

After Recording Return to:  
City of Palm Bay  
Attn: City Clerk  
120 Malabar Road SE  
Palm Bay, Florida 32907

## **CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT**

**THIS AGREEMENT** (“Agreement”) is entered into by and CHAPARRAL PROPERTIES, LLC, a Florida limited liability company (“Owner”), whose mailing address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607, and the CITY OF PALM BAY, a Florida municipal corporation (“City”) whose mailing address is 120 Malabar Road SE, Palm Bay, Florida 32907.

**WHEREAS**, Owner is the fee simple owner of that certain real property being approximately 160.51 acres in size, located in the City of Palm Bay 1760 Malabar Road SW, legally described to wit in Exhibit A attached hereto and incorporated herein;

**WHEREAS**, the City adopted the Lassiter Transportation Group (“LTG”) Traffic Impact Study Chaparral Phases IV and V, attached hereto and incorporated herein as Exhibit B, dated June 25, 2024 (“Study”), which provides the total buildout development will consist of a maximum of five hundred twenty-one (521) Single Family Detached Units and a recreation and amenity center for Chaparral Phases IV and V (“Project”);

**WHEREAS**, the City finds that the Owner is entitled to receive transportation facilities impact fee credits for such contributions pursuant to Sec. 183.37, City Code, and that such contributions are consistent with the City’s Comprehensive Plan, are an integral part of and a reasonably necessary accommodation of contemplated off-site improvements, and the proposed funding or construction time schedule is consistent with the City’s transportation work schedule to be completed by Buildout Year of 2026 for roadway improvements herein described.

**WHEREAS**, the Chaparral Phase IV and V Traffic Impact Study calculated a Proportionate Fair Share (“PFS”) for the total buildout of the Project offsite traffic improvements based upon a maximum buildout of five hundred twenty-one (521) single-family residential units at Nine Hundred Sixty-Nine Thousand Seven Hundred and 34/100 (\$969,700.34) Dollars; and

**WHEREAS**, Owner agrees to place on deposit with the City cash funds to be used by the City for the following improvements: (i) Widening of St. Johns Heritage Parkway (“SJHP”) from Malabar Road to Pace Drive; (ii) Intelligent Transportation System (ITS) expansion on Malabar Road from SJHP to C-10 canal; (iii) ITS expansion on Malabar Road from C-10 canal to Jupiter Blvd; (iv) ITS expansion on Malabar Road from Jupiter to Minton Road; (v) addition of second southbound left turn lane on SJHP at Malabar Road; and (vi) optimization of traffic signal timing and retime PM peak on Malabar Road at Minton Road (“Improvements”);

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, the Parties agree as follows:

CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

1. *Recitals.* The recitals set forth above are true and correct, form a material part of this Agreement, and are incorporated herein by reference.
2. *City Improvements.* For the purposes of this Agreement, the amount of Nine Hundred Sixty-Nine Thousand Seven Hundred and 34/100 (\$969,700.34) Dollars (“Developer Funding”) shall be paid to the City prior to final plat approval for any phase of the Project under this Agreement. The Developer Funding shall be a credit against transportation facilities impact fees. The City shall program the Developer Funding for the purposes of constructing the SJHP Improvements described in Table 1 below.

<b>TABLE 1 – SJHP AND MALABAR RD. IMPROVEMENTS</b>			
Item	Location	Improvement	Proportionate Share Cost
1	SJHP from Malabar Rd. to Pace Dr.	Widening to 4 lanes divided	\$600,823.39
2	Malabar Rd. from SJHP to C-10 Canal	ITS expansion	\$109,900.54
3	Malabar Rd. from C-10 Canal to Jupiter Blvd.	ITS expansion	\$89,662.40
4	Malabar Rd. from Jupiter Blvd. to Minton Rd.	ITS expansion	\$69,832.96
5	SJHP at Malabar Rd.	Add second southbound left turn lane, dual lefts	\$89,081.05
6	SJHP at Malabar Rd.	Optimize splits and phasing sequence	\$5,200
7	Malabar Rd. at Minton Rd.	Optimize signal timing and retime PM peak	\$5,200
		<b>Chaparral IV &amp; V Total Proportionate Share Cost</b>	\$969,700.34

- 2.1 Owner shall be entitled to City transportation facilities impact fee credits, as prescribed in Sections 171.31 and 183.37, Palm Bay Code of Ordinances, against the payments made as required herein.
- 2.2 Pursuant to Section 163.31801(5)(a), Florida Statutes, Owner shall receive a credit on a dollar-for-dollar basis for impact fees and other transportation concurrency mitigation requirements paid or payable in the future for the Project. The Owner shall not be required to pay a fee in excess of the transportation facilities impact fee required by ordinance. No additional traffic related obligations will be required from Owner to the City except as provided in this Agreement.
- 2.3 Park impact fees, police impact fees and fire impact fees shall be determined by Resolution 2023-33, Fair Share Impact Fees Schedule Fiscal Year 2023-2024.
3. *Owner Acknowledgement/Waiver.* Owner acknowledges that it has no right to direct or claim a right to direct the application of Developer Funding to making any specific public roadway infrastructure improvements.

## CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

4. *Timing.* The parties agree that construction of the thoroughfare road improvements shall be constructed as determined by the City.
5. *Assignment of Impact Fee Credits by the Owner.* Any impact fee credits granted to Owner shall be freely assignable by the Owner, its successors or assigns, without limitation on the number of such credits that may be assigned and transferred from one entity to the next or the number of times such credits may be transferred. Any such assignment of impact fee credits shall be evidenced in writing and signed by the Assignee or holder of the impact fee credits and a copy of such assignment shall be provided to the City. The Parties agree that no impact fee credit may be used or applied to development outside the Project and no credit shall be greater than the fee imposed for the land development.
6. *Satisfaction of Transportation Improvement Requirements.* City hereby acknowledges and agrees that upon Owner's payment of the proportionate share payment as required herein, Owner shall be deemed to have satisfied all requirements for the mitigation of the traffic impacts of the Project on all roads affected by the Project within City's jurisdiction through buildout of the Project. Owner shall be entitled to develop the Project fully and completely, without regard to whether the SJHP Improvements are actually constructed. Additionally, nothing herein shall be construed to exempt Owner from meeting the requirements of all other applicable laws, rules, regulations, or Palm Bay Code of Ordinances provisions or from making the required payment of transportation and other impact fees applicable to the Project, subject to any credits as set forth in Paragraph 2 above. For avoidance of doubt, nothing herein is intended to, nor shall constitute, prepayment of any densities or intensities of development or of any development program.
7. *Effective Date.* The effective date of this Agreement shall be the last date upon which all parties hereto cause this Agreement to be executed as indicated below their respective signatures.
8. *Binding Nature of this Agreement.* This Agreement shall inure to the benefit of the parties hereto and the subject property, and shall be binding upon any person, firm, or corporation that may become a subsequent owner, successor in interest or assign, directly or indirectly, of the subject property or any portion thereof.
9. *Governing Law and Venue.* This Agreement shall be constructed and governed in accordance with the laws of the State of Florida and the ordinances of the City. All parties agree that this Agreement is governed by the terms of the Impact Fee Ordinance and other applicable City ordinances. All applicable terms of those Ordinances are to be considered incorporated by reference. If there is any inconsistency found between this Agreement and such Ordinances or applicable law, those Ordinances or law shall prevail and be applicable. In the event of any claim, action, litigation or proceeding under this Agreement, venue shall be in Brevard County, State of Florida.
10. *Recordation.* This Agreement will be recorded in the Public Records of Brevard County, Florida, at Owner's expense.
11. *Notice.* Any notice or demand that must or may be given or made in connection with this Agreement must be in writing and delivered by personal delivery or mailed by certified or registered mail, return receipt requested, and addressed to the Parties as follows:

CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

AS TO CITY:                   Public Works Department  
  City of Palm Bay  
  120 Malabar Road SE  
  Palm Bay, Florida 32907

With a copy to:               City Attorney  
  City of Palm Bay  
  120 Malabar Road SE  
  Palm Bay, Florida 32907

AS TO OWNER:               Chaparral Properties, LLC  
  2502 N. Rocky Point Drive, Suite 1050  
  Tampa, Florida 33607

With a copy to:               Kevin Brady  
  2502 N. Rocky Point Drive, Suite 1050  
  Tampa, Florida 33607

12.     The Agreement and Exhibits or addendum constitute the entire Agreement and understanding of the parties and shall not be modified or amended except by a written agreement executed by the parties.
  
13.     *Counterparts.* This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. The electronic (i.e., facsimile or email) transmittal of an executed copy of this Agreement shall be deemed valid as if an original signature was delivered.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on behalf of the respective entities, their successors and assigns.

ATTEST:

CITY OF PALM BAY, a Florida municipal corporation,

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Terese Jones, City Clerk

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J. Robert Medina, Mayor

CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

Witnesses:

CHAPARRAL PROPERTIES, LLC, a Florida limited liability company,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence OR  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, who is  personally known to me OR  who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

**EXHIBIT A**

*Legal Description*

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5827, PAGE 3621, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 4 AND 9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID CHAPARRAL P.U.D. PHASE THREE B, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 72, PAGE 48, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY; THENCE RUN SOUTH 00°01'17" WEST, ALONG THE WEST RIGHT OF WAY LINE OF THE MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 9, A DISTANCE OF 2197.11 FEET; THENCE NORTH 89°48'27" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00°00'22" WEST, A DISTANCE OF 672.92 FEET; THENCE SOUTH 89°48'07" WEST, A DISTANCE OF 1268.02 FEET; THENCE NORTH 00°00'20" EAST, A DISTANCE OF 673.04 FEET TO THE SOUTH LINE OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°48'27" WEST, A DISTANCE OF 1255.03 FEET; THENCE NORTH 00°00'21" EAST ALONG THE EAST RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2692.41 FEET; THENCE NORTH 89°47'06" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 5.81 FEET; THENCE SOUTH 00°01'55" EAST ALONG THE WEST LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE 0.65 FEET; THENCE NORTH 89°45'53" EAST, ALONG THE SOUTH LINE OF SAID MALABAR LAKES WEST PHASE 2, A DISTANCE OF 1249.59 FEET; THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 494.43 FEET; THENCE NORTH 89°47'06" EAST, A DISTANCE OF 855.63 FEET; THENCE SOUTH 89°58'43" EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.51 ACRES MORE OR LESS.

CHAPARRAL PROPORTIONATE FAIR SHARE AGREEMENT

**EXHIBIT B**

*LTG Memorandum  
Proportionate Fair Share Cost and Calculations*

Via Email: [frank.watanabe@palmabayflorida.org](mailto:frank.watanabe@palmabayflorida.org)

Ref: 5227.05

## TECHNICAL MEMORANDUM

**To:** Frank Watanabe, PE  
**From:** George A. Galan, PE  
**Date:** June 25, 2024  
**Subject:** Chaparral Phases IV & V – Proportionate Share  
 Palm Bay, Florida

### Introduction

LTG, Inc. (LTG) has been retained by Construction Engineering Group to determine the Proportionate Share (PS) responsibility for Phases IV & V of the Chaparral residential development. The development is located in the southeast quadrant of Malabar Road and Wisteria Avenue in the City of Palm Bay.

LTG developed a revised Traffic Impact Study (TIS) for the Chaparral Phases IV & V development, June 2024, to determine the potential impacts the project would have on the surrounding roadway network. The PS analysis presented in this memorandum determines the developer’s PS responsibility related to the improvements recommended due exclusively to the addition of project traffic to the roadways and intersections in the study area.

### Trip Generation

Project trips are a key input variable in the equation used to calculate PS. As such, project trip generation was calculated using the procedures adopted by the agencies to evaluate transportation concurrency. Phases IV & V will consist of 521 Single-Family Detached Housing dwelling units and are anticipated to be built out by 2026. The trip generation is provided in **Table 1**. An overall subdivision plan is included as **Attachment A**.

**Table 1**  
**Trip Generation**  
**Chaparral Phases IV & V**

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.68$	521	DU	50%	50%	2,303	2,304	4,607
AM Peak Hour			$\text{Ln}(T) = 0.91 \text{Ln}(X) + 0.12$			25%	75%	84	251	335
PM Peak Hour			$\text{Ln}(T) = 0.94 \text{Ln}(X) + 0.27$			63%	37%	295	174	469

Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition

## TECHNICAL MEMORANDUM

Frank Watanabe, PE  
June 25, 2024  
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### Proposed Improvements Required Due to Project Trips

The proposed improvements to the roadway network that are a result of the addition of project trips include the following:

#### Roadway Segments:

- St Johns Heritage Parkway (SJHP) from Malabar Road to Pace Drive: Widen from 2 to 4 lanes
- Malabar Road from SJHP to Minton Road: ITS Expansion

#### Intersections:

- SJHP at Malabar Road
  - Add second southbound left turn lane (dual lefts)
  - Optimize splits and phasing sequence
- Malabar Road at Minton Road
  - Optimize splits and phasing sequence (PM peak hour only)

### Proportionate Share

The Florida Statutes provide a mechanism for developers to pay a PS of transportation infrastructure improvement costs based on the ratio of project traffic to the increase in roadway capacity attributable to an improvement. This mechanism is known as PS.

In accordance with the Florida Statutes, a developer's PS is defined using the following equation:

$$(\text{Project Trips} / [\text{Improved Capacity} - \text{Existing Capacity}]) * \text{Construction Cost}$$

The improvements identified above are to be designed and constructed in accordance with FDOT and Brevard County standards. The costs associated with the identified improvements are based upon the FDOT Long Range Estimating (LRE) System and are included as **Attachment B. Table 2** provides the calculations for the improvement costs and the development's PS. As indicated, the PS cost is calculated to be \$969,700.34 for the Chaparral Phases IV & V development.

### Transportation Impact Fees

The transportation impact fees assessed by the City of Palm Bay for Single-Family Detached Housing are at a rate of \$4,353.00 per dwelling unit. The Chaparral Phases IV & V development consists of 521 Single-Family Detached Housing dwelling units. Therefore, the total City of Palm Bay transportation impact fees are calculated as \$2,267,913.00.

### Conclusion

The developer's transportation impact fee responsibility is calculated as \$2,267,913.00. The developer's PS responsibility for the improvements to the roadway network that are a result of the addition of project trips is \$969,700.34.

**TECHNICAL MEMORANDUM**

Frank Watanabe, PE  
 June 25, 2024  
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**Table 2  
 Proportionate Share Calculation  
 Chaparral Phases IV & V**

Roadway	Segment		FDOT Cost per Mile Model <sup>1</sup>	Estimated Length (miles)	Improvement	Base Improvement Cost	Additional Cost <sup>2</sup>	Total Estimated Improvement Cost <sup>3</sup>	Project Volume (a)	Unimproved Lane Group Capacity (b)	Improved Lane Capacity (c)	PFS (%) (d)=a/(c-b)	Proportionate Share Cost
	From:	To:											
SJHP	Malabar Road	Pace Drive	\$4,122,294.78	1.29	Widen 2 to 4 lanes divided, rural	\$5,317,760.27	\$0.00	\$6,913,088.35	166	1,510	3,420	8.69%	\$600,823.39
Malabar Road	SJHP	C-10	\$560,008.86 <sup>4</sup>	1.52	ITS Expansion	\$851,213.47	\$0.00	\$978,895.49 <sup>5</sup>	183	1,410	3,040	11.23%	\$109,900.54
	C-10	Jupiter Boulevard	\$560,008.86 <sup>4</sup>	0.96	ITS Expansion	\$537,608.50	\$0.00	\$618,249.78 <sup>5</sup>	277	1,510	3,420	14.50%	\$89,662.40
	Jupiter Boulevard	Minton Road	\$560,008.86 <sup>4</sup>	1.49	ITS Expansion	\$834,413.20	\$0.00	\$959,575.18 <sup>5</sup>	139	1,510	3,420	7.28%	\$69,832.96
<b>Segment PS Subtotal:</b>													<b>\$870,219.29</b>

Off-Site Intersections	FDOT Cost per Mile Model <sup>1</sup>	Estimated Length (feet)	Improvement	Base Improvement Cost	Additional Cost <sup>2</sup>	Total Estimated Improvement Cost <sup>3</sup>	Project Volume (a)	Unimproved Intersection Capacity (b)	Improved Intersection Capacity (c)	PFS (%) (d)=a/(c-b)	Proportionate Share Cost
SJHP at Malabar Road	\$210,603.13	275	Add second southbound left turn lane (dual lefts) <sup>6</sup>	\$193,052.87	\$0.00	\$250,968.73	104	946	1,239	35.49%	\$89,081.05
	-	-	Optimize splits and phasing sequence	\$4,000.00	\$0.00	\$5,200.00	-	-	-	100.00%	\$5,200.00
Malabar Road at Minton Road	-	-	Optimize splits and phasing sequence (PM peak hour only)	\$4,000.00	\$0.00	\$5,200.00	-	-	-	100.00%	\$5,200.00
<b>Off-site Intersection PS Subtotal:</b>											<b>\$99,481.05</b>

<b>PS GRAND TOTAL:</b>											<b>\$969,700.34</b>
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<sup>1</sup> Cost obtained from FDOT Long Range Estimates (LRE) for improvement identified; unless otherwise stated.  
<sup>2</sup> Additional costs pertain to site specific modifications associated with the improvement (examples include traffic signal updates, right-of-way, bridge modifications, etc.).  
<sup>3</sup> Includes Design & CEI (30%).  
<sup>4</sup> Obtained from Malabar Road ITS Expansion project (calculations included as Attachment C) with extents from SJHP to I-95 (6.4 mi). Only includes segments within the Chaparral project study area.  
<sup>5</sup> Includes CEI (15%).  
<sup>6</sup> The receiving lane on Malabar Road is considered in place with the required background improvement of widening Malabar Road from 2 to 4 lanes.

**TECHNICAL MEMORANDUM**

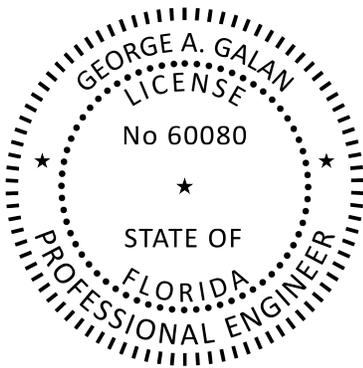
Frank Watanabe, PE  
June 25, 2024  
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**Attachments:**

- A. Overall Subdivision Plan
- B. FDOT LRE
- C. Malabar Road ITS Expansion Project Calculations

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I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.



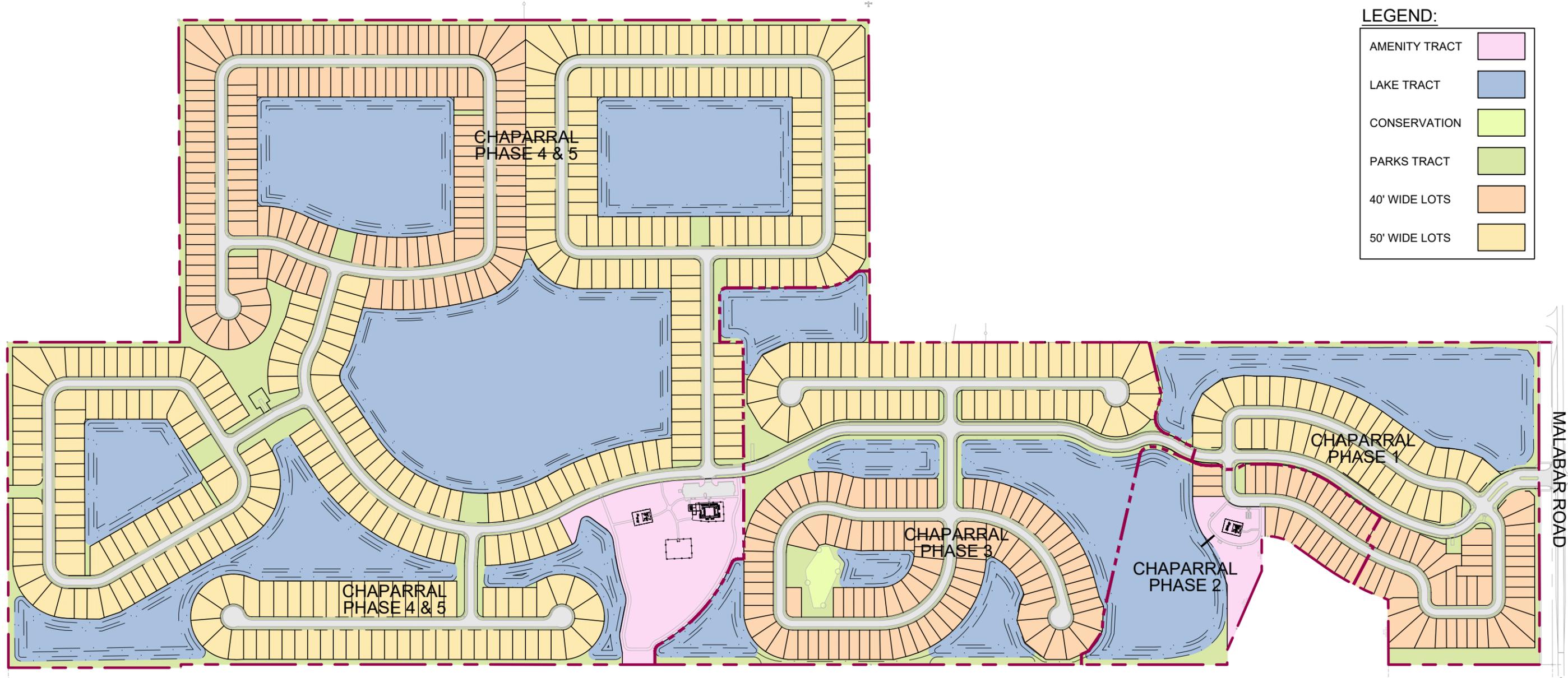
*THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:*

*ON THE DATE ADJACENT TO THE SEAL*

*PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED  
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.*

*1049 EBER BLVD., SUITE 104  
MELBOURNE, FL 32904  
VENDOR NO. F030424608005  
GEORGE A. GALAN, P.E. NO. 60080*

**ATTACHMENT A**  
**Overall Subdivision Plan**



**LEGEND:**

AMENITY TRACT	
LAKE TRACT	
CONSERVATION	
PARKS TRACT	
40' WIDE LOTS	
50' WIDE LOTS	

**CHAPARRAL OVERALL SUBDIVISION PLAN**  
NTS

**SITE DATA:**

<b>PHASE 1: 28.28 ACRES</b>	<b>PHASE 3: 43.27 ACRES</b>	<b>TOTAL PROJECT: 245.3 AC</b>
40' WIDE LOTS: 41	40' WIDE LOTS: 107	40' WIDE LOTS: 341
50' WIDE LOTS: 41	50' WIDE LOTS: 58	50' WIDE LOTS: 454
TOTAL LOTS: 82	TOTAL LOTS: 165	TOTAL LOTS: 795
<b>PHASE 2: 13.24 ACRES</b>	<b>PHASE 4 &amp; 5: 160.51 ACRES</b>	
40' WIDE LOTS: 27	40' WIDE LOTS: 166	
TOTAL LOTS: 27	50' WIDE LOTS: 355	
	TOTAL LOTS: 521	

12/16/22 | CHAP-OA



**CONSTRUCTION  
ENGINEERING  
GROUP**  
*Consulting Engineers*

2651 Eau Gallie Blvd., Suite A  
Melbourne, FL 32935

Tel. 321.253.1221  
www.ceengineering.com  
COA #0008097

**ATTACHMENT B**  
**FDOT LRE**

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDRA24-R-22-BB			Letting Date: 01/2099		
Description: Widen Existing 2 Lane Arterial to 4 Lane Divided; Resurface Existing 2 Lanes; 5' Paved Shoulders.					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 19-P Project Grand Total					
					<b>\$4,122,294.78</b>
Description: October 2022 Update					
Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
102-1	MAINTENANCE OF TRAFFIC	10.00			\$336,553.29
101-1	MOBILIZATION	10.00			\$370,208.62
104-10-3	SEDIMENT BARRIER	13,728.00	LF	\$1.70	\$23,337.60
104-11	FLOATING TURBIDITY BARRIER	350.00	LF	\$12.00	\$4,200.00
104-12	STAKED TURBIDITY BARRIER- NYL REINF PVC	350.00	LF	\$6.70	\$2,345.00
104-15	SOIL TRACKING PREVENTION DEVICE	1.00	EA	\$2,600.00	\$2,600.00
107-1	LITTER REMOVAL	2.40	AC	\$30.00	\$72.00
107-2	MOWING	2.40	AC	\$46.00	\$110.40
110-1-1	CLEARING & GRUBBING	14.12	AC	\$23,000.00	\$324,760.00
120-1	REGULAR EXCAVATION	19,360.00	CY	\$9.50	\$183,920.00
120-6	EMBANKMENT	54,493.51	CY	\$14.00	\$762,909.14
160-4	TYPE B STABILIZATION	25,813.33	SY	\$5.90	\$152,298.65
285-704	OPTIONAL BASE,BASE GROUP 04	6,253.87	SY	\$17.00	\$106,315.79
285-709	OPTIONAL BASE,BASE GROUP 09	14,467.20	SY	\$20.00	\$289,344.00
327-70-1	MILLING EXIST ASPH PAVT, 1" AVG DEPTH	5,866.67	SY	\$2.70	\$15,840.01
327-70-15	MILLING EXIST ASPH PAVT,2 3/4" AVG DEPTH	14,080.00	SY	\$2.70	\$38,016.00
334-1-53	SUPERPAVE ASPH CONC, TRAF C, PG76-22	5,291.74	TN	\$120.00	\$635,008.80
337-7-25	ASPH CONC FC,INC BIT,FC-5,PG76-22	1,188.36	TN	\$160.00	\$190,137.60
425-1-541	INLETS, DT BOT, TYPE D,	1.00	EA	\$6,200.00	\$6,200.00
425-2-71	MANHOLES, J-7,	1.00	EA	\$10,000.00	\$10,000.00
430-174-124	PIPE CULV, OPT MATL, ROUND,24"SD	800.00	LF	\$150.00	\$120,000.00
430-175-130	PIPE CULV, OPT MATL, ROUND, 30"S/CD	168.00	LF	\$180.00	\$30,240.00
430-175-142	PIPE CULV, OPT MATL, ROUND, 42"S/CD	56.00	LF	\$280.00	\$15,680.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: WDRA24-R-22-BB			Letting Date: 01/2099		
Description: Widen Existing 2 Lane Arterial to 4 Lane Divided; Resurface Existing 2 Lanes; 5' Paved Shoulders.					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost-Per-Mile Model					
Version 19-P Project Grand Total					
					<b>\$4,122,294.78</b>
Description: October 2022 Update					
Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
430-175-154	PIPE CULV, OPT MATL, ROUND, 54"S/CD	200.00	LF	\$470.00	\$94,000.00
430-530-100	STRAIGHT CONC ENDW 30", SINGLE, 0 ROUND	2.00	EA	\$6,400.00	\$12,800.00
430-542-100	STRAIGHT CONC ENDW 42", SINGLE, 0 ROUND	2.00	EA	\$10,000.00	\$20,000.00
430-554-100	STRAIGHT CONC ENDW 54", SINGLE, 0 ROUND	2.00	EA	\$10,000.00	\$20,000.00
430-984-129	MITERED END SECT, OPTIONAL RD, 24" SD	40.00	EA	\$2,500.00	\$100,000.00
546-72-1	GROUND-IN RUMBLE STRIPS, 16"	2.00	GM	\$1,200.00	\$2,400.00
550-10-220	FENCING, TYPE B, 5.1-6.0', STANDARD	1,180.00	LF	\$30.00	\$35,400.00
550-60-234	FENCE GATE, TYP B, SLIDE/CANT, 18.1-20' OPEN	1.00	EA	\$5,700.00	\$5,700.00
570-1-2	PERFORMANCE TURF, SOD	22,117.34	SY	\$2.30	\$50,869.88
700-1-11	SINGLE POST SIGN, F&I GM,	12.00	AS	\$440.00	\$5,280.00
700-1-12	SINGLE POST SIGN, F&I GM, 12-20 SF	34.00	AS	\$1,400.00	\$47,600.00
700-1-50	SINGLE POST SIGN, RELOCATE	2.00	AS	\$260.00	\$520.00
700-1-60	SINGLE POST SIGN, REMOVE	12.00	AS	\$43.00	\$516.00
700-2-14	MULTI- POST SIGN, F&I GM, 31-50 SF	4.00	AS	\$5,800.00	\$23,200.00
700-2-60	MULTI- POST SIGN, REMOVE	2.00	AS	\$910.00	\$1,820.00
706-1-3	RAISED PAVMT MARK, TYPE B	540.00	EA	\$3.80	\$2,052.00
710-11-101	PAINTED PAVT MARK, STD, WHITE, SOLID, 6"	4.00	GM	\$1,100.00	\$4,400.00
710-11-131	PAINTED PAVT MARK, STD, WHITE, SKIP, 6"	2.00	GM	\$520.00	\$1,040.00
711-15-101	THERMOPLASTIC, STD-OP, WHITE, SOLID, 6"	4.00	GM	\$5,300.00	\$21,200.00
711-15-131	THERMOPLASTIC, STD-OP, WHITE, SKIP, 6"	2.00	GM	\$1,700.00	\$3,400.00
999-25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	\$50,000.00	\$50,000.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
<b>Project:</b> WDRA24-R-22-BB			<b>Letting Date:</b> 01/2099		
<b>Description:</b> Widen Existing 2 Lane Arterial to 4 Lane Divided; Resurface Existing 2 Lanes; 5' Paved Shoulders.					
<b>District:</b> 09	<b>County:</b> 99 DISTRICT/STATE WIDE				
<b>Project Manager:</b> Cost-Per-Mile Model					
<b>Version 19-P Project Grand Total</b>					
					<b>\$4,122,294.78</b>
<b>Description:</b> October 2022 Update					
<b>Pay Items</b>					
Pay Item	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
<b>Project Unknowns</b>					
			0.00	%	\$0.00
<b>Design/Build</b>			0.00	%	\$0.00
<b>Version 19-P Project Grand Total</b>					<b>\$4,122,294.78</b>

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
Project: TRNLLT-R-28-01			Letting Date: 01/2099		
Description: Widen Divided Rural 4-Lane to Allow for Left Turn Lane (300')					
District: 09	County: 99 DISTRICT/STATE WIDE				
Project Manager: Cost Model					
Version 9-P Project Grand Total					
					<b>\$210,603.13</b>
Description: October 2022 Update					
Pay Items					
Pay Item	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
102-1	MAINTENANCE OF TRAFFIC	25.00			\$33,429.07
101-1	MOBILIZATION	20.00			\$33,429.07
104-10-3	SEDIMENT BARRIER	694.92	LF	\$1.70	\$1,181.36
104-11	FLOATING TURBIDITY BARRIER	5.70	LF	\$12.00	\$68.40
104-12	STAKED TURBIDITY BARRIER- NYL REINF PVC	5.70	LF	\$6.70	\$38.19
104-15	SOIL TRACKING PREVENTION DEVICE	1.00	EA	\$2,600.00	\$2,600.00
107-2	MOWING	0.19	AC	\$46.00	\$8.74
110-1-1	CLEARING & GRUBBING	0.21	AC	\$23,000.00	\$4,830.00
120-1	REGULAR EXCAVATION	200.00	CY	\$9.50	\$1,900.00
120-2-2	BORROW EXCAVATION, TRUCK MEASURE	663.23	CY	\$22.00	\$14,591.06
120-6	EMBANKMENT	300.00	CY	\$14.00	\$4,200.00
160-4	TYPE B STABILIZATION	1,605.12	SY	\$5.90	\$9,470.21
285-709	OPTIONAL BASE,BASE GROUP 09	590.56	SY	\$20.00	\$11,811.20
327-70-1	MILLING EXIST ASPH PAVT, 1" AVG DEPTH	167.20	SY	\$2.70	\$451.44
327-70-5	MILLING EXIST ASPH PAVT, 2" AVG DEPTH	1,605.12	SY	\$2.70	\$4,333.82
334-1-13	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	251.97	TN	\$120.00	\$30,236.40
337-7-25	ASPH CONC FC,INC BIT,FC-5,PG76-22	86.94	TN	\$160.00	\$13,910.40
430-173-130	PIPE CULV OPT MATL, ROUND, 30", GD	8.00	LF	\$170.00	\$1,360.00
430-174-124	PIPE CULV, OPT MATL, ROUND,24"SD	48.00	LF	\$150.00	\$7,200.00
430-530-100	STRAIGHT CONC ENDW 30", SINGLE, 0 ROUND	1.00	EA	\$6,400.00	\$6,400.00
430-984-129	MITERED END SECT, OPTIONAL RD, 24" SD	3.00	EA	\$2,500.00	\$7,500.00
570-1-2	PERFORMANCE TURF, SOD	267.85	SY	\$2.30	\$616.06
700-1-11	SINGLE POST SIGN, F&I GM,	1.00	AS	\$440.00	\$440.00

FDOT Long Range Estimating System - Production					
R4: Project Details Composite Report					
By Version					
<b>Project:</b> TRNLLT-R-28-01			<b>Letting Date:</b> 01/2099		
<b>Description:</b> Widen Divided Rural 4-Lane to Allow for Left Turn Lane (300')					
<b>District:</b> 09	<b>County:</b> 99 DISTRICT/STATE WIDE				
<b>Project Manager:</b> Cost Model					
<b>Version 9-P Project Grand Total</b>					
					<b>\$210,603.13</b>
<b>Description:</b> October 2022 Update					
<b>Pay Items</b>					
Pay Item	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
700-1-12	SINGLE POST SIGN, F&I GM, 12-20 SF	2.00	AS	\$1,400.00	\$2,800.00
700-1-50	SINGLE POST SIGN, RELOCATE	1.00	AS	\$260.00	\$260.00
700-1-60	SINGLE POST SIGN, REMOVE	2.00	AS	\$43.00	\$86.00
700-2-14	MULTI- POST SIGN, F&I GM, 31-50 SF	1.00	AS	\$5,800.00	\$5,800.00
700-2-60	MULTI- POST SIGN, REMOVE	1.00	AS	\$910.00	\$910.00
706-1-3	RAISED PAVMT MARK, TYPE B	23.00	EA	\$3.80	\$87.40
710-11-101	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	0.46	GM	\$1,100.00	\$506.00
710-11-131	PAINTED PAVT MARK,STD,WHITE,SKIP, 6"	0.23	GM	\$520.00	\$119.60
999-25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	\$10,028.72	\$10,028.72
<b>Project Unknowns</b>			0.00	%	\$0.00
<b>Design/Build</b>			0.00	%	\$0.00
<b>Version 9-P Project Grand Total</b>					<b>\$210,603.13</b>

**ATTACHMENT C**  
**MALABAR ROAD ITS EXPANSION**  
**PROJECT CALCULATIONS**

Roadway	Segment		Begin	End	Length (sta)	Construction Cost per mile	Length (mi)	Base Construction Cost	CEI (15%)	Total
	From:	To:								
Malabar	SJHP	C-10	101+00.00	181+40.00	80+40.00	\$ 560,008.86	1.52	\$ 851,213.47	\$ 127,682.02	\$ 978,895.49
	C-10	Jupiter	181+40.00	232+00.00	50+60.00	\$ 560,008.86	0.96	\$ 537,608.50	\$ 80,641.28	\$ 618,249.78
	Jupiter	Minton	232+00.00	310+82.56	78+82.56	\$ 560,008.86	1.49	\$ 834,413.20	\$ 125,161.98	\$ 959,575.18