness, mental or physical disability, written suspension by court order, or other lawful written order or action shall not be considered absences for purposes of this subsection. However, the existence of an illness or mental or physical disability must be established by written medical evidence setting forth in detail the nature and cause of the illness or mental or physical disability and the prognosis thereof.

The procedure for filling a temporary vacancy due to disability is provided in §50.07 Palm Bay Code of Ordinances. However, neither a permanent nor temporary vacancy have been established for Seat Three pursuant to the City Charter and Palm Bay Code of Ordinances.

B. A Court has Not Adjudicated Councilman Foster to Be An Incapacitated Person

Chapter 744 Florida Statutes establishes a procedure to adjudicate a person totally incapacitated and in need of a guardian. The adjudication of incapacity deprives a person of his civil and legal rights so a procedure has been established that requires a petition, an examining committee, adjudicatory hearing and a court order with findings of fact based upon clear and convincing evidence. An "incapacitated person" "means a person who has been judicially determined to lack the capacity to manage at least some of the property or to meet at least some of the essential health and safety requirements of the person." §744.102 (12), Fla. Stat.

After notice of the filing of a petition to determine incapacity is served on the alleged incapacitated person, the court appoints an attorney for the alleged incapacitated person. See §§744.331(1) and (2), Fla. Stat. Within five days after a petition to determine incapacity is filed, the court appoints an examining committee consisting of three members. See §744.331(3), Fla. Stat. The purpose of the examining committee is to "advise the court in the form of an expert opinion." *Id.* One of the three committee members must have knowledge of the incapacity alleged in the petition. The language of the statute is clear and unambiguous, an examining committee is required in the context of a judicial proceeding to provide expert testimony to a judge to use in determining whether a person should be adjudicated incapacitated. There is no law requiring an examining committee to determine the health, well-being and capacity of an ill member of city council.

From: [Patricia D. Smith](#)
To: [City Council](#)
Cc: [Suzanne Sherman](#); [Terri Lefler](#)
Subject: Section 3.06 Vacancies
Date: Monday, April 17, 2023 5:14:03 PM
Attachments: [1992 Fla. AG LEXIS 31.PDF](#)
[1994 Fla. AG LEXIS 73 \(1\).PDF](#)
[1994 Fla. AG LEXIS 73 \(2\).PDF](#)

Honorable Mayor and Members of City Council,

There have been some emails regarding quorum requirements and whether absent members are allowed to vote and how that relates to the charter. Section 3.062 Vacancies provides:

3.062 Filling of vacancies. When a vacancy occurs on council as a result of death, resignation, illness, disability, written court order, forfeiture of office, or other lawful written order or action, such vacancy shall be filled in accordance with the procedures prescribed by ordinance by appointment of the majority of the remaining members within sixty (60) days. If the majority of the remaining members of the City Council fail to fill the vacancy through appointment within the sixty-day period, a special election to fill the vacancy shall be called and held in a manner coordinated by the City Clerk with the Supervisor of Elections and adopted by resolution of the City Council. All vacancy elections will run concurrent with the regularly scheduled city elections. Appointments will be to serve until the next general election cycle.

(Amendment adopted by electorate 11-8-22)

State agencies are permitted by section 120.54(5)(b)2., Florida Statutes to conduct electronic meetings. However, the Attorney General's Office has opined that the statute does not apply to local boards. As a result, a quorum must be physically present for board subject to the Sunshine Law. *See* Op. Att'y Gen. Fla. 94-55 (1994) (county commissioner who could not physically attend a meeting due to medical treatment could participate in vote through interactive technology); *See also* Op. Att'y Gen. Fla. 94-73 (1994) (out of state board member with health issues could participate by phone if quorum requirements satisfied). If a physical quorum exists, an ill board member may vote by electronic means and "[a]ny action taken by the commissioner would be presumptively valid until and unless declared otherwise by a court of competent jurisdiction in an appropriate legal proceeding. Op. Att'y Gen. Fla. 92-44 (1992).

There have also been some comments regarding when a special election would occur if no one is appointed. Pursuant to 3.062, all vacancy elections must run concurrent with the regularly scheduled city election. Consequently, if Council does not appoint, the seat will remain vacant until a vote is held in 2024 in conjunction with the next regularly scheduled election.

Thank you,

Patricia D. Smith
City Attorney
City of Palm Bay

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To: Patricia D. Smith, City Attorney

From: Evan Rosenthal, Esq.
Kirsten Mood, Esq.

Re: Filling of Vacancies on the City Council under the City of Palm Bay Charter

Date: April 30, 2023

ISSUE: When may the City of Palm Bay (“City”) conduct a special election to fill the vacancy in Seat 5 on the City of Palm Bay City Council?

FACTS: Seat 5 was previously held by Councilman Bailey, who was elected to a four-year term beginning November 2018 and ending November 2022. Councilman Bailey resigned effective August 10, 2021, and Councilman Filiberto was elected during a special election to serve out the remainder of his term in March 2022. Councilman Filiberto ran unopposed and was elected to a four-year term beginning November 2022 and ending November 2026. At the same election held November 8, 2022, City voters ratified an amendment to the City Charter regarding vacancies.

Councilman Filiberto resigned effective February 17, 2023. It is our understanding that the City Council did not fill the vacancy within the sixty-day period.

ANALYSIS: Section 100.3605, Florida Statutes, provides the following with respect to municipal elections:¹

(1) The Florida Election Code, chapters 97-106, shall govern the conduct of a municipality’s election in the absence of an applicable special act, charter, or ordinance provision. No charter or ordinance provision shall be adopted which conflicts with or exempts a municipality from any provision in the Florida Election Code that expressly applies to municipalities.

¹ Pursuant to Section 50.02 of the City of Palm Bay Code of Ordinances, the City has adopted “those provisions applicable to municipalities in Fla. Stat. Ch. 97 through Ch. 102, both inclusive, and Fla. Stat. Ch. 104 and Ch. 106, by reference, with such revisions and modifications and exceptions as are set out in the following sections pursuant to authority granted to the city by Florida Statutes. These chapters are adopted and made a part of this chapter as if they were fully set forth herein.”

(2) The governing body of a municipality may, by ordinance, change the dates for qualifying and for the election of members of the governing body of the municipality and provide for the orderly transition of office resulting from such date changes.

Section 3.06 of the City Charter contains the following provisions related to the filling of vacancies on the City Council:

Section 3.06 VACANCIES.

The office of a councilmember shall become vacant upon death, resignation, removal from office in any manner authorized by law or by forfeiture of that office, and such vacancy is to be declared, by resolution stating cause, by the remaining members of the council at a regular or special council meeting.

3.061 Forfeiture of office. If, during the term of office, the state commission on ethics finds that a councilmember has violated any provision of this charter or is found guilty by a judge or jury or pleads guilty or nolo contendere to any felony or a crime involving moral turpitude whether or not adjudication is withheld, such councilmember shall be deemed to have forfeited his office. Forfeiture of such office shall be affirmed and ratified by a resolution duly adopted by the other members of the city council.

3.062 Filling of vacancies. When a vacancy occurs on council as a result of death, resignation, illness, disability, written court order, forfeiture of office, or other lawful written order or action, such vacancy shall be filled in accordance with the procedures prescribed by ordinance by appointment of the majority of the remaining members within sixty (60) days. If the majority of the remaining members of the City Council fail to fill the vacancy through appointment within the sixty-day period, a special election to fill the vacancy shall be called and held in a manner coordinated by the City Clerk with the Supervisor of Elections and adopted by resolution of the City Council. All vacancy elections will run concurrent with the regularly scheduled city elections. Appointments will be to serve until the next general election cycle.

As described above, Section 3.062 of the Charter provides that in the event a special election² to fill a vacancy is required, "vacancy elections will run concurrent with the regularly scheduled city elections." "Concurrent" is defined as "existing, happening, or done at the same time."³

With respect to the election of City councilmembers, Section 5.04 of the City Charter provides as follows:

Section 5.04 ELECTIONS.

²The term "special election" does not appear to be explicitly defined in the Charter or the Code. Section 97.021, Florida Statutes, defines "special election" as an "election called for the purpose of voting on a party nominee to fill a vacancy in the national, state, county, or district office."

³ Oxford Learner's Dictionaries,

<https://www.oxfordlearnersdictionaries.com/us/definition/english/concurrent#:~:text=concurrent-,adjective,happening%20at%20the%20same%20time>

...

5.042 Elections and terms of office. A primary election and a general election are to be held pursuant to law. **The regular or general election of councilmembers shall be held on the first Tuesday after the first Monday of November.** Councilmembers shall be elected to a four (4) year term of office and limited to three (3) consecutive four (4) year terms. For the purpose of this limitation, a partial term shall be considered a full term, except for appointments of less than one (1) year. No councilmember may appear on the ballot for reelection if by the end of the current term of office, the councilmember will have served (or, but for resignation, would have served) in that office for twelve (12) consecutive years. All councilmembers shall be elected at-large. The mayor and two (2) other councilmembers, Seats 2 and 3, shall be elected in the same year as the presidential election. The two (2) additional councilmembers, Seats 4 and 5, shall be elected in the following even year.

5.043 Primary elections. Primary Elections shall be held on the Tuesday nine weeks prior to the general election or such other date as established by applicable general law of the state for primary elections.

...

Emphasis Supplied.

Further, Section 50.4(A) of the City of Palm Bay Code of Ordinances (“Code”) provides that, “Regular municipal elections shall be held on the first Tuesday after the first Monday in November.”

In interpreting statutes and ordinances, Florida courts apply the plain language of the legislation unless the plain language “ ‘would lead to an unreasonable or ridiculous conclusion.’ ” Maddox v. State, 923 So. 2d 442, 446 (Fla. 2006) (quoting Holly v. Auld, 450 So. 2d 217, 219 (Fla. 1984)). If the language of the statute is unclear or ambiguous, courts employ canons of construction to determine how the legislation should be interpreted. See Knowles v. Beverly Enters.-Fla., Inc., 898 So. 2d 1, 5 (Fla. 2004). “Legislative intent is the ‘polestar’ that guides” this interpretation. Borden v. E.-Eur. Ins. Co., 921 So. 2d 587, 595 (Fla. 2006); see also Maggio v. Fla. Dep’t of Labor & Emp. Sec., 899 So. 2d 1074, 1076 (Fla. 2005). In cases where the plain language of a statute is unclear, courts may look to legislative history to assist in interpreting the statute. Hardee Cnty. v. Finr II, Inc., 221 So. 3d 1162 (Fla. 2017). Notably, “[t]he rules of statutory construction are applicable to the interpretation of municipal charters.” Martinez v. Hernandez, 227 So. 3d 1257 (Fla. 3d DCA 2017).

With respect to statutory interpretation, the Florida Supreme Court “has ‘also stated that related statutory provisions should be read together to determine legislative intent, so that if from a view of the whole law, or from other laws in pari materia the evident intent is different from the literal import of the terms employed to express it in a particular part of the law, that intent should prevail, for that, in fact is the will of the Legislature.’ ” Maddox v. State, 923 So. 2d 442, 445-46 (Fla. 2006) (quoting Golf Channel v. Jenkins, 752 So. 2d 561, 564 (Fla. 2000)); see also McGhee v. Volusia Cnty., 679 So. 2d 729, 730 n.1 (Fla. 1996) (“The doctrine of in pari materia requires

the courts to construe related statutes together so that they illuminate each other and are harmonized.").

Pursuant to Section 5.04 of the Charter, it would appear that the “regularly scheduled” election of councilmembers occurs at successive two year intervals, with the regular election for the mayor and councilmembers for Seats 2 and 3 conducted in presidential election years, and the regular election for Seats 4 and 5 conducted in the following even year. The plain language of Section 5.04 of the Charter and Section 50.4(A) of the Code provide for such regular municipal elections to be held on the first Tuesday after the first Monday in November.

The next regular or general election of councilmembers is set to occur in conjunction with the presidential election to be held Tuesday, November 5, 2024,⁴ with a primary to be held in August 2024. Reading Sections 3.062 and 5.04 of the Charter “in pari materia,” it would appear reasonable to infer that the special election to fill the vacancy in Seat 5 be held concurrently with—i.e. at the same time as—the regularly scheduled election of councilmembers set to occur in 2024.

You have indicated that a question has been raised whether the special election to fill the Seat 5 vacancy may be conducted during the presidential preference primary scheduled for March 2024. The presidential preference primary is part of the nominating process for Florida’s two major political parties during which voters express preference for a presidential candidate, after which the party delegates formally nominate the winner at the respective party’s convention. Florida primaries are closed, which means voters may only vote on the primary ballot of the political party in which the voter is registered. See § 101.021, Fla. Stat. Therefore, only those voters registered with parties that have primary challengers will vote during the March 2024 presidential preference primary.⁵

You have further indicated that no regular City elections are currently scheduled to be held in conjunction with the March 2024 presidential preference primary and no City officials will appear on the ballot during this election. As a result, there is a persuasive argument that holding a special election for Seat 5 during the March 2024 presidential preference primary would be inconsistent with Sections 3.062 and 5.04 of the Charter. It does not appear that a presidential preference primary would constitute a “regularly scheduled City election,” as its sole purpose is for party members to vote for the presidential candidate they want to represent their party in the general election, there will not be any City officials on the ballot during this election, and it is not a “regular or general election” as defined in Section 5.04 of the Charter.

While the plain language and a cohesive reading of Sections 3.062 and 5.04 of the Charter appear to indicate that a special election held to fill a vacancy on the City Charter must be held concurrently with regular City elections that occur every two years, the legislative history of the Charter amendment which implemented the 2022 revisions to Section 3.062 of the Charter appears to provide further support for this interpretation. The minutes from a special meeting of

⁴ <https://www.palmbayflorida.org/government/city-departments-f-to-z/legislative/city-clerk/elections>

⁵ Registered Democrats potentially may not participate in the March 2024 primary, and voters who are registered with no party affiliation will not participate in the March 2024 primary. Accordingly, it appears that nearly two thirds of Palm Bay’s voters may not participate in the March 2024 presidential primary.

the City Council held on June 14, 2022, as well as Charter Review Commission meetings held in early 2022, appear to reflect an intent to avoid incurring the expenses associated with holding a standalone special election and encourage greater voter turnout.

CONCLUSION: Based on the foregoing, it would appear that the special election to fill the vacancy in Seat 5 of the City Council should be held concurrently with the regularly scheduled election of City councilmembers set to occur in 2024.



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Terese Jones, City Clerk

DATE: 5/1/2023

RE: Consideration of scheduling a workshop meeting for May 2023. (AGENDA REVISION)

AGENDA REVISION

Staff is requesting to schedule the following **workshop special** meeting:

- ~~Mid-year review of the Fiscal Year 2022-2023 Budget~~ **Review and approval of the Fiscal Year 21-22 Annual Comprehensive Financial Report**
Monday, May 22nd, 6:00 P.M.

REQUESTING DEPARTMENT:

Legislative

FISCAL IMPACT:

None

RECOMMENDATION:

Request for scheduling the **workshop special** meeting as recommended by staff.