



DEVELOPMENT REVIEW

Property address or Location 2900 Jenkins Rd, Fort Pierce FL 34981
 Parcel ID #(s) 2419-333-0001-000-2
 Project description Charter School Facility for Grades K-12

St. Peter Evangelical Luthern
Property Owner(s)
2900 Jenkins Rd
Street Address
Fort Pierce FL 34981
City State Zip
772-708-6823
Phone Number
ncetr10@aol.com
Email Address

Southcrest Management
Applicant/Representative, Title, Company
8600 Commodity Cir #145
Street Address
Orlando FL Orlando
City State Zip
321-217-9269
Phone Number
michael@southcrest.us
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Theodor R Rice

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Orange COUNTY

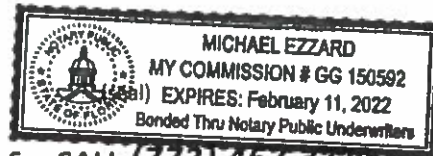
The foregoing instrument was acknowledged before me this 18 day of Sept, 2019, by

Theodor Rice

who is personally known to me or has produced

as identification.

Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const. <input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment

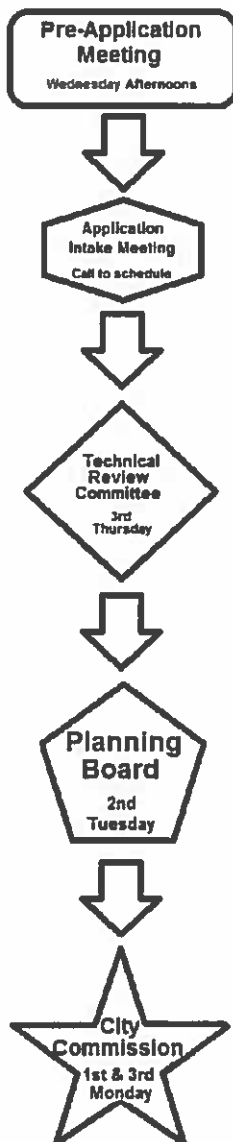
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

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 Parcel ID #(s) 2419-333-0001-000-2
 Project Description Charter School Facility for Grades K-12

St. Peter Evangelical Lutheran
Property Owner(s)
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Street Address
Fort Pierce FL 34981
City State Zip
772-708-6823
Phone Number
ricetr10@aol.com
Email Address

Southcrest Management
Applicant/Representative, Title, Company
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Theodore R Rice

Property Owner(s) Signature(s)

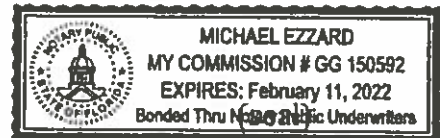
STATE OF FLORIDA -- Orange COUNTY

The foregoing instrument was acknowledged before me this 18 day of Sept, 2019, by

Theodore Rice who is personally known to me or has produced

_____ as identification.

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	General Commercial/ Vacant Land	General Commercial	General Commercial / Medium Density
South	General Commercial/ Vacant Land	General Commercial	Planned Development
East	Medium Density Residential Vacant Land	Medium Density Residential	Medium Density
West	General Commercial/ Vacant Land	General Commercial	General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Medium Density Residential	SF Intermediate	5 Units / AC	18.68 AC	N/A
**Proposed	Medium Density Residential	SF Intermediate	30,906 SF	6.62 AC	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot x 30,906 SF = 3,863 GPD
Demand Analysis	Maximum 3,863 GPD x 4 peak factor = 15,452 GPD Peak
Current Zoning/FLU	Total gallons per day 3,863 GPD
**Proposed Zoning/FLU	Total gallons per day 3,863 GPD
**Change in Demand	Total gallons per day 0.00 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot x 30,906 SF = 3,091 GPD
Demand Analysis	Maximum $3,091 \text{ GPD} \times 4 \text{ Peak Factor} = 12,364 \text{ GPD Peak}$
Current Zoning/FLU	Total gallons per day $3,091 \text{ GPD}$
**Proposed Zoning/FLU	Total gallons per day $3,091 \text{ GPD}$
**Change in Demand	Total gallons per day 0.00 GPD

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Charter School		30,906 SF	6.62 AC	4/2020	8/2020

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

MAP OF ALTA/NSPS LAND TITLE SURVEY FORT PIERCE CHARTER SCHOOL 2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427 NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION:
(PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE.

ALSO LESS AND EXCEPT A STRIP OF LAND, 33.00 FEET IN WIDTH, LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE WEST 33.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 2681, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:
(PROVIDED BY SURVEYOR FROM A FIELD SURVEY)

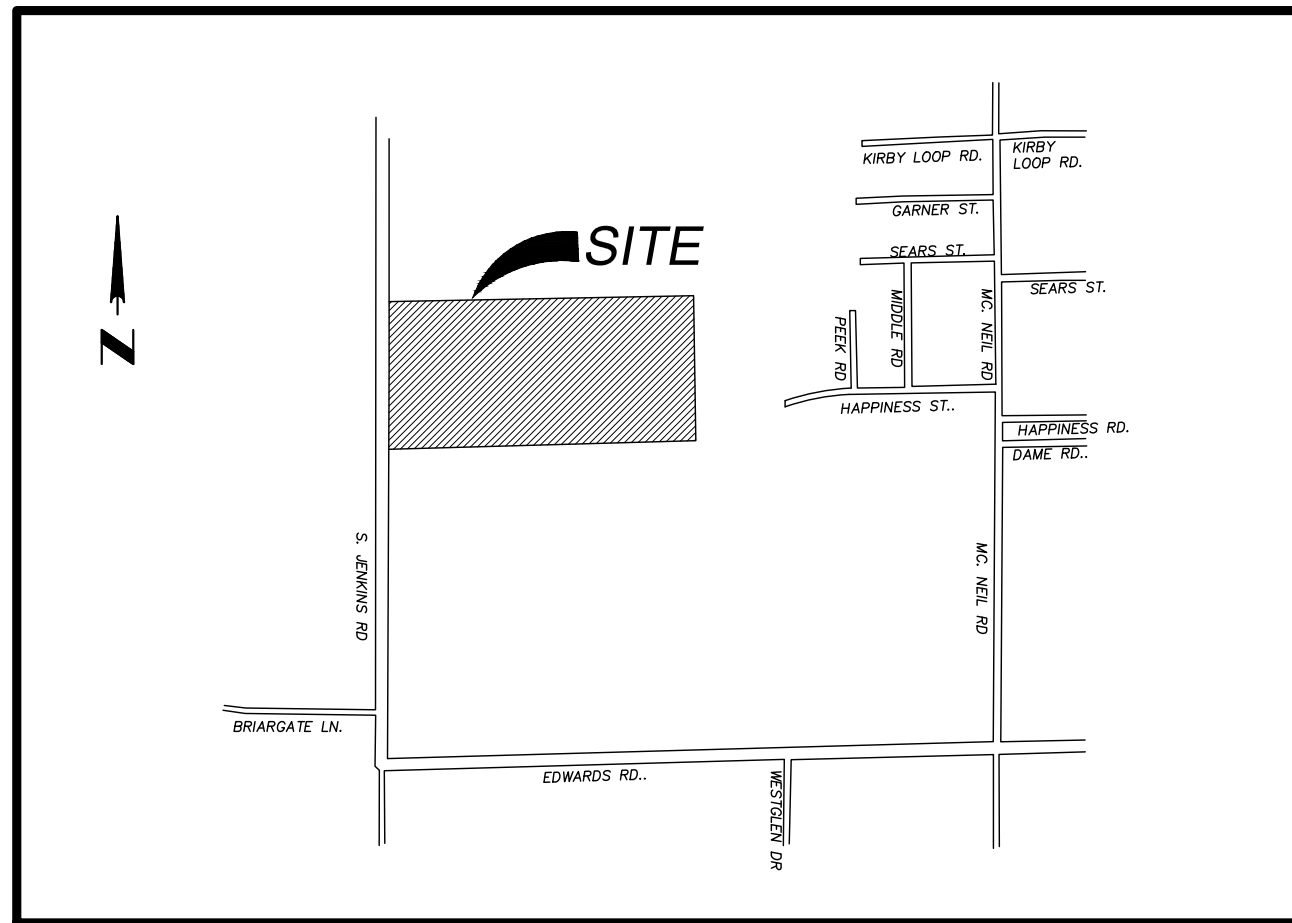
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE, NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE EAST LINE OF SAID SECTION 19; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 73.01 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, NORTH 00°00'02" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 1276.85 FEET, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE, SOUTH 00°35'42" EAST A DISTANCE OF 620.05 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE, SOUTH 87°50'48" WEST A DISTANCE OF 1283.30 FEET TO THE POINT OF BEGINNING.

CONTAINING ±18.21 ACRES

SCHEDULE B-II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(NOT A SURVEY MATTER)**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF LAND NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **(NONE FOUND)**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **(NOT A SURVEY MATTER)**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **(NOT A SURVEY MATTER)**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **(NOT A SURVEY MATTER)**
8. TAXES AND ASSESSMENTS FOR YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
9. RESOLUTION NO. 88-185 RECORDED IN BOOK 593, PAGE 1675. **(NOT A SURVEY MATTER)**
10. ORDINANCE NO. 88-64 RECORDED IN BOOK 593, PAGE 1796. **(NOT A SURVEY MATTER)**
11. RESOLUTION NO. 97-099 RECORDED IN BOOK 1101, PAGE 279. **(NOT A SURVEY MATTER)**
12. ORDINANCE NO. J-393 RECORDED IN BOOK 1130, PAGE 66. **(NOT A SURVEY MATTER)**
13. RESOLUTION NO. 98-014 RECORDED IN BOOK 1160, PAGE 49. **(NOT A SURVEY MATTER)**
14. RESOLUTION NO. 99-188 RECORDED IN BOOK 1255, PAGE 945. **(NOT A SURVEY MATTER)**
15. AGREEMENT BY AND BETWEEN ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN BOOK 1314, PAGE 324. **(NOT A SURVEY MATTER)**
16. ORDINANCE NO. K-84 RECORDED IN BOOK 1405, PAGE 1325. **(AFFECTS THIS PARCEL - SHOWN ON MAP OF SURVEY)**
17. EASEMENT BY AND BETWEEN ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., AND CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, RECORDED IN BOOK 3173, PAGE 1074. **(AFFECTS THIS PARCEL - SHOW ON MAP SURVEY)**



VICINITY MAP
NOT TO SCALE

TABLE A:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(ON MAP OF SURVEY)**
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE NOTE 13 IN SURVEYORS NOTES)**
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(ON MAP OF SURVEY)**
6. (A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED)**
(B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED)**
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(ON MAP OF SURVEY)**
(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(ON MAP OF SURVEY)**
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(ON MAP OF SURVEY)**
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(ON MAP OF SURVEY)**
10. (A) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS). **(NONE FOUND)**
(B) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB (CLIENT TO OBTAIN NECESSARY PERMISSIONS). (NOT ABLE TO ACCOMPLISH THIS TASK). **(NONE FOUND)**
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES; WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS; AND UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY. **(NONE FOUND)**

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(ON MAP OF SURVEY)**
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. **(NOT REQUESTED)**
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE FOUND)**
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NOT APPLICABLE)**
18. IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. **(ON MAP OF SURVEY)**
19. INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDE DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). **(ON MAP OF SURVEY)**

SURVEYOR'S NOTES:

1. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THE LAND IN THE PROVIDED TITLE REPORT.
2. DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY PROPERTYINFO TITLE SEARCH SERVICES.
3. FIELD BEARINGS AND DISTANCES ARE BASED ON THE WEST LINE OF THE SURVEYED PARCEL (BEARING BASE: SOUTH 00°35'42"EAST).
4. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 51-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY, WAS TO CONVEY AN ALTA/NSPS SURVEY AND ITS IMPROVEMENTS PLANIMETRICALLY. THE REQUIREMENTS FOR AN ALTA/NSPS SURVEY ARE DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" (EFFECTIVE FEBRUARY 23, 2016).
5. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SI-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A SPECTRA PRECISION EPOCH 80 GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
6.1. THE REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON JULY, 2019.
6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
6.3. HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011AD.
7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
9. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD. THE TITLE REPORT PROVIDED BY PROPERTYINFO TITLE SEARCH SERVICES WAS USED TO CONVEY THE AFOREMENTIONED ITEMS.
10. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY
11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
12. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
13. THIS PROPERTY LIES WITHIN ZONE X OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS ST. LUCIE COUNTY UNINCORPORATED AREAS, FLORIDA, MAP NUMBER 12111C0167J WITH A REVISION DATE OF FEBRUARY 2, 2012.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARDOUS CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC., OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES. EXCEPT AS SHOWN THE WETLANDS WERE MARKED BY OTHERS.
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. NO CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED ON THE PROPERTY.
19. NO ENCROACHMENTS WERE FOUND DURING THIS SURVEY.
20. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 1062-4404461. (DATED JUNE 28, 2019 @ 8:00 AM)

SURVEYOR'S CERTIFICATE:

PROPERTY ADDRESS: 2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427.

TO: TAFT MORLEY

AMERICAN CHARTER DEVELOPMENT & FINANCE.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THIS MAP OF SURVEY SHOWN HEREON IS ALSO IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE FIELD WORK WAS COMPLETED ON 11-12-19
DATE OF MAP 8-28-19

ANGEL M. BOSQUE-POLANCO, P.S.M. 6581
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER.
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	8/7/19
REVISION	
NO.	1
DATE	8/7/19
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KPMFranklin
ENGINEERS - SURVEYORS - PLANNERS
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Telephone (407) 846-1216 Fax (407) 343-0324
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**LOT SPLIT SURVEY w/ IMPROVEMENTS
FORT PIERCE CHARTER SCHOOL
SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427
NOT VALID WITHOUT SHEET 2 OF 2**



REVISION NO.	DATE
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SCALE:	1:50
SECTION:	19
TOWNSHIP:	13S
RANGE:	40E
DATE:	8/16/19
PREP:	KING
PAGE:	KING

DATE PLOTTED:	8/16/19
STATUS:	

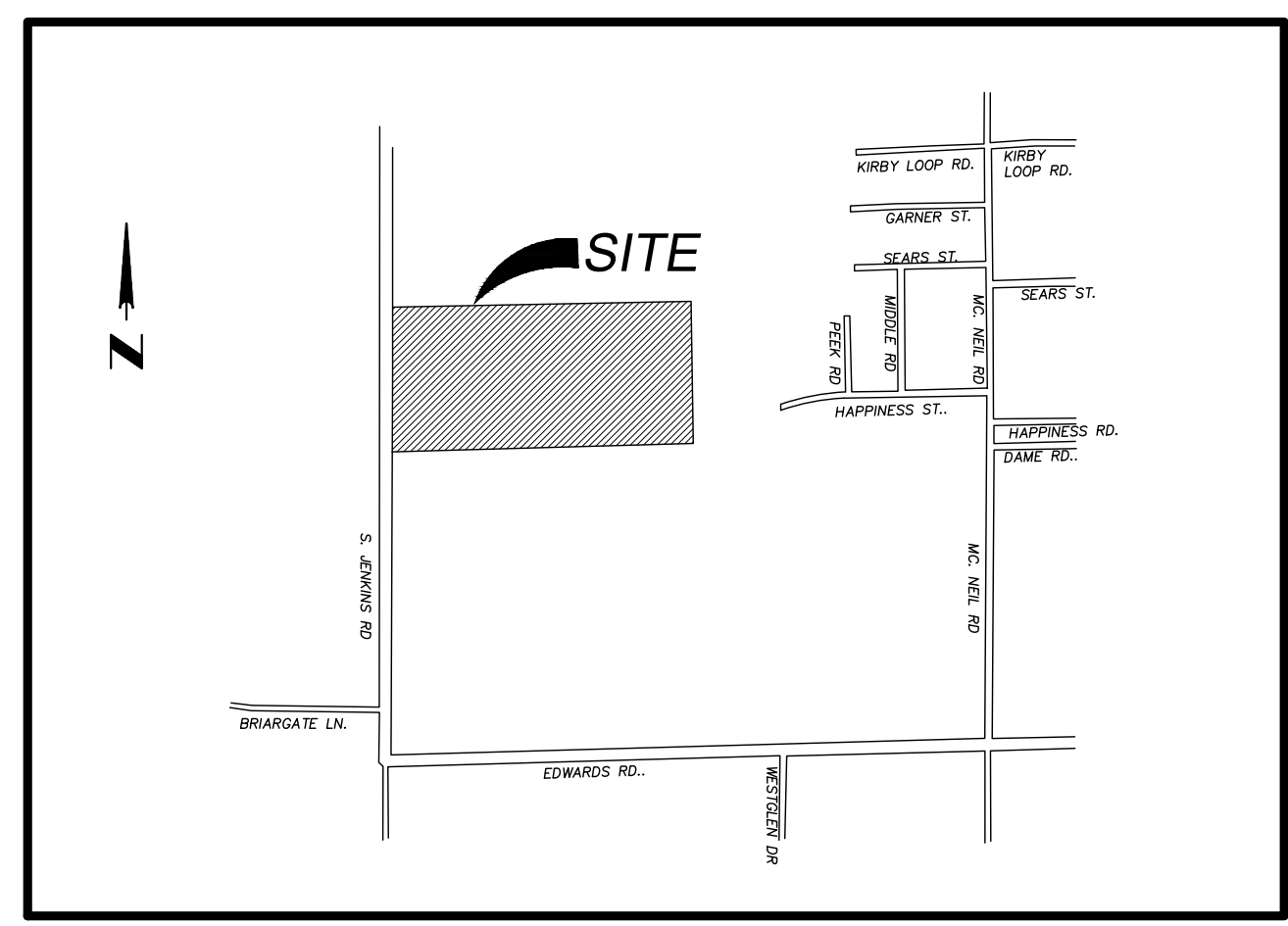
LOT SPLIT SURVEY w/ IMPROVEMENTS
FORT PIERCE CHARTER SCHOOL
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

CAUTION
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

JOB NO.	19-0170-001
DESIGN:	N/A
DRAWN:	HMO
APPROVED:	JMP
SHEET NO.	1

SURVEYOR'S NOTES:

- THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THE LAND IN THE PROVIDED TITLE REPORT.
- DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY PROPERTY INFO TITLE SEARCH SERVICES.
- FIELD BEARINGS AND DISTANCES ARE BASED ON THE SOUTH LINE OF THE SURVEYED PARCEL (BEARING BASE: SOUTH 00°35'43"E).
- THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY IS TO CONVEY A LOT SPLIT OR MINOR RE-PLAT OF THE SUBJECT PARCEL.
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
- THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A SPECTRA PRECISION EPOCH 80 GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
- THE REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON JULY, 2019.
- A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
- HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (903) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD. THE TITLE REPORT PROVIDED BY PROPERTY INFO TITLE SEARCH SERVICES WAS USED TO CONVEY THE AFOREMENTIONED ITEMS.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
- THIS PROPERTY LIES WITHIN ZONE X OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS ST. LUCIE COUNTY UNINCORPORATED AREAS, FLORIDA. MAP NUMBER 12111C0167J WITH A REVISION DATE OF FEBRUARY 2, 2012.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
- ALL TYPES, SIZES, LOCATIONS, GRADES, ETC. OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 1062-4404461. (DATED JUNE 28, 2019 @ 8:00 AM)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

(PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE.
LESS AND EXCEPT:
ALSO LESS AND EXCEPT A STRIP OF LAND, 33.00 FEET IN WIDTH, LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 33.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 2681, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARENT PARCEL LEGAL DESCRIPTION:

(PROVIDED BY SURVEYOR FROM A FIELD SURVEY)
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE NORTH 00°00'01" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 NORTH 87°49'58" EAST A DISTANCE OF 635.31 FEET; THENCE NORTH 87°51'34" EAST A DISTANCE OF 674.56 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 620.15 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 1283.49 FEET TO THE **POINT OF BEGINNING**.
CONTAINING ±18.22 ACRES

PROPOSED LOT 1 LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE NORTH 00°00'01" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 NORTH 87°49'58" EAST A DISTANCE OF 635.31 FEET; THENCE NORTH 87°51'34" EAST A DISTANCE OF 674.56 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 274.92 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°50'48" WEST A DISTANCE OF 809.47 FEET; THENCE SOUTH 01°35'32" EAST A DISTANCE OF 5.74 FEET; THENCE SOUTH 88°07'19" WEST A DISTANCE OF 26.13 FEET; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 50.40 FEET; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 289.14 FEET; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 447.99 FEET TO THE **POINT OF BEGINNING**.
SUBJECT TO A 7.00 FEET STRIP OF LAND TO THE WEST TO BE DEDICATED TO RIGHT OF WAY.
CONTAINING ±11.61 ACRES

PROPOSED LOT 2 LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835.50 FEET TO THE **POINT OF BEGINNING**.
CONTAINING 16.62 ACRES

PROPOSED ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE, NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE EAST LINE OF SAID SECTION 19; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 00°00'02" EAST A DISTANCE OF 288.82 FEET ALONG SAID APPARENT EAST RIGHT-OF-WAY TO THE **POINT OF BEGINNING**; THENCE NORTH 00°00'02" EAST A DISTANCE OF 120.09 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT; THENCE NORTH 87°47'49" EAST A DISTANCE OF 419.75 FEET; THENCE SOUTH 02°12'11" EAST A DISTANCE OF 58.82 FEET; THENCE SOUTH 45°01'42" EAST A DISTANCE OF 14.71 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 12.04 FEET TO THE NORTHWEST CORNER OF PROPOSED LOT 2; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 50.40 FEET ALONG THE WEST LINE OF SAID PROPOSED LOT 2; THENCE SOUTH 87°47'49" WEST A DISTANCE OF 445.00 FEET TO THE **POINT OF BEGINNING**.
CONTAINING ±1.19 ACRES

THIS MAP OF SURVEY SHOWN HEREON IS ALSO IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ANGEL M. BOSQUE-POLANCO, P.S.M. 6581
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



KPMFranklin
ENGINEERS - PLANNERS - SURVEYORS

1012 EMMETT ST. SUITE A
KISSIMMEE FLORIDA 34744
PHONE (407)410-8624
LB 6605 CCA 32059

PARCEL NO.	DATE	STATUS
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SCALE	SECTION	TOWNSHIP	RANGE	DATE	FB	PAGE
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PARCEL NO.	DATE	STATUS
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SCALE	SECTION	TOWNSHIP	RANGE	DATE	FB	PAGE
1:50	19	13S	40E	8/16/19	KING	KING

JOB NO.	DESIGN	DRAWN	APPROVED	SHEET NO.
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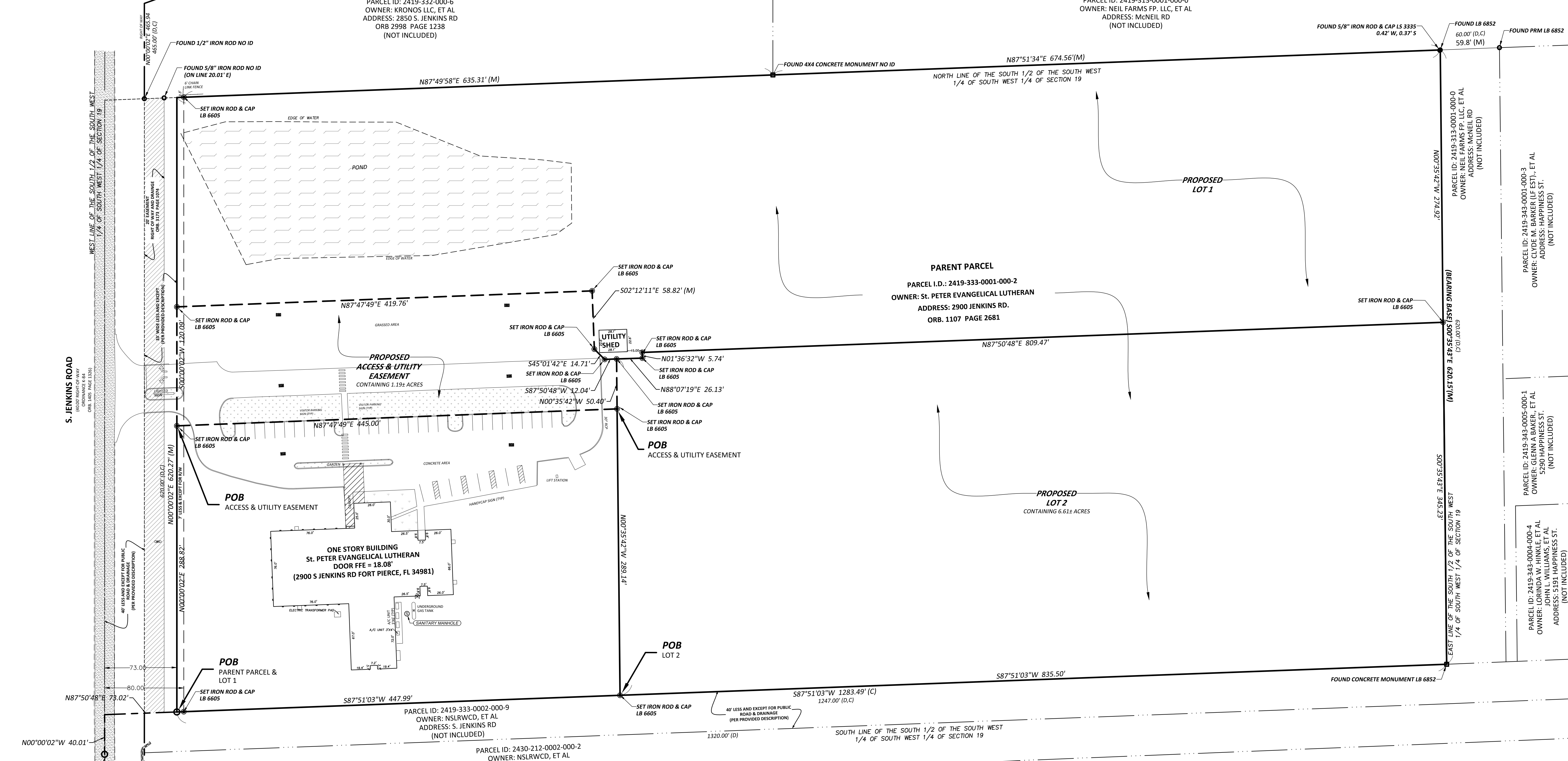
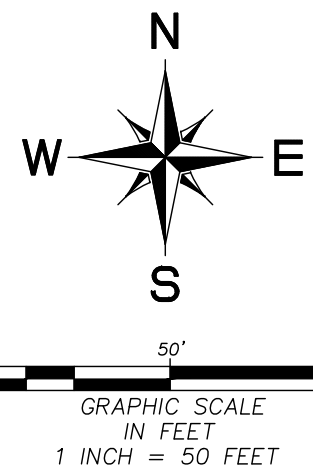
LOT SPLIT SURVEY w/ IMPROVEMENTS

FORT PIERCE CHARTER SCHOOL

SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST

2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

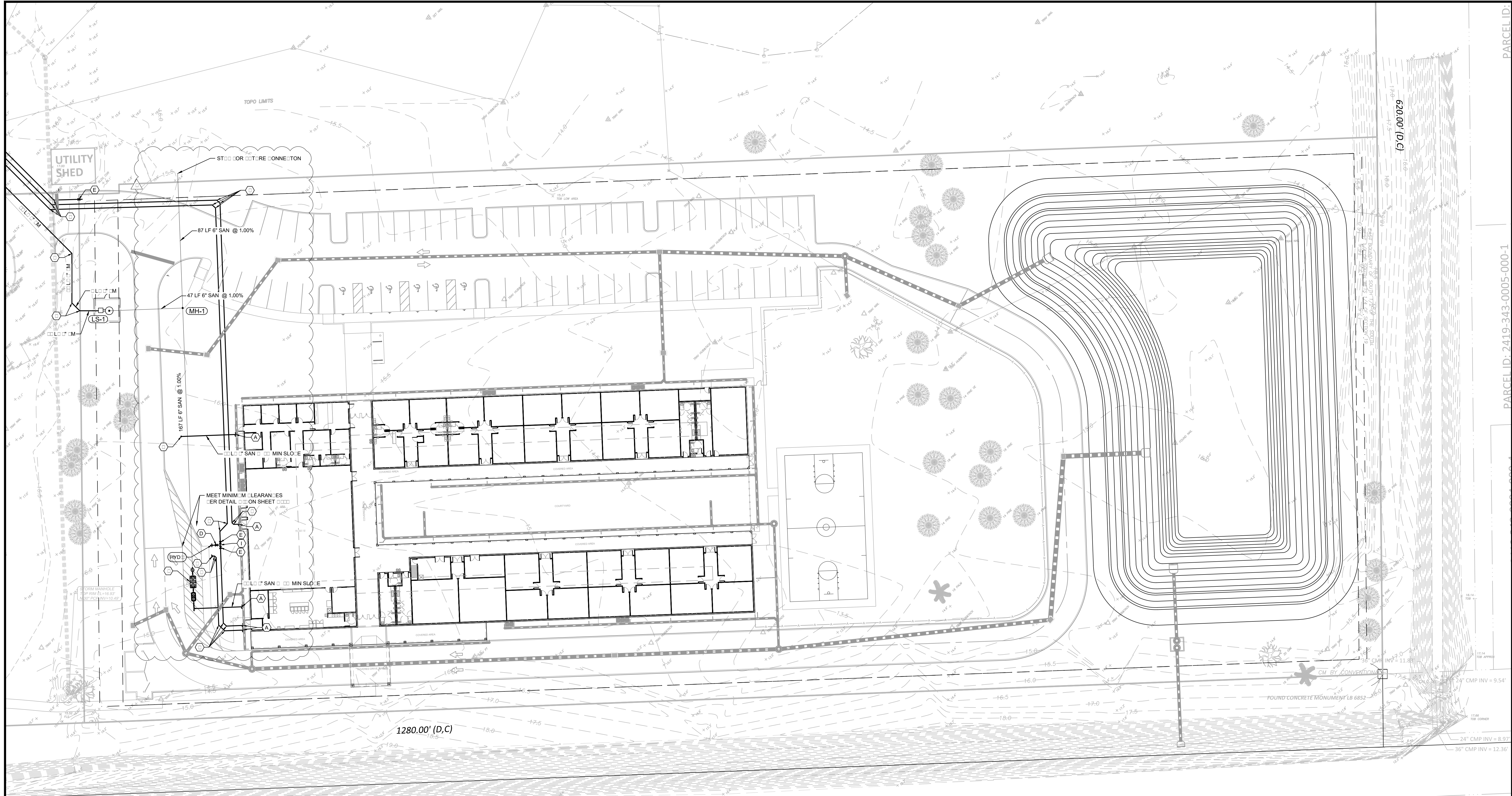
NOT VALID WITHOUT SHEET 1 OF 2



- LEGEND:**
- ID = IDENTIFICATION
 - P/L = PROPERTY LINE
 - A.C. = AIR CONDITIONER
 - P.G. = PAGE
 - P.B. = PLAT BOOK
 - F. HYD = FIRE HYDRANT
 - WM = WATER METER
 - PVC = POLYVINYL CHLORIDE
 - SMA = SANITARY MANHOLE
 - YD = YARD DRAIN
 - R/W = RIGHT-OF-WAY MAP
 - FCM = FOUND CONCRETE MONUMENT
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - FF = FINISHED FLOOR
 - ALTA = AMERICAN LAND TITLE ASSOCIATION
 - NSPS = NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS
 - FIRC = FOUND IRON ROD & CAP
 - O.R.B. = OFFICIAL RECORD
 - PCC = POINT OF COMPOUND CURVE
 - CP = POINT OF CURVATURE
 - ELEV = ELEVATION
 - TOW = TOW AWAY SIGN
 - SS = STOP SIGN
 - UGATT MKR = UNDERGROUND AT&T MARKER
 - CATV = CABLE TV MARKER
 - UGE MKR = UNDER GROUND ELECTRIC MARKER
- SYMBOLS:**
- (with cross) = BACKFLOW PREVENTER
 - (with cross) = ELECTRIC BOX
 - (with dot) = ELECTRIC HAND HOLE
 - (with dot) = FOUND 5/8" IRON ROD
 - (with cross) = FOUND 5/8" IRON ROD & CAP L.S. 3335
 - (with dot) = SET 5/8" IRON ROD & CAP L.S. 3335
 - (with cross) = FOUND CONCRETE MONUMENT
 - (with cross) = GAS VALVE
 - (with dot) = LIGHT POLE
 - (with cross) = SANITARY MANHOLE
 - (with dot) = POWER POLE
 - (with cross) = WATER VALVE
 - (with dot) = GUY ANCHOR
 - (with cross) = CLEANOUT
 - (with dot) = ELECTRIC PANEL
 - (with cross) = OVER HANG WIRE

S:\PROJECT SURVEY PROJECTS\2019\19-0170.001 FORT PIERCE CHARTER SCHOOL.DWG (SURVEY\FORT PIERCE CHARTER SCHOOL - LOT SPLIT-IMP.DWG 11/12/2019)

CAUTION
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE



KEY LEGEND

SYMBOL	DESCRIPTION	DETAILS KEY
(A)	STREET LIGHTING CONNECTION	REFER TO PLUMBING PLANS
(B)	WATER METER CONNECTION	SEE SHEET
(C)	RESTRAINED GATE VALVE	M SEE SHEET
(D)	HYDRANT ASSEMBLY	SEE SHEET
(E)	45° BEND	

(H)	REDUCER
(I)	TEE
(J)	RELEASE TRAP
(K)	SANITARY CLEANOUT

STRUCTURE TABLE

STRUCTURE NAME	DETAILS	NOTES
LS	LIT STATION N E RIM	SEE IN
MH	SANITARY MANHOLE N E RIM	SEE IN

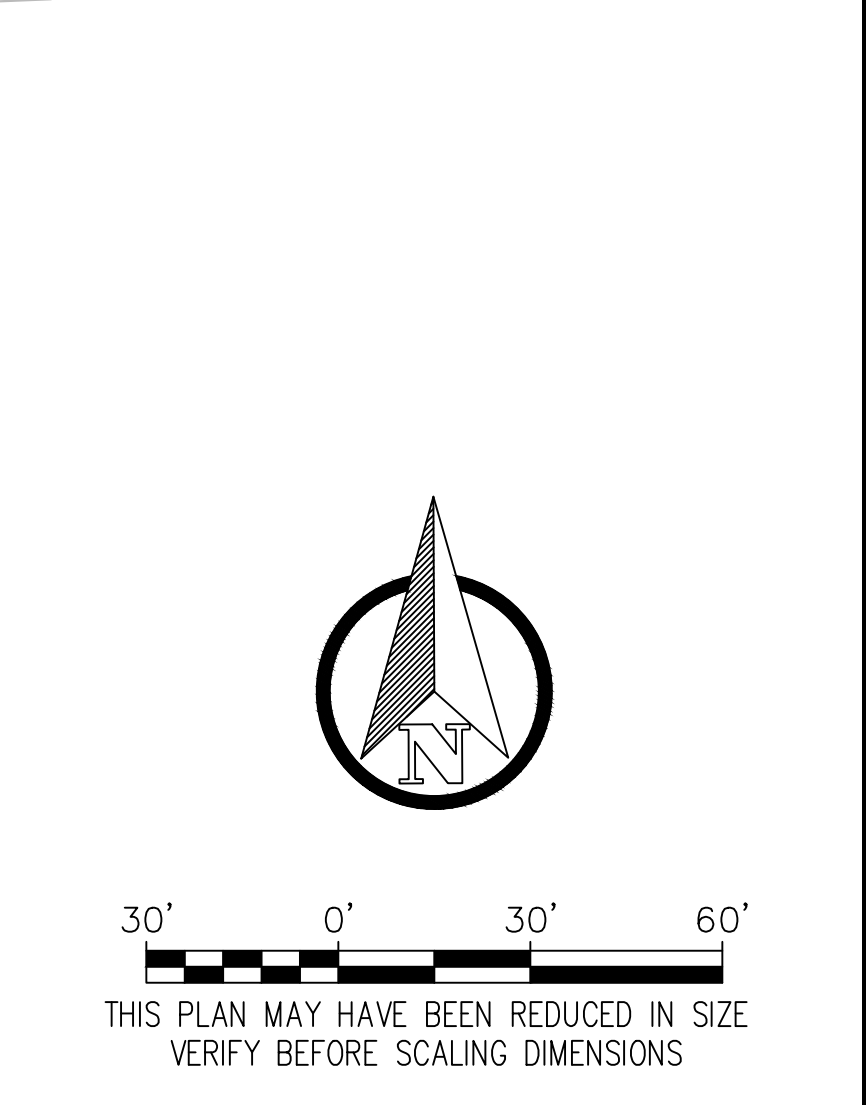
SOUTHWEST QUARTER MAIN BUILDING

HYDRANT TAG	DISTANCE TO BUILDING (FT)	MAXIMUM FLOOR (CM)
HYD		
TOTAL AVAILABLE FIRE FLOW		

FIRE FLOW CALCULATIONS PER NFPA 1142

CONSTRUCTION TYPE	GROSS FLOOR AREA (SQ FT)	MINIMUM REQUIRED FLOW (GPM)	FLOW DURATION (HRS)	REDUCTION OR SURPLUSER (GPM)	TOTAL REQUIRED FLOW (GPM)

CONSTRUCTION TYPE PER FLORIDA BUILDING CODE
 PER NFPA 1142 EDITION SECTION
 REDUCTION TO MINIMUM REQUIRED FLOW PER THE INSTALLATION OF AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
 MEASURED AT 150 PSI MINIMUM



DESIGN DRAWS

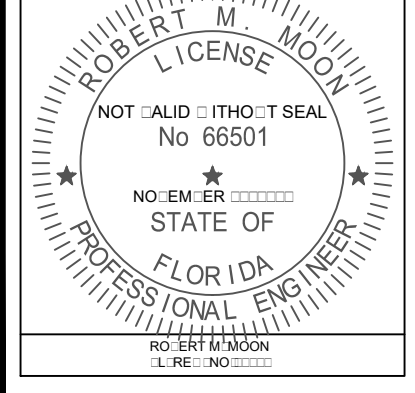
DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

UTILITY PLAN
 SOUTHWEST QUARTER

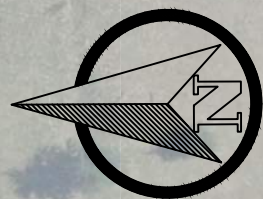
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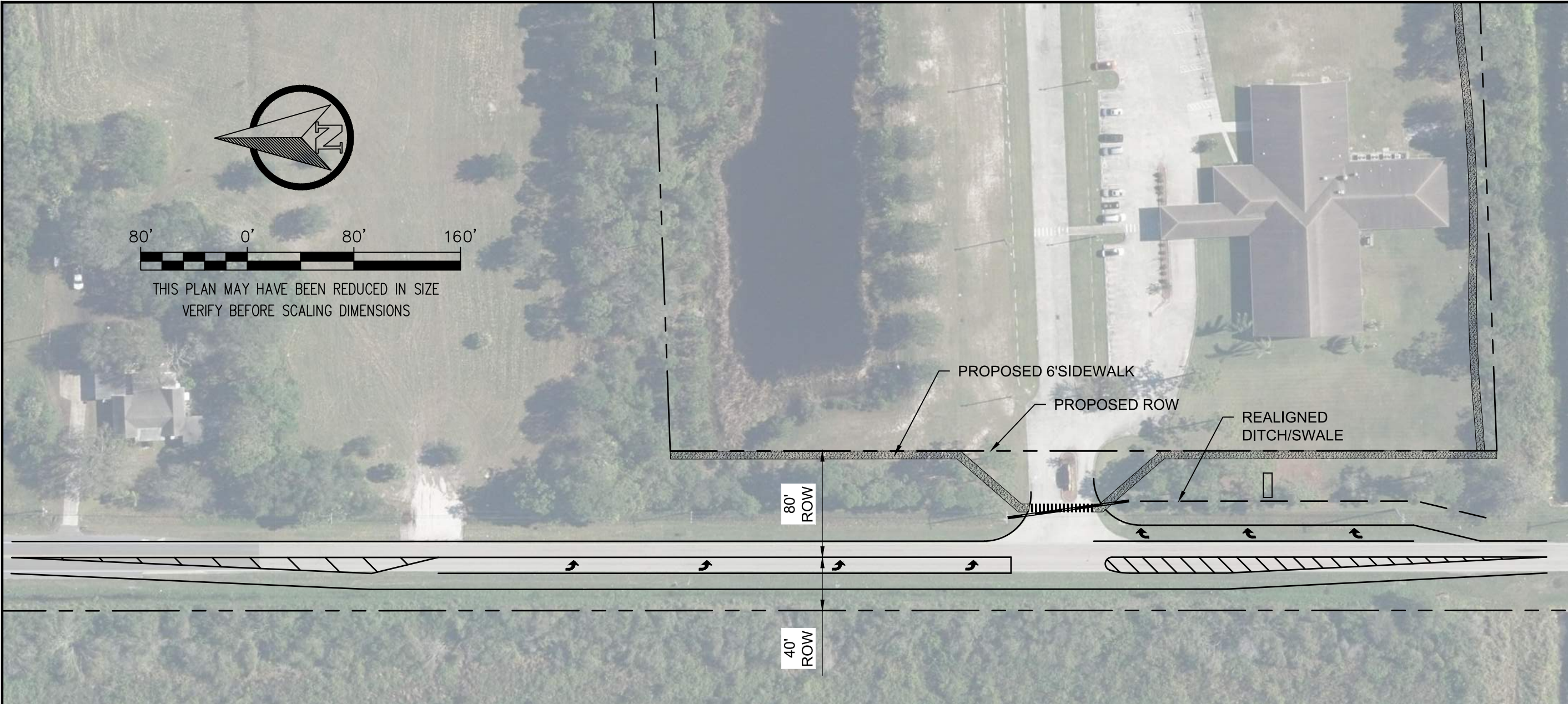


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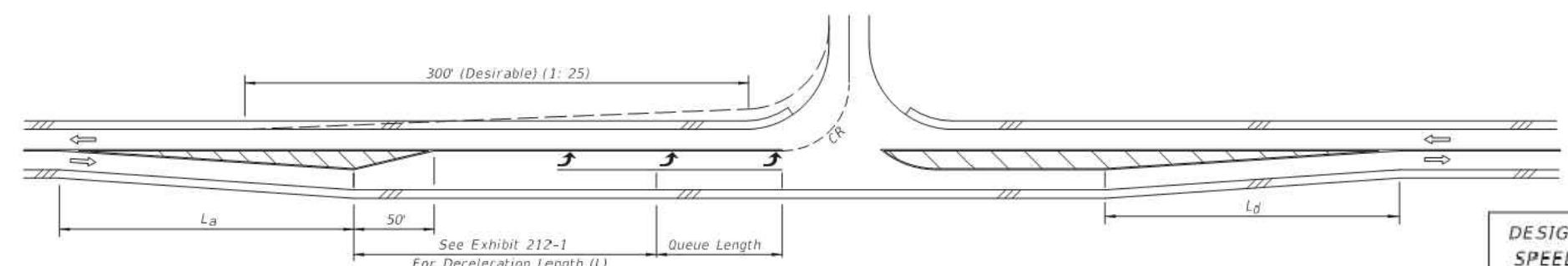
6300 HA. ELTINE NATIONAL DR.
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059



THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
VERIFY BEFORE SCALING DIMENSIONS



OVERALL TURN LANE PLAN



RIGHT SIDE WIDENING

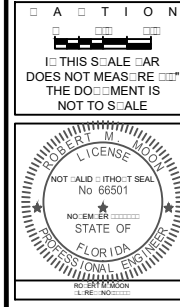
FLARED & PAINTED LEFT TURNS FOR 2-LANE ROADWAYS

DESIGN SPEED (mph)	L _a (Ft.)		L _d (Ft.)	
	STANDARD	MINIMUM UNDER CONSTRAINTS	STANDARD	MINIMUM UNDER CONSTRAINTS
30	180	120	180	120
40	320	150	240	150
50	500	180	360	180
60	720	240	480	240

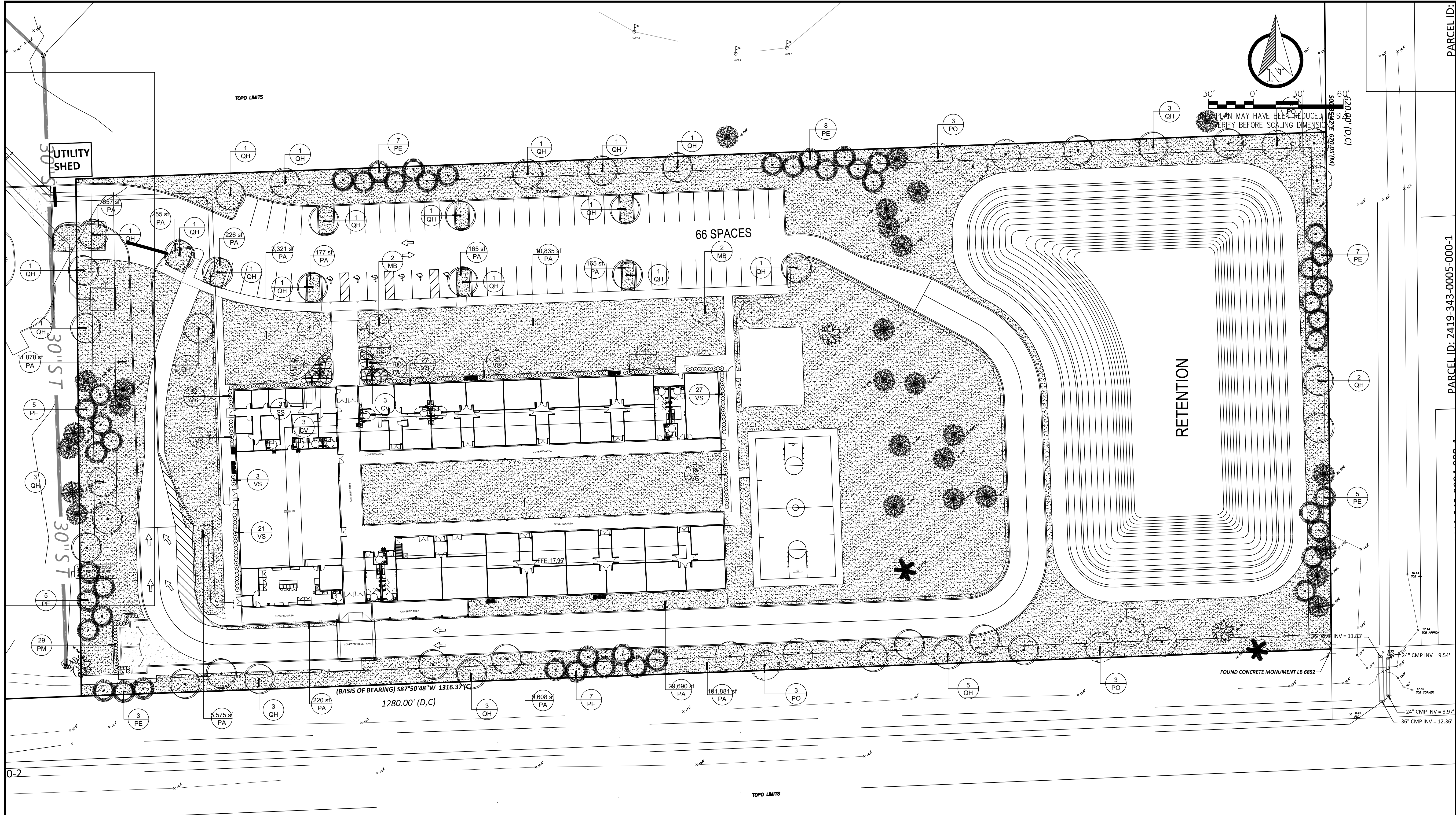
REVISION 1	DATE	BY	CHKD	STATUS
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REVISION 3				
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REVISION 5				
REVISION 6				
REVISION 7				
REVISION 8				
REVISION 9				
REVISION 10				

OVERALL TURN LANE PLAN	DATE	BY	CHKD
SOUTH REST INTERIOR			

ACTION
THIS SCALE BAR DOES NOT MEASURE THE DOCUMENT IS NOT TO SCALE



NO. []
DESIGN RMM
DATE []
PROJECT RMM
SHEET NO. C1000



PARCEL ID: 2419-343-0005-000-1

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STATUS: 100% DESIGN DRAWINGS

REV. NO.	DATE	REVISIONS PER TRC COMMENTS
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LANDSCAPE SITE PLAN
**FORT PIERCE
 CHARTER SCHOOL**

CAUTION
 IF THIS SCALE BAR
 DOES NOT MEASURE 1"
 THE DOCUMENT IS
 NOT TO SCALE

JAMES B. BROWN R.L.A. NO. 1508	DESIGN: R.M.M.
	DRAWN: C.A.T.
	APPROVED: R.M.M.
SHEET NO: LS101	DATE: 11/12/19

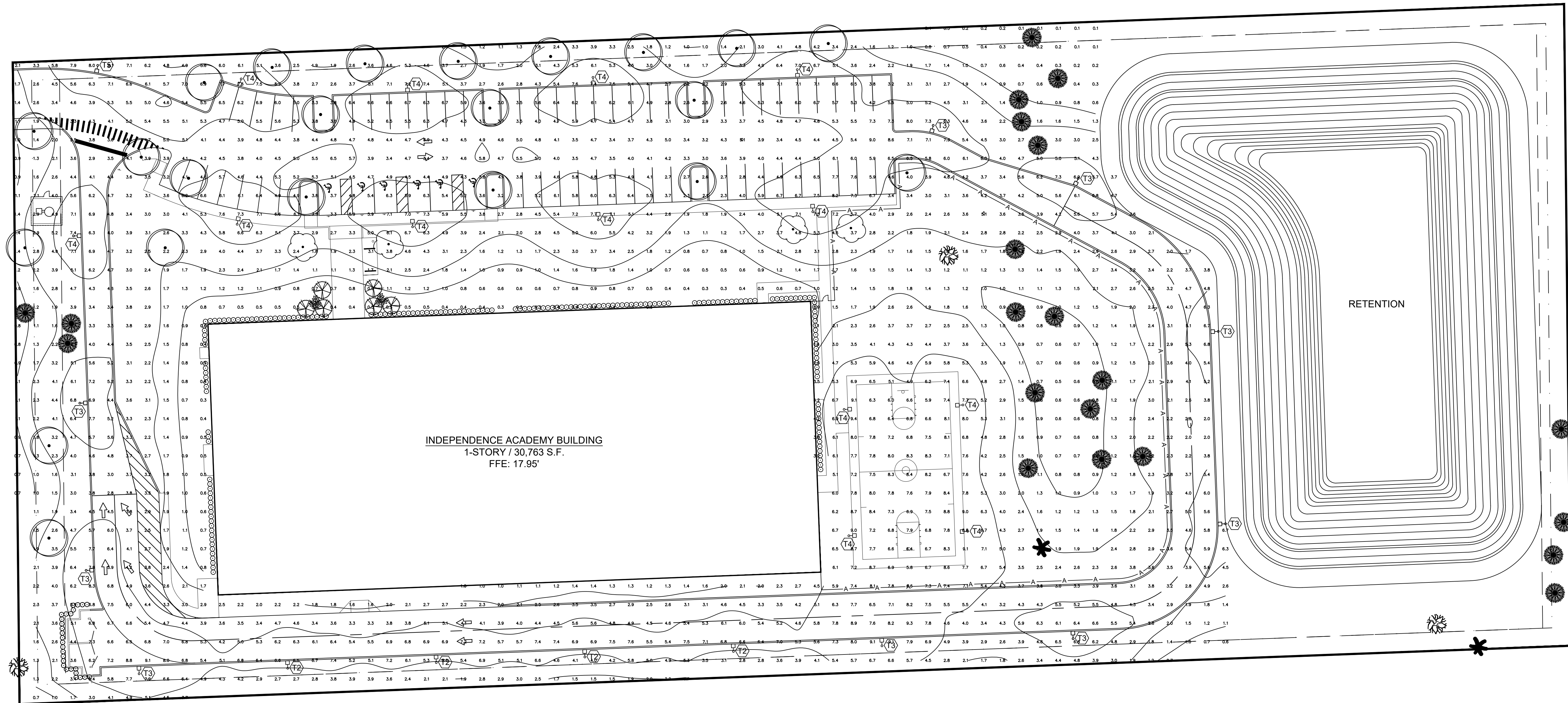
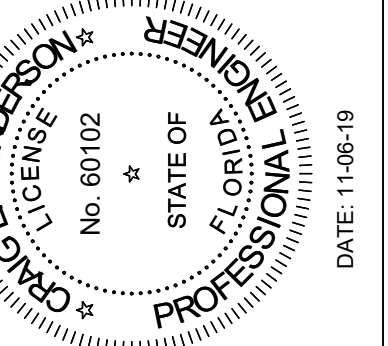
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SEPARATE PERMITS REQUIRED

ALL FIRE PROTECTION SYSTEMS, FUEL, GAS, SIGNAGE AND OTHER BUILDING COMPONENTS REQUIRED BY LOCAL BUILDING AND FIRE AUTHORITIES TO BE INSTALLED OR MODIFIED VIA SEPARATE PERMIT, AND WHICH ARE AFFECTED BY THE WORK PROPOSED HEREIN, SHALL BE DULY INSTALLED OR MODIFIED ONLY THROUGH SEPARATE PERMIT AUTHORIZATION FROM THE AUTHORITY(S) HAVING JURISDICTION.



design professionals
dcdesigngroupinc@gmail.com
407.738.6520



INDEPENDENCE ACADEMY
2900 SOUTH JENKINS ROAD
FORT PIERCE, FLORIDA 34981

PHOTOMETRIC PLAN

Scale: 1" = 30'

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE	QUANTITY	MOUNTING HEIGHT	TOTAL LUMENS	ARM LENGTH
T2		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE II PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR W/ INTERNAL HS SHIELD; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-II-400PSMH-HS	277V 1P 2W	/1/2003 LIGHT LABORATORY INC.	4	25'-0"	40000	0'-9"
T3		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE III PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-3-400PSMH	277V 1P 2W	/1/2001 LIGHT LABORATORY INC.	9	25'-0"	40000	0'-9"
T4		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE IV-W PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-4W-400PSMH	277V 1P 2W	/1/2001 LIGHT LABORATORY INC.	13	25'-0"	40000	0'-9"
T5		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE V-SQ PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-V-SQ-400PSMH	277V 1P 2W	/1/2003 LIGHT LABORATORY INC.	1	25'-0"	40000	0'-9"

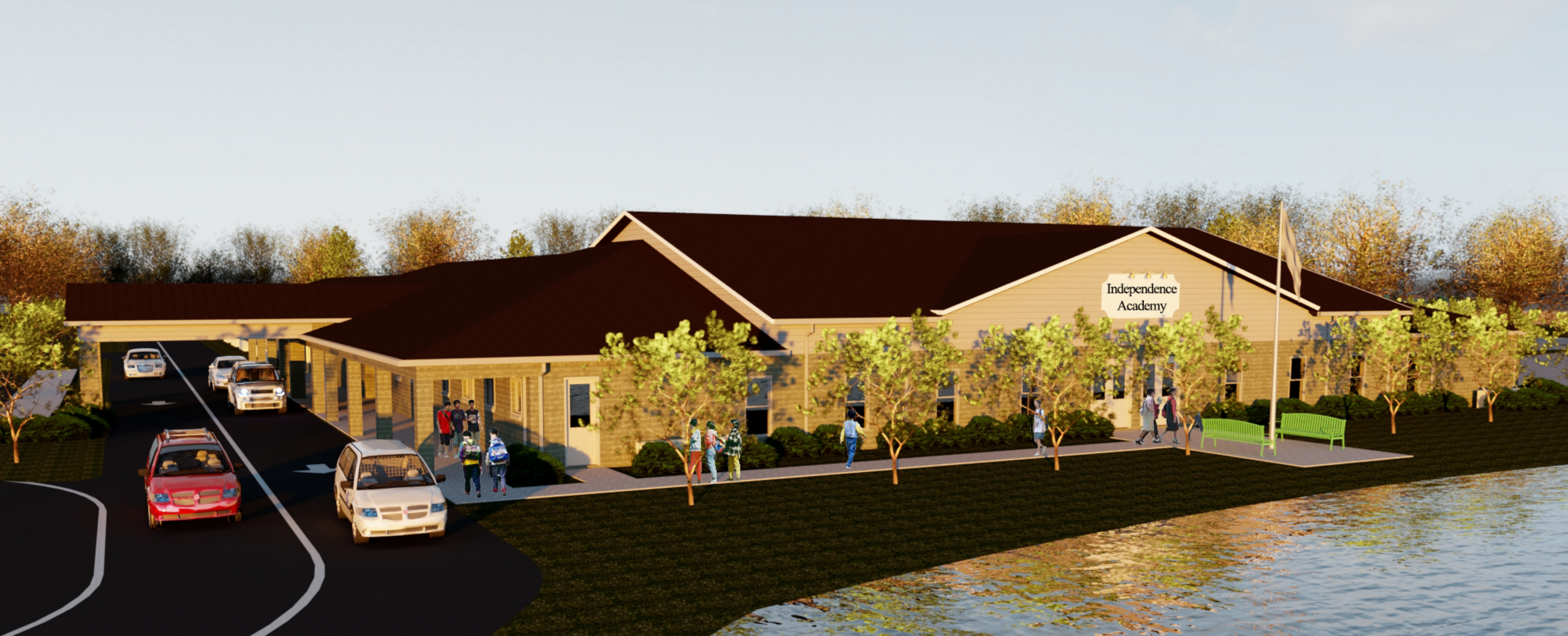
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	3.72
MAXIMUM FOOT-CANDLES	9.4
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	181.81
AVERAGE TO MINIMUM FC RATIO	71.69



REV	DATE	DESCRIPTION

PROJECT NO: 1930442
 DRAWN BY:
 CHKD BY:
 DATE:
 SCALE:
 SHEET TITLE:
PHOTOMETRIC PLAN

E005



Independence
Academy



MEMORANDUM

September 06, 2019

Re: Ft. Pierce Independence
Traffic Impact Study Methodology
St. Lucie County, Florida
Project № 19087

The following is a methodology outline for the Traffic Impact Study (TIS) for the above referenced project. The methodology is consistent with the requirements of St. Lucie Transportation Planning Organization (TPO) for a TIS.

Project Description

The proposed project is a private school for 750 students (K-12) with anticipated buildout in 2020. A copy of the proposed site plan is provided in the **Attachments**.

Project Location

The +/- 18.89-acre site is located on S. Jenkins Road, approximately ½ mile south of Okeechobee Road, in the City of Ft. Pierce, Florida, as shown in **Figure 1**.

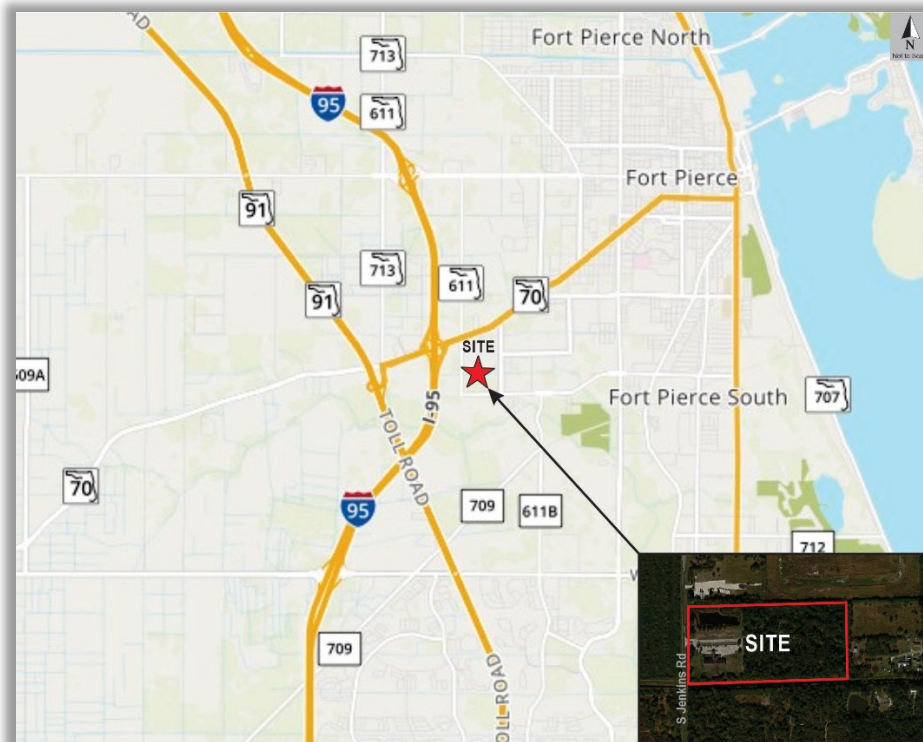


Figure 1 – Project Location

Project Access

Access to the site will be shared with the existing full access of the St. Peter Ministry Center driveway on S. Jenkins Road.

Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*. **Table 1** summarizes the trip generation analysis, and the detailed ITE sheets are included in the **Attachments**.

Table 1
Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
536	Private School (K-12)	750 ST	2.48	1,860	0.80	600	366	234	0.17	128	55	73

*Trip Generation analysis based on ITE Trip Generation Manual, 10th Edition.
 Average rates were used $R^2 > .75$*

The proposed development will generate 1,860 new daily trips, of which 600 trips occur during the AM peak hour and 128 trips occur during the PM peak hour.

Trip Distribution

The proposed trip distribution pattern was estimated based on the nature of the proposed land use, site location, the surrounding transportation network, and surrounding residential neighborhoods. The proposed project's trip distribution pattern is illustrated in **Figure 2**.

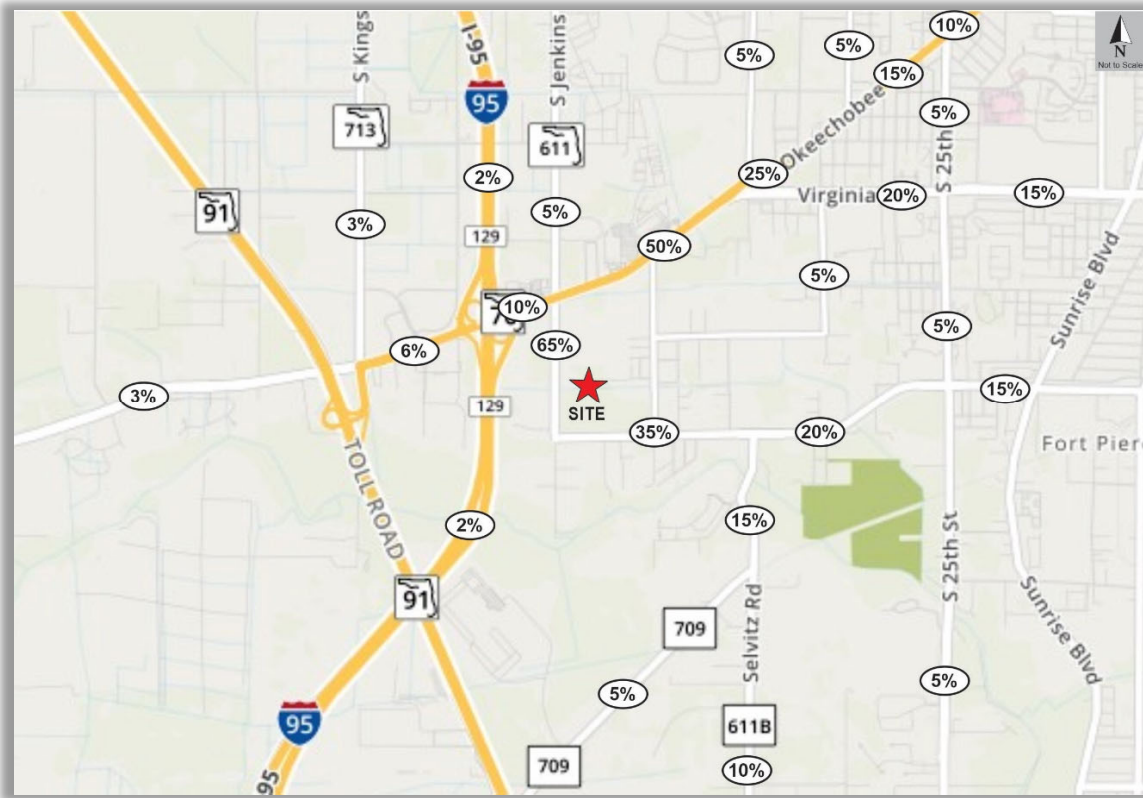


Figure 2 – Project Trip Distribution

Study Area

In accordance with the requirements of a TIS methodology, the study area will encompass major roadway segments and intersections where development is expected to consume 5% or more of their adopted peak hour Level of Service (LOS) capacities and 1% of the adopted LOS capacity of the road directly accessed by the project. Study area data was obtained from the St. Lucie TPO *Traffic Counts and Level of Service Report, Fall 2018* and Florida Department of Transportation (FDOT) *2013 Quality/Level of Service (Q/LOS) Manual*. Excerpts from the traffic count report and the Q/LOS tables are included in the **Attachments**. **Table 2** provides the calculations for determining the study area of the project.

Table 2
Study Area Determination

Station ID	Road Name	From	To	LOS STD	2-Way Capacity	Trip Dist	Proj Trips	% Cap	In Study?
159	25th St	Bell Ave	Edwards Rd	D	3,760	5%	30	0.8%	NO
940021	25th St	Edwards Rd	Cortez Blvd	D	3,580	5%	30	0.8%	NO
529	25th St	Cortez Blvd	Virginia Ave	D	3,580	5%	30	0.8%	NO
612	35th St	Kirby Loop Rd	Cortez Blvd	D	950	0%	0	0.0%	NO
612	35th St	Cortez Blvd	Virginia Ave	D	1,400	5%	30	2.1%	NO
613	35th St	Virginia Ave	Okeechobee Rd	D	1,330	0%	0	0.0%	NO
174	Edwards Rd	Jenkins Rd	Mcneil Rd	C	1,140	35%	210	18.4%	YES
174	Edwards Rd	Mcneil Rd	Selvitz Rd	C	1,250	35%	210	16.8%	YES
110	Edwards Rd	Selvitz Rd	25th St	D	1,600	20%	120	7.5%	YES
108	Edwards Rd	25th St	Sunrise Blvd	D	2,920	15%	90	3.1%	NO
113	Glades Cut-off Rd	Jenkins Rd	Selvitz Rd	C	1,510	5%	30	2.0%	NO
670	Hartman Rd	Okeechobee Rd	Peterson Rd	D	1,330	5%	30	2.3%	NO
133	Jenkins Rd	Edwards Rd	Okeechobee Rd	D	1,600	65%	390	24.4%	YES
131	Jenkins Rd	Okeechobee Rd	Graham Rd	D	1,680	5%	30	1.8%	YES
131	Jenkins Rd	Graham Rd	Peterson Rd	C	1,140	5%	30	2.6%	YES
131	Jenkins Rd	Peterson Rd	Orange Ave	D	1,680	5%	30	1.8%	YES
940757	Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	1,510	3%	18	1.2%	NO
940757	Kings Hwy	Crossroads Pkwy	Graham Rd	D	1,160	3%	18	1.6%	NO
940076	Kings Hwy	Graham Rd	Picos Rd	D	1,160	3%	18	1.6%	NO
677	Kirby Loop Rd	Edwards Rd	35th St	C	1,140	0%	0	0.0%	NO
940025	Okeechobee Rd	Mccarty Rd	Florida's Turnpike	C	3,260	3%	18	0.6%	NO
940025	Okeechobee Rd	Florida's Turnpike	Kings Hwy	C	3,600	3%	18	0.5%	NO
940748	Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	7,580	6%	36	0.5%	NO
940106	Okeechobee Rd	Crossroads Pkwy	I-95	C	7,580	6%	36	0.5%	NO
940029	Okeechobee Rd	I-95	Jenkins Rd	C	7,450	10%	60	0.8%	NO
940029	Okeechobee Rd	Jenkins Rd	Mcneil Rd	D	7,210	50%	300	4.2%	NO
940742	Okeechobee Rd	Mcneil Rd	Virginia Ave	D	5,660	50%	300	5.3%	YES
688	Okeechobee Rd	Virginia Ave	Hartman Rd	D	3,760	25%	150	4.0%	NO
688	Okeechobee Rd	Hartman Rd	35th St	D	2,920	20%	120	4.1%	NO
689	Okeechobee Rd	35th St	25th St	D	2,920	15%	90	3.1%	NO
703	Selvitz Rd	Midway Rd	Glades Cut-off Rd	C	1,250	10%	60	4.8%	NO
704	Selvitz Rd	Glades Cut-off Rd	Edwards Rd	D	1,400	15%	90	6.4%	YES
940032	Virginia Ave	35th St	25th St	D	5,390	20%	120	2.2%	NO
940030	Virginia Ave	Okeechobee Rd	Hartman Rd	D	5,390	25%	150	2.8%	NO
940030	Virginia Ave	Hartman Rd	35th St	D	5,390	25%	150	2.8%	NO

Source: 2018 St Lucie TPO Traffic Counts and Level of Service Report TMS Segment Report
FDOT 2013 Table 4 and Table 7 QLOS

The following roadway segments and intersections will be analyzed for the PM peak hour as part of this study:

Roadway Segments:

- Edwards Road
 - Jenkins Road to McNeil Road
 - McNeil Road to Selvitz Road
 - Selvitz Road to 25th Street
- Jenkins Road
 - Edwards Road to Okeechobee Road
 - Okeechobee Road to Graham Road
 - Graham Road to Peterson Road
 - Peterson Road to Orange Avenue
- Okeechobee Road
 - McNeil Road to Virginia Avenue
- Selvitz Road
 - Glades Cut-Off Road to Edwards Road

The following intersections will be analyzed for the AM and PM peak hours:

Study Intersections:

- Okeechobee Road and S. Jenkins Road (Signalized)
- Okeechobee Road and McNeil Road (Signalized)
- Okeechobee Road and Virginia Avenue (Signalized)
- Selvitz Road and Edwards Road (Signalized)
- Site access driveway / Church Entrance (Non-Signalized)

Capacity Analysis

The TIS will include an analysis of the peak hour conditions in the existing year and the project buildout year (2020). The capacity analysis will be based on service volumes from FDOT's *Q/LOS Manual* and the methods of the *Highway Capacity Manual (HCM), 6th Edition*. Roadway conditions will be analyzed for the PM peak conditions, while intersections will be analyzed for the AM and PM peak hour conditions.

Projected Traffic

The TIS will include an analysis of the roadway segments in the PM peak hour. The study intersections will be analyzed for both AM and PM peak hour operations. Offsite and access improvements necessary to support the proposed development at buildout will be identified in the study. The capacity analysis will be based on service volumes from FDOT's *Q/LOS Manual* and the methods of HCM.

Projected background traffic for the buildout year (2020) will be calculated using a 5-year historical annual growth rate or a minimum annual growth rate of 2.0% and/or committed trips generated by approved developments within the study area if applicable. Historical traffic volume counts will be obtained from St. Lucie County or FDOT to determine the observed traffic growth on the study segments. Up to 5 years of historical traffic data will be analyzed to obtain the observed annual growth rate.

Planned and Programmed Improvements

Planned and programmed improvements that may be available from the County's Capital Improvement Program (CIP), the FDOT's Work Program, and/or the Transportation Improvement Program (TIP) for any of the study segments will be utilized, if applicable.

Report

A report will be prepared for submittal to the City of Ft. Pierce and St. Lucie TPO documenting the analysis and findings.

Attachments

PARCEL ID: 2419-332-000-6
OWNER: KRONOS LLC
ADDRESS: 2850 S. JENKINS RD
ORB 2998 PAGE 1238
(NOT INCLUDED)

PARCEL ID: 2419-313-0001-000-0
OWNER: NEIL FARMS FP, LLC
ADDRESS: McNEIL RD
(NOT INCLUDED)

WETLAND

POND

TRACT SIZE
6.0 ACRES

108 SPACES

basketball court

tot lot

grass area

RETENTION

esement

loading area

covered drive

550 LF OF DOUBLE STACKING

CALC

FIBER OPTIC HANDHOLE

Private School (K-12) (536)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

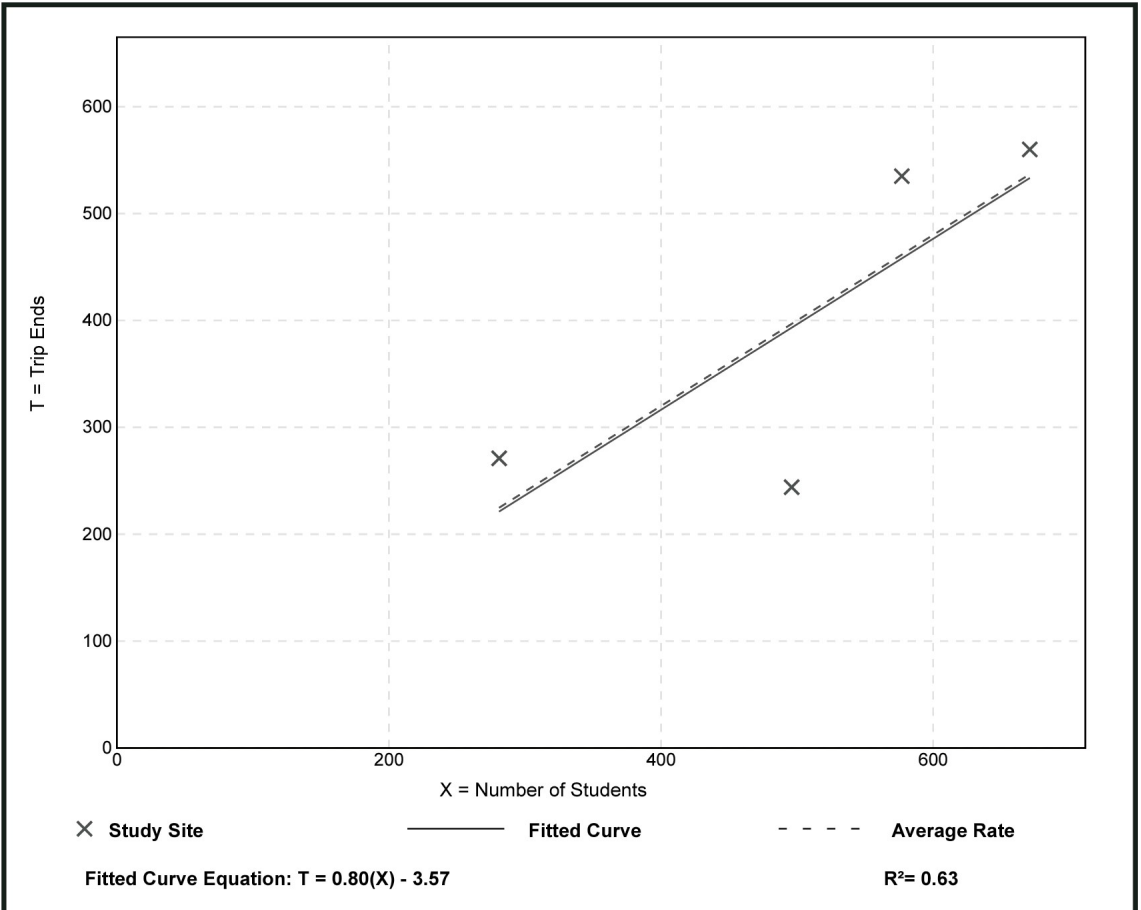
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. Num. of Students: 506
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.80	0.49 - 0.96	0.21

Data Plot and Equation

Caution – Small Sample Size



Private School (K-12) (536)

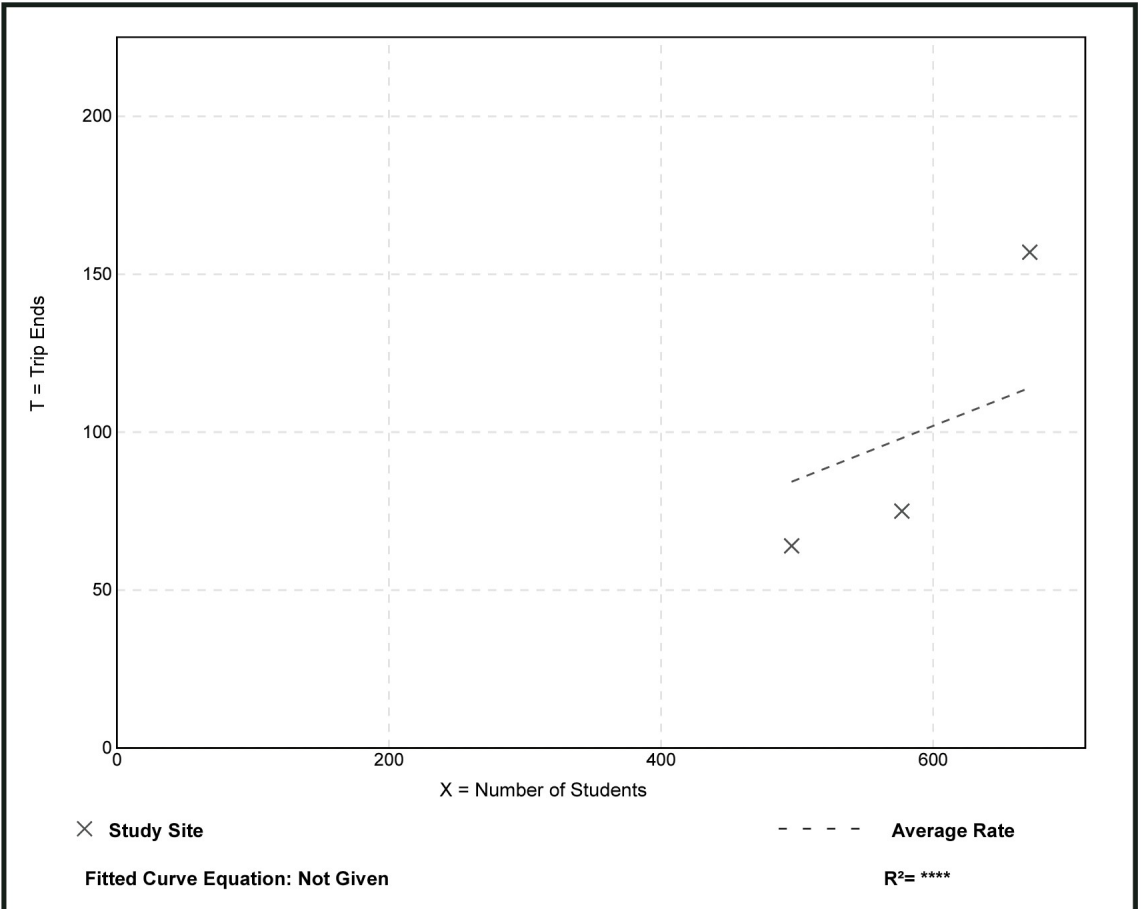
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 3
 Avg. Num. of Students: 581
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.21

Data Plot and Equation

Caution – Small Sample Size



Traffic Counts and Level of Service Report Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,200	2017	540	193	C	0.715	163	C	0.604
2ND ST	ORANGE AVE to AVENUE A	602	2,167	2017	540	138	C	0.511	130	C	0.481
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,500	2019	600	98	C	0.327	110	C	0.367
7TH ST	GEORGIA AVE to DELAWARE AVE	517	2,100	2019	790	127	C	0.326	133	C	0.341
7TH ST	DELAWARE AVE to CITRUS AVE	515	3,100	2019	790	187	C	0.479	185	C	0.474
7TH ST	CITRUS AVE to ORANGE AVE	515	3,100	2019	750	187	C	0.505	185	C	0.500
7TH ST	ORANGE AVE to AVENUE C	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE C to AE BACKUS AVE	603	3,047	2016	540	209	C	0.774	230	C	0.852
7TH ST	AE BACKUS AVE to AVENUE D	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE D to AVENUE H	604	1,833	2017	750	120	C	0.324	118	C	0.319
10TH ST	DELAWARE AVE to AVENUE C	605	(117)	2017	600	-12	B	-0.040	-12	B	-0.040
10TH ST	AVENUE C to AVENUE D	605	(117)	2017	540	-12	B	-0.044	-12	B	-0.044
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,756	2016	750	369	C	0.997	425	D	0.567
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,756	2016	790	369	C	0.946	425	D	0.538
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,898	2017	750	284	C	0.768	268	C	0.724
13TH ST	DELAWARE AVE to ORANGE AVE	523	4,060	2017	750	268	C	0.724	250	C	0.676
13TH ST	ORANGE AVE to AVENUE B	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE B to AVENUE D	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE D to AVENUE H	165	2,927	2017	750	174	C	0.470	162	C	0.438
13TH ST	AVENUE H to AVENUE Q	165	2,927	2017	540	174	C	0.644	162	C	0.600
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,133	2016	600	173	C	0.577	174	C	0.580
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,900	2016	790	350	C	0.897	333	C	0.854
17TH ST	ORANGE AVE to AVENUE Q	608	4,000	2016	750	234	C	0.632	224	C	0.605
25TH ST	MIDWAY RD to BELL AVE	940016	19,100	2017	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2019	2,100	970	C	0.483	968	C	0.482

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

Traffic Counts and Level of Service Report Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	23,000	2017	2,000	971	C	0.508	1,159	C	0.607
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,000	2019	2,000	1,341	C	0.702	1,410	C	0.738
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	OKEECHOBEE RD to DELAWARE AVE	609	20,187	2017	1,630	1,037	D	0.636	985	D	0.604
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,000	2017	1,630	837	D	0.513	913	D	0.560
25TH ST	ORANGE AVE to AVENUE D	610	13,583	2016	1,630	588	C	0.805	577	C	0.790
25TH ST	AVENUE D to AVENUE Q	940050	19,900	2017	1,630	759	D	0.466	791	D	0.485
25TH ST	AVENUE Q to JUANITA AVE	945152	14,300	2017	2,000	565	C	0.296	722	C	0.378
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	0	2013	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	ST LUCIE BLVD to US 1	945165	7,300	2017	2,100	387	C	0.193	393	C	0.196
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	5,700	2016	750	333	C	0.900	273	C	0.738
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,500	2017	790	No Data	No Data	No Data	No Data	No Data	No Data
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,983	2016	540	557	E	0.960	417	D	0.772
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,983	2016	790	557	D	0.705	417	D	0.528
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,533	2016	750	275	C	0.743	276	C	0.746
53RD ST	ANGLE RD to JUANITA AVE	614	2,700	2016	540	144	C	0.533	159	C	0.589
AE BACKUS AVE	7TH ST to US 1	632	1,000	2017	750	68	C	0.184	78	C	0.211
AIROSO BLVD	PORT ST LUCIE BLVD to CROSSTOWN PKWY	303	18,227	2017	2,100	1,188	C	0.591	986	C	0.491
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,626	2017	2,100	779	C	0.388	797	C	0.397
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,057	2017	2,000	736	C	0.385	745	C	0.390
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,206	2017	2,100	1,167	C	0.581	1,067	C	0.531
ANGLE RD	ORANGE AVE to AVENUE D	100	8,183	2017	790	441	D	0.558	419	D	0.530
ANGLE RD	AVENUE D to AVENUE Q	100	8,183	2017	540	441	D	0.817	419	D	0.776
ANGLE RD	AVENUE Q to 53RD ST	615	6,617	2016	600	382	D	0.637	324	D	0.540

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.

Traffic Counts and Level of Service Report Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,950	2017	790	98	C	0.251	97	C	0.249
DARWIN BLVD	BECKER RD to PAAR DR	235	7,500	2018	630	748	F	1.187	660	F	1.048
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,500	2018	920	748	C	0.860	660	C	0.759
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,500	2018	920	608	C	0.699	597	C	0.686
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,000	2018	920	618	C	0.710	574	C	0.660
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	6,636	2016	880	400	C	0.482	345	C	0.416
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,700	2017	880	275	C	0.331	288	C	0.347
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,717	2016	600	266	C	0.887	214	C	0.713
DELAWARE AVE	33RD ST to 25TH ST	500	3,345	2017	1,710	222	C	0.288	254	C	0.330
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2017	1,220	82	C	0.149	140	C	0.255
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	9,983	2016	790	536	D	0.678	550	D	0.696
DELAWARE AVE	13TH ST to 10TH ST	664	7,497	2017	750	504	D	0.672	417	D	0.556
DELAWARE AVE	10TH ST to 7TH ST	664	7,497	2017	600	504	D	0.840	417	D	0.695
DELAWARE AVE	7TH ST to US 1	665	7,117	2016	750	457	D	0.609	426	D	0.568
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,000	2018	830	708	C	0.908	613	C	0.786
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2018	880	862	D	0.980	813	C	0.980
EASY ST	US 1 to BUCHANAN DR	106	5,400	2018	750	404	D	0.539	324	C	0.876
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2018	540	404	D	0.748	324	D	0.600
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,000	2019	630	535	C	0.892	558	C	0.930
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,000	2019	700	535	C	0.811	558	C	0.845
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2019	880	804	C	0.969	792	C	0.954
EDWARDS RD	25TH ST to SUNRISE BLVD	108	17,000	2019	1,630	893	D	0.548	883	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,000	2019	1,630	744	D	0.456	725	C	0.993
EDWARDS RD	OLEANDER AVE to US 1	173	10,500	2019	1,630	578	C	0.792	504	C	0.690
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	2,100	2019	750	145	C	0.392	142	C	0.384

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						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,303	2016	830	400	C	0.513	384	C	0.492
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,633	2017	630	249	C	0.415	237	C	0.395
GREEN RIVER PKWY	MARTIN C.L. to WALTON RD	319	4,600	2018	1,070	325	B	0.855	321	B	0.845
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,767	2017	750	382	D	0.509	351	C	0.949
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,767	2017	540	382	D	0.707	351	D	0.650
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,767	2017	790	382	C	0.979	351	C	0.900
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2019	670	54	B	0.245	65	B	0.295
HILLMOOR DR	US 1 to LENNARD RD	671	8,211	2016	790	467	D	0.591	400	D	0.506
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	77,000	2017	4,580	3,066	B	0.913	3,170	B	0.943
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,500	2017	4,580	No Data	No Data	No Data	No Data	No Data	No Data
I-95	MIDWAY RD to OKEECHOBEE RD	941902	78,500	2017	4,580	No Data	No Data	No Data	No Data	No Data	No Data
I-95	OKEECHOBEE RD to ORANGE AVE	941903	0	2009	7,320	No Data	No Data	No Data	No Data	No Data	No Data
I-95	ORANGE AVE to INDRIO RD	941905	44,000	2017	7,320	1,545	B	0.343	1,648	B	0.366
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	7,100	2017	750	413	D	0.551	384	D	0.512
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	7,200	2017	750	258	C	0.697	322	C	0.870
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,000	2017	790	291	C	0.746	450	D	0.570
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,000	2017	540	291	D	0.539	450	D	0.833
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,600	2017	1,080	118	B	0.288	110	B	0.268
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,600	2017	3,240	118	B	0.065	110	B	0.061
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	11,700	2017	3,240	600	B	0.331	600	B	0.331
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	11,700	2017	700	600	C	0.909	600	C	0.909
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	11,700	2017	880	600	C	0.723	600	C	0.723
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	10,500	2017	920	494	C	0.568	492	C	0.566
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	10,500	2017	790	494	D	0.625	492	D	0.623
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,509	2016	790	356	C	0.913	341	C	0.874

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

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						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

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						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	63,000	2017	3,020	3,227	F	1.069	2,344	C	0.797
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	44,500	2017	3,020	2,341	C	0.796	1,949	C	0.663
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	43,500	2017	3,170	1,944	C	0.629	1,879	C	0.608
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	26,000	2018	2,100	1,232	C	0.613	1,241	C	0.617
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	25,000	2018	2,100	1,151	C	0.573	1,079	C	0.537
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	39,000	2018	2,100	2,301	F	1.096	2,250	F	1.071
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	39,000	2018	2,000	2,301	F	1.151	2,250	F	1.125
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	21,500	2018	2,100	1,045	C	0.520	953	C	0.474
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	7,267	2017	1,710	441	C	0.573	444	C	0.577
RANGE LINE RD	MARTIN C.L. to GLADES CUT-OFF RD	145	2,400	2019	1,080	161	B	0.393	160	B	0.390
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,553	2016	750	283	C	0.765	354	C	0.957
RIO MAR DR	BEACH AVE to US 1	147	5,553	2016	790	283	C	0.726	354	C	0.908
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	3,900	2017	920	No Data	No Data	No Data	No Data	No Data	No Data
ROSSER BLVD	PAAR DR to APRICOT RD	948510	3,900	2017	1,070	No Data	No Data	No Data	No Data	No Data	No Data
SAVONA BLVD	BECKER RD to PAAR DR	236	8,765	2017	790	850	F	1.012	760	D	0.962
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	8,765	2017	750	850	F	1.063	760	E	0.950
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,500	2018	790	675	D	0.854	662	D	0.838
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,300	2018	920	283	C	0.325	228	C	0.262
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,200	2019	540	156	C	0.578	154	C	0.570
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2017	750	No Data	No Data	No Data	No Data	No Data	No Data
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2017	750	No Data	No Data	No Data	No Data	No Data	No Data
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,400	2019	700	629	C	0.953	582	C	0.882
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,500	2019	790	843	F	14	806	E	0.960
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	750	2017	580	49	C	0.096	47	C	0.092
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	1,000	2019	1,080	75	B	0.183	76	B	0.185

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	ST LUCIE BLVD to 25TH ST	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	25TH ST to INDRIO RD	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYGATE DR	329	18,607	2017	2,100	1,015	C	0.505	1,008	C	0.501
VETERANS MEMORIAL PKWY	LYGATE DR to US 1	327	14,619	2017	2,100	741	C	0.369	788	C	0.392
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,567	2017	2,100	617	C	0.307	573	C	0.285
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,533	2017	920	244	C	0.280	230	C	0.264
VIRGINIA AVE	35TH ST to 25TH ST	940032	20,900	2017	3,020	905	C	0.308	951	C	0.323
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	25TH ST to 13TH ST	940033	22,500	2017	3,020	834	C	0.284	935	C	0.318
VIRGINIA AVE	13TH ST to 11TH ST	940794	26,500	2017	3,020	1,075	C	0.366	1,175	C	0.400
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	26,500	2017	3,170	1,075	C	0.348	1,175	C	0.380
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,400	2017	3,020	793	C	0.270	865	C	0.294
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,500	2017	3,170	642	C	0.208	854	C	0.276
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,500	2017	3,020	642	C	0.218	854	C	0.290
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	10,367	2017	2,650	749	C	0.609	596	C	0.485
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	10,367	2017	1,710	749	C	0.973	596	C	0.774
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	20,034	2017	1,710	1,091	D	0.638	1,075	D	0.629
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,117	2016	1,540	709	D	0.460	706	D	0.458
WALTON RD	US 1 to VILLAGE GREEN DR	330	16,000	2019	1,710	966	D	0.565	888	D	0.519
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	14,000	2018	1,710	857	D	0.501	812	D	0.475
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,200	2018	880	558	C	0.672	614	C	0.740
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,400	2018	630	493	C	0.822	510	C	0.850

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Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas¹

TABLE 4

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190		
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100		
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010		
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930		
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lanes			Ramp			
2	Undivided	*	660	1,330	1,410	Present in Both Directions			Metering			
4	Divided	*	1,310	2,920	3,040	+ 1,800			+ 5%			
6	Divided	*	2,090	4,500	4,590							
8	Divided	*	2,880	6,060	6,130							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments												
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors								
2	Divided	Yes	No	+5%								
2	Undivided	No	No	-20%								
Multi	Undivided	Yes	No	-5%								
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%								
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6												
BICYCLE MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Paved Shoulder/Bicycle Lane Coverage						B	C	D	E			
0-49%						*	260	680	1,770			
50-84%						190	600	1,770	>1,770			
85-100%						830	1,770	>1,770	**			
PEDESTRIAN MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage						B	C	D	E			
0-49%						*	*	250	850			
50-84%						*	150	780	1,420			
85-100%						340	960	1,560	>1,770			
BUS MODE (Scheduled Fixed Route) ³ (Buses in peak hour in peak direction)												
Sidewalk Coverage						B	C	D	E			
0-84%						> 5	≥ 4	≥ 3	≥ 2			
85-100%						> 4	≥ 3	≥ 2	≥ 1			
						¹ Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
						* Cannot be achieved using table input value defaults.						
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm						

Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas¹

TABLE 7

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940	
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080	
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220	
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360	
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane	Ramp Metering				
1	Undivided	*	370	750	800	+ 1,000	+ 5%				
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)											
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments											
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors							
1	Divided	Yes	No	+5%							
1	Undivided	No	No	-20%							
Multi	Undivided	Yes	No	-5%							
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2											
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage						B	C	D	E		
0-49%						*	150	390	1,000		
50-84%						110	340	1,000	>1,000		
85-100%						470	1,000	>1,000	**		
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						B	C	D	E		
Sidewalk Coverage											
0-49%						*	*	140	480		
50-84%						*	80	440	800		
85-100%						200	540	880	>1,000		
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)						B	C	D	E		
Sidewalk Coverage											
0-84%						> 5	≥ 4	≥ 3	≥ 2		
85-100%						> 4	≥ 3	≥ 2	≥ 1		
						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E						
1	Undivided	420	840	1,190	1,640						
2	Divided	1,810	2,560	3,240	3,590						
3	Divided	2,720	3,840	4,860	5,380						
Uninterrupted Flow Highway Adjustments						Lanes	Median	Exclusive left lanes	Adjustment factors		
						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
						* Cannot be achieved using table input value defaults.					
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm					

November 13, 2019

Brandon Greagan
Planner
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

SUBJECT: Fort Pierce Charter School – 2900 S. Jenkins Road
TECHNICAL REVIEW PROJECT: # 19-07000008

Developmental review, conditional use, and design review (Brandon Greagan)
Comments:

1. The photometric plan provided needs to have a table that shows what minimum, maximum, and minimum average foot-candle lighting is for each area to include, but not limited to the parking lot, property lines, and sidewalks.

Response: See enclosed Photometric Plan

2. A tree mitigation plan needs to be provided prior to Planning Board that details trees that need to be mitigated for on-site as well as what the total DBH is for each tree and the total DBH for the whole entire site. Mitigation requirements can be found in City Code 22-191 through 22-194.

Response: See Revised Landscape Plans enclosed with this submittal.

3. The dumpster enclosure location may need to be moved as its current location may not be practical with how the driveway and drive aisle is configured. Speak to Tysha Williams in the Public Works Solid Waste Division to determine if this is an appropriate location for their trucks.

Response: We spoke with Tysha Williams who is currently on medical leave, and she asked that we call Jacolby Washington in her office, we've left emails and voicemails but as of this submittal not received a return message. The City's dumpster enclosure is a front load enclosure and therefore we have provided the adequate room for truck maneuverability. Should Public Works Waste Division deem this location unacceptable, we will address at site plan review.

4. The driveway that wraps around the school needs to be reconfigured as it falls below the minimum standards for a driveway pursuant to City Code 22-61. For all areas of the driveway that are one lane, the driveway shall be at minimum 14 feet and the plans show a minimum of 12 feet. For the areas of the driveway that show two lanes, each lane shall be at minimum 14 feet or 28 feet combined. The plans only show a minimum of 10 feet each or 20 feet combined.

Response: After further discussion with Tracy Telle, Assistant City Engineer, we have revised the plans to make the incoming and exiting single lane drive aisles 14-feet in width and the dual one-way que line 24-feet in width.

5. The Landscape Plan provided appears to not meet the minimum standards of a Landscape Plan pursuant to City Code 22-187. Staff will be providing a marked-up Landscape Plan that will provide areas for Landscape Improvement. As this site is on a major corridor and the project is going through Design Review, Development Review, and a Conditional Use, any revised Landscape Plan shall be above and beyond the minimum standards of the Landscape Code contained in 22-187. You can also use this Landscape Plan to mitigate for any trees that need to be mitigated for. This must be provided prior to Planning Board

Response: Typical schools provide minimal landscaping to provide maximum visibility for security on school campus. We have increased the perimeter landscaping and will work with staff to provide a Landscape Plan that is acceptable to both the City as well as the Charter School.

6. The courtyard that is proposed shall be configured to a point that is can be an area where people could gather to enjoy the campus, socialize, and so on. Staff would like to see some benches, brick paver paths, trees with mulched flower beds, and possibly a water feature. With this area being an open space there is a good opportunity to turn it into a nice calming & inviting space.

Response: For liability reasons a water feature will not be installed, however our client (the Developer) will get with the Charter School (the Tenant) to come up with hardscape features to enhance the campus.

7. Provide a narrative that explains your project and what you want to do. This is required to be advanced to the Planning Board. The narrative should give a brief description of the project, tell how many students are proposed, what grades are proposed, how many classrooms, the make-up of the staff, and should give a proposed schedule (if available).

Response: Please see the narrative below;

“The project that we are proposing is going to be for a K-8 Charter School project for Independence Classical Academy. The school building will have a total of 28 classrooms with 40 staff members which will include teachers, office staff, administrative support, vice principal, and principal. The school will include outside areas for recreation activity and basketball court. The school will support a student body of 570 students that would include the grades K-8.”

8. The retention area may need to be landscaped at its perimeter pursuant to City Code 17-34.

Response: In coordination with Tracy Telle she waved the need for planting the perimeter of the pond, however we have added additional perimeter property plantings along the back side (east boundary of the property) of the pond.

Site Plan (John Andrews, P.E.)

Engineering Comments:

1. Provide a note on the site plan that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

Response: This note has been added to sheet C101 of the revised Site Plan.

2. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.

Response: Comment noted.

3. Please update all engineering plans to a standard engineering scale.

Response: Comment noted.

4. Provide a stop situation at the tie-in to the existing driveway located at the west end of the site.

Response: A stop condition has been added to sheet C101 of the revised Site Plan.

5. The site plan shall have a minimum two-way driveway aisle of 24'. This driveway aisle shall be increased to 26' where perpendicular parking stalls are adjacent to the drive aisle.

Response: The drive aisle where adjacent to perpendicular parking stalls have been increased to 26-feet in width.

6. The 12' one-way driveway aisle shall be increased to a width of 14' as required by the City of Fort Pierce Code of Ordinances.

Response: The one-way drive aisle has been increased to 14-feet in width.

7. Revise the plans to provide a minimum width of 24' for the dual one-way lanes.

Response: The dual one-way lanes have been increased to be 24-feet in width.

8. The site proposes a sidewalk connection to an existing paved driveway, please provide delineated pedestrian connectivity to the public right-of-way.

Response: A 6-foot pedestrian sidewalk has been added to the south side of the school building and runs westerly meanders through the trees behind the church to the public right-of-way along Jenkins Road.

9. Provide confirmation from SLC as to whether a sidewalk is required to be constructed along Jenkins Road.

Response: A 6-foot sidewalk has been added to the plan along easterly right-of-way of Jenkins Road abutting the westerly property line.

Lot Split (John Andrews, P.E.)

Engineering Comments:

1. A boundary survey of the parent tract is required; please provide a certified boundary survey in accordance with Florida State Statutes Chapter 177.041.

Response: Enclosed is a signed and sealed boundary survey.

2. Provide the appropriate building setback between the existing utility shed and the newly created property line.

Response: The property line has been adjusted 7-feet to the south and 15-feet to the east to meet the appropriate building setbacks.

3. Re-name the title page to indicate a lot split as opposed to a replat. In addition, update the last line to reference "*Sheet 2 of 2 // as* opposed to the noted Sheet 1 of 2.

Response: Page was re-named; sheet number was revised.

4. Lastly, both plan sheets shall be identified as Sheet 1 of 2 and Sheet 2 of 2.

Response: Sheet numbers were revised accordinally.

Fort Pierce Police Department (Site Plan)

Comments:

Temporary approval is granted at this time to proceed with administratively related topics with regards to this project. However, full approval is withheld at this time pending further site plans with regards to elevations, interior detail and full photometric plan to include illuminance figures for the entire site.

Response: Comment noted.

Fort Pierce Police Department Minor Replat

Comments:

No comments at this time.

Response: Comment noted.

Site Plan

St. Lucie County Public Works (David Hays)

1. Clearly identify the S. Jenkins Road Right-of-Way total width.

Response: The Jenkins Road right-of-way has been added to the site plan as well as the survey.

2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.

Response: After further research approximately 73 feet of right-of-way has been dedicated to St. Lucie County by ORB 3173 PG 1074, therefore approximately 7 additional feet of right-of-way will need to be dedicated to Lucie County. Grant Chambers is supposed to be providing a contact in the County Real Estate

Department to start the right-of-way acquisition process.

3. A 6' wide sidewalk is required along the S. Jenkins Road frontage for the parent parcel.
Response: A 6-foot sidewalk has been added to the Site Plan along the easterly (Proposed 80') right-of-way line.

4. Comments with respect to the Traffic Report will be forthcoming via separate communication. The report will be transmitted to a consultant for review and commenting. The cost of the review will be supplied to the applicant for payment.
Response: Comment noted.

5. Per SLC Codes, the proposed widening and turn lanes will require a Roadway Improvement Agreement (RIA) in accordance with SLC Codes, Section 11.04.
Response: Please see attached conceptual turn lane plan (11x17) as discussed with the City/County in our meeting on November 6, 2019.

6. Based on the preliminary information, it does not appear the site has predevelopment discharge to the canal. The SW Report indicates a post development discharge of approximately 20cfs meeting predevelopment discharge. A more detailed review will be forthcoming.
Response: Comment noted, and we are currently working with the North St. Lucie River Water Control District.

7. SLC PW recommends a meeting between the County and the City (Planning and Engineering) to discuss and outline particular processes and requirements to fulfill both community's needs.
Response: A meeting was held on November 6, 2019 where several items were discussed and clarified.

8. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the SLC Engineering Division. Documents include a Right-of-Way permit application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the inspections and final certification. The County recommends recording of the plat be subsequent to posting roadway security.
Response: We are currently working with Grant Chambers and per our meeting on November 6, 2019 we are working with the County to provide the additional information requested.

Minor Replat

St. Lucie Public Works (David Hays)

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
Response: The Jenkins Road right-of-way has been added to the site plan as well as the survey.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.
Response: After further research approximately 73 feet of right-of-way has been dedicated to St. Lucie County by ORB 3173 PG 1074, therefore approximately 7 additional feet of right-of-way will need to be dedicated to Lucie

Survey Review

St. Lucie County Public Works (Rod Reed, PLS)

SURVEY:

1. Please correct misspelling in Title of survey at the top of sheets 1 and 2.
Response: The title was revised accordingly.
2. Please remove Professional Engineers Seal in Title Block both sheets and add Surveyors Seal.
Response: Comment noted, both the Lot Split and The Survey have been signed and sealed.
3. Please sign survey for resubmittal.
Response: The enclosed survey is signed and sealed.

4. Please correct LB number for set monumentation at S.W. corner of boundary.
Response: Comment noted, and plan revised.

5. Please check spelling of religious organization on survey, there are two different spellings in two locations on the survey map, on sheet two.
Response: Comment noted and plan revised.

6. Please correct or rewrite Surveyors note 6.3 on sheet one to avoid confusion.
Response: Comment noted, misspelling on note 6.3 was revised to avoid confusion.

7. Please correct Surveyors note 10 on sheet one.
Response: Comment noted, but not able to determine what needed to be corrected, please advise.

St. Lucie County School District (Marvin Sanders)

Comments:

1. If the application is correct and it is a charter school, then it is by Florida statutes definition a public school.
Response: Comment noted.

2. The trip generation for a charter K-12 school needs to be closely looked at based upon whether they will provide transportation (i.e. buses). Many charters provide no transportation or limited transportation services. This will increase the parent drop off to as much as 1:1 (trips: students). The ratios of elementary, middle and high can also affect the traffic. I am attaching a trip/queue length calculator that you can use as a gage to evaluate the queue length and trips.
Response: The queue length calculator (provided by St. Lucie County) was used and in conjunction with the traffic study the queue length meets the minimum requirements.

3. The queue of parent traffic should be analyzed. I am attaching one of the best articles regarding parent queues. I suggest you go and observe Renaissance (St. Lucie West and/or Tradition) so see what a charter school queue looks like. The City has had to enforce the plan in their site plan several times when they have deviated from the plan. You may want to assure that you define their plan in the site plan, so you have some leverage on enforcement.
Response: Comment noted.

St. Lucie County Planning (Kori Benton)

Comments:

1. The applicant may consider adjustment to the traffic routing pattern and/or angles of intersection for the interior drives to minimize clear vision or crossing pattern conflicts.

Response: We have reconfigured this intersection to address concerns of this comment and have revised the site plan accordingly.

2. The project site(s) have previous site plan approvals with St. Lucie County, with wetland and tree preservation/open space areas noted. Staff is encouraged to evaluate previous and proposed tree impacts as it relates to evaluating any required mitigation.

Response: Comment noted.

3. Is any buffering required along the east property line (fence/landscaping to screen the project from adjacent residences)?

Response: Landscaping has been increased on the east boundary and we will work with the City regarding any additional concerns.

4. Is any buffering required along the south property line, along the drop-off lanes, to minimize conflicts with the pending KOA development? Note: there's an existing drainage canal.

Response: Landscaping has been increased along this boundary and we will work with the City regarding any additional concerns.

Sincerely,

KPM Franklin



David M. Gelalia
Senior Project Manager